Planning Commission Agenda
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, JUNE 12, 2012

Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Roy Srb
Greg LoForte
Thomas McGann
Scott Pegau

City Planner
Samantha Greenwood

Assistant Planner
Faith Wheeler-Jeppson

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, June 12, 2012 in the City Hall Conference Room, 602 Railroad Ave, Cordova, Alaska, are as follows:

A. CALL TO ORDER

B. ROLL CALL
Chairman Tom Bailer, Commissioner David Reggiani, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau.

C. APPROVAL OF AGENDA

D. APPROVAL OF CONSENT CALENDAR
Minutes from the May 8, 2012 Regular Meeting (Pages 1-6)

E. RECORD ABSENCES
Excused absence for David Reggiani from the May 8th 2012 Regular Meeting

F. DISCLOSURE OF CONFLICT OF INTEREST

G. CORRESPONDENCE

H. COMMUNICATIONS BY AND PETITIONS FROM VISITORS
1. **Guest Speakers (10-15 minutes per item)**
2. **Audience comments regarding items on the agenda (3 minutes per speaker)**
3. **Chairpersons and Representatives of Boards and Commissions**

I. PLANNERS REPORT (Page 7)

J. New Business
1. **Lot 6, Block 2, SFDP Proposal (Pages 8-12)**
2. **Exception request by the City of Cordova (Pages 13-18)**
3. **Lot 2, Block 3 CIP Land disposal (Pages 19-23)**
4. **Lot 2, Block 3, CIP Letters of interest (Pages 24-29)**
5. **Rock quarry plan for Breakwater quarry work (Pages 30-32)**

K. Old Business
None

L. Miscellaneous Business
Discussion on Pop-up Cafés (Page 33)

M. Pending Calendar
June 2012 Calendar (Page 34)
July 2012 Calendar (Page 35)

N. Audience Participation

O. Commission Comments

P. Adjournment

If you have a disability which makes it difficult for you to participate in City-sponsored functions, Please contact 424-6200 for assistance.

Planning Commission
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, MAY 8, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 6:00 p.m.; Tuesday, May 8, 2012, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Chairman Tom Bailer, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 7 people in the audience.

C. Approval of Agenda
M/Greenwood S/Srb
Upon voice vote, motion passed, 6-0

D. Approval of Consent Calendar
Minutes from the April 3, 2012 Worksession
Minutes from the April 10, 2012 Regular Meeting

M/Srb S/McGann
Upon voice voice vote, motion passed, 6-0

E. Record Absences

F. Disclosure of Conflict of Interest
None

G. Correspondence
None

H. Communication by and Petitions from Visitors
1. Guest Speakers
None
2. Audience comments regarding items in the agenda
RJ Kopchak ~ I would love to address a little bit the discussion around the Harbor Service District. It would be great if I could do it at the time it was on the Agenda, but I could do it now if you'd like.
Bailer ~ If you want to wait for our discussion that would be fine with me.
Kristen Carpenter ~ I was going to speak on the same thing but I can wait also.
MaryAnn Bishop ~ I'd like to speak on it too.

3. Chairpersons and Representatives of Boards and Commissions
None

I. Planners Report
Samantha Greenwood ~ I was just going to throw out there too, that if anybody is going to City Council you'll hear this we're going to put out a proposal for the Hammersmith/Chapek lot issue which will come back to you guys at some point if Council supports the idea for an Exception. Also the Cordova Kitchen did terminate their lease I'm going to tell Council that and put it on the June 12th meeting for Planning and Zoning to talk about the Land Disposal part of it because now that lot will be available.
Bailer ~ I guess on that lot it would be that it was utilized heavily for a Snow Dump this year. And then for the Hammersmith, maybe you could just give a brief rundown, I don't think anybody was on the Commission back when this started.
Samantha Greenwood ~ So in the Heney Trailer Court there is a trailer that is completely on City property and one that has a small corner that is on City property and it's been an issue since 2000. There have been multiple attempts to resolve it and between mostly Faith chatting with everybody we've got a solution that everybody is happy with. So we're going to try to lease that property to Ms. Hammersmith for the life of the trailers. So it sounds like we have something that we can all agree on and hopefully get it resolved as easy as we can.
Greenwood ~ Was it the life of the trailer or ownership?
Faith Wheeler-Jeppson ~ The life of the trailer.

J. New Business
None

K. OLD BUSINESS

1. Snow Load
Steve "Hoots" Witsoe ~ Okay, Snow Loads area what's used to determine how much load they can hold and what the roof needs to be built for. The Code book has a table and Cordova is at 100 pounds per square foot, the interesting thing about that is Yakutat is at 150 psf, Valdez is at 160 psf and Whittier is at 300 pounds per square foot. So the purpose of what I was doing was use extreme value statistical analysis to determine what our snow load really is. So, what I did is I went through weather data and we don't have great weather data, but we do have 26 years from CEC's Orca Power Plant and then we have a bunch of data from the Airport. Originally I had more information from the Power Plant and the Power Plant typically represents the town better than the Airport. Keep in mind that we get much more snow at higher elevations than we do at sea level.
I came up with two recommendations:
140 pounds per square foot at Sea level and at 100 vertical feet you would add another 20 pounds. (40% density)
150 pounds per square foot at Sea level and at 100 vertical feet you would add another 20 pounds. (50% density)

Commission had a lengthy discussion and explanations on the snow load data provided by Hoots.

Bailer ~ Thank you so much for all your hard work on this.
Bailer ~ Tom how about you, you're doing a lot of building, what do you think?
McGann ~ I think we should increase it, I was looking at it from a cost standpoint in residential. A cut roof, basically just adding more rafters, even if you had to double the amount of rafter it would only increase the dry in package by 3.6%. I looked at trusses and if you had to double the trusses it would only increase the total dry in package by 4.6%. So I don't think that it's becoming cost prohibitive to do this stuff.
Bailer ~ Yeah I would agree.
Samantha Greenwood ~ And I talked with a metal guy I don't know if you saw it in the Planners Report, but he is in Wasilla but has built buildings here. He did say that he thought that the labor would not substantially increase, but that there would be an increase of about 25%. Most of that would be weight and shipping.
Srb ~ With the idea in mind that some of these properties are being sold as seasonal and nobody is going to be there to babysit them it might behoove us to bump things up and try to better protect investments.
Samantha Greenwood ~ Okay, so I threw in that resolution in case you guys wanted to move forward like that, it's not something that we have to do.

After a lengthy discussion and explanation on the snow load data provided by Hoots the Commission agreed that in their opinion the snow load for Cordova should be increased to 150 pounds per square foot.

M/Srb S/McGann "I'd like to make a motion to make a change in the current snow load requirement of 100 pounds ground snow load to 150 pounds ground snow load to the City Council of the City of Cordova, Alaska.

Bailer ~ Scott did you hear the motion?
Pegau ~ Yes, I did hear the motion, the only comment I had was on the "whereas's" you might want to strike "Whereas, this year's snow load was not a record for City of Cordova." because you can't demonstrate it.
Samantha Greenwood ~ You're right.

<u>Upon voice vote, motion passed, 6-0</u>

2. Discussion on Water Line responsibility
Jeff Bailey, 207 Council Ave ~ I can listen to the discussion because it looks like you guys have already put a lot of work into this, I'm just one of the latest victims. I'd like to listen to the discussion because it looks like you guys are trying to fix this.
Samantha Greenwood ~ Okay, so this came here we hashed it out and we said that this is what we want to do. We wanted to recommend that the responsibility be divided at the property line everything that is on the side that the people live on is theirs and everything on the other side is City. Then we put that forward to Council just to make sure that we were all on the same page and they kicked it back to us to do some clarification with what we were doing with the Code before we send it to the lawyer. The lawyer will rewrite what we say and make it legally correct. Then it will come back and it will have to go through two meetings and public hearings through City Council. So, I put some things that we need to accomplish, maybe we could start at one and work our way through.
Bailer ~ Sure
Samantha Greenwood ~ So the first thing that we need to do is make sure that all definitions that will be used in the water/sewer responsibility code are clear and accurate and define terms that are not currently in code. We're keeping **"Connection"**, **"Connected service"** and to **"Service line"** we're going to add **"Storm drain".** And on the second write-up (page 26) where Malvin added "Water tap only" we're going to take that off.

Samantha Greenwood ~ So does anybody have any heartburn over the definitions we have or that you want to add?
We did also change **"Tap" the definition will read "A procedure or means by which a flow of liquid from the City water or sewer main is accessed."** Then on **"Stub in" I had crossed out after we talked more about it I decided to leave it in and defined as "A pipe to the City Water or Sewer main that is required to provide service to the service line." "Curb Box" will now read as "Curb box is a cast iron pipe with a lid (5"in diameter) that is placed vertically into the ground that houses curb or valve stop."** Curb or valve stop will now be referred to as a "Curb stop".
In 14.04.070(E) "service line" will be crossed out and "connection" will be left in.
On page 28 I added the concept for the lawyer to write.

McGann ~ I have a problem with the second sentence, I realize that we have a lot of old stuff going on. But there has got to be another way around that. I just don't think that it should be the responsibility of the homeowner to maintain a line that goes across someone else's property.

The Commission has a discussion on the City's Development Standards.

