
Planning & Zoning Commission

Meeting Packet



Special Meeting

Wednesday, September 11, 2024

Council Chambers, City Hall

7:00 p.m.

1963 1965 2005



The City of Seward, Alaska
PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA



City Council Chambers, 410 Adams Street

Please silence all cell phones and devices during the meeting

Chair Carol Griswold
Vice Chair Brenan Hornseth
Commissioner Nathaniel Charbonneau
Commissioner Vanessa Verhey
Commissioner Sean Ulman
Commissioner Rhonda Hubbard
Commissioner Clare Sullivan
Community Development Director Daniel Meuninck
City Planner Courtney Bringhurst
Executive Assistant Clara Brown
City Clerk Kris Peck

September 11, 2024 at 7:00 p.m.

- 1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CITIZEN COMMENTS ON ANY SUBJECT EXCEPT THOSE ITEMS SCHEDULED FOR PUBLIC HEARING
5. APPROVAL OF AGENDA
6. UNFINISHED BUSINESS
A. Resolutions
1) Resolution 2024-017, of the Planning and Zoning Commission of the City of Seward, Alaska, Granting a Conditional Use Permit to Grace Group Properties 1 LLC to Construct a 42-Room Hotel on Lots 12, 13, 14 and the North 1/2 of lot 15, Block 15, Original Townsite of Seward; Located at 313 and 315 Fourth Ave; Within a Central Business (CB) Zoning District.
7. CITIZEN COMMENTS
8. COMMISSION AND ADMINISTRATION COMMENTS AND RESPONSES TO CITIZEN COMMENTS
9. ADJOURNMENT



Planning and Zoning Agenda Statement

Meeting Date: September 3, 2024

To: Planning and Zoning Commission

Through: Daniel Meuninck, Community Development Director

From: Applicant

Subject: Resolution 2024-017: Granting a Conditional Use Permit to Grace Group Properties 1 LLC to Construct a 42-Room Hotel on Lots 12, 13, 14 and the North ½ of Lot 15, Block 15, Original Townsite of Seward; Located at 313 and 315 Fourth Ave; Within a Central Business (CB) Zoning District

Background and justification:

John Wisel has submitted an application for a conditional use permit on behalf of Grace Group Properties 1 LLC to construct a 42-unit hotel at 313 & 315 Fourth Ave. According to the Land Use Allowed Table, §15.10.226, a hotel is allowed within the central business (CB) zoning district with an approved conditional use permit. The purpose of the central business zoning district is “to provide for an area of convenient, attractive, concentrated commercial development primarily intended for retail, financial, entertainment and professional services occurring within enclosed structures. Regulations applying to this zone are designed to encourage a compact group of businesses of the type which are mutually beneficial and located close enough together to encourage walk-in trade.” The CB district does not require off-street parking and allows 100% lot coverage.

A hotel is defined as “a facility with six or more guest rooms and on-premises management offering transient lodging accommodations to the general public on a daily rate where access to all sleeping rooms is through a main entrance and which may provide food, entertainment, meeting rooms, recreational facilities or various personal services.”

The applicant has complied with all the public hearing requirements of Seward City Code §15.01.040.

Regarding conditional uses, Seward city code §15.10.320 states, “it is recognized that there are some uses which may be compatible with designated principal uses in specific zoning districts provided certain conditions are met. The conditional use permit procedure is intended to allow flexibility in the consideration of the impact of the proposed use on surrounding property, and the application of controls and safeguards to assure that the proposed use will be compatible with the surroundings. The commission shall permit this type of use if the conditions and requirements listed in this chapter (Title 15) are met.”

Prior to granting a conditional use permit, the Commission shall establish that the use satisfies the following conditions as listed in SCC §15.10.320(D):

1. The use is consistent with the purpose of this chapter and the purposes of the zoning district;
2. The value of the adjoining property will not be significantly impaired;
3. The proposed use is in harmony with the comprehensive plan;
4. Public services and facilities are adequate to serve the proposed use;
5. The proposed use will not be harmful to the public safety, health or welfare;
6. Any and all specific conditions deemed necessary by the commission to fulfill the above-mentioned conditions shall be met by the applicant. These may include but are not limited to measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

Surrounding Land Use and Zoning:

Development Requirements: The proposed structure meets the Zoning Code Development Requirements (Table 15.10.220) including lot coverage (maximum coverage of 100%), minimum buildable lot size (3,000 square feet), setbacks (none), and building height (34’). Building height is calculated according to the 2021 International Building Code. This code specifies that height is calculated to the median height of the roof and that towers, spires, steeples, and other rooftop structures are exceptions to the allowable height. The proposed hotel is 30’ tall as the elevator override and rooftop staircase are considered “other rooftop structures”.

SCC §12.01.030 requires the three separate lots be platted into one parcel.

Surrounding Land Use: The Seward Memorial United Methodist Church and Resurrect Art Coffee House are located to the north. First National Bank and the Van Gilder Hotel are located to the south. A residential dwelling and a vacant lot are located to the west. The Fire Department is located directly to the east. All of the surrounding parcels are zoned Central Business.

The proposed hotel is in the Historic District which is defined as, “*An area containing buildings or places in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community of such significance as to warrant conservation and preservation.*” (SCC 15.10.140(B)(41)) The historic district was established to define those areas of the City that meet state or federal standards for historic districts or that otherwise have special historic significance that merits additional consideration in land use regulation. (SCC 15.15.020) The sign code prohibits any sign extending above the roofline. (SCC 15.20.025(M))

Floodplain Status: According to the Kenai Peninsula Floodplain Map, the area is not located within a flood zone.

Utilities: Sewer, water, and power are already available to the property. Adequate fire, police and solid waste disposal services are available to the property. The city code also requires that every building or building site within the city must provide containers suitable for refuse collection (SCC 14.05). All containers shall be watertight with an animal-proof lid.

Parking: According to City Code §15.10.215, outright allowed uses in the Central Business zoning district are not required to provide off-street parking. Hotels are not an outright allowed use, and thus to reduce the impact to the already limited street parking in downtown Seward and congestion, it is a required condition of this CUP to provide off-street parking. The number of parking spaces required in code for a hotel is 1 parking space per guest unit. Since there will be 42 guest units in this hotel, 42 parking spaces will be required, which shall include two (2) ADA-compliant spaces. Parking spaces are required to be 9ft wide and 18ft long. Seward City Code §15.10.215(E)(1) states that the “*required parking may be provided on a lot that is not occupied or abutting the principal use, provided that (i) there is a pedestrian route not longer than 600 feet to the lot occupied by the principal use, or (ii) access is provided by a scheduled shuttle service or a valet parking attendant.*”

The hotel has a café and two event spaces which will be available to the public. Both of those uses are allowed outright in the central business zoning district.

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):

Comprehensive Plan: *Vol 1, Chapter 2.2.11* – “Promote infill development by encouraging and promoting construction on vacant sites in areas of the city which are already established.”

Vol 1, Chapter 3.1.1.2 – “Encourage and support downtown revitalization efforts on vacant and dilapidated buildings.”

Vol 1, Chapter 3.1.1.4 – “Support private sector business, employment, and programs.”

Strategic Plan: N/A
 Other: _____

Staff Comments

Department	Comments	No Comment	N/A
Building Department	Per 2021 IBC table 504.3, the proposed building height is allowed with an approved sprinkler system.		
Fire Department	Further plan review will be required once a building permit is submitted		

Public Works Department	No objections to the CUP; stormwater drainage plans should be submitted with building permit		
Harbor Department		X	
Police Department		X	
Electric Department		X	
Parks and Recreation		X	
Telecommunications		X	

Public Comment

Property owners within three hundred (300) feet of the proposed Conditional Use Permit were notified of this public hearing. Public notice signs were posted on the property and all other public hearing requirements of Seward City Code §15.01.040 were complied with.

At the time of this publication the Community Development Department has received public inquiries. If any additional correspondence is received after publication of this agenda statement, it will be submitted to the Commissioners for their review.

Recommended Conditions

1. Prior to receiving a building permit, the owner of the hotel must provide a recorded parking agreement signed by the owner of the hotel, the owner of the off-site parking lot, and the city which guarantees that the required off-site parking spaces for the hotel will be maintained for the benefit of the hotel for the life of that use.
2. A minimum of 1 parking space per guest unit will be provided for at the off-site parking location. This is a 42-room hotel, so 42 parking spaces are required with at least two (2) of the parking spaces complying with the Americans Disabilities Act (ADA).
3. A shuttle/valet service must be provided through the hotel to transport individuals between the parking lot and the hotel.
4. The hotel shall provide a minimum of one watertight, animal resistant dumpster. The location of the dumpster(s) shall be on-site and approved by the Public Works Director and waste contractor.
5. Exterior lighting shall be shielded and provide direct downward illumination.
6. Per Seward City Code §15.10.325(f). an approved CUP shall lapse six months from the date of approval if the use for which the permit was issued has not been implemented or a building permit obtained. The Commission may grant a six-month extension upon finding that circumstances have not changed sufficiently since the date of initial permit approval.
7. Modification of final approval of a conditional use permit may, upon application by the permittee, be modified by the Planning and Zoning Commission:
 - a. When changed conditions cause the conditional use to no longer conform to the standards for its approval.
 - b. To implement a different development plan conforming to the standards for its approval.
 - c. The modification plan shall be subject to a public hearing and a filing fee set by City Council Resolution.

Recommendation

The proposed use is permissible through the Conditional Use Permit process, which allows the Commission the opportunity to ensure that the use is consistent with the purpose of the zoning district and surrounding land uses, is in harmony with the Comprehensive Plan, and will not be harmful to the public safety, health, or welfare.

**CITY OF SEWARD, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 2024-017**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEWARD, ALASKA, GRANTING A CONDITIONAL USE PERMIT TO GRACE GROUP PROPERTIES 1 LLC TO CONSTRUCT A 42-ROOM HOTEL ON LOTS 12, 13, 14 AND THE NORTH ½ OF LOT 15, BLOCK 15, ORIGINAL TOWNSITE OF SEWARD; LOCATED AT 313 AND 315 FOURTH AVE; WITHIN A CENTRAL BUSINESS (CB) ZONING DISTRICT

WHEREAS, John Wisel has submitted a conditional use permit application on behalf of Grace Group Properties 1 LLC to construct a 42-unit hotel with a café and two event spaces at 313 & 315 Fourth Ave; and

WHEREAS, the property is located within the central business zoning district; and

WHEREAS, a hotel is allowed in the central business zoning district with an approved CUP; and

WHEREAS, the proposed location for the hotel consists of 3 separate lots; and

WHEREAS, Seward city code 12.01.030 states that “no building, except a single-family residence, may be constructed across platted property lines”; and

WHEREAS, the properties will need to be platted into one parcel; and

WHEREAS, the proposed hotel is in the historic district; and

WHEREAS, Seward city code 15.20.035(M) prohibits any sign from extending above the roofline; and

WHEREAS, outright allowed uses in the central business district are not required to provide off-street parking; and

WHEREAS, hotels are not an outright allowed use in the central business district, a condition of this permit is to provide the number of parking spaces required for a hotel in SCC 15.10.215; and

WHEREAS, SCC 15.10.215 requires one parking space per guest unit; and

WHEREAS, the proposed plans for the 42-unit hotel is designed for 100% lot coverage and does not accommodate on-site parking; and

PLANNING AND ZONING COMMISSION
RESOLUTION 2024-017
Page 2 of 5

WHEREAS, SCC 15.10.215(E)(1) states that the “required parking may be provided on a lot that is not occupied or abutting the principal use, provided that (i) there is a pedestrian route not longer than 600 feet to the lot occupied by the principal use, or (ii) access is provided by a scheduled shuttle service or a valet parking attendant.”

