Planning Commission Agenda
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, OCTOBER 09, 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, October 9, 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 September 11, 2012 Public Hearing	**(Pages 1-3)**
Minutes from the September 11, 2012 Regular Meeting	**(Pages 4-13)**
Minutes from the September 17, 2012 Special Meeting	**(Pages 14-15)**

E. RECORD ABSENCES
Unexcused absence for John Greenwood for the September 11, 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 16)**

J. NEW BUSINESS

1.	**Review of proposals for Lot 6, Block 2, South Fill Development Park**	**(Pages 17-41)**
2.	**Review of proposals for Lot 2, Block 3, Cordova Industrial Park**	**(Pages 42-66)**
3.	**Review of Lot 3A, Block 8, North Fill Industrial Park**	**(Pages 67-68)**

K. OLD BUSINESS

1.	**Hazard Mitigation Plan**	**(Page 69)**

L. MISCELLANEOUS BUSINESS
None

M. PENDING CALENDAR

October 2012 Calendar	**(Page 70)**
November 2012 Calendar	**(Page 71)**

N. AUDIENCE PARTICIPATION

O. COMMISSION COMMENTS

P. ADJOURNMENT

Planning Commission
PUBLIC HEARING
CITY HALL CONFERENCE ROOM
TUESDAY, SEPTEMBER 11, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, September 11th, 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, David Reggiani, Greg LoForte, Roy Srb, Tom McGann and Scott Pegau.

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.

There were 9 people in the audience.

C. **Public Hearing:**

Tom Carpenter, 501 Lake View Drive ~ The reason that I came tonight is that I received a letter from the City in regards to the Variance request by Trident Seafoods. Looking through here they're going to build a bunkhouse which I really don't have a problem with it, I think it's great. The problem I have is that road in particular, especially last winter, I think that building that building that close to the road the way that the City has to go through there and the amount of snow storage that there is down there is going to become a problem. Just looking at the design of their building, it looks to me like the roof is going to shed the snow towards the City streets. I'm not sure what the regulations are in regard to that, but it seems to me that if they're given a variance to move their building closer to the road that that is just going to put even more snow in the City right-of-way. And I'm a little concerned that the traffic, that there is going to be a problem getting through there. I think it could become cumbersome for people who have businesses down there to come and go to their buildings when the City only has so much room to push the snow.

Bill Black, 309 Observation Avenue ~ The reason I'm here tonight is about the land right next to mine, immediately next to mine. I'm just looking at the packet here for the first time I do have some concerns and this packet is a new animal for me. I'd like you guys, if you would here is sort of my idea, if you look at page 50 it shows the outline of Miss Riedel's property here and somehow or another when you get up there on site I was really hoping that she would ask for a vacation from the City to put a big strong bulkhead a little further into the road I think it would help everybody. It would help Miss Riedel, it would help the City establish a better road bed and this kind of thing. But, what she's attempting to do here if you get up there is, it's pretty, so far I haven't really seen a plan that will work. Meanwhile, oh my god right next to my house, immediately, in fact on to my property there is fill that's been dumped and those gabions, look at them. I've put gabions, I've got a really big stout gabion bulkhead in front of my house, but I did it right and these gabions are not in there right. Those maccaferri gabions require that you fill them up a third and then you crosswire them and then you do another third and crosswire and then you do another third, put the lid down and wire it. These aren't cross wired at all and

even the wire that was used to put the tops down isn't even galvanized, it's half rusted away right now. She's got this parking area right above my old house and all of the gabions are bulging out, it's just this non-galvanized wire that's about to give way, it's pretty bad I'm worried about my house. There was no, there was this kind of rough draft for water drainage up there, but the way it is now is, it puts my house at risk. And I'm really uncomfortable with what's going on there; I haven't seen really any good work go on. I really wanted to see her put up something nice, but I just don't see it happening. Somehow I feel like the City let me down without a little more oversight happening. On a site like that you don't want to do anything until you get a good plan in place and know what you're going to do and then you go and proceed with breaking rock. Because a lot of that rock could have been used for good placement of concrete and steel and whatnot, now it's all gone so she's going to have a real bad situation. You go in there and look at her gabions that she put in there and then look at mine and mine are right, those aren't done right. I don't know what's going to happen down the line but, it's not like I didn't have really high hopes for how that property was going to get developed, but so far I'm not seeing it and it's really made me wonder about the whole permitting process here in Cordova. I'm not a great one for all of the regs and everything, I really believe in people setting out without a whole lot of encumbrances, but at the same time there's an obligation to do the work properly, to really conscientiously do it right. And also, as long as I think there was a little bit of . . . as long as I'm stirring up and playing the devil's advocate, I think it's appropriate in a case like this where Miss Riedel purchased that property from someone who works in the Planning Department here and that person works in the Planning Department here, it would have been more appropriate to step aside on that particular issue. I don't know if that entered into it, but it really bothers me and I'm left feeling very disheartened with the whole planning process here in Cordova. The reason I referred you to page 50 is that I was really hoping that my bulkhead has been there over 20 years, I did it all with City approval Mac McMaster was the guy who approved my plan.

Diana Riedel, 505 Chase Avenue ~ I figure I should address that really quickly. So since I consulted with an engineer Andy Adams out of Anchorage and he has come up to the lot and I've asked him to address four main things and the first one was the parking lot, the second was drainage, a retaining wall and the foundation for a house up there. The area that Bill is talking about is unfinished, the gabions that are up there are extras that were leftover and they are sitting on bedrock they are not even part of the structure to hold up the parking lot. What we're waiting on right now is to put in a twenty foot retaining wall at the back and then at the side and that's going to address the whole retainment of the parking lot and the drainage. The drainage is in between the parking area and the main house, so it goes away from Bill's house and away from VanDyck's house into an area right in between the proposed parking area and the house. I had Leo Americus go up there and draw up my lot lines and I don't have fill on Bill Black's property. And I also have better plans of doing a retainment system between his property and mine. Basically I just asked the engineer to come up and give me a good idea of what to do with that lot and he put together a really good package and that is what I presented to you guys and I'd be happy to answer any questions about it.

Gus Arvidson, Observation and Davis ~ Anyway, I'd let this girl do what she needs to do there, I'm okay with the variance and all of that. She's got a lot of concrete work already looked at and it's going to be quite extensive and it's going to be pretty expensive, something like $56,000 worth of concrete work. She's really trying to get everything going. I don't know why in a residential area they can't have a zero clearance to the property line.

R.J. Kopchak, 122 West Davis ~ I would love to speak to this development, I've been in that end of our community for 35 years now. We all know that that is a zero lot line community; virtually everything there sits right on the lot lines. I'd like to make sure that we do our best to facilitate new construction, the kind that mirrors the neighborhood because that's what there's room to do there. So, I think the real question is, is the new construction code compliant rather

than what's the setback, but that's my personal opinion. And the other part is, I am so pleased to see additional development in that neighborhood I think it's one of Cordova's real gems and as long as the project development for the foundation meets Life Safety concerns and drainage I think it should progress post haste. So I encourage you to approve the project as it evolves under the direction of a good engineer and make it happen for those folks. Thank you for letting me comment.

M/ Reggiani S/McGann move to recess @ 6:43pm

Chairman Bailer called the meeting back to order @ 6:53pm

Don Sjostedt, 180 Eyak Drive ~ I'm here to just give my opinion on a couple of your variances. The variance request by Diana Riedel for less than ten foot setback, I've looked at this lot with several different clients as far as development before and I think that she has met all of the requirements requested of her. She's hired an engineer to design a building that's going to work on that lot. I see no extra hardship caused to anybody else by going forward with this variance, so I'm in favor of the Planning Commission approving it. The other variance request by Trident Seafoods I see no hardship caused there, I think that Trident has been an asset to the City of Cordova and what they're asking for here is well within what can be approved for their needs. That's all I have to say. Thank you

D. ADJOURNMENT
M/Reggiani S/McGann
Motion to adjourn at 7:00 pm

_____
Thomas Bailer, Chairman Date

_____
Faith Wheeler-Jeppson, Assistant Planner Date

PLANNING COMMISSION
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, SEPTEMBER 11, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 7:00 p.m.; Tuesday, September 11, 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, David Reggiani, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 5 people in the audience.

C. Approval of Agenda

M/Reggiani S/Pegau
Upon voice vote, motion passed, 6-0

D. Approval of Consent Calendar
Minutes from the August 14, 2012 Regular Meeting

E. Record Absences
John Greenwood was unexcused from the September 11, 2012 Regular Planning Commission meeting.

F. Disclosure of Conflict of Interest
Tom Bailer discloses that he has a conflict of interest with item #1 under Old Business.
Bailer~ Since it was brought up in a Public Hearing would staff like to comment on the accusation that they had? Any kind of conflict of interest?
Samantha Greenwood ~ I don't agree with that, I've done all of the write-ups.
Bailer ~ Yeah, the Chair doesn't see any reason or how it could have been a conflict and there hasn't been any favoritism or anything, but, since it was brought up for the record.