RJ Kopchak ~ If I can quickly interject that's my situation with Harry Curran and we've resolved it easily. I don't think that there is anything that you (the City) can do to resolve these grandfathered situations.
Bailer ~ Since these are recommendations that we're going to send to Council to look at them and decide whether to adopt or not correct?
Samantha Greenwood ~ No, at this point I think they're going to the lawyer.
Bailer ~ But the final end result will come from Council
Samantha Greenwood ~ Yes
Jeff Bailey ~ My situation, what I'm going through right now is that I reported a leak, water running into my basement. Because I reported the leak I am now responsible for the fishing expedition that will go on tomorrow to dig up the entire street to find out where it's leaking from. What I'm being told is that I'm still stuck with the old code, but I could go back after I've paid the bill and I can appeal it.
McGann ~ I'm sure the City is open minded enough that when they find that that they won't charge you, it's not your problem. If yours isn't leaking then you're not going to be charged.
Srb ~ Is that caveated that when you sign up for water or sewer that you grant access to the curb stops if they're on private property?
The Commission had a discussion on who would be responsible for paying for the stop box and the curb box and whether it should be placed on City property or private property.

Bailer ~ You (Moe) will be the one dealing with this, so what's your recommendation?
Moe Zamarron ~ The property line.

3. CMC Title 18 ~ Zoning Code

- **Harbor Service District**

  Bailer ~ RJ has been patiently waiting here, if you would come to the able and address this and where do you stand on this?
  RJ Kopchak~ If I was to look at your list, you know in my mind I think you need to look at the Harbor so I would endorse you guys continuing on with this effort. Are the permitted uses adequate? Let me just go on and yes, with a codicil I'd like to refer to and I like the concept of taking a look at a lot of variety around the Harbor. Some of the best Harbors I have ever visited are multi-use. They have a wonderful, eclectic mix of services that surrounds the heart of every community that has a Harbor. And so as you guys go forth on this I want you to all think hard about the fact that I think that makes the most vibrant communities, mixing and matching and allowing small service areas to develop as well as larger services is really important. On lot sizes and coverage and such, I read somewhat as well on John Harvill's comments on the last Planning session and by the way great minutes, it made it really easy to follow your discussions. I really agree with a lot of what John Harvill submitted as it relates and you folks commented on it relating to setbacks and snow load. It's going to be always a real challenge here as to how we deal with snow off of buildings, I think that provisions can be made within that. And now I'd like as well if I could make a comment on a couple of things relating to your Worksession on April 3, 2012. Sam had mentioned an issue around the Economic Development Zone with no verbiage in Code; I think it might help if I could just give you a quick background on how that came about. I won't go into a lot of detail but everybody knows that the Science Center located in that area in 1989. We've been there for 23 years, every single project proposal for developing the Science Center starting in 1992 and 1994 has been co-developed with the City and in 1995 when we went through looking at various development options it became obvious that development opportunities for economic development for science and education were huge but the immediate capacity to grow the facility was somewhat challenged, we were just getting started. We went through a real process with Planning and Zoning, Harbor Commission and at that particular time Port and Commerce Development Authority Board which is no longer around but it was a very active group at that particular time and City Council. We went through a big planning effort relating to preserving economic development opportunity for research and education. There was a consensus that that was the spot, we've all seen it drawn out on the map. So each and every one of those Commissions passed a recommendation on to the Council that they draw a line around there and say this is going to be an economic development zone to take advantage of this long term opportunity to develop more year round employment. That's the genesis of that resolution. I would like to simply on behalf of the Science Center tonight assert that unless the City Council reverses its position on the resolution the language in the resolution should direct the Commissions and other folks involved in looking at planning in the community because it's the document that went

through the planning process that was added by the board. I understand that there's not a definition in Code, but certainly the use and intent is well defined in the history of the actions in the four groups that reviewed and thought that this was a good idea. So as you look through the creation of the Harbor Service District I would like you to honor the intent of that recommendation in 1995 because in my mind it offers the best opportunity for the long term economic viability of that particular economic sector in the community. The other part that I noticed in your minutes is that you guys are challenged with taking a look at the Economic Development component of your Master Plan and I think that relates directly to my observations here. So those are my comments and I endorse the process and we'd like to participate actively in a very strategically planned process that makes sure that all of the opportunities are discussed. Thank you so much for the chance to comment.
Mike Mahoney ~ I have nothing to add, I'm just here as a Board Member of the Science Center to kind of show support for RJ and also for the Science Center and learn about what's going on here.
Lindsey Butters ~ I'm just here representing Harborside Pizza, to listen to your discussion and be aware.
Kristen Carpenter ~ I just wanted to put a plug for a comprehensive look at the Waterfront. We've talked in the past about wanting to do some comprehensive waterfront planning and I think if you're going to be considering what happens in the Harbor this would be a really good time. I know that what this particular question deals with is things like setback, parking and things like that, but RJ made a pretty good segue because if we're talking about waterfront that currently does allow for multiple uses and maybe more in the future this is a really good time to plan for that stuff and build it in to what we're doing here. Yes it's very much a working Harbor and I don't see that changing any time soon, but at the same time tourism is growing and I think we've all been to places where the waterfront is accessible and it's easy to walk around town and we've talked about how do we incorporate some of those pathway and walking routes along the waterfront into what we do in town. While I know this is very specific, I wanted to put in a plug for incorporating some more comprehensive waterfront development thinking into the process. I'd like to also advocate for low impact development, what can we do to manage storm water? Where are the appropriate spot in the landscape to do that? I do see people wanting more diversity on the South Fill and there's the area on the northwest side of the harbor, it would be great to allow for more pop up restaurants, more temporary stuff because summer time is when we need those kinds of things and how do we factor those things into the landscape. And if the Watershed Project can help with that or I can just keep coming to meeting making a plug. Thanks
Mary Anne Bishop ~ Good evening, my name is Mary Anne Bishop, I live at 900 Fourth Street and I am representing the Prince William Sounds Audubon Society, the local organization of which I am President. On behalf of the Audubon I am here tonight to urge Planning and Zoning to begin a public process that will lead to a Comprehensive Waterfront Plan. I have been reading the minutes from the past several meetings. I realize that you are looking at the code piece by piece, for example Waterfront Industrial; Historic Waterfront; Waterfront Commercial and tonight the Harbor. Prince William Sound Audubon Society's concern is the piece by piece approach. Audubon would like to see a waterfront plan where recreation, wildlife habitat, wildlife and fisheries values, viewsheds including the Harbor and other aesthetics values are taken into account. These are all community assets and for many people are the reason why they choose to live in Cordova. Waterfront planning has been advocated for several years by the Prince William Sound Audubon Society as well as the Copper River Watershed Project and the Prince William Sound Keeper. We previously requested that Council direct Planning and Zoning to hold a series of public workshops to discuss how Cordova should use its remaining waterfront lands. More than two years later, the workshops still have not happened. So I am here tonight to ask you to consider stepping back and planning for the waterfront before you start zoning or defining areas around the harbor. Thank you very much.
Bailer ~ So for the record you (Mary Anne Bishop) are against the formation of the Harbor Service District as it stands?
Mary Anne Bishop ~ As it stands at this point, yeah I think it's putting the cart before the horse. I think it's not the right time, no I think take a step back and look at the whole waterfront then start defining areas.
Bailer ~ Okay thank you.
Jeff Bailey ~ I just want to say thank you for your time I know you guys put a lot of time onto doing what you do and I really appreciate it. I did it once many years ago and I hope it's more than a thankless job that it sometimes may be, but I'd rather sit and listen to you guys work through stuff than Council any day I'll tell you that.
Bailer ~ Thank you

Bailer ~ Okay let's go around the table, Scott I'm going to throw this to you first. Do you want the Harbor District?
Pegau ~ You know I do think that we should be looking at the Harbor Service District and we'll need to go through the different aspects. I realize at this time that we're just defining the District and not the actual boundaries; I'm assuming that we'll talk about actual boundaries at a later date.
McGann ~ Yeah, in general I like the notion. But I would like to read the City Council's Resolution, I've never read it.

RJ Kopchak read City Council Resolution 2-95-13. A copy of that Resolution has been placed in the permanent file and can be made available upon request.

Bailer ~ The Special Economic Development Zone are you (RJ Kopchak) having heartache if this is changed from that to the Harbor Service District?
RJ Kopchak ~ The Special Economic Development Zone in my mind is an overlay zone that preserves that parcel for that purpose, any other zoning can happen but that parcel was designated specifically by a map and by resolution for that purpose.
LoForte ~ I have a question, being on the Harbor Commission we're going to throw out the question of filling in the other area which would be encompassed in the Harbor District in the way I read it I didn't see anything that would be derogatory to the Science Center if it moved to the new location of the fill in this district.