WHEREAS, a condition of this permit will require a recorded parking agreement to be established between the owner, owner of the parking lot, and the city to provide the 42 parking spaces and a shuttle service maintained for the benefit of the hotel for the life of the hotel; and

WHEREAS, building height is calculated according to 2021 International Building Code regulations; and

WHEREAS, the 2021 International Building Code states that “towers, spires, steeples, and other rooftop structures” including the 44’ high elevator override and 39’ high stair roof, are exceptions to the allowable height; and

WHEREAS, Seward City Code 15.10.320 allows the Commission to issue Conditional Use Permits for certain uses which may be compatible with designated principal uses in specific zoning districts provided certain requirements and conditions are met; and

WHEREAS, the applicant has complied with all the public hearing requirements of Seward city code §15.01.040.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEWARD, ALASKA, that:

Section 1. According to SCC 15.10.320 It is recognized that there are some uses which may be compatible with designated principal uses in specific zoning districts provided certain conditions are met. The conditional use permit procedure is intended to allow flexibility in the consideration of the impact of the proposed use on surrounding property, and the application of controls and safeguards to assure that the proposed use will be compatible with the surroundings. The commission shall permit this type of use if the conditions and requirements listed in this chapter are met. According to SCC 15.10.320.D., the Commission shall establish a finding that the use satisfies the following conditions prior to granting a conditional use permit:

A. *The use is consistent with the purpose of this chapter (the Seward Zoning Code) and the purposes of the zoning district.*

Finding: According to the Land Use Allowed Table, §15.10.226, a hotel is allowed within the central business (CB) zoning district with an approved conditional use permit. The CB zoning district is defined as “an area of convenient, attractive, concentrated commercial development primarily intended for retail, financial, entertainment and professional services occurring within enclosed structures. Regulations applying to this zone are designed to encourage a compact group of

PLANNING AND ZONING COMMISSION
RESOLUTION 2024-017
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businesses of the type which are mutually beneficial and located close enough together to encourage walk-in trade.”

A hotel is defined as “a facility with six or more guest rooms and on-premises management offering transient lodging accommodations to the general public on a daily rate where access to all sleeping rooms is through a main entrance and which may provide food, entertainment, meeting rooms, recreational facilities or various personal services. Includes lodges and inns.”

- B. *The value of adjoining property will not be significantly impaired.*

Finding: This condition has been partially met. The northern portion of property on which the hotel will be built is vacant, and the southern portion of the property has an abandoned, dilapidated building. Removal or repair of this building will improve the image of the property and street. A new structure on this property could potentially bring more individuals to the downtown area that would patronize the surrounding businesses.

- C. *The proposed use is in harmony with the Seward Comprehensive Plan.*

Finding: This condition has been met. The proposal is in harmony with the Seward 2030 Comprehensive Plan.

Seward Comprehensive Plan (approved by Council, May 30, 2017)

Plan statements that are in harmony with this application:

Vol 1, Chapter 2.2.11 – “Promote infill development by encouraging and promoting construction on vacant sites in areas of the city which are already established.”

Vol 1, Chapter 3.1.1.2 – “Encourage and support downtown revitalization efforts on vacant and dilapidated buildings.”

Vol 1, Chapter 3.1.1.4 – “Support private sector business, employment, and programs.”

- D. *Public Services and facilities are adequate to serve the proposed use.*

Finding: This condition has been met. The property already has access to city water, sewer, and electricity. The property has direct access to Church Street, which is a one-way street going west, and Fourth Ave. The property is also served by the alley on the west side.

- E. *The proposed use will not be harmful to the public safety, health or welfare.*

Finding: This condition has been met. All construction will abide by the International Fire Code and International Building Code, including an approved sprinkler system. ADA requires that 60% of the public entrances on a building be accessible, however

**PLANNING AND ZONING COMMISSION
RESOLUTION 2024-017
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the main entrance on the east side is not. It is recommended that this entrance should also be ADA compliant.

- F. Any and all specific conditions deemed necessary by the commission to fulfill the above-mentioned conditions shall be met by the applicant. These may include but are not limited to measures relative to access, screening, site development, building design, operation of the use, and other similar aspects related to the proposed use.***

Based on the above findings and conclusions, approval of the CUP shall be subject to the following conditions:

1. Prior to receiving a building permit, the owner of the hotel must provide a recorded parking agreement signed by the owner of the hotel, the owner of the off-site parking lot, and the city which guarantees that the required off-site parking spaces for the hotel will be maintained for the benefit of the hotel for the life of that use.
2. A minimum of 1 parking space per guest unit will be provided for at the off-site parking location. This is a 42-room hotel, so 42 parking spaces are required with at least two (2) of the parking spaces complying with the Americans Disabilities Act (ADA).
3. A shuttle/valet service must be provided through the hotel to transport individuals between the parking lot and the hotel.
4. The hotel shall provide a minimum of one watertight, animal resistant dumpster. The location of the dumpster(s) shall be on-site and approved by the Public Works Director and waste contractor.
5. Exterior lighting shall be shielded and provide direct downward illumination.
6. Per Seward City Code §15.10.325(f). an approved CUP shall lapse six months from the date of approval if the use for which the permit was issued has not been implemented or a building permit obtained. The Commission may grant a six-month extension upon finding that circumstances have not changed sufficiently since the date of initial permit approval.
7. Modification of final approval of a conditional use permit may, upon application by the permittee, be modified by the Planning and Zoning Commission:
 - a. When changed conditions cause the conditional use to no longer conform to the standards for its approval.
 - b. To implement a different development plan conforming to the standards for its approval.
 - c. The modification plan shall be subject to a public hearing and a filing fee set by City Council Resolution.

Section 2. The Planning and Zoning Commission finds that the proposed use, subject to the above conditions satisfies the criteria for granting a conditional use permit provided the conditions listed on Section 1, Subsections A through F are met by the applicant, and authorizes the administration to issue a conditional use permit to Grace Group Properties 1 LLC to construct a 42-room hotel at 313 & 315 Fourth Ave legally known as Lots 12, 13, 14 and the north ½ of Lot 15, block 15, Original Townsite of Seward; within a central business (CB) zoning district.

**PLANNING AND ZONING COMMISSION
RESOLUTION 2024-017
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Section 3. The Planning and Zoning Commission finds that adherence to the conditions of this permit is paramount in maintaining the intent of Seward City Code Section 15.10.320: Conditional Use Permits and authorizes the administration to issue a conditional use permit.

Section 4. Administration shall periodically confirm the use conforms to the standards of its approval. Nonconformance to these above stated conditions shall be grounds for revoking the Conditional Use Permit.

Section 5. This resolution shall take effect 10 days following its adoption.

PASSED AND APPROVED by the Planning and Zoning Commission this 3rd day of September, 2024.

THE CITY OF SEWARD, ALASKA

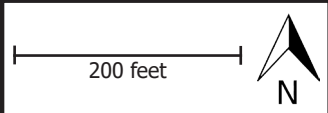
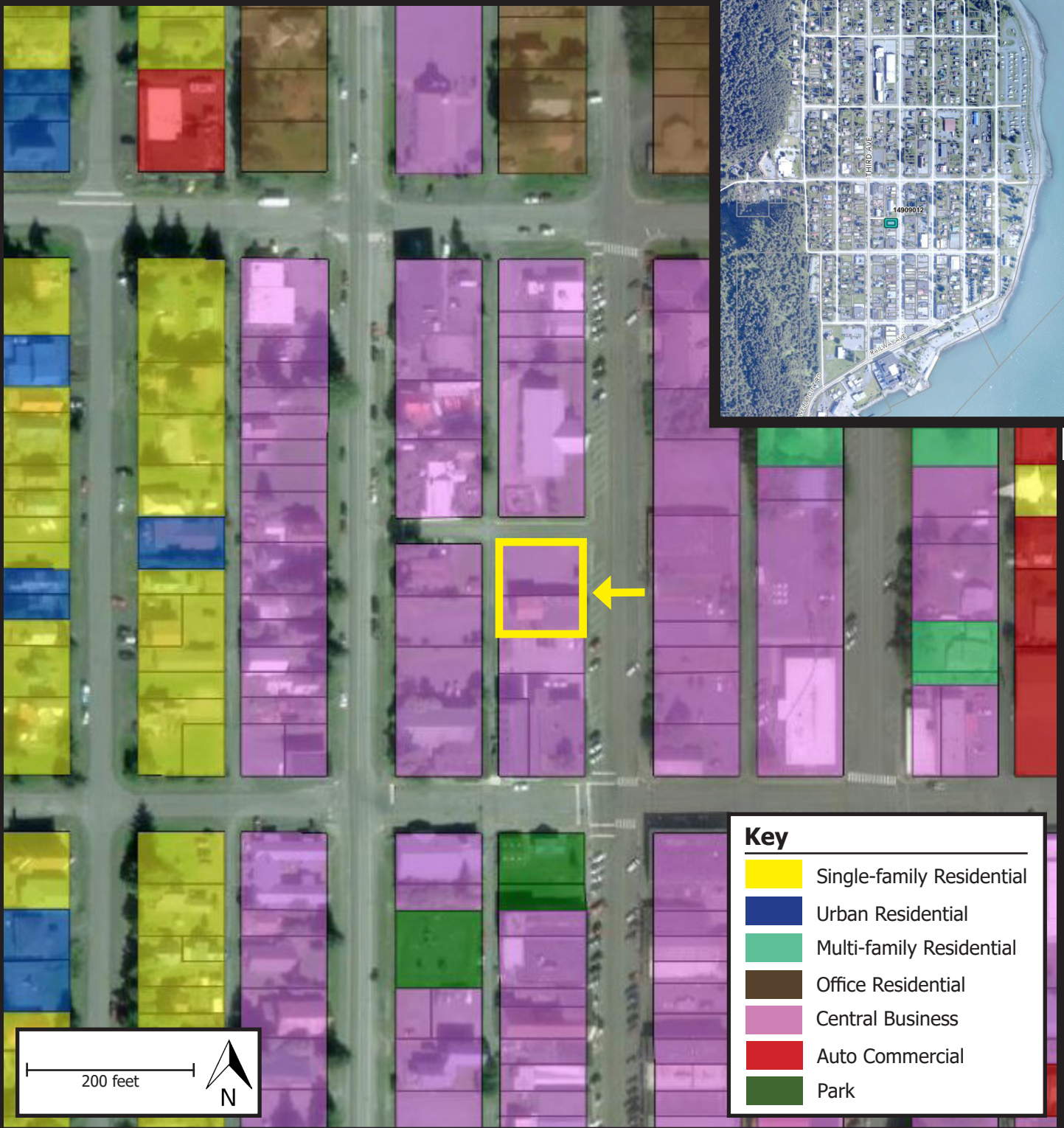
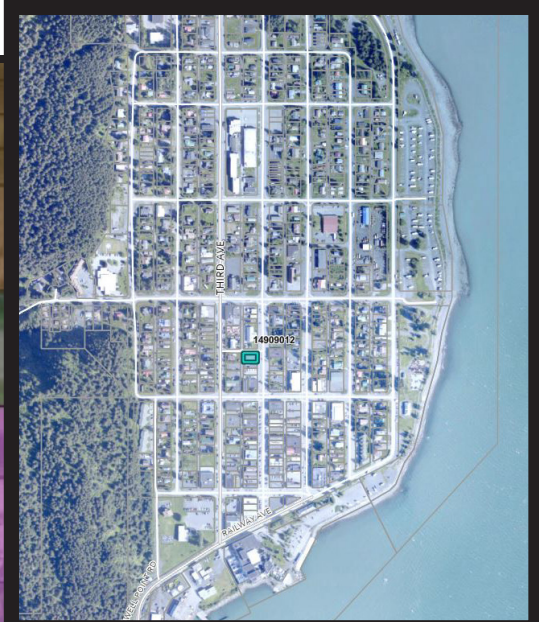
Carol Griswold, Chair

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Kris Peck
City Clerk

(City Seal)



Key

	Single-family Residential
	Urban Residential
	Multi-family Residential
	Office Residential
	Central Business
	Auto Commercial
	Park

Conditional Use Permit Application Property Map

RES 2024-017 - Granting a conditional use permit to construct a 42-room hotel

Location: 313 & 315 Fourth Ave
Parcel #: 14909012 & 14909011



Application Details

This completed application is to be submitted to the Community Development Department **no later than four (4) weeks** in advance of the next regularly scheduled Planning and Zoning Commission meeting. See link below for the submission deadline dates.