G. Correspondence
None

H. Communication by and Petitions from Visitors
1. Guest Speakers
None

2. Audience comments regarding items in the agenda
None

3. Chairpersons and Representatives of Boards and Commissions
None

I. Planners Report
Samantha Greenwood ~ I just have a couple of additions, I just want to mention in the Vacation of right-of-way there was Barnacle Road instead of Barnacle Boulevard, I did change that in the Resolution. So the Resolution that gets signed will have the corrected Boulevard instead of Road. So it's Boat Dock Road and Barnacle Boulevard. I also wanted to mention, I put it in my Planners Report so I wouldn't forget that Holly (Wells) the City Attorney has mentioned that she is willing to come and do training for us. When we get to Pending Calendar I'd like to get a date so that we can get her booked. Also, the AML (Alaska Municipal League) Conference is November 11th-13th, if people are interested we could look at getting Commissioners up to that training in Anchorage at the Capt. Cook. Roy, yours and John's seats are up at the end of November so think about whether or not you want to commit to another term.

J. New Business
1. Vacation of right-of-way request by the City of Cordova.

M/Reggiani S/Srb "I move to approve Resolution 12-07 a Resolution of the Planning and Zoning Commission of the City of Cordova, Alaska, authorizing the vacation of Boat Dock Road and a portion of Barnacle Boulevard of the Ocean Dock Subdivision."

Yeas: Reggiani, LoForte, Srb, McGann, Pegau
Nay: None
Absent: Greenwood
Conflict of interest: Bailer

5-0 Motion Passed

2. Preliminary Plat approval request by The Tatitlek Corporation for Lots 1B & 3B, Original Townsite.

M/Reggiani S/Srb "I move to approve the Preliminary Plat of Lot 1A and 3A, Block 10, Original Townsite."

Yeas: Bailer, Reggiani, LoForte, Srb, McGann, Pegau
Nay: None
Absent: Greenwood
Conflict of interest: None

6-0 Motion Passed

3. Variance request by Samuel & Kathleen Zamudio from the corner lot side 10' setback requirement in Low Density Residential Zone to build a carport at a zero lot line at 600 Birch Street.

M/Pegau S/Srb "I move that the request by Samuel and Kathleen Zamudio from the corner lot setback requirements in the Low Density Residential Zone District (LDR) be approved and special conditions and findings 1-4 be adopted as contained in the staff report."

Pegau ~ Actually, this one I don't see meeting that requirement 1 meeting the circumstances required for the land use so I just don't see it meeting the criteria as outlined for the variance.
Kathleen Zamudio, 600 Birch Street ~ When we did this and we got the paperwork back we realized that we don't think that we properly answered the question. But for the record when we originally looked at the house to buy, the owner who sold us the house said "Yeah you can build a carport there but you can't build a garage because a carport is a nonpermanent structure" and so we thought okay. But we did buy the house and then the following summer we did come up here and talk to the City Planner at the time who was Ann Cervenka. We told her what we wanted to do and you know she pulled out maps and everything and she was like "oh yeah, that's fine you just can't really do anything in the backyard because there is a creek there." So we told her okay and we didn't think anything of it so we left. Meanwhile, if you'll fast forward to this past summer we finally had the time and the wherewithal about how we wanted to do this especially after this last snowfall. So we went ahead and built it and left for the summer and that's when we found the packet (1st Notification of unpermitted construction and a Building Permit application), we we're kind of stunned because we had had a few neighbors come around and say "Hey, it looks great what's the problem?" We thought it looked great too.
McGann ~ What size rafters are those?
Keith Zamudio ~ 2"x12"
McGann ~ The picture doesn't look like that, and that top ledger is what?
Keith Zamudio ~ Excuse me, the rafter is 2"x10" and the beam is 2"x12" and there are two of them together with 3/8", 5/8" plywood sandwiched in there.
McGann ~ On the upslope side attached to the house?
Keith Zamudio ~ That's also a 2x10" and it goes right into the structure of the house where the top of the walls meet the structure of the attic. So it's all the way into beams and foundation (**indistinct**) there are a lot of bolts up there.
McGann ~ It's bolted on there?
Keith Zamudio ~ Yes it is
Bailer ~ The request is for a zero lot line correct? So basically that roof will shed onto City property as it stands right now.
Kathleen Zamudio ~ It kind of either way the City snow is dumped on our property too and we just kinda deal with it.
Bailer ~ That's a very good point and that's why we have setbacks for buildings so when that happens they don't get destroyed. So you need that little bit of a buffer, if we could build right out to the edge of the City roads it would make it really tough for the City crews to plow snow and store snow. As far as what the Planner had said or what was presented, I know that in some of those legal briefs that we've had that, first of all a permit has to be applied for and this would have been picked up in the Building Permit process. There had been a lot of advertising on the radio that anything that you do that last couple of years will need a permit. So that kind of nullifies that issue. There have been court cases even where the Planning Department issued a permit, the neighbors have objected and they went to court and if they were wrong they have to take it out. I personally can't give a lot of weight to the hearsay of what the Planner may or may not have said, she may not have understood that this was going to be right on the property line. And to say that a carport is not a permanent structure is kind of a stretch too; I'm not sure why anyone would say that. So, I'm leaning towards not allowing this carport to a zero lot line and allowing the snow to shed onto City property I concur with the Planner's assessment of the issue.
Srb ~ I tend to concur, I think it creates a hardship for the neighborhood. I've watched the snow and what happened last winter and one of the comments in here was that the snow would shed onto City property and with there being no place to shed that snow, the neighboring properties park in that area and I think it creates a situation that puts the City in a position to be the snow plow agent for the individual. I think having the carport there is an asset, but I think in not

having gotten Building Permit and not having been caught ahead of time and I'm not an engineer but looking at the construction and the span and the fact that it's just posts sitting on cement blocks would concern me that when snow is plowed that it's going to kick those blocks out and that whole roof is subject to fall. I would not support the variance.
LoForte ~ Yeah, I have to ask, the dimensions of the carport is 13'2" and just looking at the drawing with the vehicle in it it looks considerably bigger than that.
Samantha Greenwood ~ That is not the carport, that is just showing what the distance is from the side of the house to the property line. That's the as-built prior to the carport being built.
LoForte ~ My concern would be the understanding that the party had with the prior Planner I guess and if that was documented that might affect my conclusion.
Kathleen Zamudio ~ We didn't think to get anything in writing.
LoForte ~ Okay so there was no permit, this lady just said you could go build a carport.
Keith Zamudio ~ Yes, I mean we came in asking questions and in all honesty I walked out of this office more confused (**indistinct**) but we were told as long as it's not a permanent structure.
LoForte ~ But something attached to your house, maybe I'm wrong but if it's glued to the house then it becomes a part of the house.
Keith Zamudio ~ I stand corrected, I understand.
LoForte ~ I would have to lean to not giving the variance.
Reggiani ~ These are awkward issues that the Planning and Zoning Commission has to deal with at times when something has been constructed with an assumption or with some information that might not have been accurate but atleast was acted on so I'm kind of breaking this down into two items. One is the Building Permit application wasn't put in place atleast to my understanding early enough to catch some of the building aspects and the structure aspects. And in that Building Permit application we would have been looking at trying to meet the codes as far as setbacks and stuff like that. So what's before us is the variance, going to a zero lot line and I think that Sam did a really good job looking at the applicable criteria, the four criteria before we review and grant a variance. So with that I agree with her assessment, I will be voting against the motion.
McGann ~ I think all of my comments have already been stated, it's definitely a bummer when false information is put out if that was indeed the case. If we don't give him a variance does that mean the building has to come down?
Bailer ~ Yes, it's noncompliant. I just want to address the possibility of false information; I think the Planner was right if she stated that you can put a temporary structure. I think I have often stated that even in utility corridors you can put up a shed there but if it has to be move you move it or they have the right to tear it apart. But an attached garage is not a temporary structure, so there may have been some confusion there.
McGann ~ I think Building Permits are pretty standard throughout the world.
Pegau ~ And so, on this because it is a corner lot there is a ten foot setback on the side versus a normal five foot.

Yeas: None
Nay: Bailer, Reggiani, LoForte, Srb, McGann, Pegau
Absent: Greenwood
Conflict of interest: None

0-6 Motion Fails

4. Variance request by Diana Riedel from the 10' front yard setback requirement in the Medium Density Residential Zone to build as single family home with a 3'-6' varying front setback at 305 Observation Avenue.

M/Reggiani S/Srb "I move to approve the variance request by Diana Riedel from the 10' front yard setback in the Medium Residential Density Zone to a 3' setback on the north corner of the

house and a 6' front setback on the south corner of the house based upon the findings and special conditions contained in the staff report."