RJ Kopchak ~ I'm not here to represent any location for any facility.
LoForte ~ My understanding from what you're saying is this area that you're in right now is designated special ground from your resolution, so if you moved that changes everything.
RJ Kopchak ~ All of our development proposals that have been submitted over the past 15 years have been consistent with this proposal, all I can say is that that's the current status. We stand by willing to work on any comprehensive land use plan for that area.
Bailer ~ I guess what I'm saying is that the uses are not inconsistent with the new Harbor Service District.
RJ Kopchak ~ No, the uses are not inconsistent for what you're proposing. We just want to make sure that as you plan, you honor this resolution unless the resolution directs us differently. We want to work with you on a development plan that honors everybody's needs as much as possible. Thank you guys
McGann ~ Both Kristen and Mary Anne mentioned that they would like us to get public input on this and I think it's a good idea.
Bailer ~ I think that's the process that we're working right now. I think Sam wanted to know if we even wanted to proceed down this avenue because if we left it as it is then there is no reason to have public input. But if we're going to make this change and I think that's what we're deciding right now is the parameters of that change. And then we'll go out and get public input.

The Commission was in agreement that they want to move forward with the Harbor Service District.

The Commission has a lengthy discussion on the permitted principal uses and structures and agreed to remove 18.39.020(F) Fueling piers and place that item under Conditional Uses.

The Commission was in agreement that the permitted uses as amended are adequate for the Harbor Service District.

The Commission agreed to remove 18.39.030(B) and amend it to read "Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing." under Permitted accessory uses and structures and place that item under Conditional Uses.

The Commission agreed to amend the language under 18.39.040(B) to now read "Fish processing facility two thousand square feet of gross floor space of structure is used for processing."

- **Un-zoned areas and large parcels**
  Samantha Greenwood ~ Okay, I just threw this out there because we were talking about that whole hillside above Main Street, out Power Creek, the large lot above Louie Alber and we talked about how we would want to zone these. As I've been looking through Code I've seen a lot of places that do this they call it "Undeveloped Land Pending Future Classification District", kind of like how we talked about where we have this huge parcel and we don't want to confine it necessarily to High Density let's just say. We could just zone it this and if it's an available piece of property then somebody comes forward with a proposal.
  Bailer ~ And since the City owns it currently are we talking about all City property there?
  Samantha Greenwood~ Yeah
  LoForte ~ So you just want a designation for City owned property that is un-zoned right now?
  Samantha Greenwood ~ And I guess some of that would be State as well, but that would never come forward for us to purchase.
  LoForte ~ Okay, which one did you pick?
  Samantha Greenwood ~ Undeveloped Land Pending Future Classification District.

L. MISCELLANEOUS BUSINESS

1. Proposed Road Addressing, Naming and Signing Policy

M/Srb S/McGann

Samantha Greenwood ~ Did you guys read it?
Srb ~ Yes
McGann ~ How many duplications or unnamed roads do we have?
Faith Wheeler-Jeppson ~ There are a couple that are duplications there is Lake View Drive and Lakeview Drive, you have Orca Street, Orca Road and Orca Avenue. And there are a few more of them.
Bailer ~ This is one of those things that you get the big map out there and say these are the streets that are affected put it up at the Library or somewhere and let people bring their suggestions.
Srb ~ That was one of the interesting components of this, one of the avenues of approach was that the residents within that area if they can come into concurrence bring it forward.
Bailer ~ There may be someone who has done a lot for the community that we didn't know about and they want to name a street after them. I'm good with that let them do it, we shouldn't do it.

LoForte ~ The only question I had and maybe RJ or you guys can answer it, legally does this have any ramifications with the mortgage on the property or anything like that?
RJ Kopchak ~ No, you're by property description and lot numbers.
Faith Wheeler-Jeppson ~ Right, your documentation is done by your legal address not your physical address.
Bailer ~ Okay so we're good with that.
Samantha Greenwood ~ Okay so what's going to happen is we'll send it to Council and then it's going to start getting implemented.
Bailer ~ My suggestion is just map it and say these are the streets that we need to address then hang it up and let the people help, I'm sure once the word gets out.
Samantha Greenwood ~ Faith's phone is going to be ringing off the hook.

M. PENDING CALENDAR

Greenwood ~ What about a time change since summer is here, I'm thinking 6:30pm starting June and go through September.

N. AUDIENCE PARTICIPATION

RJ Kopchak ~ I have just one thing I request that you put on your Pending Agenda, we have got to get control of this communities right-of-ways. I have one neighbor who has a vehicle that hasn't moved in 7 months, the whole winter and whose firewood is stacked 5 feet in the right-of-way totally pinching my neighbor. Also making it impossible for your brilliant crews, because they did a great job all winter long, but they had to fight the fact that we don't control out right-of-ways. I listened to the radio every morning all winter long when they say Valdez says if your car is on the City street posted for parking, it will be towed, you better move it. Please, please, please get us there, we used to be there. 15 years ago I got tickets and towed in my neighborhood and I want to be ticketed and towed again. We would have had a better town this winter and it would have been easier if folks would have been towed or ticketed. Thank you all, I want to work with this group on any project. This is a really good and hardworking group; thanks for letting me join in.

O. COMMISSION COMMENTS

Srb ~ Excellent meeting
LoForte ~ Good meeting
McGann ~ (inaudible)
Greenwood ~ Nothing
Pegau ~ Thanks for the meeting
Bailer ~ None

P. ADJOURNMENT

M/Srb S/Greenwood
Motion to adjourn at 9:05 pm

_____
Thomas Bailer, Chairman Date

_____
Faith Wheeler-Jeppson, Assistant Planner Date

Planning Department

Planners Report

To: Planning Commission
From: Planning Department Staff
Date: φ/πχ/2012
Re: Recent Activities and updates

- Assistant Planner completed the minutes from the May 8, 2012 Regular Meeting.
- Assistant Planner forwarded the Proposed Addressing Policy to City Council for their May 16, 2012 meeting.
- Assistant Planner issued 7 Building Permits in the last month:
  1**. Chancy Harmon,** 1006 Whitshed Road #C2; for the construction of a Snow roof, a shed and covered stairs.
  2. **The Reluctant Fisherman**, 407 Railroad Avenue; for the replacement of a snow damaged storage shed and installation of siding.
  3. **Newell Andersen**, 706 Fourth Street; for the construction of a single directional snow roof.
  4. **Robert Rodrigues**, 509 Fifth Street; for the upgrade and repairs to the existing plumbing and electrical systems in a multi-unit apartment building.
  5. **Trident Seafoods,** 103 Haida Lane; for the replacement of a 20' x 76' section of building that failed during the winter.
  6. **Rod Jensen,** 140 Gandil Drive; for the construction of a Single Family Residence.
  7. **Benjamin Simpler,** 101 West Davis Avenue; for the construction of a 10' X 7.6'arctic entry.
- Assistant Planner logged the contents of 6 boxes of old files (circa 1994-2004) for record retention by the Deputy Clerk.
- Assistant Planner has been working with the City Manager to come to a satisfactory resolution to the FAA RCO Unit 'lease' on Tripod Hill.
- Assistant Planner has been continuing to do electronic file maintenance.
- Working on editing Chapter 14 public services with Public Works (water lines)
- Working on creating lease templates for ground lease, city land and buildings and city land private buildings
- Mark St.Denny Surveying is working on a preliminary plat for the Samson land trade, hoping to have a drawing in a couple of weeks.
- Shoreside is reviewing the final plats, lease and sales contracts are final,plats will have to be recorded prior to the sale vbeing recorded, preparing ordinance and documents for city council
- Snowload ordinance will be on June 20th City council meeting, effective date will 9/1 this will allow a month of public education about the code change.
- Met with State Fire Marshal and Paul Trumblee to talk about building heights, ladders and the state fire marshal program.

Memorandum

To: City of Cordova Planning Commission

From: Assistant Planner

Date: 6/7/2012

Re: Disposal of City property

PART I. GENERAL INFORMATION:

File No.:	02-473-140
Requested Action:	Recommendation to City Council
Address & Survey:	127 Harbor Loop Road, South Fill Development Park, Lot 6, Block 2
Zoning:	Waterfront Commercial Park

PART II. BACKGROUND:

In accordance with Section 5.22.060 of the Cordova Municipal Code (CMC) this property was advertised for a period of 30 days. The method of disposal in this case was to receive sealed proposals. There was one proposal received from Becky Chapek.

In accordance with the CMC Section 5.22.040D, "All proposals submitted in response to a request for proposals shall be reviewed by the Planning Commission, which shall recommend a proposal to the City Council for award."

The proposal is attached.

PART III. REVIEW OF APPLICABLE CRITERIA:

Planning Department Staff had previously consulted with Public Works Supervisor and it was determined that the parcel is not being used for snow storage. This parcel is on the Land Disposal map updated by the Planning and Zoning Commission in 2011 as available for disposal. The Land Disposal Evaluation Criteria developed by the Planning Commission to rate proposals is attached for your use.

Criteria	Multiplier	Proposal A Rank 1-10	Proposal B Rank 1-10	Proposal C Rank 1-10	Subtotal For Proposal A	Subtotal For Proposal B	Subtotal For Proposal C
Value of improvements	1.75						
Number of Employees*	1						
Sales Tax Revenue*	1						
Importance to Community	1.75						
5yr Business Plan/Time line	0.75						
Enhanced Architectural Design	1.25						
Proposal Price	1						
Consistency with Comprehensive Plan	1.5						
Total	**10**						

- Residential Properties will not be evaluated with these criteria

PART IV. SUGGESTED MOTION:

"I move that the Planning Commission recommend to City Council that the proposal from Becky Chapek be accepted and that she be granted the award to negotiate with the City to purchase Lot 6, Block 2, South Fill Development Park and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of the Cordova Municipal Code."