<https://www.cityofseward.us/government/boards-commissions/planning-zoning-commission/planning-zoning-commission-meetings>

Regular meetings are held the first Tuesday of each month. The application must be accompanied by the **\$350 nonrefundable filing fee**.

Documents Needed:

- As-built survey of the property if it has been developed or a scaled site plan with elevations if the property is undeveloped
- Scaled drawings of structures to be built
- Any other pertinent documents to describe or support the project

Applicant Information

Full Name*

Brittney Wisel

Mailing Address*

PO Box 3565

Email*

sewardgracegroup@gmail.com

Phone Number*

907-699-9846

Property Information

Is the applicant the property owner?*

Yes

Address*

313 & 315 Fourth Ave

KPB Parcel Number* ?

14909011 & 14909012

Zoning District* ?

Central Business (CB)

Lot Size* ?

10,454 sf

Zoning District: <https://seward.maps.arcgis.com/apps/webappviewer/index.html?id=56d3e72bc65040a0a4fb459b15504b01>

Legal Description* ?

ORIGINAL TOWNSITE OF SEWARD LOT 12, 13, & 14 & N1/2 LT 15; BLK 15

The legal description of a property and the KPB Parcel number can be found at this link:

<https://gis.kpb.us/map/index.html?viewer=basic>

Click on the icon four from the left that looks like a pin and says "find parcel by address" when you hover your mouse over it. Type in your address and press "enter". Click on your parcel. A white box with information in it should appear on your screen. The parcel ID number is at the top. The Legal name of the property is in the middle under the heading, "Legal:"

Development Information

What structures are on the property?* ?

Other

Describe what structures are on the property*

One parcel is vacant land, the other parcel has a restaurant that is no longer in business. The restaurant structure will be demolished.

How is the property currently being used?*

Vacant land and abandoned building

What is the proposed use of the property?*

Lodging hospitality and a restaurant

What is the development timeline?*

2026

Requirements for Consideration

Please note that prior to the Seward Planning and Zoning Commission granting a Conditional Use Permit, it shall be established that the proposed use satisfies the following conditions of Seward City Code 15.10.320 (See the link below for specific City Code requirements)

https://library.municode.com/ak/seward/codes/code_of_ordinances?nodeId=CD_ORD_TIT15PLLAUSRE_CH15.10SEZOCO_ART3SURE_15.10.320COUSPE

State how the proposed use is consistent with the requirements of the Seward Zoning Code and the designated zoning district*



A hotel is allowed in the Central Business District with an approved CUP. A restaurant is allowed outright in the Central Business District.

Click on this link to read the definitions of each zoning district

https://library.municode.com/ak/seward/codes/code_of_ordinances?nodeId=CD_ORD_TIT15PLLAUSRE_CH15.05LAUSPL_15.05.025LAUSDISTDE

Describe any impacts to the adjoining properties and how property values may be affected*

None

How is the proposed use consistent with the Seward Comprehensive Plan? Explain and cite examples from the plan (see link below)*

2.2.10 - "Promote infill development by encouraging and promoting construction on vacant sites in areas of the city which are already established."
3.1.1.2 - "Encourage and support downtown revitalization efforts on vacant and dilapidated buildings."

Seward Comprehensive Plan:

<https://www.cityofseward.us/home/showpublisheddocument/60/637001929598130000>

Describe / list the public services and facilities that will serve the proposed use. (i.e., roads, utilities.)*

City water, sewer, and electric are already available to the site. Property has access to public right-of-way (Church Street and Fourth Ave) and alley.

The proposed project or use must not be harmful to the public health, safety and welfare. Describe how the proposed project meets this requirement. *

It will be built to fire and building code.

Describe any mitigation measures that may be needed to protect the public health, safety and welfare. *

None

Document Uploads

Include building elevation plans and a site plan, drawn to scale. The site plan should include:

- Property dimensions
- Location and dimensions of proposed and existing buildings
- Parking configuration
- Driveways and access
- Natural features
- Other pertinent information

Site Plan / Project information*



Site Plan_Hotel CUP_315 Fourth Ave.pdf

Supporting Documents



No File Uploaded

Supporting Documents



No File Uploaded

Supporting Documents



No File Uploaded

Signature


I have the following legal interest in the property*

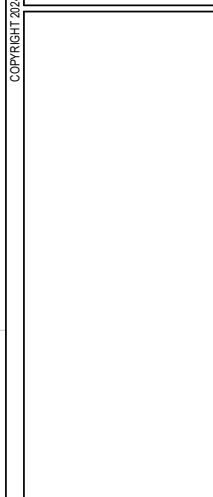
Owner of record

I understand that this item will be scheduled for a Planning and Zoning Commission meeting **only** if all application materials are submitted not less than **four (4) weeks** in advance of the next regularly scheduled Planning and Zoning Commission meeting. Regular meetings are held the first Tuesday of every month.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge

Applicant Signature*

 Brittney Wisel
Jul 1, 2024



PRELIMINARY
 7/31/2024 5:24:59 PM

FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
 Alaska Authorization #72805D
 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #: _____

Hotel Fjord
 New Construction
 42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 Lt 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

Plotted on: 7/31/2024 5:24:59 PM

sheet name
Title Sheet

sheet number
 20 **A0.0**

Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A0.4A	Exterior Perspectives
A0.4B	Exterior Perspectives
A1.1	Site Plan
A2.1	Basement Floor Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	3rd Floor Plan
A2.5	Roof Plan
A3.1	Exterior Elevations
A4.1	Longitudinal Building Section
A4.2	Longitudinal Building Section
A4.3	Building Cross Section
A4.4	Building Cross Section
A4.5	Building Cross Section
A4.6	Building Cross Section

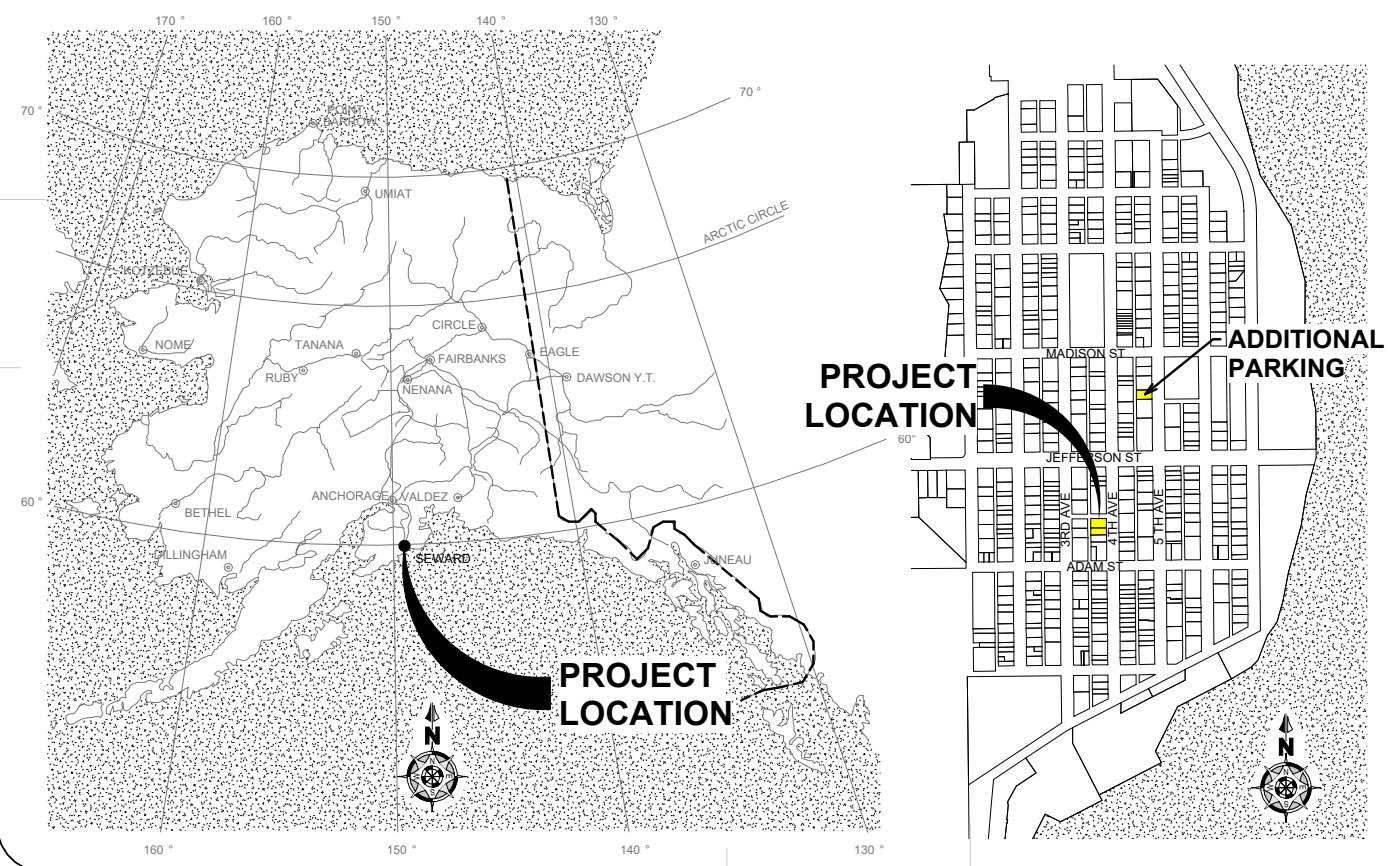
Hotel Fjord

New Construction 42-Room Hotel

311 Fourth Avenue
Seward, AK 99664

Lot 12 +13 + Lot 14 + N1/2 Lt 15 Block 15
Original Townsite of Seward Subdivision