Srb ~ It's a lengthy packet of information, I was glad to see all of the engineering that went into this, the fact that there is a strategy for tying that structure to the hillside. I don't know if I can speak to engineering but that portion of it looks confident. With regards to prior comments and testimony at the Public Hearing, I don't know if the structure is going to reside on any of those gabions or if they are there basically to just level things out. In the past when this was brought before us there were a lot of issues that were in place with regards to structural (indistinct) in my mind those issues have been answered with regards to the engineers work. With this plan I am leaning towards supporting the variance.
Reggiani ~ First I should note, Sam maybe you have noted it already that we have a substitute page to our packet on page 82. This one makes it very clear.
Samantha Greenwood ~ I think what we need to look at everybody is that 8' grassy salmonberry area is there and then the road.

The Commission had a lengthy discussion regarding the physical location of the travelled portion of Observation Avenue and the right-of-way in relation to the proposed construction.

Reggiani ~ I couldn't find real quickly the roofline, which end will the snow be shedding?
Diana Riedel ~ There's no shedding onto the road or anyone else's property.

McGann ~ That's interesting because if you read through the engineers reports the angle of the roof is 22.6, the difference between the ridge and the eave height is only 6 feet. I don't know how you're going to do that.
Riedel ~ I'm not sure, I talked to Appleton and had a 7/12.
McGann ~ 7/12 and you've got a span of 32'
Diana Riedel ~ Yeah
McGann ~ Okay; well that's not what you've got in here.
Bailer ~ We're going to have to go with what's in here (in the packet)
Diana Riedel ~ We asked him (engineer) to address the off-street parking, the drainage, the foundation, the safety of the house in the seismic zone and so there's not a cliff there anymore and when we get to the Building Permit I'll have more information from my builder. But no part of our house will be over our lot line.
McGann ~ At any rate, did you have Leo shoot the elevations right there at the pad?
Diana Riedel ~ I didn't, I had him come in before we did anything and he picked up all of the corners so that we didn't go over our line at all.
McGann ~ Well this foundation is designed for 20', I didn't bring a level up there but I did stick a tape down and where the old foundation is is about 13'. But if the footing and that foundation gets put in just eyeballing it you're going to be atleast 5 feet above the height of the road. So where are the stairs going to go to get in the first floor?
Diana Riedel ~ We have the entryway or over to the side of the house.
McGann ~ But it's going to be on the front so you're going to have stairs there as well.

The Commissioners had a lengthy discussion about the grade and position of the stairs to gain entry into to home from Observation Avenue.

McGann ~ I would like to see Elevation Drawings 18.64.020 (A) (1) (b). Don't take this as I am against the project I am very much for it, I think you've made a really good start I just don't think you're quite there yet.
Diana Riedel ~ Another option I could do with the way this is laid out is where our parking is do the entrance in between the parking and the house.
McGann ~ I'd like to see that.

McGann ~ Just so I can get Bill Black's comment out of my head, there is a Grading Permit right?
Samantha Greenwood ~ She has one.
McGann ~ One thing that I did noticed when I walked the lot is that Bill is right, those gabions need to be laced up, they are just loose. I don't think that it would take much to go back and do it, I strongly suggest you do it.
Bailer ~ What I circled was on page 83, "Gabions to be placed on compacted fill and shall have all rows and sections connected per manufacturer's specifications." That was one of my questions was, is the engineer going to check this site and inspect it to make sure that it was done correctly.
Diana Riedel ~ He was up there right before he did this packet and nothing has been done since he was up there.
McGann ~ You have the first eight feet and then you have some issues, sheet S 0.3, it's all doable I'm not saying it's not all doable, I'd just like to see more detail. But, you're off to a great start.
Reggiani ~ I support the project very much too, I think it's going to be a great addition to the neighborhood and well worth the effort and the expense. And I agree with Tom, I think we're looking at a variance but it is also very tied to the site plan and some elevations would go a long way to making me feel comfortable to go ahead with the variance. So, I'd like to see a little bit more information here as far as where the front doors are, what the roof is doing, where the stairs are and I think Tom has done a good job thinking about things like that.
McGann ~ You know, one thing you might want to do is just have Leo shoot the elevation and see if you do need to go down more.
Srb ~ These are really great questions, but I do concur.
Pegau ~ The first part was, does it meet the basic criteria and I think it does, I've looked at the back side of that lot and I'd be nervous about being that close to that huge hole that's in the middle of that gabion string. It drops straight down to the next road. So, there's no way that we're going to move that house another seven feet towards that cliff that I can see, so in that regard I think that the physical circumstance says that that house can't move further away from the road. I have to admit I'm sitting here a little confused about what we've been asking of Diana because it seems that she met what we asked for the last time she came before us.
Bailer ~ Personally I'm leaning towards referring this back to staff with definite criteria of what we want to see so she knows exactly what she needs to come back with. One of the things I'm hearing and I agree with is the simple things like the pitch of the roof. The engineer is saying it's going one way and your builder is saying it's going the other way, the stairs. I'm leaning towards granting this variance based on that this is all of the encumbrance that we see here. And the elevations as Tom spoke.
Diana Riedel ~ If you did refer it back to staff and I had to come back again, would that be a whole month from now?
Bailer ~ That would be up to you Commission if we could have a Special Meeting.
Reggiani ~ I would support a motion to refer it back to staff and I would be more than happy to come back in when you have the information available to us.
Bailer ~ Staff, what kind of time frame do you need in order for proper noticing to the public once you get the information from her?
Samantha Greenwood ~ We have to have atleast 24 hours.
LoForte ~ I agree with you, but before we go any further let's state what absolutely needs to be supplied.
McGann ~ Pitch in which direction, an elevation drawing as in 18.64.020 (A) (1) (b)

The Commission had a lengthy discussion defining what the Commission is looking for in an elevation drawing.

Chairman Bailer offered to bring in an example of elevation drawings.

M/Reggiani S/McGann Refer back to staff

Yeas: Bailer, Reggiani, LoForte, Srb, McGann,
Nay: Pegau
Absent: Greenwood
Conflict of interest: None

5-0 Motion Passed

5. Variance request by Trident Seafoods from the 20' front yard setback requirement in Waterfront Industrial Zone to build a three story bunkhouse at a 10' setback at 211 Jim Poor Avenue.
M/Reggiani S/Srb "I move that the Variance request by Trident Seafoods from the 20' front yard setback in the Waterfront Industrial District (WID) to a 10' front setback be approved and special conditions and findings 1-4 be adopted as contained in the staff report."

Reggiani ~ Well this one was a little easier for me to understand with the elevations, without having to kick a dead horse a couple more times. I am somewhat concerned about it, reducing the front setback from twenty to ten. I think we had good public comment that highlighted the snow, which again I wasn't thinking about that as much as I was thinking about the parking. And I understand the position of Trident and that there are not very many of the employees that have vehicles, but if we were strict on the code with one parking spot for every two employees we would need eighty parking spots and I think to reduce that would certainly eliminate some parking I guess I have that concern. Even if it were only ten percent that had cars we're still talking about a substantial amount of parking needed.
Leo Vargas, 1901 CRH ~ Most of the crew that we get in are flown in, they don't drive, that's about 90% of our crew. The bulk of the people that will occupy the bunkhouse don't have cars, we didn't feel that we needed any parking spots around that building.
Samantha Greenwood ~ I also talked with Kurt (Esveldt) about this today for a little bit and he is willing to look at providing parking up to ten to fifteen places. Although before he commits to this he really wants to speak to Paul (Trumblee) about fire access and making sure that it's clear. He named some potential places, the Screen House area which already exists and was mentioned in the write-up, one thing that we talked about was parking between the new bunkhouse and the fence but only in the summer because in the winter you would have the snow falling on the cars.
Leo Vargas ~ There will be no fence there anymore.
Samantha Greenwood ~ My understanding is that the fence line is the property line.
Leo Vargas ~ It's pretty close.
Srb ~ The question that I had in looking at it, just driving by and looking without a tape measure was that with those existing structure that you have there it looks like it's about ten feet off that fence. So this new building would be essentially replicating where those sit currently.
LoForte ~ I had a question on this one, I agree that there is congestion down on that street something fierce, there are trailer parked down there on the fence line , there are vehicles parked on the fence line on that side. So if you take the fence line out, you're going to have more parking for your people there. And I would assume the way that the street is it will be utilized. So my question was, how much room do you have on the west side could you squeeze the building on the west side and give us twenty feet on the front? It would be advantageous to you.
Leo Vargas ~ On the west side we're right up against the bank.
LoForte ~ How about squeezing them together?
Leo Vargas ~ We need fire access and snow removal.