TO: City of Cordova – P & Z

FROM: Becky Chapek

DATE: May 6, 2012

RE: Lot 6, Block 2, South Fill

This lot would be purchased to facilitate the opening of a full service, family run, eating establishment. It will be open year round and will offer clients a pleasant dining option with regular operating hours.

The building is approximately 1800 square feet, but a covered exterior deck that will be approximately 700 square feet to accommodate diners during the summer will be added. The design of the structure is that of a railroad car and it has been a landmark at the airport since it was constructed. It is not only an interesting building, but it is also very well built.

As a result of opening this business, Cordovan's will enjoy having an affordable, healthy place to dine that has dependable hours on a year round basis. It will provide a stable job for the family who owns & operates it and for their employees. In time the café will become a tradition for locals and visitors to the community. Jobs & sales tax revenue will benefit the City.

At the time it was built, this was a fully compliant DEC certified restaurant. An Architect and Structural Engineer were employed to create this unique building. Replacement cost is over $540,000. The deck, move cost & site development places worth of the building at $650,000. As time progresses, there are plans to for an additional 30' X 50' building to be constructed in the open area behind the restaurant. This will serve as an "Event Room". It will be used for parties, weddings, receptions, proms, banquets, meetings & other public and private catered events. It is not shown on the map, but you can see there is room for this structure behind the restaurant.

Before bidding on the lot, a contractor was consulted who said there would be no problem moving the building, so site development could begin upon completion of the sale. After a foundation is poured the building will be moved and placed on site. The restaurant could be open by fall 2012.

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by May 7, 2012 @ 5p.m in a sealed envelope.

Property: Lot 6, Block 2, located in the South Fill Development Park. See attached map.

Name of Proposer Becky Chapek
Name of Business Moose Caboose

Address PO Box 1564
Cordova, Alaska 99574

Phone Number 424-5356

Note: All submitted proposals for this property will be reviewed by the Planning & Zoning Commission who will then recommend a proposal to City Council for final review and acceptance. The City Council reserves the right to reject any, part of any or all proposals, or to accept any proposal deemed most advantageous to the City of Cordova.

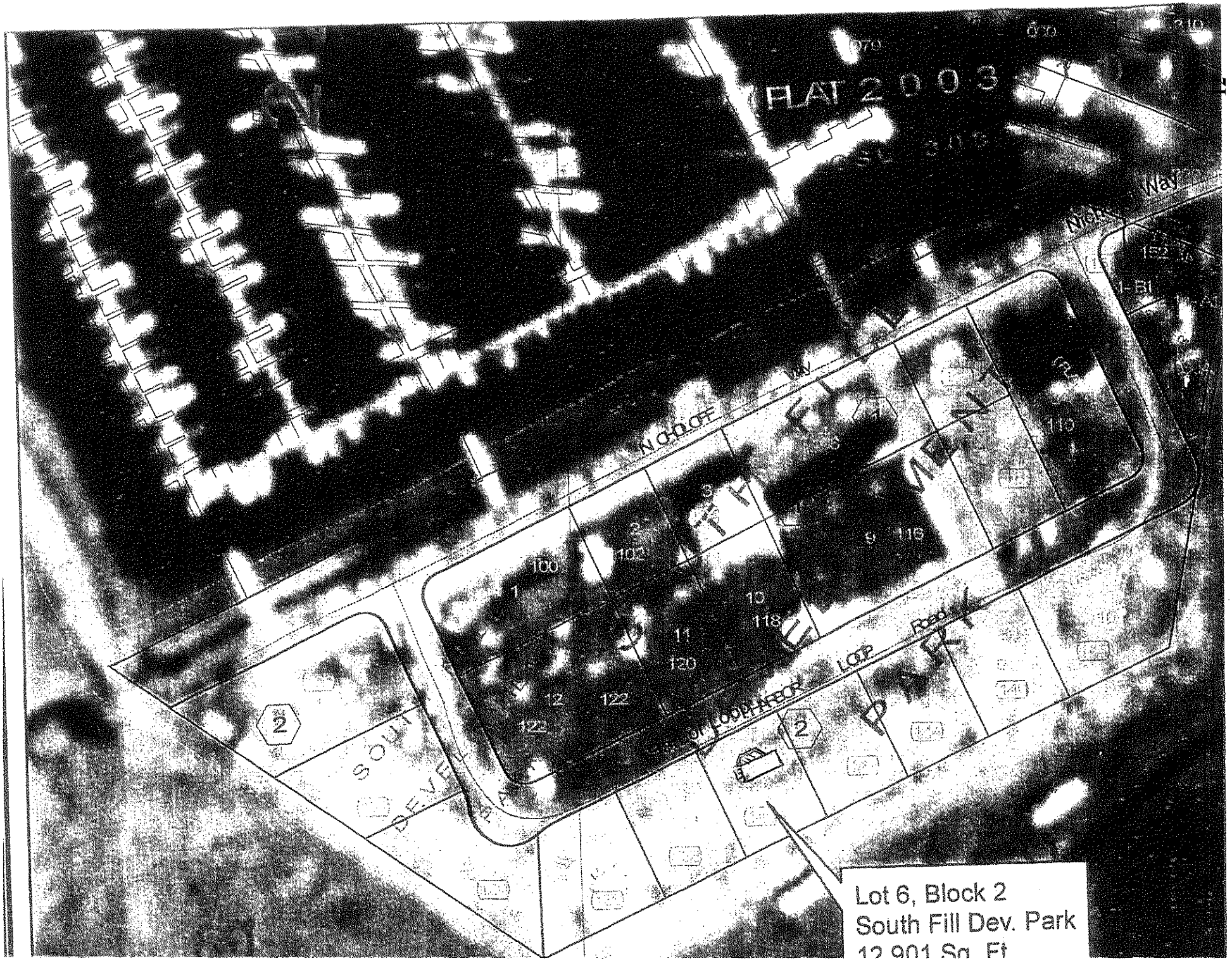
The chosen proposal will be required to provide a Site Plan and Architectural review per City of Cordova Municipal Code section 18.39.130 - Site Plan and Architectural review. This process shall be completed prior to a Building Permit being issued.

The minimum price that will be accepted for Lot 6, Block 2; South Fill Development Park is $73,500. This is the Fair Market Value determined by a qualified Appraiser licensed by the State of Alaska. If the successful proposal amount is greater than the appraised value then that shall be the amount paid for the property. In no event shall the winning proposal amount be less than Fair Market Value.

Proposed Price $73,500

The applicant shall be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the allowable uses within the Waterfront Commercial Park Zone District.


FLAT 2 0 0 3
N Cobb Dr
Loop
Road
Way
Lot 6, Block 2
South Fill Dev. Park
12,901 Sq. Ft

Memorandum

To: City of Cordova Planning Commission

From: Assistant Planner

Date: 6/7/2012

Re: Request for Exception to Land Use

PART I. GENERAL INFORMATION:

File No.:	02-083-800
Requested Action:	Recommendation to City Council
Address & Survey:	Portion of Tract C, USS 833
Zoning:	Parks and Open Spaces

PART II. BACKGROUND:

The portion of USS 833 that this Exception to the Land Use Regulation application is for is currently zoned as Parks and Open Space and is not able to be used for any purpose due to the extreme topography.

PART III. REVIEW OF APPLICABLE CRITERIA:

1. The Planning Commission shall administer this title and in so doing may grant Exceptions for additional uses in the various districts as specifically provided.

   The City of Cordova is asking for an Exception to the Land Use Regulations in a portion of a Parks and Open Space Zone District. The City is requesting that a portion of USS 833 equal to 1,769 sq feet for Space D-9 and 400 sq feet for Space D-8 be permitted to be used to bring two existing mobile homes into compliance by resolving a long term encroachment concern.

PART IV. STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve this application for an Exception to the Land Use Regulations for a portion of Tract C, USS 833.

PART V. SUGGESTED SPECIAL CONDITIONS:

1. The term of this permission will provide that it sunsets with respect to either mobile home when it is removed, destroyed or substantially damaged.

PART VI. SUGGESTED MOTION:

"I move to *APPROVE* the request by the City of Cordova for an Exception to the Land Use Regulations for a portion of Tract C, USS 833 based upon the findings in favor and subject to the special condition as contained in the staff report."

CITY OF CORDOVA

EXCEPTION APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department ***21 days prior to*** *the next Planning Commission meeting date.*

APPLICANT INFORMATION	
Name	City of Cordova
Address	602 Railroad Avenue
Telephone [Home]	907.424.6200
Business Name	City of Cordova
Business Address	P.O. Box 1210
Telephone [Business]	907.424.6200
Business FAX	907.424-6000
Project Architect/Engineer	N/A
Address of Architect/Engineer	N/A
Telephone of Architect/Engineer	N/A

PROPERTY/PROJECT INFORMATION	
Address of subject property	Portion of Tract C, USS 833
Parcel Identification Number	02.083.800
Property Owner [Name/Address]	City of Cordova
Current Zoning District	Parks and Open Spaces
Construction Start Date	N/A
Proposed Use	Please attach a narrative.