PERMIT # _____



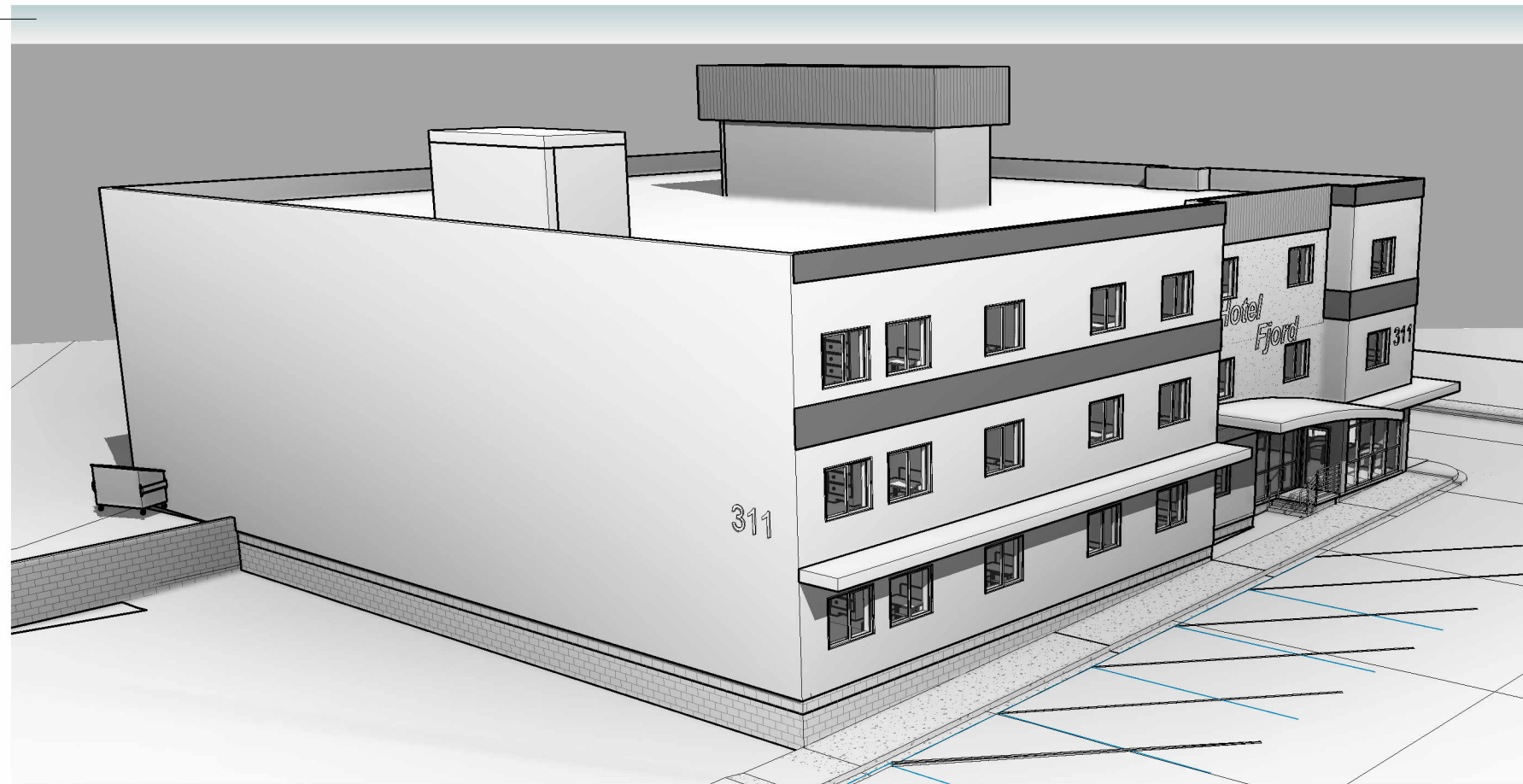
ARCHITECT:

FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

OWNER:



① North East Perspective View



② South East Perspective View

FNA Project #:
2024.02
 Project Start Date:
07-31-2024
 Release Date: **02-08-2024**
 Released for:
REDESIGN 1

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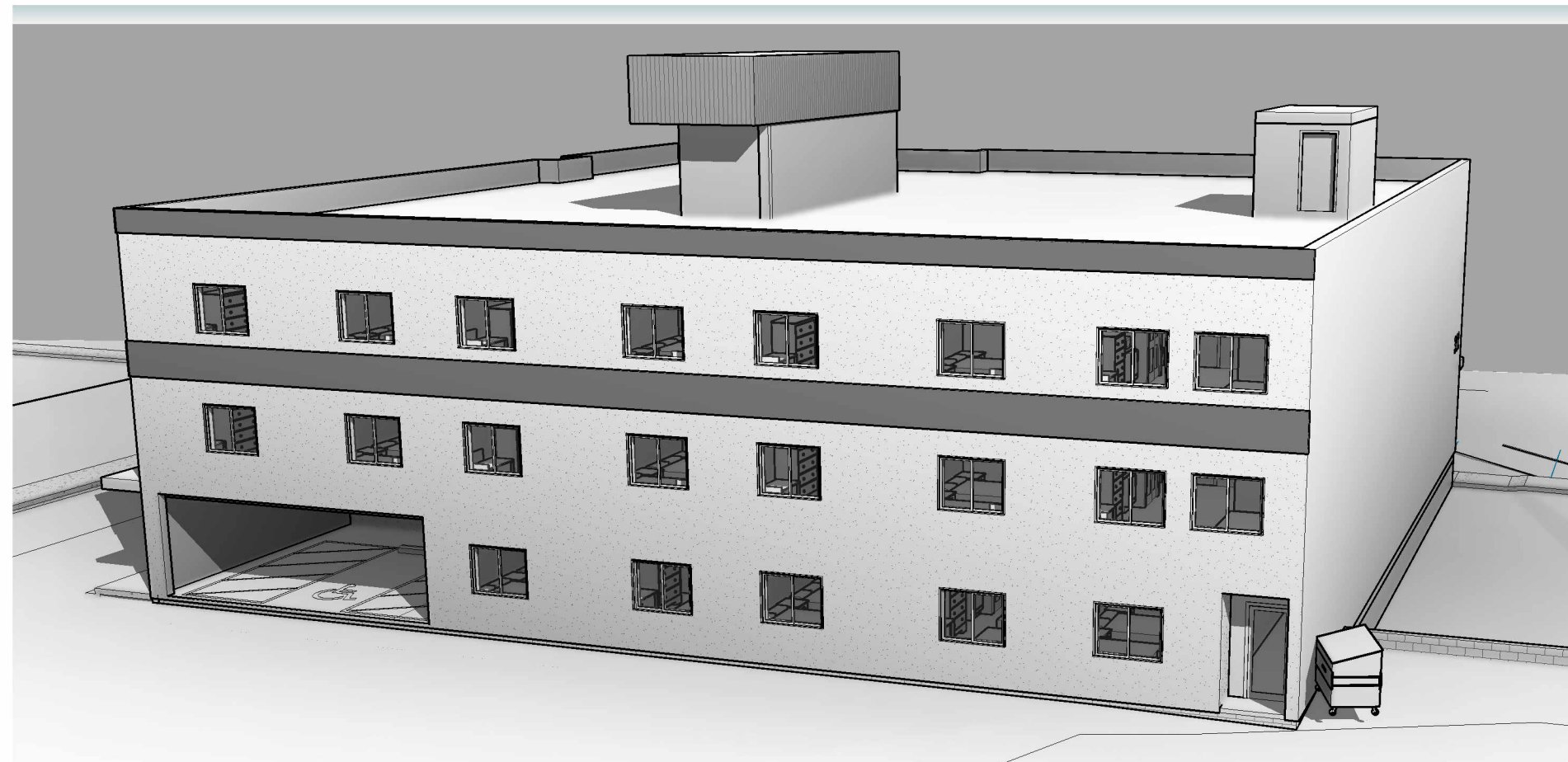
PRELIMINARY
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FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
 Alaska Authorization #72805D
 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

Permit #:
Hotel Fjord
New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664
 Plotted on: 7/31/2024 5:25:07 PM
 sheet name
Exterior Perspectives
 sheet number
21
A0.4A



① North West Perspective View



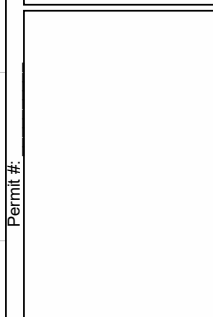
② South West Perspective View

FNA Project #:
2024_02
 Project Start Date:
07-31-2024
 Release Date: **02-08-2024**
 Released for:
REDESIGN 1

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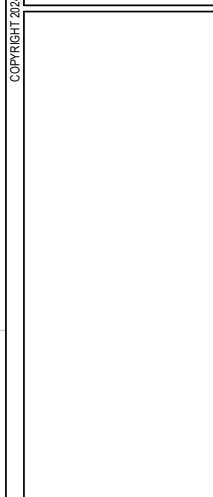
PRELIMINARY
 7/31/2024
 5:25:16 PM

FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS
 Alaska Authorization #72805D
 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193



Permit #:
Hotel Fjord
New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

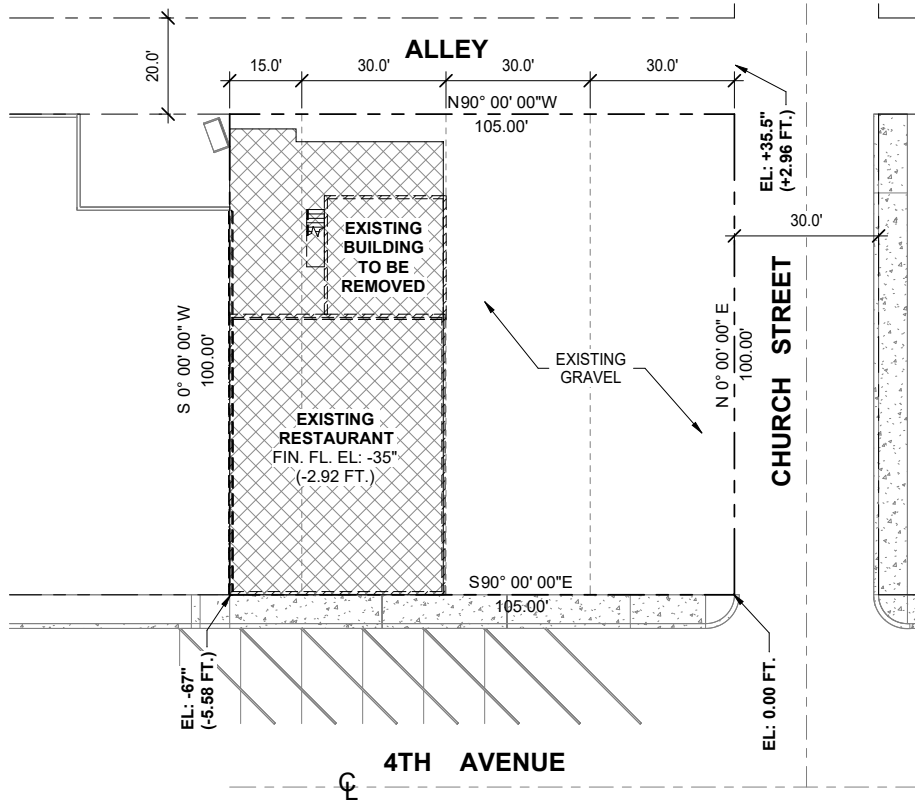
Plotted on: 7/31/2024 5:25:16 PM
 sheet name
Exterior Perspectives
 sheet number
22
A0.4B