LoForte ~ I think the twenty feet along that street is really important and the mere fact that you have temporary buildings down there that are only ten feet from the property line has been hard to deal, an existing actual structure down in the same environment.
Leo Vargas ~ If we have twenty feet we'll probably have to put up a fence on the property line which would be doing the same thing that we are now.
LoForte ~ I'm saying that down there with a temporary building I have no problems, because it is only a temporary building, but a permanent building I would really like to see the twenty foot. I think it would be advantageous for everyone, the users of Seafood Lane and also Trident.
McGann ~ What is the distance from your proposed second building to your property line?
Leo Vargas ~ Twenty six feet, but we also have the lot over there.
McGann ~ I concur with Greg that it would be advantageous to push that back as far to the west that you could.
Leo Vargas ~ We're already against the bank here, there is a bank it's a difference of about six to eight feet or so from one grade to the other.
McGann ~ Okay, I support you building this and I don't mind the variance, but I would not support the variance with this roof structure. The notion of pitching snow off of a hundred foot building with a 2/12 pitch roof with a two foot overhang, you're already eight feet from the property line three stories up is health and safety, it'll land right on the street. I mean if you want to pitch your roof to the west, I'm all for the variance.
Bailer ~ So to clarify then, (McGann) you are good with the ten foot variance as long as the roof is not pitched towards that.
Pegau ~ As drawn in the plans that we're provided to us. So it's the same thing as Diana's, kick it back because there's a difference between what you want and what's being presented.
LoForte ~ I think it should be twenty foot due to the congestion on the street.
Pegau ~ I really want to see them build these buildings, I think they are going to be important but when I'm seeing a hundred and one feet of building width and you can't lose ten. I don't buy that we've met that physical hardship; it's quite easy to lose ten feet out of a hundred and one in building width.
Srb ~ Well snow is my concern, looking at what the projection of that building would be against that only being a ten foot setback. In looking at the way the property is used across the street at the warehouse a lot of what could be parking is taken up by fish pumps and everything that's dropped of there by fishermen and whomever. I'm not comfortable with changing the easement; I would like them to take a second look at the building plan with regards to trying to fit within what the City Code is.
Reggiani ~ I don't support the variance going from twenty to ten, I think that it's important for both the parking and the snow issue that we've been talking about.
Bailer ~ I guess where I'm going is, is this another way to refer back to staff and let them (Trident) bring a new set of plans to help expedite this whole process to try to get started this fall, we certainly don't want to delay.
Reggiani ~ Right, everybody supports the project, I didn't hear anything in the comments.
Tom Carpenter ~ I think Dave basically stated what my concern was, my concern all along is not the project it's the snow in the road. I think it's been stated quite clearly that the twenty foot setback is the minimum that is necessary. Has there been any calculation of how far that snow even at a twenty foot setback is going to come into the right-of-way. I don't think that it's necessarily been answered in anything here that I can see. I think that becomes a concern number one for public safety and number two because that snow is all coming my way that's the way they plow the road.
Bailer ~ So I think that's been stated by Dave, that's something that we want to see when this comes back to us.

Yeas: None
Nay: Bailer, Reggiani, LoForte, Srb, McGann & Pegau
Absent: Greenwood
Conflict of interest: None

0-6 Motion Fails

6. Site Plan Review for Trident Seafoods to construct 2 three story bunkhouses at 211 Jim Poor Avenue.
M/Reggiani S/Srb Refer back to staff

Yeas: Bailer, Reggiani, LoForte, Srb, McGann & Pegau
Nay: None
Absent: Greenwood
Conflict of interest: None

6-0 Motion Passed

Chairman Bailer turned the meeting over to Co-Chair Reggiani due to a conflict of interest.

K. OLD BUSINESS
Resolution 12-06 ~ Vacating a 10' Utility Easement
M/Pegau S/Srb "I move to approve Resolution 12-06 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska vacating the 10 foot utility easement along the west boundary of Lot 7, Knute Johnson Subdivision, Plat No. 79-1, Cordova Recording District."

Yeas: Reggiani, LoForte, Srb, McGann & Pegau
Nay:, None
Absent: Greenwood
Conflict of interest: Bailer

5-0 Motion Passed

Co-Chair Reggiani turned the meeting back over to Chairman Bailer

L. MISCELLANEOUS BUSINESS
None

M. PENDING CALENDAR
Training with the City's attorney was scheduled for **Thursday October 11, at 5:30pm** in the Library Conference Room.

N. AUDIENCE PARTICIPATION
None

O. COMMISSION COMMENTS
McGann ~ Good meeting, I hope I can help in the next day or two with the drawings.
LoForte ~ I think it was a good meeting, I think it was rough meeting but I think it was well managed and appreciated.

Reggiani ~ I would ditto that, I think you did a good job. We got a lot of business done tonight and hopefully provided some guidance for those folks who came tonight. Just to reiterate one more time I'm willing to come and meet to do the City's business whenever and however often we need to.
Srb ~ I concur with that and to further expand on a comment that Dave had made, it's tough to sit in judgment of your friends and neighbors and make these decisions. It's not an easy thing to do and hopefully there are not a lot of bad feelings that go around because of it.
Pegau ~ They still remain interesting, I'm definitely learning every time. There were definitely decisions that walking in I knew weren't going to be comfortable to have to make. I'm happy that we were all able to be on the same page in reading those materials and come to the same decisions even though I'd still love to see these projects move forward.
Bailer ~ I think we all do. I appreciate everybody being here, good job.

P. ADJOURNMENT
M/Reggiani S/McGann
Motion to adjourn at 8:55 pm

_____
Thomas Bailer, Chairman Date

_____
Faith Wheeler-Jeppson, Assistant Planner Date

PLANNING COMMISSION
SPECIAL MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, SEPTEMBER 17, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 12:00 p.m.; Monday, September 17, 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 2 people in the audience.

C. **Approval of Agenda**

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

D. **Disclosure of Conflict of Interest**
None

E. **OLD BUSINESS**
1. Variance request by Diana Riedel from the 10' front yard setback requirement in a Medium Density Residential (MDR) Zone to build a Single Family Residence with a varying 3' to 6' front setback at 305 Observation Avenue.

M/Srb S/Greenwood "I move that the request by Diana Riedel from the 10' front yard setback as required in 18.24.040 to a 3' front setback on the northeast corner of the house and 6' front setback on the southeast corner of the house be approved based on the findings and special conditions as contained in the staff report."

Yeas: Bailer, Greenwood, LoForte, Srb, McGann & Pegau
Nay:, None
Absent: Reggiani
Conflict of interest: None

6-0 Motion Passed

2. Site Plan Review for Trident Seafoods to construct 2 three story bunkhouses at 211 Jim Poor Avenue.
M/Srb S/McGann "I move that the Planning Commission recommend to City Council to approve the Site Plan by Trident Seafoods Corporation to construct one 21,150 sq ft bunkhouse and one 9,792 sq ft bunkhouse on Lots 7 & 8, Block 1, Cordova Industrial Park based on the findings as contained in the staff report."

M/Srb S/Greenwood I would like to amend my prior motion to include Part IV Special Conditions items 1, 2 and 3.

1. **The Planning Department must be in receipt of a Site Plan approval from The Division of Fire and Life Safety prior to issuance of a Building Permit.**
2. **Trident will consult with Public Works about the water and sewer service and provide a Water Sewer Connection Permit to Planning prior to a Building Permit being issued.**
3. **Trident will provide 10 additional spaces for use by bunkhouse residents on Lots 7 and 8. This parking requirement will remain in effect for the duration of the buildings use as a bunkhouse. If the use of the building changes parking requirements per CMC 18.48 will be enforced.**

Yeas: Bailer, Greenwood, LoForte, Srb, McGann & Pegau
Nay:, None
Absent: Reggiani
Conflict of interest: None

6-0 Amendment to the Main Motion Passed

Yeas: Bailer, Greenwood, LoForte, Srb, McGann & Pegau
Nay:, None
Absent: Reggiani
Conflict of interest: None

6-0 Main Motion Passed

F. Audience Participation
None

G. COMMISSION COMMENTS
None

H. ADJOURNMENT
M/Srb S/McGann
Motion to adjourn at 12:15 pm

_____
Thomas Bailer, Chairman Date

_____
Faith Wheeler-Jeppson, Assistant Planner Date

Planners Report

To: Planning Commission
From: Planning Department Staff
Date: 10/03/2012
Re: Recent Activities and updates

- Assistant Planner completed the minutes from the September 11, 2012 Public Hearing, September 11, 2012 Regular Meeting and the September 17, 2012 Special Meeting.
- Assistant Planner issued 11 Building Permits in the last month:
    1. Carl Burton, replacement of the roofing tin on a shop @ 505 Lake Avenue
    2. Mike Adams, construction of a 12' x 20' woodshed @ 510 Davis Street
    3. Ray Renner, construction of a 14' X 48' attached carport @ 1807 Whitshed Road
    4. Breanne Tiedeman, placement of a 14'x65' mobile home @ 1006 Whitshed Road #D2
    5. Diana Riedel, construction of a Single Family Home @ 305 Observation Avenue
    6. Trident Seafoods, construction of a 20' x 60' detached carport @ 401 Railroad ROW
    7. Stacey Scott, 1 year extension on BP for a Single Family Home @ 110 Gandil Drive
    8. Keith Zamudio, replacement of 5 windows @ 600 Birch Street
    9. Matt Adams, addition to existing garage, window & door replacement @ 333 First Street
    10. Christine Hite, construction of a 20'X24' attached carport @ 204 South Second Street
    11. Reina Cumba, replace mobile home skirting and 2 windows @ 1006 Whitshed Road #12B
- Assistant Planner provided copies of the August 10, 2012 Volume 6, Issue 15 Zoning Bulletin to the Planning Commissioners.
- Assistant Planner provided copies of the August 25, 2012 Volume 6, Issue 16 Zoning Bulletin to the Planning Commissioners.
- Assistant Planner took and responded to a complaint from neighbors in the Townhouse area of Lake Avenue regarding the removal of a tree buffer in a platted alleyway by an adjacent property owner.
- Assistant Planner completed and returned the US Census Bureau Report of Building or Zoning Permits for New Privately-Owned Housing Units for August 2012.
- Assistant Planner completed the Alaska New Housing Unit Survey for the 3rd Quarter of 2012 and returned to the Alaska Department of Labor and Workforce Development.