EXCEPTION APPLICATION - Page 2	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note***: *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	
City Business License Permit Number (if applicable)	

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: _____ (Signature) By: _____ (Signature)

Name: MARK LYNCH (Type/Print) Name: _____ (Type/Print)

Date: 6/1/12 Date: _____

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	**ACTION**
Date appliction received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

ZONING APPLICATION (VARIANCE) Page 3

Project/Request Description Page:

1 Please describe your request in complete detail. Feel free to additional pages and/or drawings, maps, photographs of the site, and other documentation that might be helpful to the Planning Commission as they make a decision on your request.

2 If you are requesting a dimensional variance, you must include a basic site plan drawing showing the location of your property lines, existing and proposed buildings, existing and proposed easements, building setbacks, and other items necessary to adequately and accurately show the nature of your request.

3 In order to receive a variance, you must meet the standards of Section 18.64.020. **PLEASE REFER TO PAGE 4 OF THIS APPLICATION FOR A COPY OF SECTION 18.64.020. YOUR WRITTEN RESPONSE SHOULD ADDRESS THESE STANDARDS.**

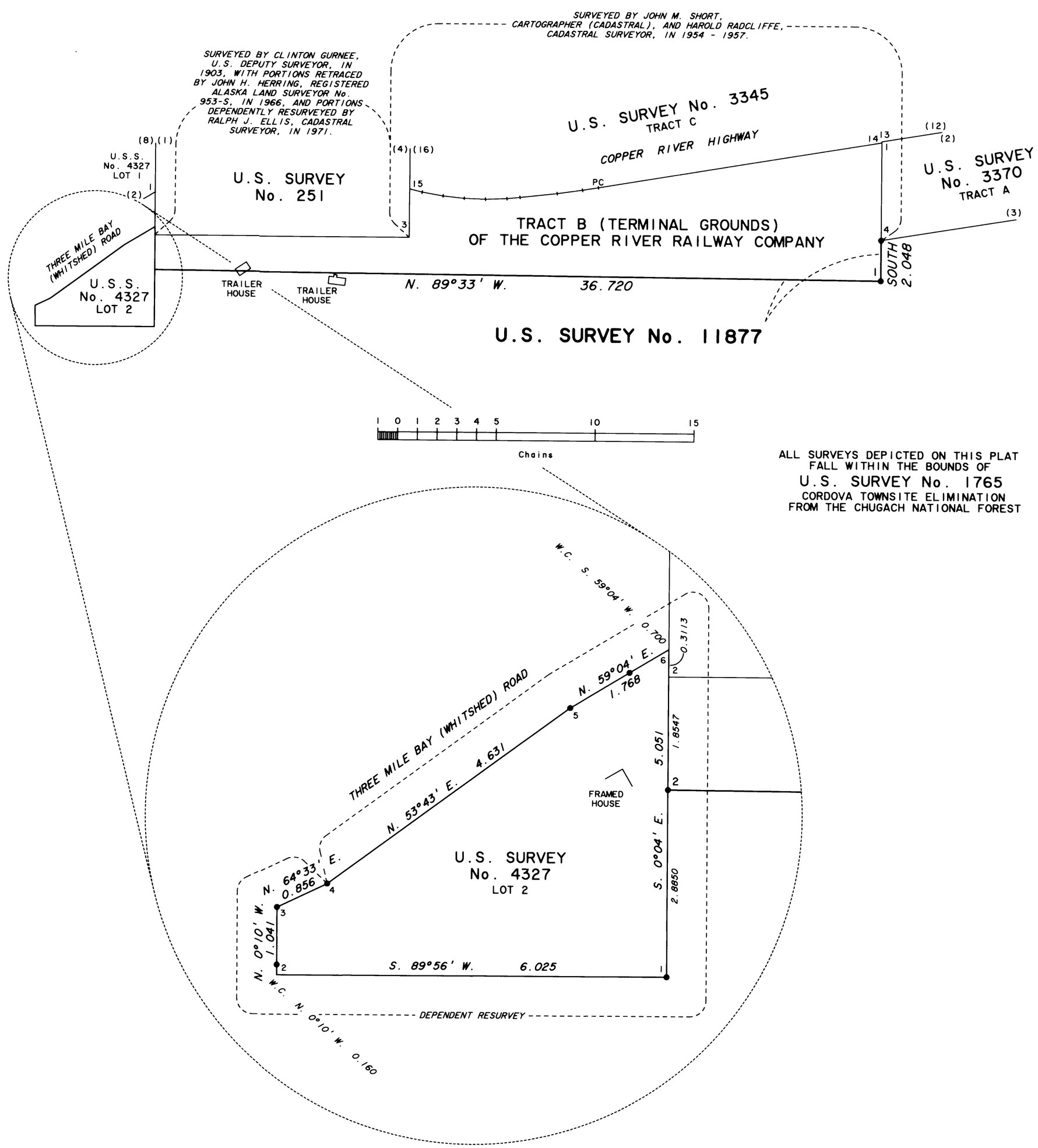
Please describe your request. Add additional pages, drawings and required information.

Please see the attached Memo

Officially Filed

DATE JULY 1, 1999

ORIGINAL



U.S. SURVEY No. 11877, ALASKA

(A PORTION OF THE BOUNDARY OF TRACT B (TERMINAL GROUNDS) OF THE COPPER RIVER RAILWAY COMPANY)

AND

THE DEPENDENT RESURVEY OF LOT 2, U.S. SURVEY No. 4327

SITUATED

NEAR THE INTERSECTION OF

THREE MILE BAY (WHITSHED) ROAD

AND THE COPPER RIVER HIGHWAY,

IN THE CITY OF CORDOVA,

ALASKA

THE

APPROXIMATE

GEOGRAPHIC POSITION

OF

CORNER No. 2,

ON LINE 1-6, LOT 2,

U.S. SURVEY No. 4327,

IS:

LATITUDE: 60° 32' 18" NORTH

LONGITUDE: 145° 45' 13" WEST

NAD 27

SURVEYED BY

CHRISTOPHER D. WIITA, CADASTRAL SURVEYOR

APRIL 6 THROUGH APRIL 8, 1998

UNDER SPECIAL INSTRUCTIONS

DATED OCTOBER 21, 1996

APPROVED OCTOBER 29, 1996

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

George P. Orlady — 1 JUNE 1999 Date

Deputy State Director for Cadastral Survey, Alaska

WMO

ClibPDF - www.fastio.com

Memorandum

To: Planning and Zoning
From: Samantha Greenwood, City Planner
Date: 6/6/2012
Re: Land disposal- Lot 2 Block 3 Cordova Industrial Park

PART I. GENERAL INFORMATION:

Requested Action: Recommendation to City Council
Address & Survey: Lot 2 Block 3 Cordova Industrial Park,
Zoning: Waterfront Industrial Zone District

PART II BACKGROUND:

In April 2010 the City of Cordova and the Cordova Kitchen Project a non-profit organization entered into a lease to purchase contract. This contract was a 5 year contract with a lease rate of 10.00 a year.

Due to circumstances out of their control Cordova Kitchen has determined that they cannot meet the requirements of the lease nor have the ability to purchase the lot. In fairness to the city they feel that terminating the lease with option to purchase is the appropriate action at this time.

PART III. REVIEW OF APPLICABLE CRITERIA:

At this meeting the commission needs to determine the land disposal type to use to categorize this lot.

Public Works believes that this lot should be kept as a snow dump. I also talked with Parks and Recreation who did not have an immediate use for the lot but thought storage and seasonal picnic/gathering area for businesses in the area might be a possibility in the future.

The current types of land disposals are:

1. **Available**- means available to purchase, lease, or lease with an option to purchase.

2. **Not available**- once the maps are approved by planning and zoning and city council the identified property is NOT available for sale. A response will be sent to the interested party that this parcel is not available for purchase. These parcels included protected watersheds, substandard lots, snow dumps and other lots used by the city.

3. **Leased -**These lots are currently leased to a business or government entity by the city and are not currently available. We have leases that are short term renewing every two years and others are long term leases with substantial improvements on the property.

4. **Tidelands –** All requests to purchase tideland will be reviewed by Planning and Zoning commission as they are received. Planning and Zoning will make a recommendation on disposing of the tidelands to city council

The commission may want to consider adding another type of land disposal to cover seasonal use to it clearly define the lots availability.

Snow dump/ Seasonal Use—these types of lots will be used for snow dumps from 10/1-5/1. Other uses will be considered during 5/2-9/30. Use must be discontinued on or before by 9/30. Storage of equipment for longterm use maybe negotiated.

PART IV. STAFF RECOMMENDATION:

Staff proposes that an additional land disposal type be recommended to city council and that Lot2 Block 3, Cordova Industrial Park be categorized as a snow dump/seasonal use lot.

PART V. SUGGESTED MOTION:

"I move to approve resolution 12-04 a resolution of the Planning and Zoning Commission of the city of Cordova, Alaska recommending an additional land use type for use in land disposal maps to the City of Cordova's City Council"

"I move to approve resolution 12-05 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska, recommending that Lot 2 Block 3 of the Cordova Industrial Park be updated to XXXXX and added to the 2012 Land Disposal Maps

CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 12-04

A RESOLUTION OF THE PLANNING AND ZONING COMMSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING AN ADDITIONAL LAND USE TYPE FOR USE IN LAND DISPOSAL MAPS THE CITY OF CORDOV'S CITY COUNCIL.