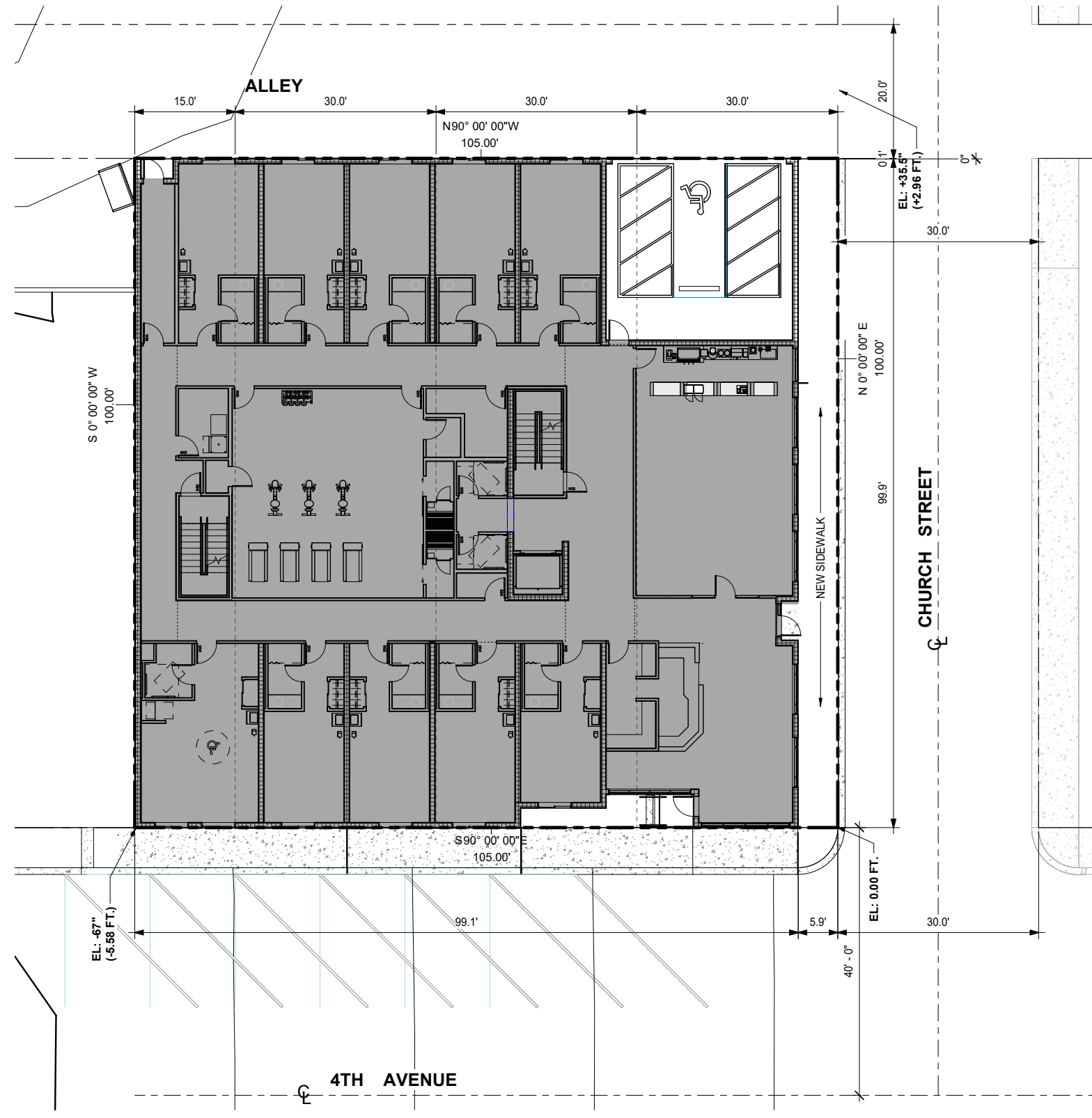
PRELIMINARY
 7/31/2024 5:25:16 PM

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Permit #:
 Plotted on: 7/31/2024 5:25:16 PM
Hotel Ford
 New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1 + 15 Block 15
 Original Townsite of Seward Subdivision
 3111 Fourth Avenue
 Seward, AK 99664



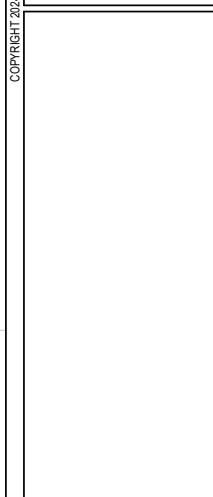
2 Site Plan - Existing
 1" = 20'-0"



1 Site Plan - New
 1" = 10'-0"



Parking Schedule	
Count	Type
1	8' x 20' (8' Aisle)
10	45 deg - 9' x 19'
11	



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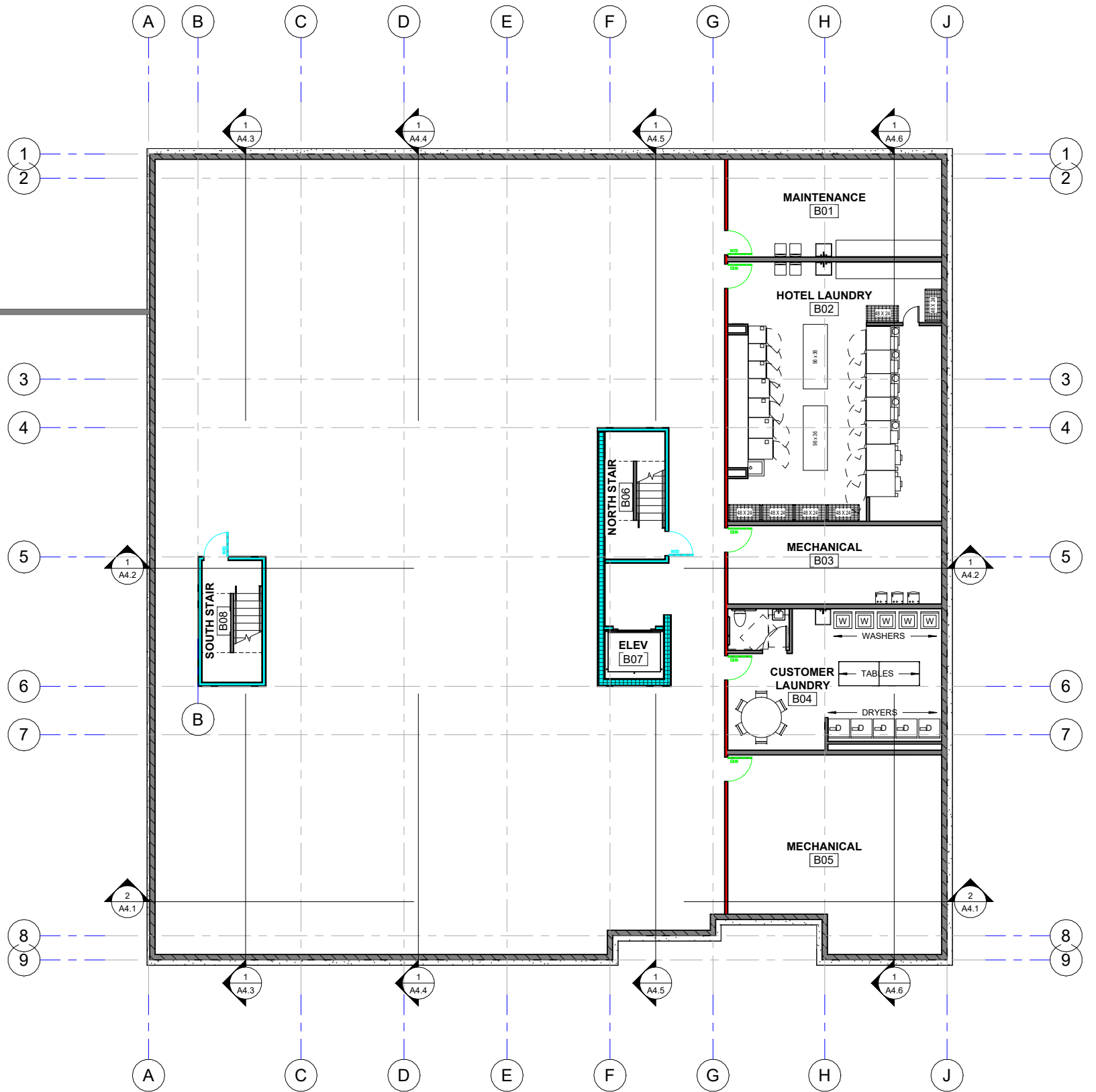
Permit #:
Hotel Fjord
New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

Plotted on: 7/31/2024 5:25:17 PM
 sheet name
Basement Floor Plan
 sheet number
 24 **A2.1**

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

1 Basement Floor Plan
 1/8" = 1'-0"



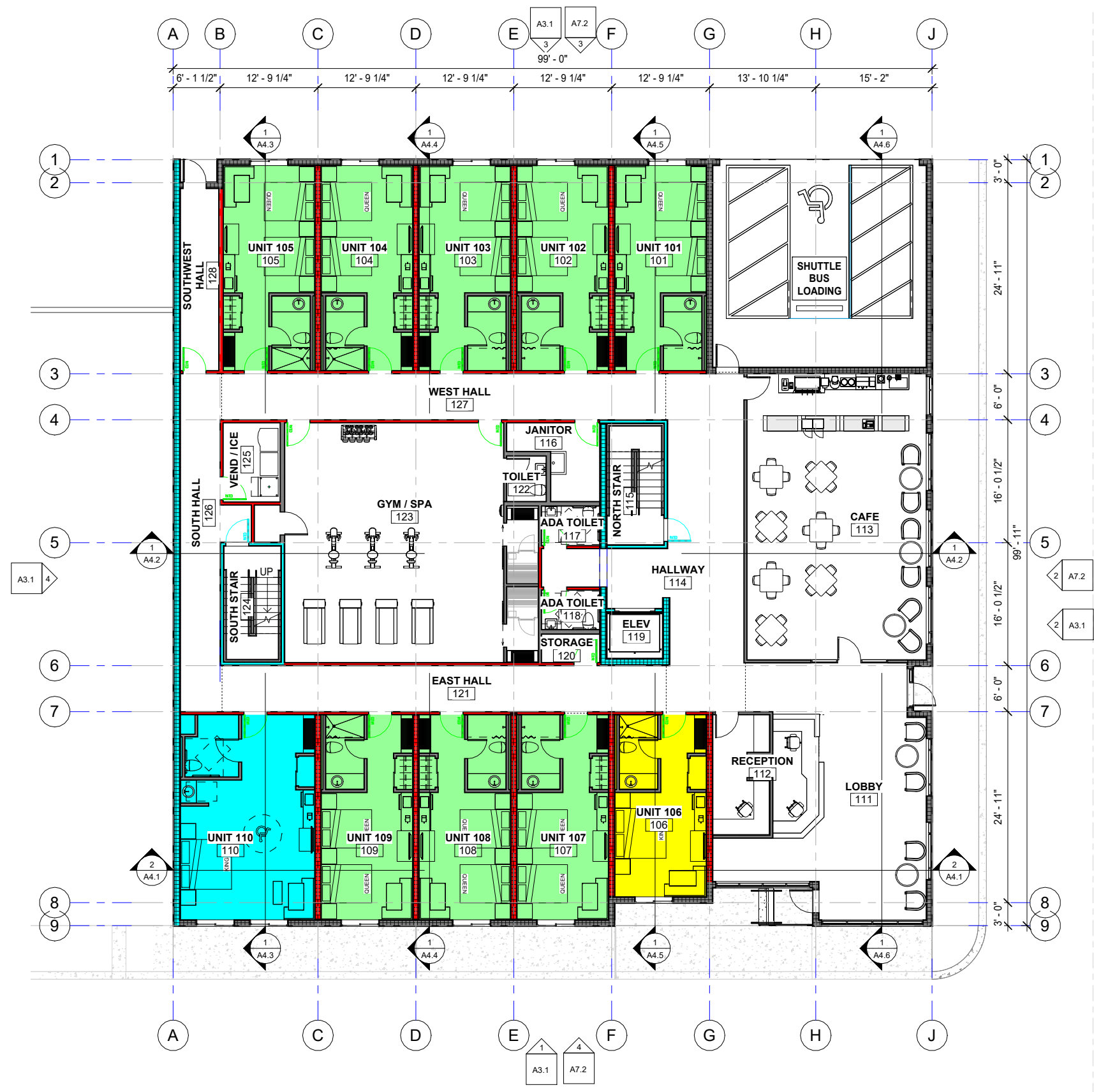
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 5:25:18 PM