Memorandum

To: Planning Commission
From: Planning Department Staff
Date: September 24, 2012

Re: Review of Sealed Proposals for Lot 6, Block 2, South Fill Development Park

PART I. GENERAL INFORMATION:

Attached are the four proposals received after the 30 day public notice period for Lot 6, Block 2, South Fill Development Park.

Lot 6, Block 2 is the last City owned parcel listed as available in the South Fill Development Park.

This parcel is adjacent to the new Camtu Service Center Building. Uses within the Waterfront Commercial Park District are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location (Cordova Code Section 18.39). Structures are to be aesthetically consistent with, and reflect the community's marine oriented lifestyle.

Planning Department Memo

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 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

Address P.O. BOX 1564
Cordova, AK
99574

Phone Number (907) 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.

All Organizations that are present proposals, including non-profits with proposals of less than Fair Market Value, will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. City code is available at www.cityofcordova.net/city-code/

The minimum price that will be accepted for Lot 6, Block 2; South Fill Development Park is $73,500, except for entities that qualify to present proposals for less than fair market value as set forth in Cordova Municipal Code section 5.22.070. Fair Market Value for this property is based on the Appraised Value. If the successful proposal amount is greater than the appraised value, that shall be the amount paid for the property.

Proposed Price $75,300

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.

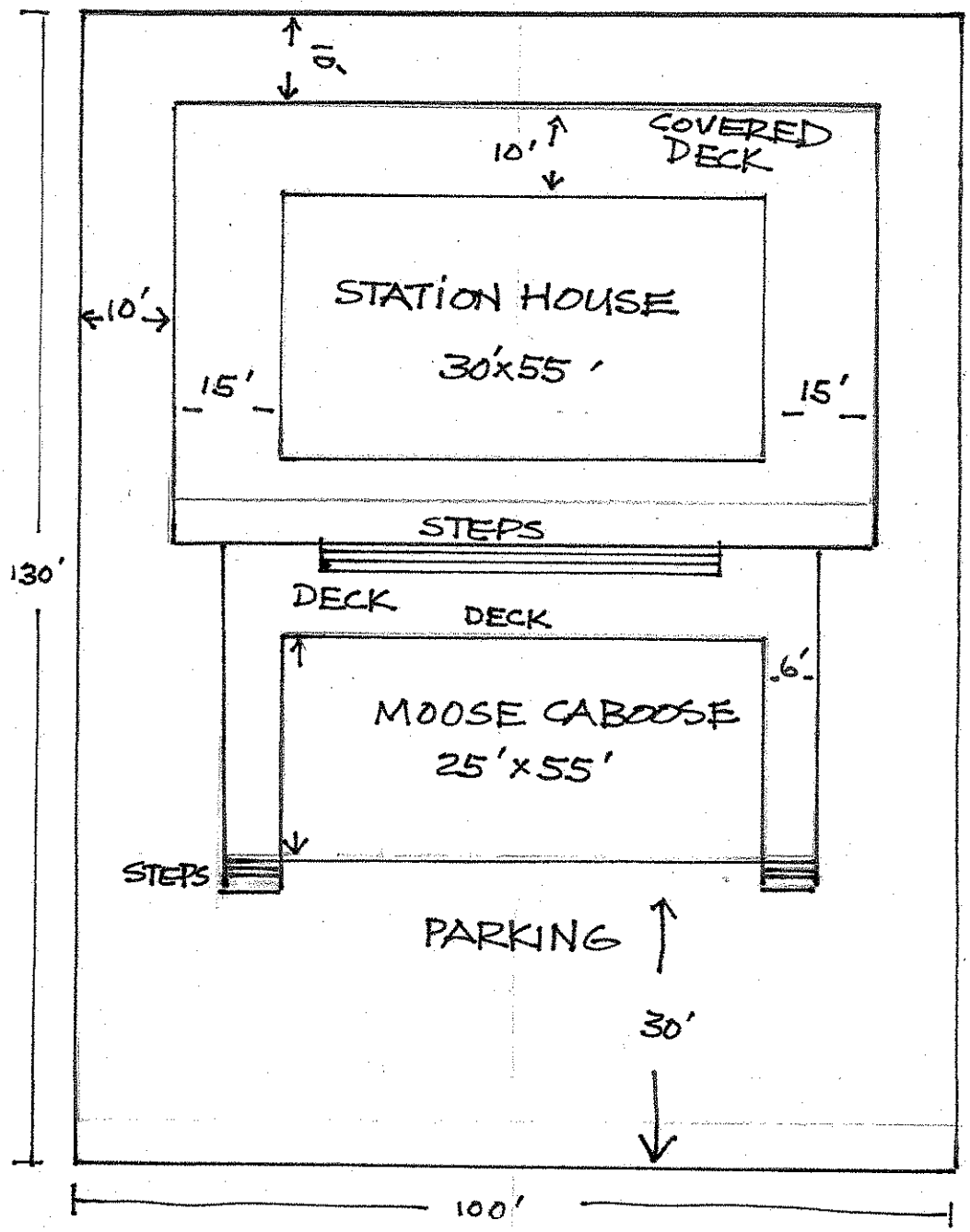
Please review the attached section of Code for the allowable uses within the Waterfront Commercial Zone District.

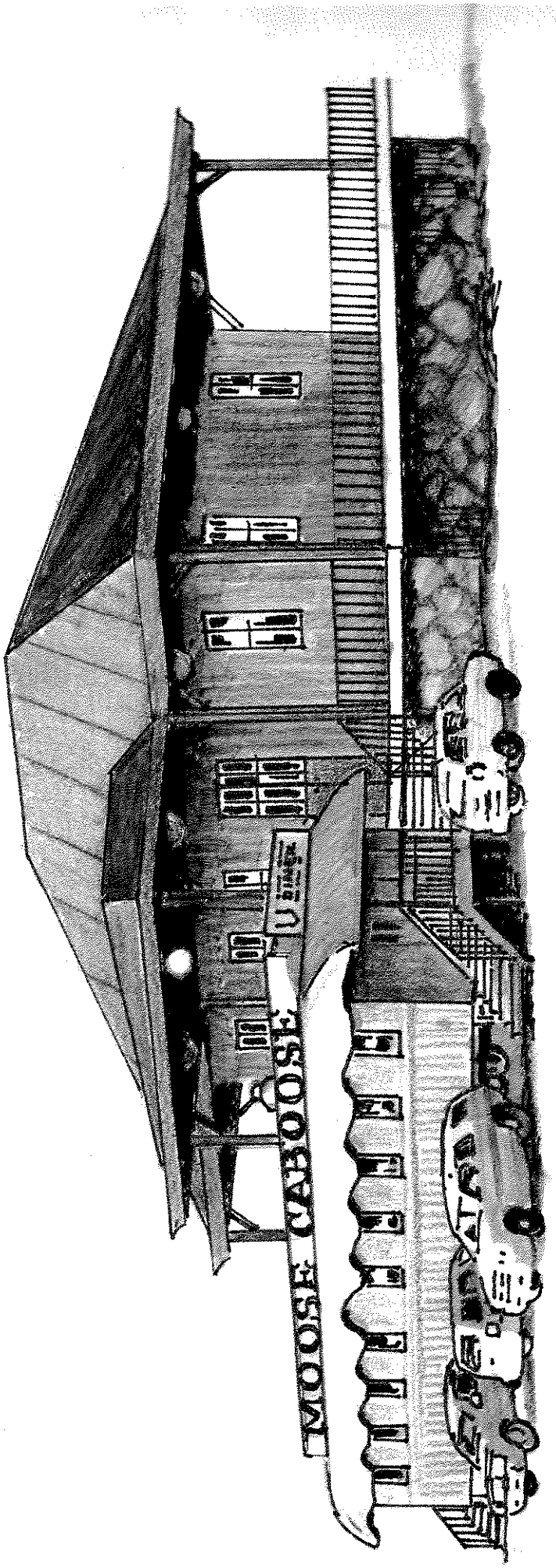
TO: City of Cordova – P & Z
FROM: Becky Chapek
DATE: September 17, 2012
RE: Lot 6, Block 2, South Fill

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 restaurant 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 is a fully compliant DEC certified restaurant with a beverage dispensary license. An Architect and Structural Engineer were employed to create this unique building which has a replacement cost is over $540,000. An additional 30' X 55' building to be constructed in the open area behind the restaurant will serve as an "Event Room" for parties, weddings, movies, receptions, proms, banquets, meetings & other public and private catered events. The upper floor has dormers to the south for 4 guest rooms and the basement is a staging area for storing, boxing and shipping custom market salmon. With an estimated cost of $742,500, the cost of improvements totals $1,282,500.