WHEREAS, the City of Cordova's city manager and city planner are directed by the Cordova Municipal Code Section 5.22.040(C) – Application to lease or purchase the city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning and Zoning Commission directed by the Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

WHEREAS, the City of Cordova's Planning and Zoning Commission has discussed and decided that an additional land disposal type is needed to provide clear and accurate descriptions of city land for disposal.

WHEREAS, the City of Cordova's Planning and Zoning Commission has identified an additional land disposal type as:

> **Snow dump/ Seasonal Use**—these types of lots will be used for snow dumps from 10/1-5/1. Other uses will be considered during 5/2-9/30. Use must be discontinued on or before by 9/30. Storage of equipment for long term use maybe negotiated

WHEREAS, having clearly defined disposal types and providing possible seasonal use for city property while providing snow storage in the winter is beneficial to the City of Cordova ; and

NOW, THEREFORE, BE IT RESOLVED THAT the City of Cordova's Planning and Zoning Commission hereby recommends an additional land use type for use in land disposal maps to the City of Cordova's City Council

PASSED AND APPROVED THIS 12th DAY OF JUNE, 2012

_____
Tom Bailer, Chairman

ATTEST:

_____
Samantha Greenwood, City Planner

CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 12-05

A RESOLUTION OF THE PLANNING AND ZONING COMMSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING THAT LOT 2 BLOCK 3 OF THE CORDOVA INDUSTRIAL PARK BE UPDATED TO XXXXX AND ADDED TO THE 2012 LAND DISPOSAL MAPS TO THE CITY OF CORDOVA'S CITY COUNCIL.

.

WHEREAS, the City of Cordova's city manager and city planner are directed by the Cordova Municipal Code Section 5.22.040(C) – Application to lease or purchase the city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning and Zoning Commission directed by the Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

WHEREAS, the City of Cordova's Planning and Zoning Commission has determined that updating the 2012 land disposal maps at this time with Lot 2 Block3 of the Cordova Industrial Park is important to maintain consistency and provide current status to the public and the Council

WHEREAS, the City of Cordova's Planning and Zoning Commission has determined that Lot 3 Block 2 of the Cordova Industrial Park should be designated as XXXXXXX

WHEREAS, having updated maps will benefit the citizens of Cordova by providing maps for public review; and

NOW, THEREFORE, BE IT RESOLVED THAT the City of Cordova's Planning and Zoning Commission recommends that Lot 2 Block 3 of the Cordova Industrial Park be updated to XXXXX and added to the 2012 Land Disposal Maps to the City of Cordova's City Council.

PASSED AND APPROVED THIS 12th DAY OF JUNE, 2012

_____
Tom Bailer, Chairman

ATTEST:

_____
Samantha Greenwood, City Planner

Memorandum

To: Planning and Zoning
From: Samantha Greenwood, City Planner
Date: 6/6/2012
Re: Letters of Interest - Lot 2, Block 3 Cordova Industrial Park

PART I. GENERAL INFORMATION:

Requested Action:	Recommendation to City Council
Address & Survey:	Lot 2 Block 3 Cordova Industrial Park
Lot Size:	17,501 square feet
Zoning:	Waterfront Industrial Zone District

PART II BACKGROUND:

I have attached two letters of interest on Lot 2 Block 3 Cordova Industrial Park. In accordance with 5.22.040 (D) the planning commission shall review the application or letter of interest. I feel some background information is required in order for the commission to consider the applications completely.

PART III. REVIEW OF APPLICABLE CRITERIA:

In section Waterfront Industrial zoning district the following lot size exists.

18.33.100 - Minimum lot requirements.

A. Minimum Lot Requirements.
1. Lot width: 100 feet;
2. Lot size: 10,000 feet.

Currently the lot that Mr. Carpenter owns has a width of 73.28 on the Industry Road side and the 71.14 on the seafood lane side. There are various things to consider in this application. Accommodating Mr. Carpenter's request would allow him to expand and would make his lot conforming, but would also

create a nonconforming lot out of Lot 2 Block 3. This nonconforming lot would be owned by the city and could not be sold unless the lot requirements were changed in this zoning district. Public works felt that the loss of 4500 Square feet would not be a large impact snow storage. While a nonconforming lot would be created, the partial sale of Lot 2 Block 3 would provide an opportunity for an established business to expand and have a conforming lot this would provide benefits to the city with sales tax and property tax payments while still providing snow storage.

Copper River Watershed proposal is a seasonal use but would leave equipment on the lot in the winter. The equipment would take up approximately 328 square feet of the lot through the winter leaving approximately 13, 277 square feet for snow storage if there a portion of land is sold to Mr. Carpenter. If a portion of the lot is not sold then there will approximately 17, 500 square feet of land available for snow storage.

At this meeting the meeting the Planning and Zoning Commision needs to make a recommendation to City Council according to 5.22.040 (D) offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest. Section 5.22.060 offers these procedures

1. Negotiate an agreement with the person who applied to lease or purchase the property;

2. Invite sealed bids to lease or purchase the property;

3. Offer the property for lease or purchase at public auction;

4. Request sealed proposals to lease or purchase the property.

PART V. SUGGESTED MOTION:

"I move to recommend to City Council to dispose Lot 2 Block 3 Cordova Industrial Park by procedure XXXXX"

"I move to recommend to City Council to decline to dispose of Lot 2 Block 3, Cordova Industrial Park. "

RECEIVED
MAY 15 2012
City of Cordova

RECEIVED
MAY 16 2012
City of Cordova

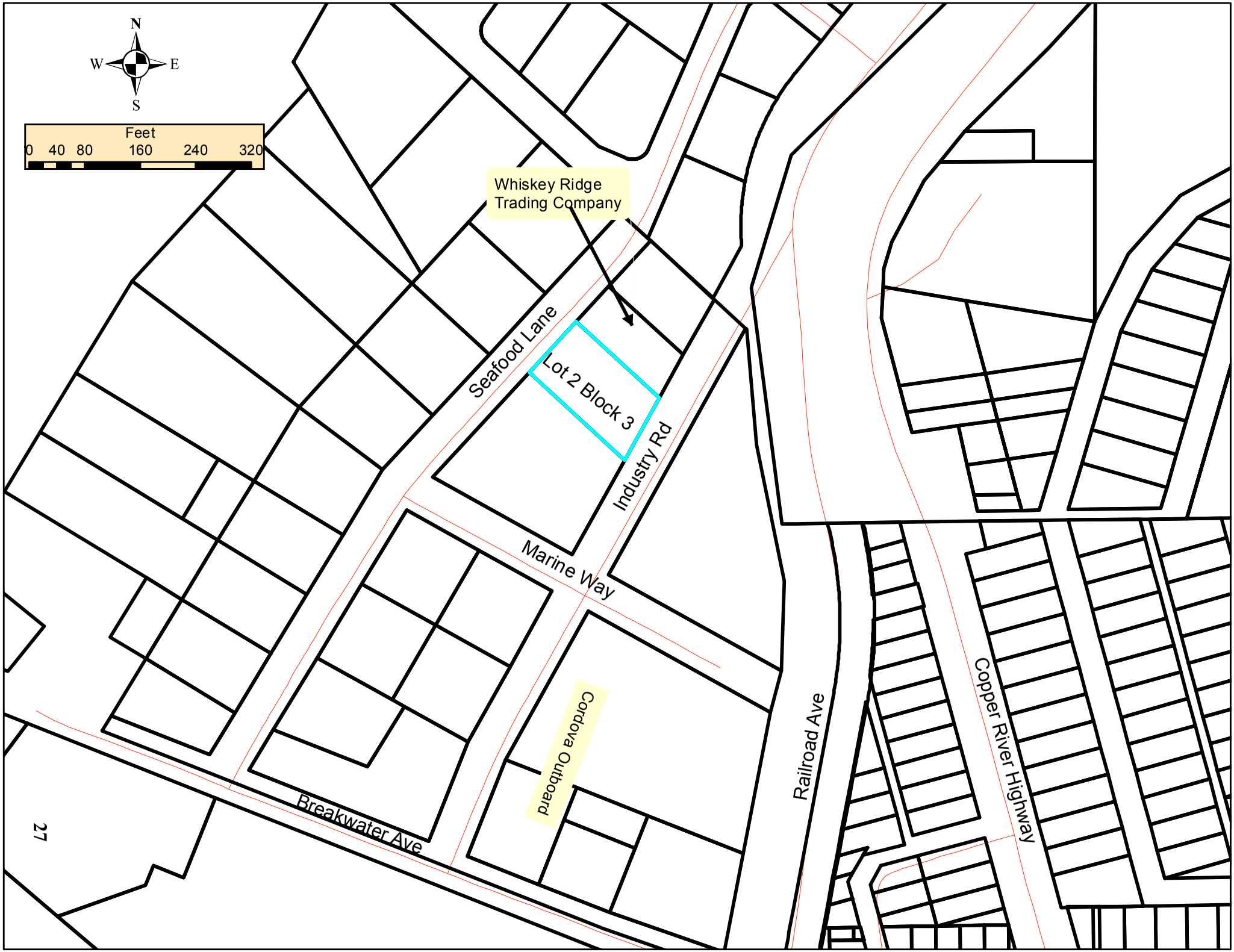
City of Cordova
Po Box 1210
Cordova, Alaska
99574

To: City Manger

I am submitting a request that the City of Cordova sell a portion of LOT 2 Block 3 of the Cordova industrial park to Thomas M. Carpenter for the purpose of expanding my current property line. The request is for 25-30 feet by approximately 175 feet on the southern property line. The current building I own is an old Quonset hut and has been nearly impossible to find metal to replace the existing. The proposal would allow me to add to the current building dimension with more standard building materials, thus enhancing my retail platform which would both increase sales tax revenue and property tax revenue for the City, while leaving the existing property for snow removal. Thank you for your consideration regarding this issue.