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Permit #:
Hotel Fjord
New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1 + 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

Plotted on: 7/31/2024 5:25:18 PM
 sheet name
1st Floor Plan
 sheet number
 25
A2.2



SLEEPING UNITS THIS FLOOR: 10

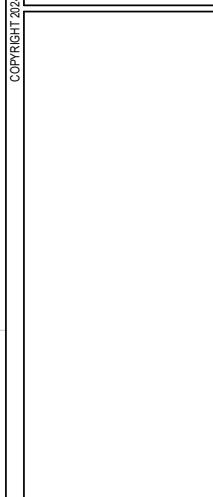
1. DOUBLE QUEENS:	8
2. SINGLE KING:	2
A. H/C:	1
B. NON-H/C:	1

1st Floor Plan
 1/8" = 1'-0"



THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED



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Permit #:
 Plotted on: 7/31/2024 5:25:18 PM
Hotel Fjord
 New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1, L15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664



SLEEPING UNITS THIS FLOOR: 16

1. DOUBLE QUEENS:	11
2. SINGLE KING:	5
A. H/C:	2
B. NON-H/C:	3

1 2nd Floor Plan
 1/8" = 1'-0"



THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED



SLEEPING UNITS THIS FLOOR: 16

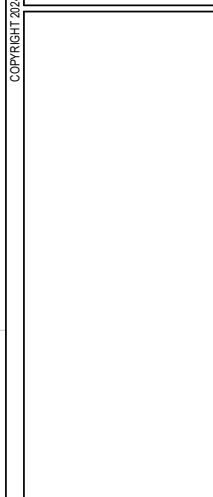
1. DOUBLE QUEENS:	11
2. SINGLE KING:	5
A. H/C:	2
B. NON-H/C:	3

3rd Floor Plan
 1/8" = 1'-0"



THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED



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Permit #:
Hotel Fjord
New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1 + Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

Plotted on: 7/31/2024 5:25:19 PM
 sheet name
Roof Plan
 sheet number
 28
A2.5

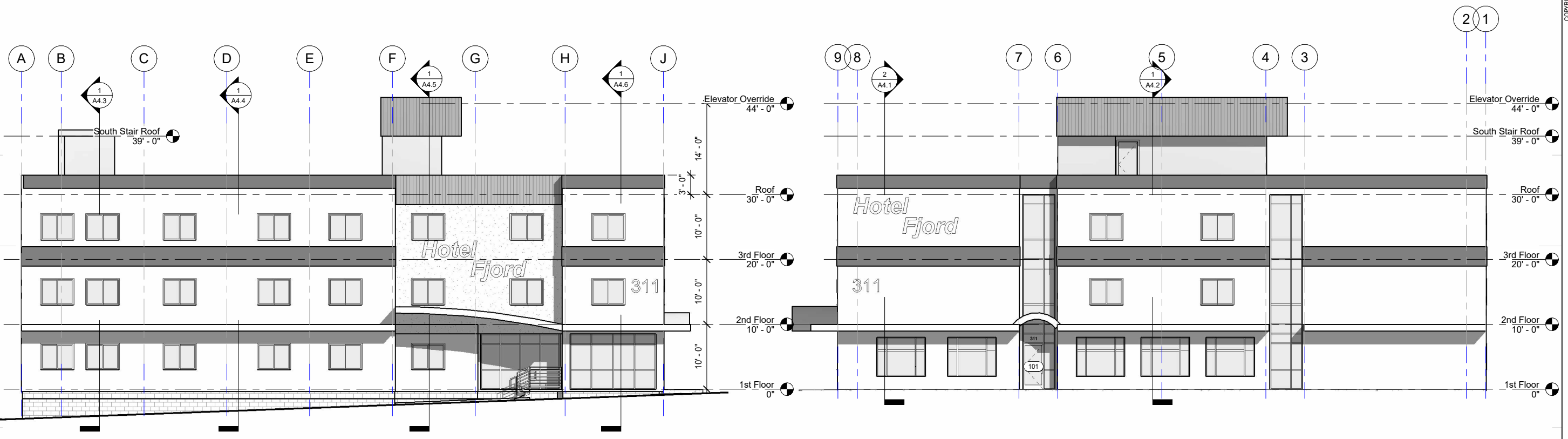
THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

1 Roof Plan
 1/8" = 1'-0"

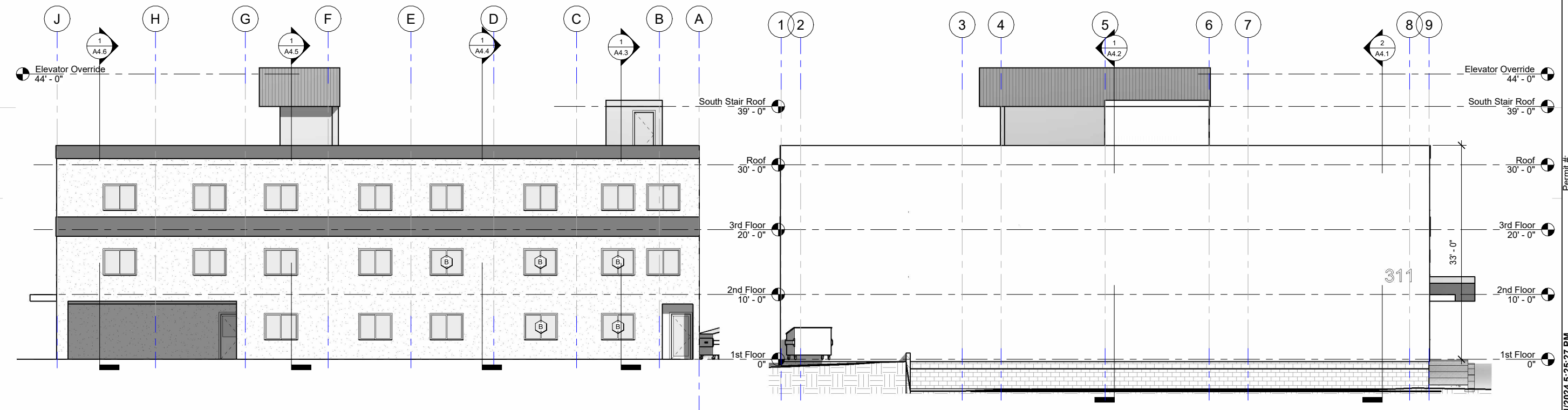


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1 East Elevation
 1/8" = 1'-0"

2 North Elevation
 1/8" = 1'-0"



3 West Elevation
 1/8" = 1'-0"

4 South Elevation
 1/8" = 1'-0"

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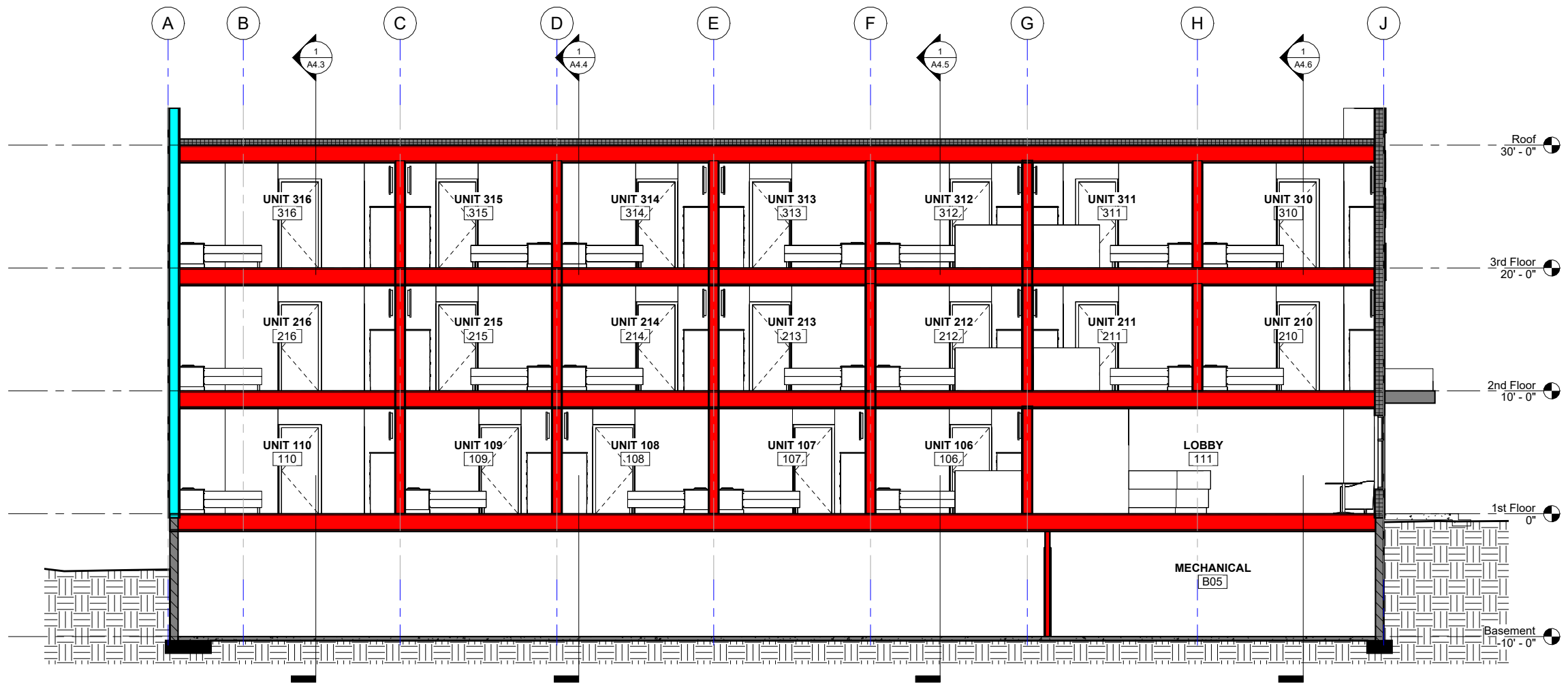
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ARCHITECTS
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 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-5193