Preparation for the lot would be completed this fall and foundation work for moving the diner would begin in the spring. The building would be moved onto the foundation with a target date for opening August 1, 2013. Blueprints and a foundation would be done for the second building the spring/ summer of 2014 with completion and opening slated for 2016.

As a result of opening this business, Cordovan's will enjoy having an affordable, healthy place to patronize that has dependable hours on a year round basis. It will provide a year round employment and in time will become a landmark and traditional haunt for both locals and visitors to the community. Jobs & sales tax revenue will benefit the City, but I believe some of the benefits to this proposal are intangible. It is an attractive building that will enhance the waterfront parks' character, pay tribute to Cordova's history & the combination of the two buildings offer a multi-faceted venue that encourage the participation of families, the youth of our community and ambitious entrepreneurs that are very important to a viable, progressive community.


5'
10'
COVERED DECK
STATION HOUSE
30'x55'
10'
15'
15'
STEPS
130'
DECK
DECK
6'
MOOSE CABOOSE
25'x55'
STEPS
PARKING
30'
100'


MOOSE CABOOSE

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 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 Native Village of Eyak
Name of Business Ilanka shore services

Address 110 nicholoff way
Cordova, AK 99574

Phone Number 907-424-7738

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.

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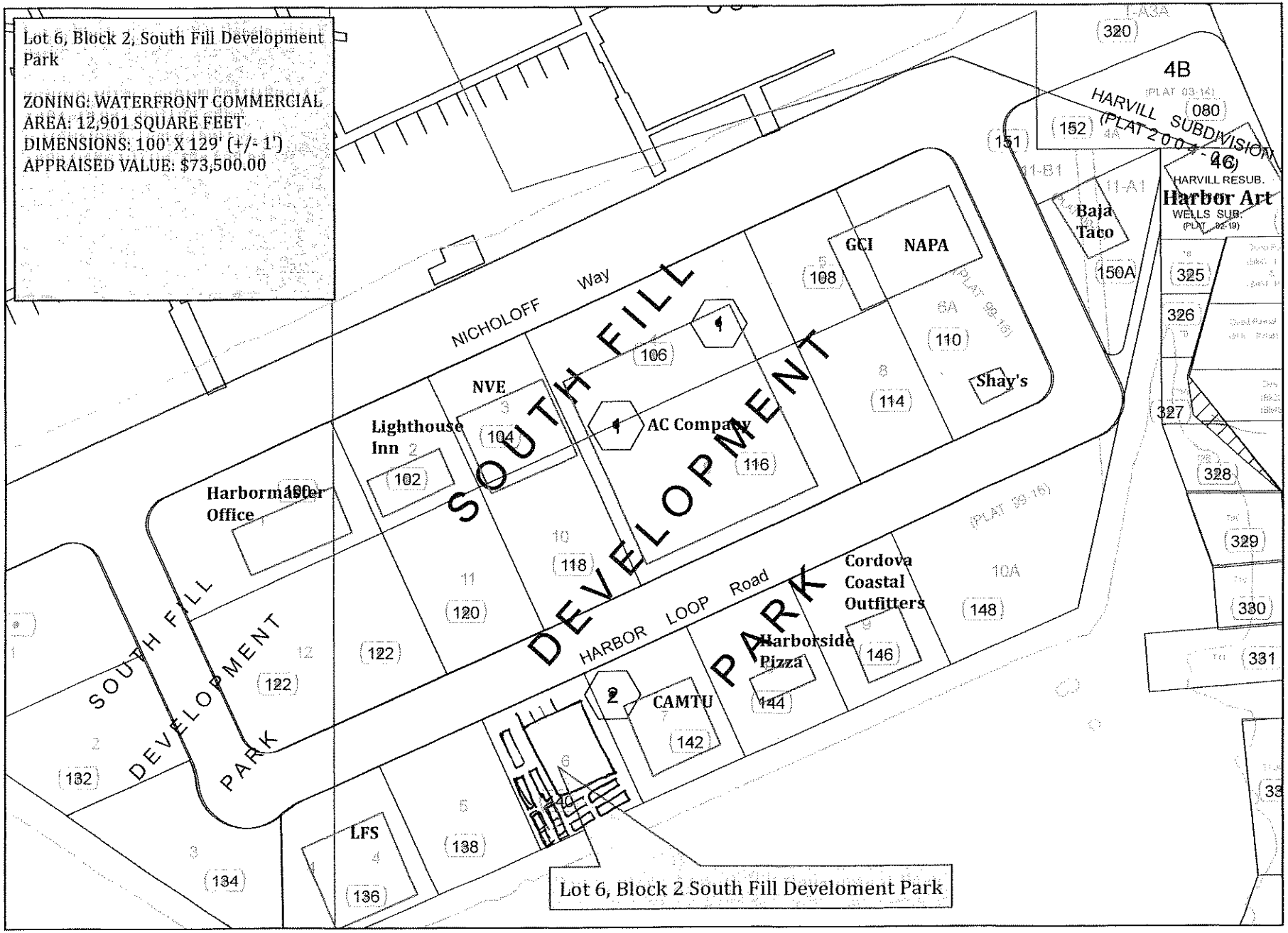
Proposed Price $75,550

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 Zone District.

Lot 6, Block 2, South Fill Development Park

ZONING: WATERFRONT COMMERCIAL
AREA: 12,901 SQUARE FEET
DIMENSIONS: 100' X 129' (+/- 1')
APPRAISED VALUE: $73,500.00



This map was created by the Planning Department for illustrative purposes only on August 3, 2012. fwj

0 50 100 200 300 400 Feet

This map was created by the Planning Department for illustrative purposes only on August 3, 2012. fwj

Native Village of Eyak
110 Nicholoff Way
P.O. Box 1388
Cordova, Alaska 99574-1388
P (907) 424-7738 * F (907) 424-7739
www.eyak-nsn.gov

10,000 years in our Traditional Homeland, Prince William Sound, the Copper River Delta, and the Gulf of Alaska

September 7th, 2012

Samantha Greenwood
City Planner
Planning and Zoning Department
Cordova, AK 99574

Dear Ms. Greenwood:

The Native Village of Eyak is writing to express our interest in purchasing Lot 6, Block 2 of the Southfill development.

We propose to build a 48x64 metal butler building type warehouse. (See drawing) This building would house a Laundromat with parking in the front of the building, and 6 rental storage units in the rear. The back of the lot would allow for 9 commercial boat storage spaces. The rest of the warehouse would be used for NVE's oil spill response equipment storage, as well as used by NVE programs for various uses.

The Laundromat would benefit the commercial fishing community by offering laundry services within close walking distance to harbor stalls. Outside boat storage has decreased in recent years; NVE's boat storage would provide convenient storage to commercial fishermen. There continues to be a high demand for inside storage, NVE's storage rentals offer a safe, harbor accessible storage option for fishermen and others.