Sincerely,

Thomas M. Carpenter


N
W
E
S
Feet
0 40 80 160 240 320
Whiskey Ridge
Trading Company
Seafood Lane
Lot 2 Block 3
Industry Rd
Marine Way
Cordova Outboard
Railroad Ave
Copper River Highway
Breakwater Ave

COPPER RIVER WATERSHED PROJECT
Voices for a wild salmon economy

May 22, 2012

Sam Greenwood
City Planner
City of Cordova
P.O. Box 1210
Cordova, AK 99574

Dear Ms. Greenwood,

I am writing to inquire about seasonal use of City of Cordova lot 2, block 3 in the Cordova Industrial Park. The Copper River Watershed Project would like to use the lot for seasonal operation of its compost business. I would like to pay some monthly amount as rent for use of the lot.

Our equipment consists of a 20' container, a towable drum that is 21' long, and a covered structure that we would set up and take down each season. All of this equipment is portable, and can be arranged on the lot to maximize winter use for snow storage. The composting action takes place inside the rotating drum, and we have never had a problem with attracting wildlife or dogs to the material.

Our goal is to improve further the process of producing a quality garden product and, within a season or two, sell the equipment as a business package. Without land on which to operate, though, we're not able to do that.

We hope this is a near-term solution that would benefit both our effort to develop a small business and the City's need for winter snow storage. I hope we have an opportunity to discuss this with you and the Planning & Zoning Commission at your next regular meeting.

Sincerely,

Kristin Carpenter

Kristin Carpenter
Executive Director

P.O. Box 1560, Cordova, AK 99574 tel 907.424.3334 web www.copperriver.org

Board of Directors

Molly Mulvaney, President, Cordova
Gloria Stickwan, Vice Pres., Tazlina
Tamara Hamby, Treasurer, Glennallen
Brad Reynolds, Secretary, Cordova
Pamela Moe, Cordova
Denny Patnode, Gakona
Beth Poole, Cordova

TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH December 31, 2002.

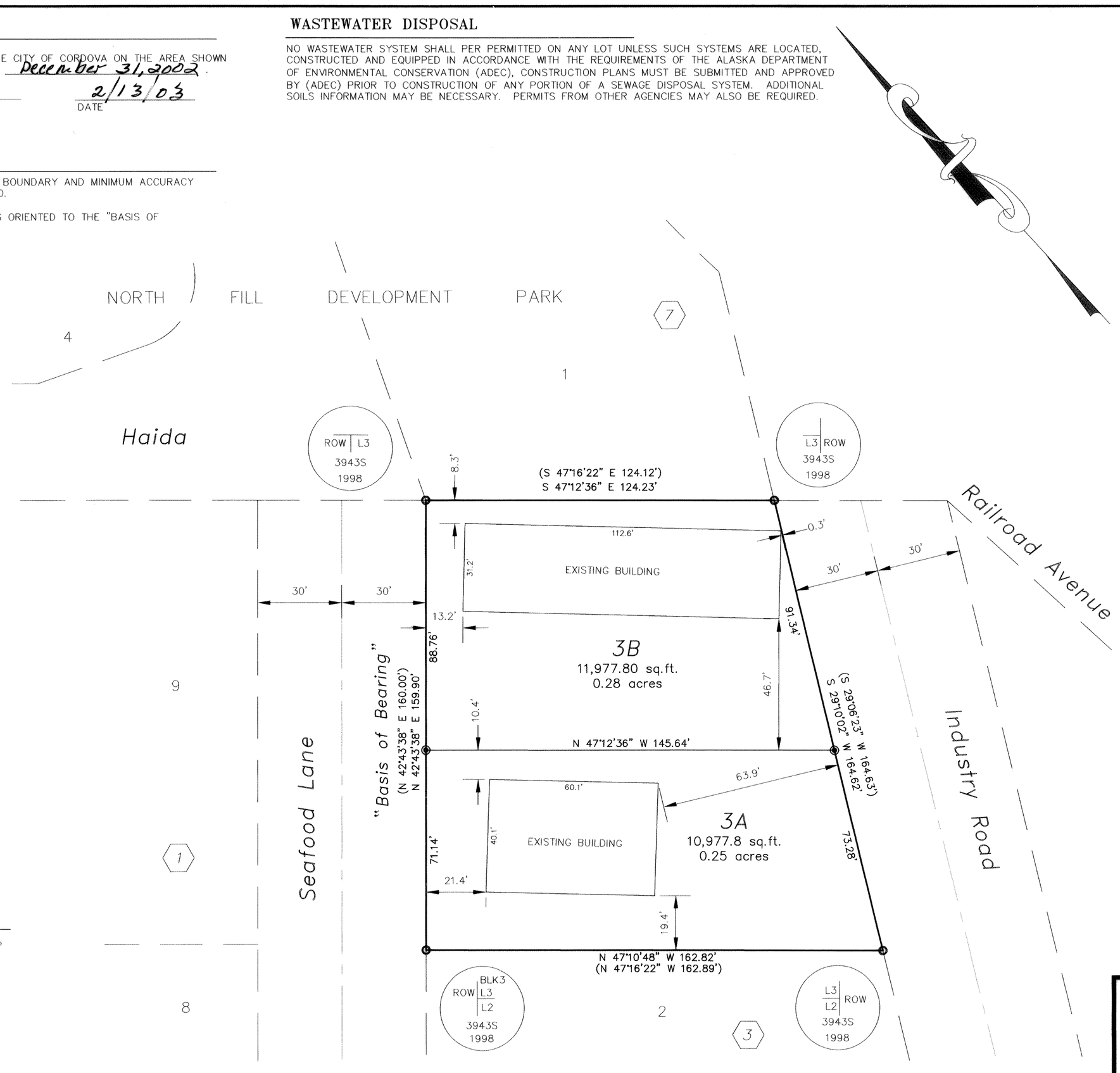
ATTEST: CITY CLERK — DATE 2/13/03

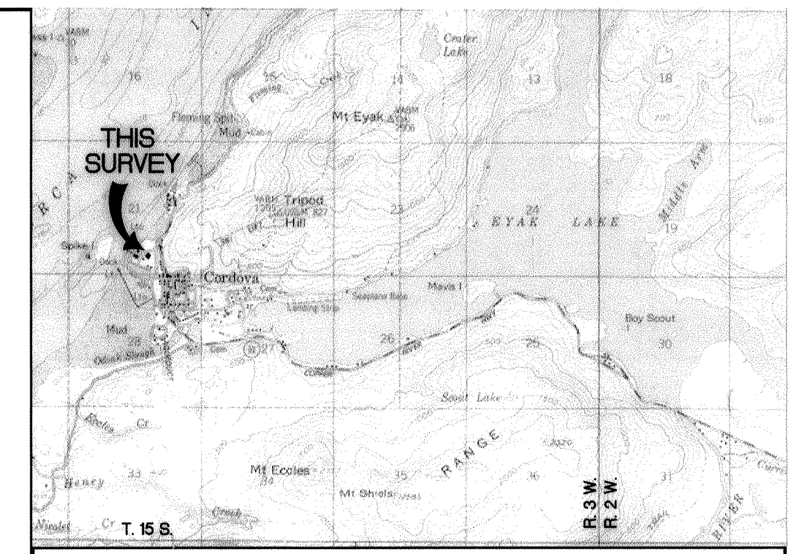
NOTES

1. THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND MINIMUM ACCURACY OF THE FIELD SURVEY EXCEEDS 1:5000.
2. ALL BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE "BASIS OF BEARING."

WASTEWATER DISPOSAL

NO WASTEWATER SYSTEM SHALL PER PERMITTED ON ANY LOT UNLESS SUCH SYSTEMS ARE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC), CONSTRUCTION PLANS MUST BE SUBMITTED AND APPROVED BY (ADEC) PRIOR TO CONSTRUCTION OF ANY PORTION OF A SEWAGE DISPOSAL SYSTEM. ADDITIONAL SOILS INFORMATION MAY BE NECESSARY. PERMITS FROM OTHER AGENCIES MAY ALSO BE REQUIRED.





USGS Quad. Cordova C-5 — Vicinity Map — Scale: 1"=1 mile

LEGEND

- ○ FND. REBAR WITH ALUMINUM CAP
- ◉ SET 5/8" x 30" REBAR (SEE TYP. DETAIL)
- ( ) RECORD PER PLAT (98-10)

STATE OF ALASKA 49TH — MICHAEL J. HORNE — NO. LS-5318 — REGISTERED PROFESSIONAL LAND SURVEYOR — 2/10/03

Date 2/10/03

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

PLAT APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCE AND LAW PERTAINING THERETO.