Permit #:
Hotel Fjord
 New Construction
 42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2 L1, 15 Block 15
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2 Longitudinal Section Through Lobby
 3/16" = 1'-0"

Permit #:
Hotel Fjord
 New Construction
 42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2, L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

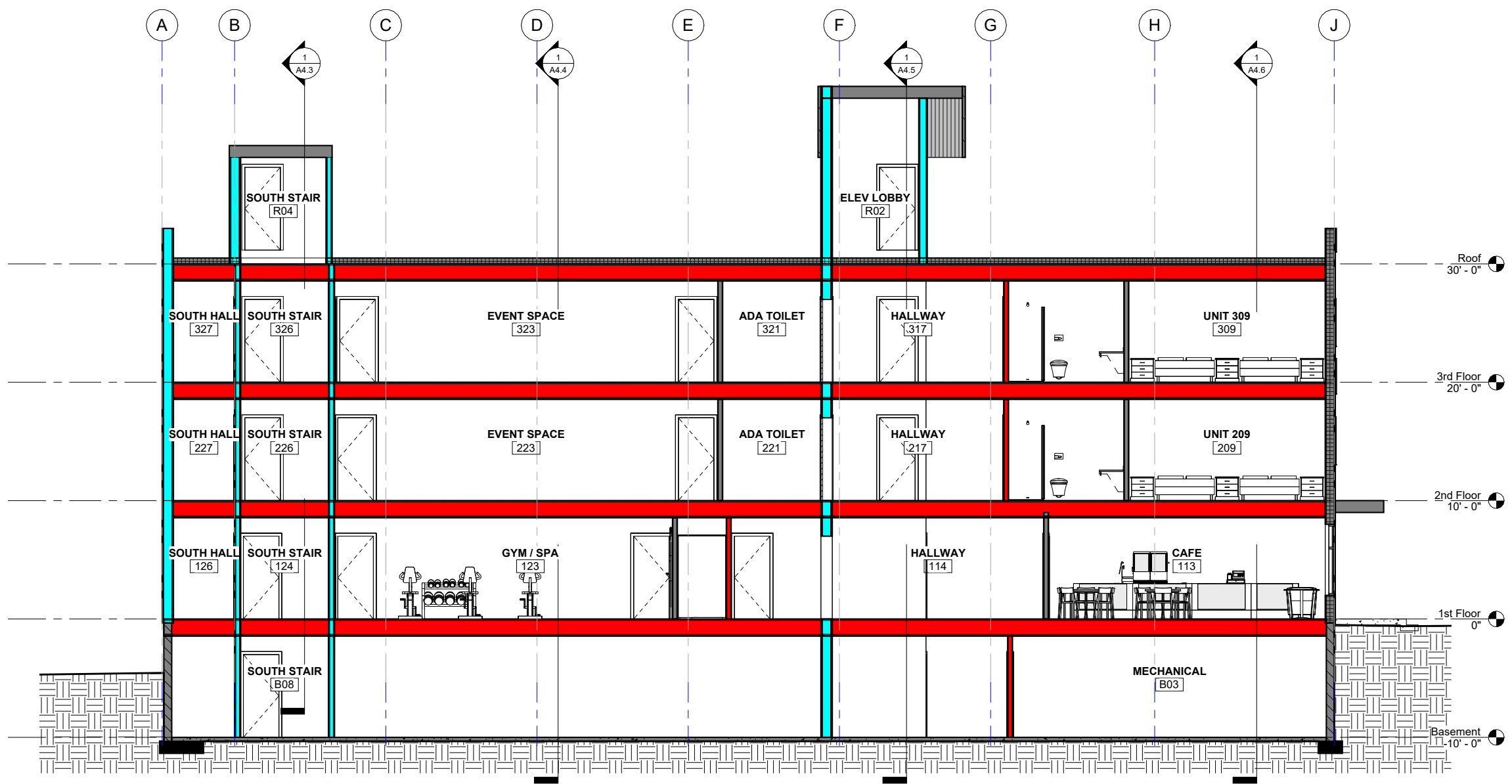
Plotted on: 7/31/2024 5:25:27 PM
 sheet name: Longitudinal Building Section
 sheet number: 30
A4.1

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PRELIMINARY
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Permit #:
Hotel Fjord
 New Construction
 42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2, L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664



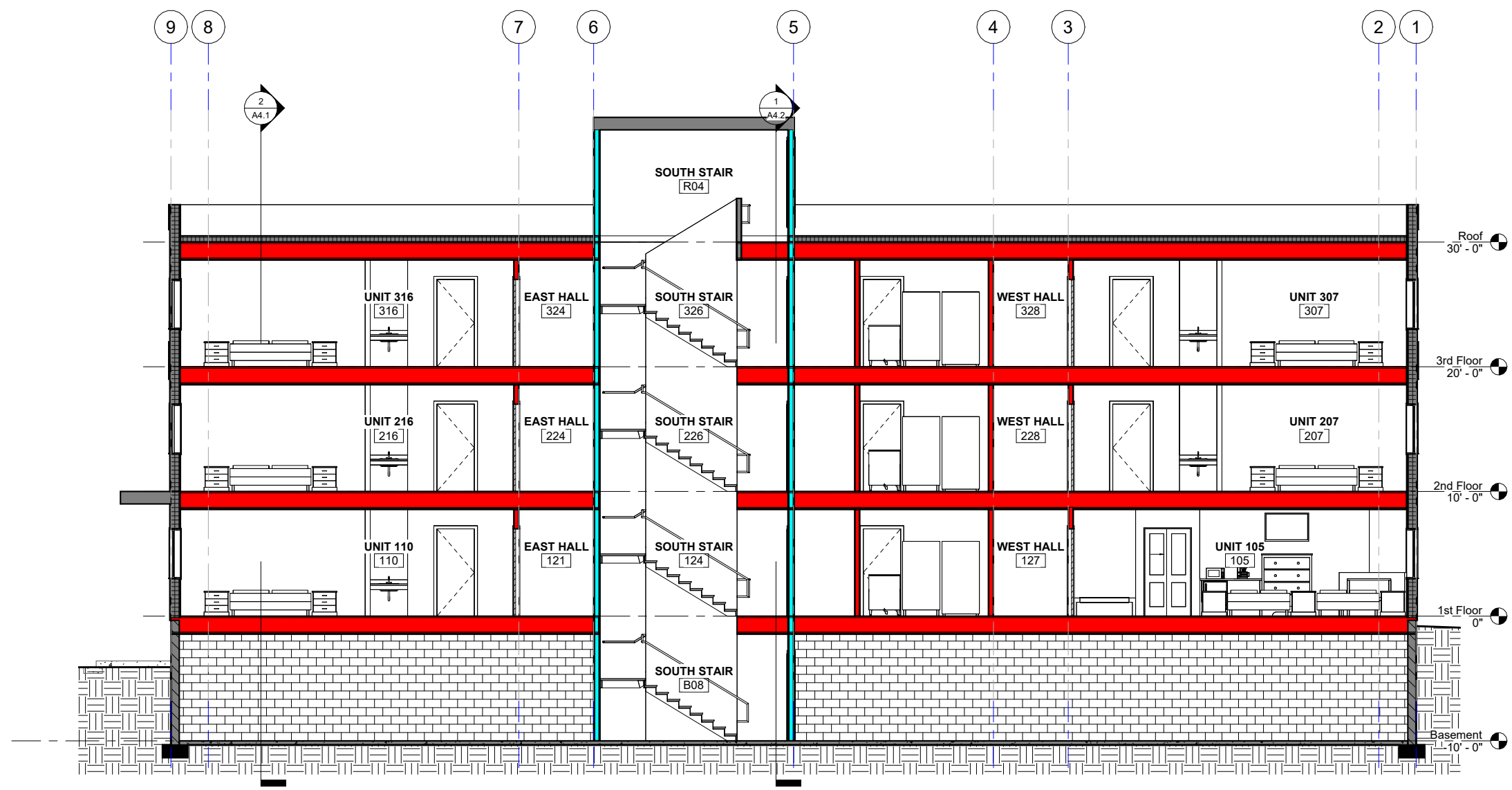
1 Longitudinal Section Through Cafe
 3/16" = 1'-0"

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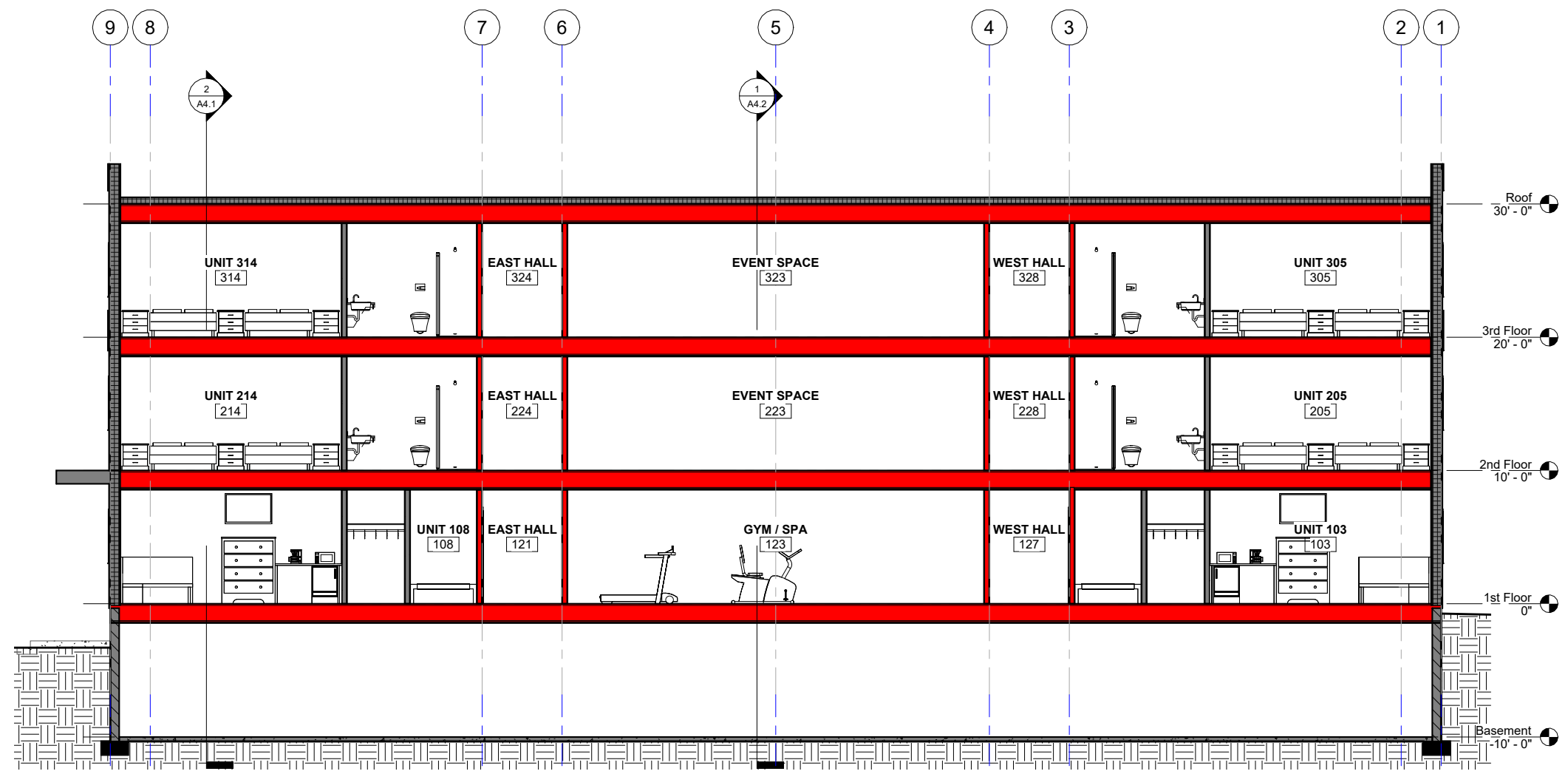
PRELIMINARY
 7/31/2024
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 Alaska Authorization #72805D
 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-5193