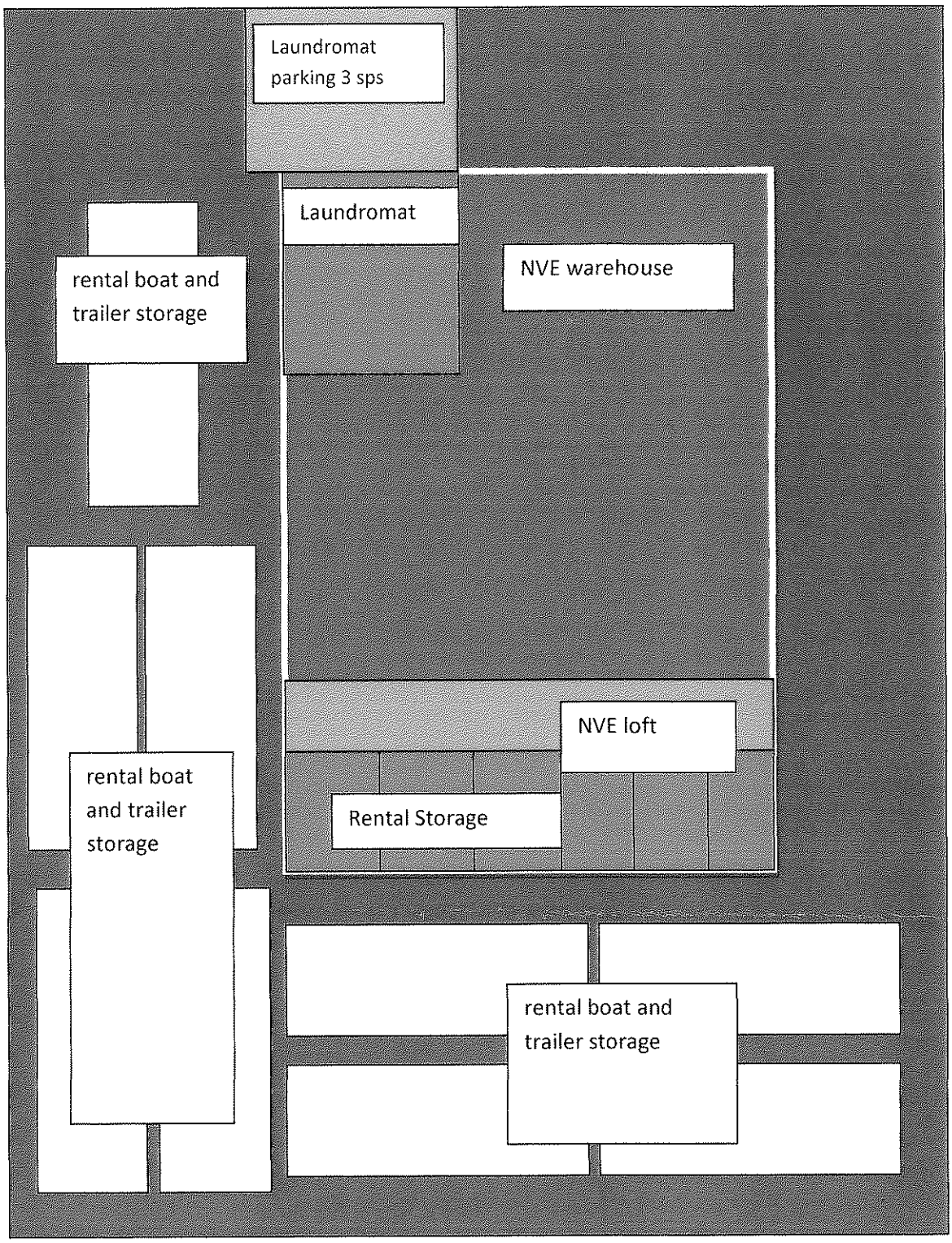
If NVE acquires the lot this calendar year, we would start construction no later than fall 2014. Prior to construction we would rent seasonal trailer space to commercial fishermen.

NVE would use any existing land grade and install French drains if necessary to control storm water flow. NVE does not plan on paving the lot.

Please let me know if you need anything further, or if you have any questions.

Sincerely,

Joel Azure
Executive Director
Native Village of Eyak


Laundromat
parking 3 sps
Laundromat
NVE warehouse
rental boat and
trailer storage
NVE loft
rental boat
and trailer
storage
Rental Storage
rental boat and
trailer storage

PROJECT INCOME AND EXPENSE DATA (PRO-FORMA STATEMENT)

Rental Income:	# of Units (a)	Mo. Rent (b)	Annual Revenue
Storage Units			
Small units 7'x10'	4	$100.00	$4,800.00
Large Units 10' x 10'	2	$175.00	$4,200.00
Total Number of Units	6		$9,000.00
Boat Rental Units			
20' spots	2	$55.00	$1,320.00
30' spots	5	$100.00	$6,000.00
40' spots	2	140	$3,360.00
Total Number of Units	9		$10,680.00
Laundrymat			
Washing Machine (2.50/load)	3	$162.50	$5,850.00
Drying Machine (3.50/load)	4	$227.50	$10,920.00
	0	0	$0.00
Total Number of Units	7		$10,920.00
TOTAL Annual Rental and Laundry Income			$30,600
Less Vacancy & Uncollectible Rent	8.00%		$1,574.40
EFFECTIVE GROSS INCOME			**$29,025.60**

Annual operating expenses

Operating Expenses:		**Annual Expenses**
Utilities :		
Electric		$8,000.00
Natural Gas or Oil		$4,000.00
Water and Sewer		$500.00
Garbage Removal		$500.00
Property Insurance		$1,500.00
Property Taxes:		1200
Annual Routine Maintenance/Repairs		$5,000.00
% of Effective Gross Income	17%	
On-Site Management:		
Annual NVE Property Management Expense		$500.00
% of Effective Gross Income	1.72%	
Annual Administration Expense		$4,500.00
% of Effective Gross Income	15.50%	
TOTAL OPERATING EXPENSES AND RESERVES		$25,700
NET OPERATING INCOME (Effective Gross Income less Operating Expenses & Reserves		$3,326

30 YEAR PROFORMA CASH FLOW	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Trending Percentages	Income	0.02												
	Expenses	0.02												
INCOME														
TOTAL INCOME	30,600	31,212	31,836	32,473	33,122	33,785	34,461	35,150	35,853	36,570	37,301	38,047	38,808	39,584
LESS VACANCY/COLLECTION LOSS	2,448	2,497	2,547	2,598	2,650	2,703	2,757	2,812	2,868	2,926	2,984	3,044	3,105	3,167
EFFECTIVE GROSS OPERATING INC	28,152	28,715	29,289	29,875	30,473	31,082	31,704	32,338	32,985	33,644	34,317	35,003	35,704	36,418
OPERATING EXPENSES														
TOTAL EXPENSES	25,700	26,214	26,738	27,273	27,819	28,375	28,942	29,521	30,112	30,714	31,328	31,955	32,594	33,246
NET OPERATING INCOME	*2,452*	*2,501*	*2,551*	*2,602*	*2,654*	*2,707*	*2,761*	*2,817*	*2,873*	*2,930*	*2,989*	*3,049*	*3,110*	*3,172*
CASH FLOW	**2,452**	**2,501**	**2,551**	**2,602**	**2,654**	**2,707**	**2,761**	**2,817**	**2,873**	**2,930**	**2,989**	**3,049**	**3,110**	**3,172**
Cumulative cash on hand	*2,452*	*4,953*	*7,504*	*10,106*	*12,760*	*15,468*	*18,229*	*21,045*	*23,918*	*26,849*	*29,838*	*32,886*	*35,996*	*39,168*

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
INCOME																
TOTAL INCOME	40,376	41,184	42,007	42,847	43,704	44,578	45,470	46,379	47,307	48,253	49,218	50,203	51,207	52,231	53,275	54,341
LESS VACANCY/COLLECTION LOSS	3,230	3,295	3,361	3,428	3,496	3,566	3,638	3,710	3,785	3,860	3,937	4,016	4,097	4,178	4,262	4,347
EFFECTIVE GROSS OPERATING INC	37,146	37,889	38,647	39,420	40,208	41,012	41,832	42,669	43,522	44,393	45,281	46,186	47,110	48,052	49,013	49,994
OPERATING EXPENSES																
TOTAL EXPENSES	33,911	34,589	35,281	35,986	36,706	37,440	38,189	38,953	39,732	40,526	41,337	42,164	43,007	43,867	44,744	45,639
NET OPERATING INCOME	*3,235*	*3,300*	*3,366*	*3,433*	*3,502*	*3,572*	*3,644*	*3,716*	*3,791*	*3,867*	*3,944*	*4,023*	*4,103*	*4,185*	*4,269*	*4,354*
CASH FLOW	**3,235**	**3,300**	**3,366**	**3,433**	**3,502**	**3,572**	**3,644**	**3,716**	**3,791**	**3,867**	**3,944**	**4,023**	**4,103**	**4,185**	**4,269**	**4,354**

30

27

PROJECT DEVELOPMENT COST

Item	Total Project Cost
A&E	$0
Land Purchase	$73,500
Construction	
New Construction Costs	
Planning and Administration	$25,000
Site Work	$50,000
Substructure	$0
Superstructure	$500,000
Exterior Closure	$0
Elevator/appliances	$0
Roof Systems	$0
Interior Construction	$15,000
Mechanical	$0
Electrical	$0
Other: Landscaping	$0
Other:	$0
Construction Contingency	$66,350
Subtotal-Construction Costs	$729,850
General Requirements	$0
Contractor Overhead and Profit	$0
Total-Construction Costs	$729,850

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 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 THAI VU AND CAMTU HO
Name of Business CAMTU SERVICE CENTER

Address PO BOX 1502
CORDOVA, AK 99574

Phone Number 907-424-3124

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.

All Organizations that are present proposals, including non-profits with proposals of less than Fair Market Value, will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. City code is available at www.cityofcordova.net/city-code/

The minimum price that will be accepted for Lot 6, Block 2; South Fill Development Park is $73,500, except for entities that qualify to present proposals for less than fair market value as set forth in Cordova Municipal Code section 5.22.070. Fair Market Value for this property is based on the Appraised Value. If the successful proposal amount is greater than the appraised value, that shall be the amount paid for the property.

Proposed Price $78,000.00

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 Zone District.