Acr. CITY MANAGER — DATE 2-14-03

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE 2/14-03

PLATTING OFFICIAL — DATE 2-13-03

2003-2
CORDOVA REC DIST 20
Date 2-21 2003 CC
Time 08:22 AM X2
Requested By CITY OF
Address CORDOVA

OWNERSHIP DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND ALLEYS DEDICATED FOR PUBLIC USE.

DELBERT RAWLINS — DATE 1/31/03
P.O. BOX 140001
ANCHORAGE, ALASKA 99514

THOMAS RAWLINS — DATE 2/7/03
206 SWARTMORE STREET
HAMPTON, VA 23666

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF January 2003, FOR Delbert Rawlins

NOTARY PUBLIC FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 1-24-2005

MICHAEL J. HORNE NOTARY PUBLIC State of Alaska

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF February 2003, FOR Thomas Rawlins

NOTARY PUBLIC FOR THE STATE OF ~~ALASKA~~ Virginia

MY COMMISSION EXPIRES February 29, 2004

CORDOVA RECORDING DISTRICT

A Plat of

Lot 3A and 3B, Block 3 Cordova Industrial Park

A Subdivision of

Lot 3, Block 3 Cordova Industrial Park (Plat 98-10)

Located Within

Sec. 21, T. 15 S., R. 3 W., Copper River Meridian, Alaska
Containing 2 Lots and ±0.53 Acres.

SENTEC, Inc.
Surveying • Mapping • Land Planning
2102 Cleveland Avenue Anchorage, Alaska 99517
Tele: (907) 243-9966 Fax: (907) 243-9967

Drawn: VTD	Scale: 1"= 30'	Date: 1/17/03	Sheet:
Checked: MJH	Dwg: 2-1337.dwg	W.O.#: 2-1337	1 of 1

Memorandum

To: Planning and Zoning
From: Samantha Greenwood, City Planner
Date: 6/6/2012
Re: Rock Quarry Plan for City Pit

PART I. GENERAL INFORMATION:

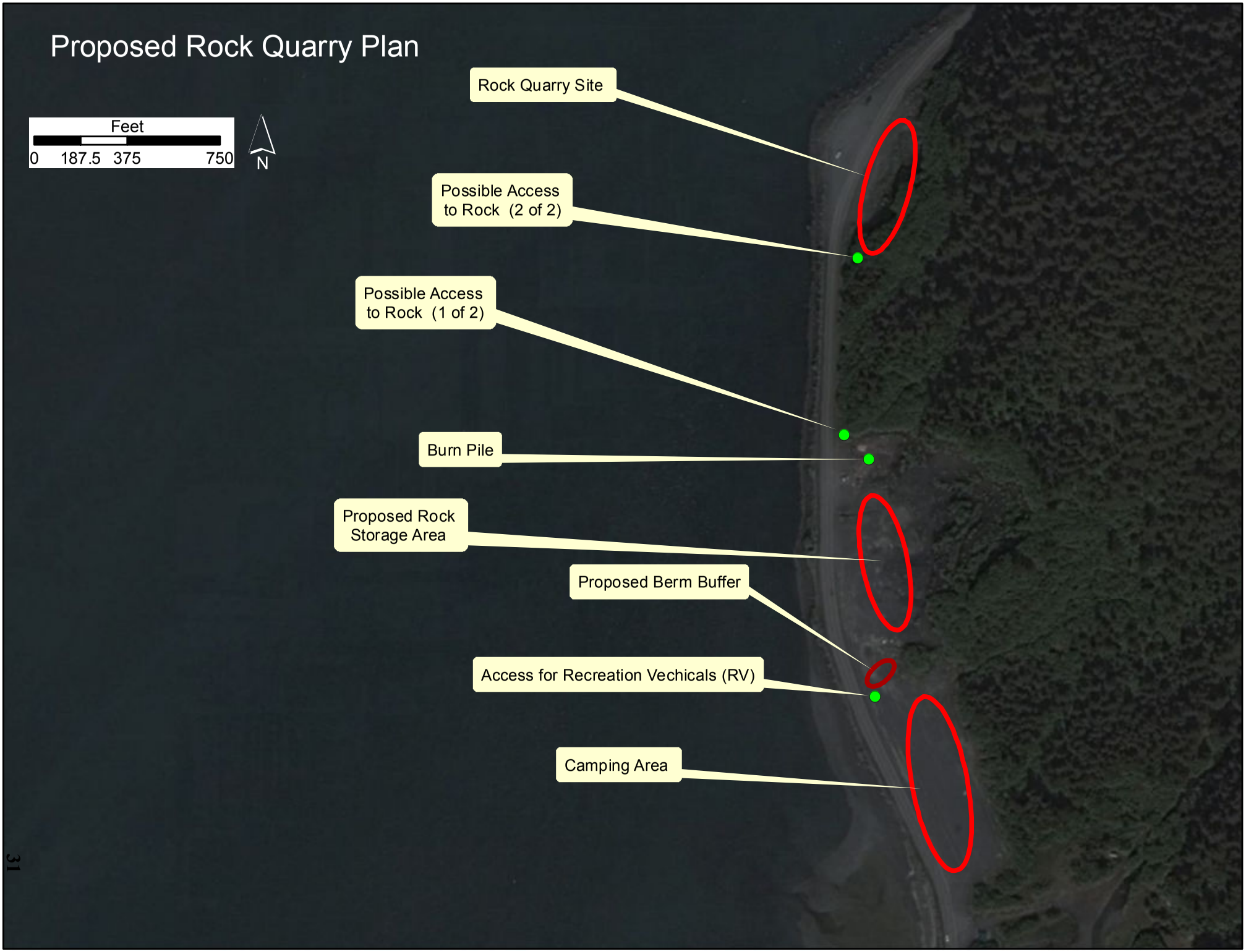
Address & Survey: ALSL 79-258,
Zoning: Waterfront Industrial Zone District

The rock quarry is located on ALSL 79-258 which is owned by the City of Cordova. For the Break Water extension and the fill behind the breakwater approximately 35,000 cubic yards of rock will be removed from ALSL 79-258. A map is attached that delineates the areas and the use of those areas.

General Plan Outline

The contractor will clean up the current gravel and debris that exits in the proposed rock storage area. This rock which is not suited for the project will be used to create a berm to mitigate noise and dust to the adjoining Shelter Cove Campground. The berm will 25'w X 12'h X 100'l and will be seeded by the contractor. The intention is to leave this berm as a permanent buffer between the two lots. Contractor will control dust with water misters if the dust becomes a problem. The actual mining will occur at rock quarry site north of the campground (see attached map).

Proposed Rock Quarry Plan



(c) 2010 Microsoft Corporation and its data suppliers
http://www.bing.com/maps

Burn Pile

The contractor has agreed that the burn pile can remain open during the mining, although it may need to be closed at times for blasting or other construction work.

Quarry Access

Access to the quarry site will be by either or both of the access points noted on the map. At this time the access point has not been chosen.

Staging Area

The Staging area of the Pit will be used for the screening plants to sort and size rock. Rock will also be stocked piled.

Working Hours

Screening plants will only be operated during normal working hours 7am-6pm Mon-Sat. Trucks and crews may be present at off hours when tides require it.

.

Memorandum

To: Planning Commission, Interested Parties

From: Assistant Planner

Date: 6/7/2012

Re: Pop-up Cafes

The example of 'pop-up cafes' on the waterfront that I was able to locate in Alaska is in Ketchikan. Below is a brief summary of the information provided by Ketchikan Building Official Charles Dearden.

- Mr. Dearden identified that in Ketchikan if the structure is less than 120 sq ft with no mechanical, plumbing or electrical they would issue a CUP.

  If the structure had electrical, plumbing or mechanical the individual would have to go through a full code review (Site Plan Review), he also stated that since Cordova falls within the Fire Marshall's jurisdiction that the business owner would also have to file for a Fire and Life Safety plan review through the State as well. Mr. Dearden said that Ketchikan is strict regarding if the structures were placed all in a row that Ketchikan requires a 10' separation between buildings.

- Seaside, Oregon
  I spoke with the Building Department and the response was that Seaside not allow pop up/small retail businesses in or over their Harbor area.

- Astoria, Oregon
  I spoke with City Planner Rosemary Johnson and she said that they do not allow pop up cafes. If the property is privately owned it would go through a full review process but it is not allowed on city owned property period.

- Port Townsend, Washington
  I spoke with Senior Planner John McDonagh and he said that Port Townsend does not allow pop-up cafes.

- Cannon Beach, Oregon
  I spoke with Planning Director Rainmar Bartl and Cannon Beach does not allow pop-up cafes, nor do they allow any sort of outdoor merchandizing (temporary vendors, concession stands, sidewalk sales etc.)

June 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12 PLANNING COMMISSION 6PM CITY HALL	13	14 Flag Day	15	16
17 Father's Day	18	19	20	21 Summer begins	22	23
24	25	26	27	28	29	30

July 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Canada Day	2	3	4 **CITY HALL CLOSED** Independence Day	5	6	7
8	9	10 **PLANNING COMMISSION 6PM CITY HALL**	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				