Permit #:
Hotel Fjord
 New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2, L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664



1 Cross Section at South Stair
 3/16" = 1'-0"



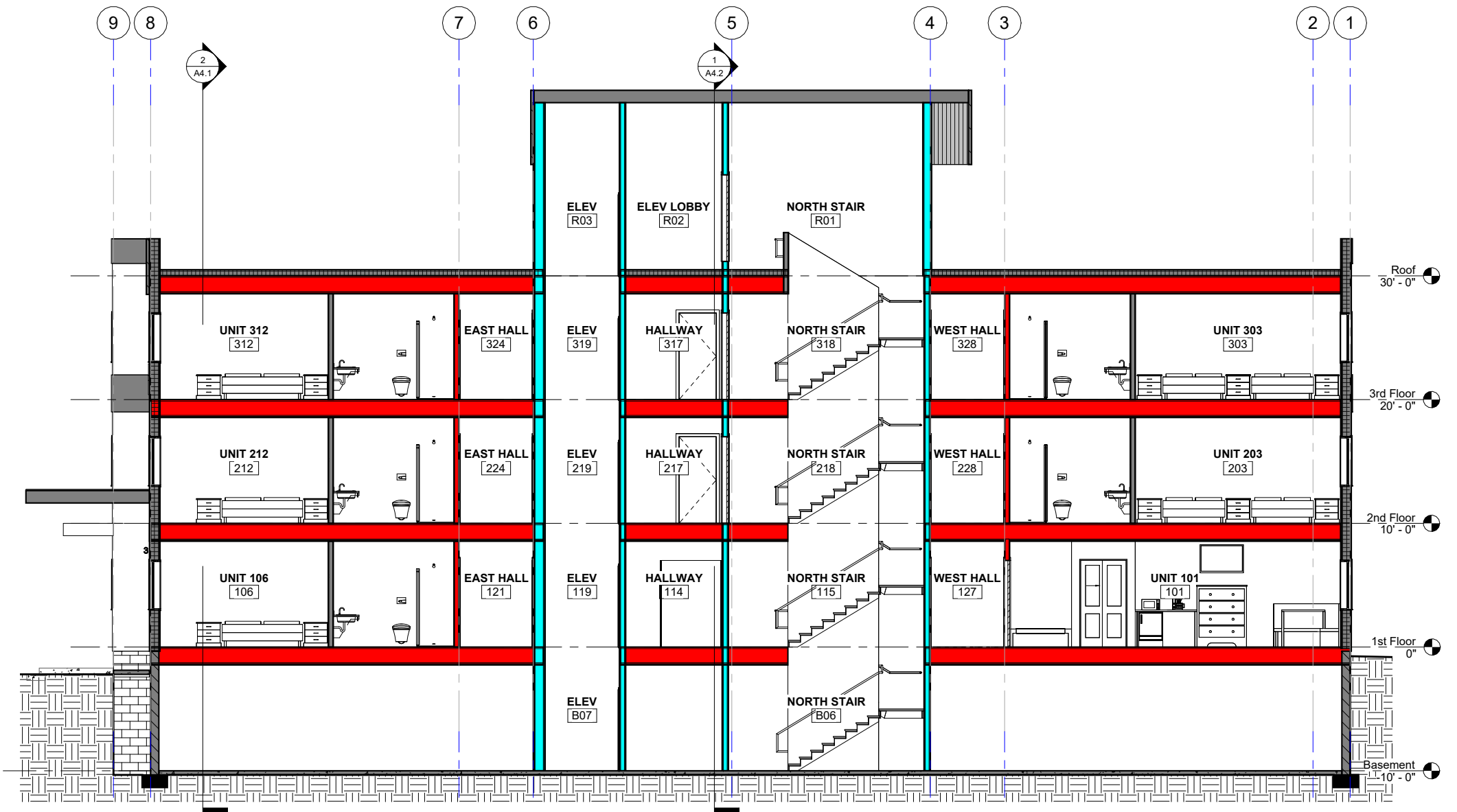
1 Cross Section at Typical Interior units
 3/16" = 1'-0"

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Permit #:
Hotel Fjord
 New Construction
42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2, L1, 15 Block 15
 Original Townsite of Seward Subdivision
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 Seward, AK 99664


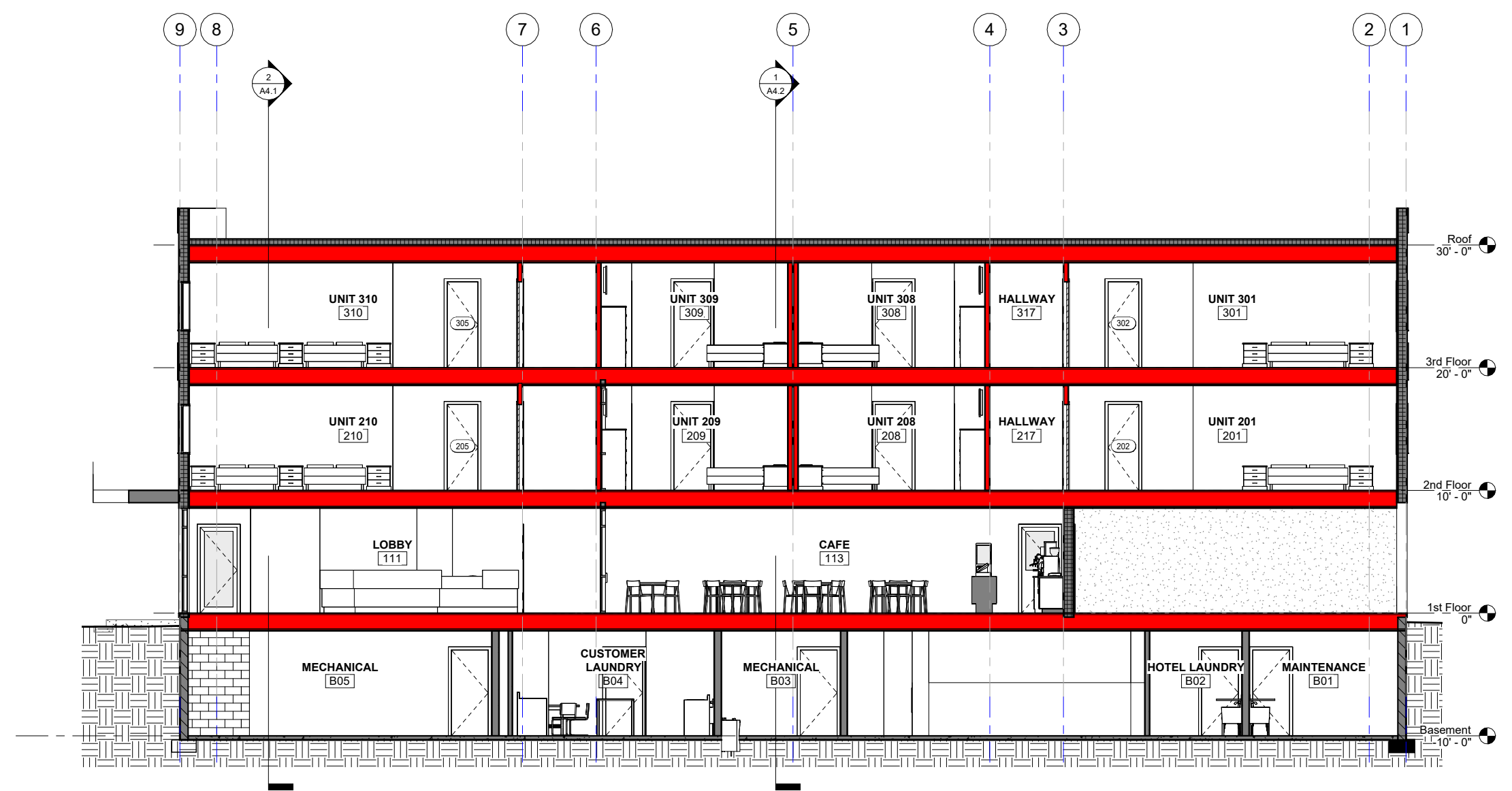


1 Cross Section at Elevator
 3/16" = 1'-0"

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 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-5193

1 Cross Section at Cafe
 3/16" = 1'-0"

Permit #:
Hotel Ford
 New Construction
 42-Room Hotel
 Lot 12 +13 + Lot 14 + N1/2, L1, 15 Block 15
 Original Townsite of Seward Subdivision
 311 Fourth Avenue
 Seward, AK 99664

Plotted on: 7/31/2024 5:25:30 PM
 sheet name
Building Cross Section
 sheet number
 35 **A4.6**

AFFIDAVIT OF POSTING
PUBLIC HEARING NOTICE



I, John Wisel, hereby certify that I have posted a Notice of Public Hearing, as prescribed by Seward City Code 15.01.040 for the property located at **Lots 12, 13, 14 & North ½ of Lot 15, Block 15, Original Townsite of Seward; physical address 313 & 315 Fourth Ave**, the owners of which have petitioned for a Public Hearing for a Conditional Use Permit to construct a 42-room Hotel within a Central Business (CB) Zoning District.

The notice was posted on August 16, 2024, which is 19 days prior to the public hearing on this petition. I acknowledge this Notice must be posted in plain sight, maintained and displayed until all public hearings have been completed.

Affirmed and signed this 15 day of August, 2024.

John Wisel
Signature

CITY OF SEWARD, ALASKA

AFFIDAVIT OF MAILING

PUBLIC HEARING NOTICE



Clara Brown, upon oath, deposes and states:

That she is employed in the Community Development Office of the City of Seward, Alaska; and that on August 19th, 2024 she mailed a Notice of Public Hearing to the real property owners within a 300-foot periphery of **Lots 12, 13, 14 & North 1/2 of Lot 15, Block 15, Original Townsite of Seward; physical address 313 & 315 Fourth Ave**, as prescribed by Seward City Code 15.01.040/16.01.015.

Affirmed and signed this 19th day of August 2024.

Clara Brown