CAMTU SERVICE CENTER
PROPOSAL
LOT 6, BLOCK 2, SOUTH FILL DEVELOPMENT PARK

City of Cordova
Planning Department
PO Box 1210
Cordova, AK 99574

Camtu Center
PO Box 1502
Cordova, AK 99574

Thai Vu
P.O. Box 1502
Cordova, Alaska 99574
Phone: (907) 424-3124
Fax: (907) 424-3193
e-mail: thaitulh@ak.net

September 1, 2012

City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574

Attn: Sealed Proposal L6, B2, SFDP

Dear Planning Commission,

Over a year ago when the City sold us our current Lot 7 for development it was our goal to fully use our new building with a market, restaurant, net storage, and clothing center for a few years, and then think about expanding. In less than a few months our market has expanded and fully filled the down stairs and our clothing center has completely filled the upstairs. We are rapidly running out of space and are now looking for a new building to house the restaurant and our new full tourist service center. It is extremely important that the new facility be adjacent to our existing facility for us to be able to manage both operations.

In order to accomplish our needs, we need to purchase the vacant land adjacent to our new facility described as South Fill Development Park, Block 2, Lot 6, that is currently up for consideration for disposal by the City. We plan to build a mirror image of our current building per the enclosed plan drawings and cover depiction. Drawing 1 shows our existing new building which was approved by the City last year on Lot 7; Drawing 2 shows our new proposed mirror image 11,000 sqft building on Lot 6, and Drawing 3 shows the combined full Camtu Service Center with market, clothing, house goods, hardware, restaurant, net service and possible hotel rooms utilizing both Lot 6 & 7.

VALUE OF IMPROVEMENTS:
Our current new facility on Lot 7 cost over $800,000 for total cost of Lot 7 improvements and inventory items. While we expect some savings on the new building because of our past experience and the discount offered by our building supplier, we expect the total cost for the new facility to be in the same range. The building will be constructed of reinforced metal and Styrofoam siding with R-40 side walls and R-60 roof with new snow ratings and a snow retention system. The combined two facilities value will exceed $2,000,000. Sometimes value is not just in dollars, and the restaurant and hotel facilities will be a big benefit to the new Cordova Community Center.

NUMBER OF EMPLOYEES:
Our current new facility employs 9 full time employees, and we expect our new facility will require about the same number, and possibly a few more, due to food service requirements and proposed 10 hotel rooms upstairs.

CITY SALES TAX REVENUE:
In the first month in our new facility on Lot 7 we paid $5,377.82 in sales taxes, and our sales tax collections for the next two months were $9,301.00 for approximately $15,000 for the quarter and $60,000 for the year. We expect that or more for the new facility on Lot 6 for a total of over $120,000 per year in City Sales Tax revenue at our current level of sales with the potential for additional revenue from the hotel room tax.

IMPORTANCE TO COMMUNITY:
We feel our newly opened Camtu Market and Clothing Goods store has been a major asset to the community, and our new facility will help to finalize our lifelong dream of a full service Camtu Service Center. Our current new building development has far exceeded our, and the City's, expectations with many more customers and sales tax revenue than we all expected. Our current facility is providing many items that were not available in Cordova in the past, and we feel the New Camtu Full Service Center with two buildings will exceed our current expectations. The proposed new facility on Lot 6 will provide the restaurant and hotel needs of the Cordova Community Center, tourist and local residents.

5YR. BUSINESS PLAN/TIME LINE:
We are willing to make any arrangements on the purchase of Lot 6 that work for the City. We plan to get started once approved with a five year plan. During that period we will get all the necessary permits and engineering work, start construction within three years, have the fully completed building within four years, and have the complete Camtu Service Center in full operation within the five year business plan commitment. Look at our past track record on Lot 7; we never asked for any variances or time extensions during a very trying time with the economic down turn and tight bank loans. If you visit our current facility we think you all will agree it exceeds all of our original expectations, and we expect to do the same on Lot 6 if you approve our application.

ENHANCED ARCHITECTURAL DESIGN:
Our new proposed 11,000sqft building will be a mirror image of our current building which is state of the art with 4" insulated walls and 6" insulated roof panels. The proposed new building will be fully engineered for the new City requirements, and architects will specify the same high standard of construction that was used with certified engineering, electrical, mechanical and other improvements. The additional adjoining area will allow us to have a much improved landscaping layout, snow removal layout and a possible outside place for our customer to enjoy having lunch. The center court yard effect of the two buildings will allow for better truck and equipment storage, better parking arrangements for all the customers, and improved snow removal and storage area.

PROPOSAL PRICE:
While we could offer to pay the City our full offer price of $78,000 upon the City approving our purchase, the large capital outlays we have made over the past year have our funds very tight. This large cash out flow might affect our long term business plan over the next two years. We would like to propose a $10,000 down payment with City acceptance of our offer, and a $20,000 payment with

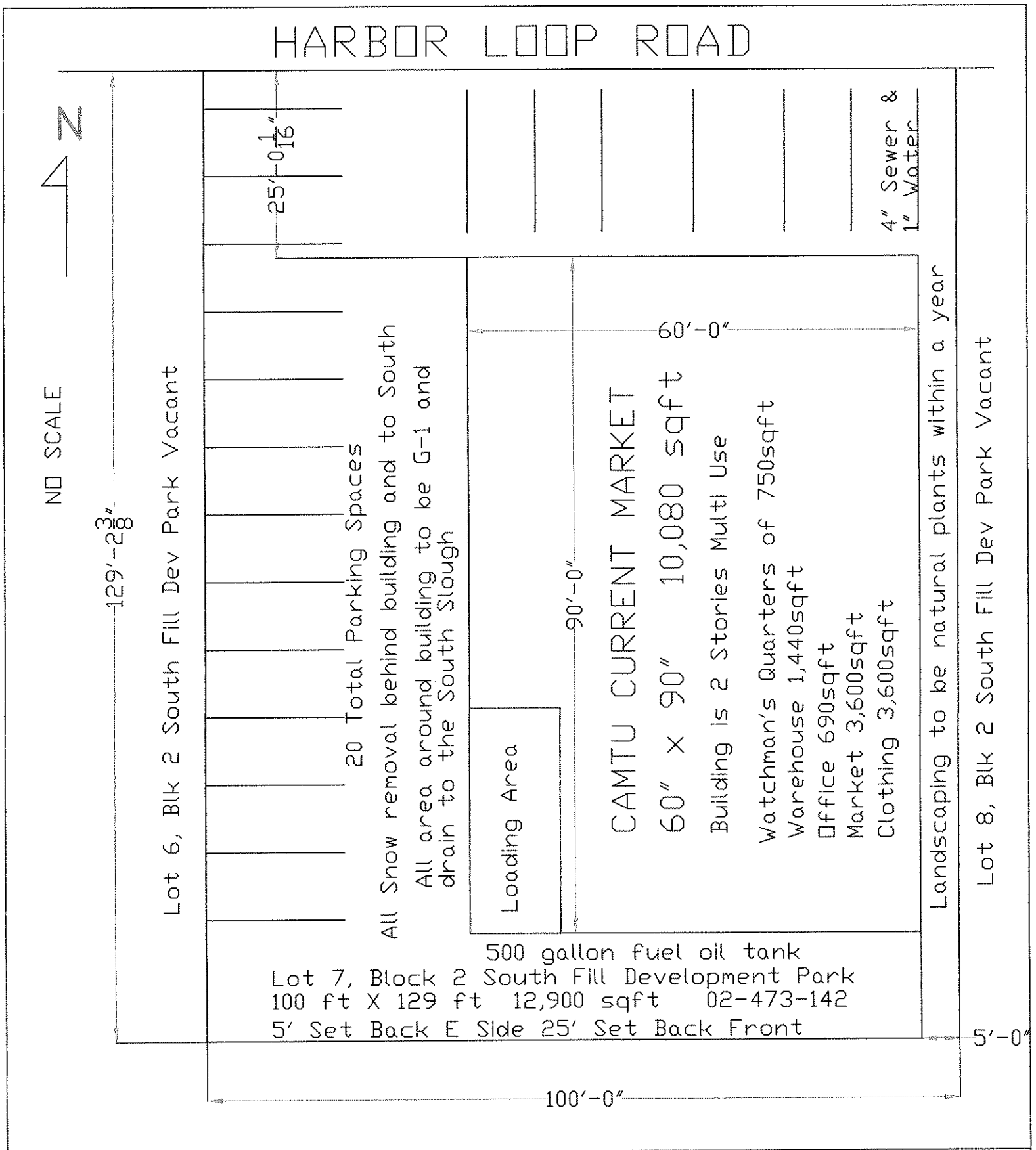
interest for the second and third years, and the final payment of $28,000 for a total of $78,000 with interest over four years.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:
Our new facility with a restaurant that includes tourist related activities with a gift shop, travel agency and visitor center, with a possible 10 room hotel up stairs is totally consistent with the local comprehensive plan. It will be an asset to the community and will be coordinated with our current new market and clothing facility to form a complete service center and be a great new asset for the City, and to the South Fill Park.

Thank you for seriously considering our offer, and we are more than willing to work with the Planning Department and the City to achieve your and our long term goals of making Cordova the best City in Alaska.

Sincerely,

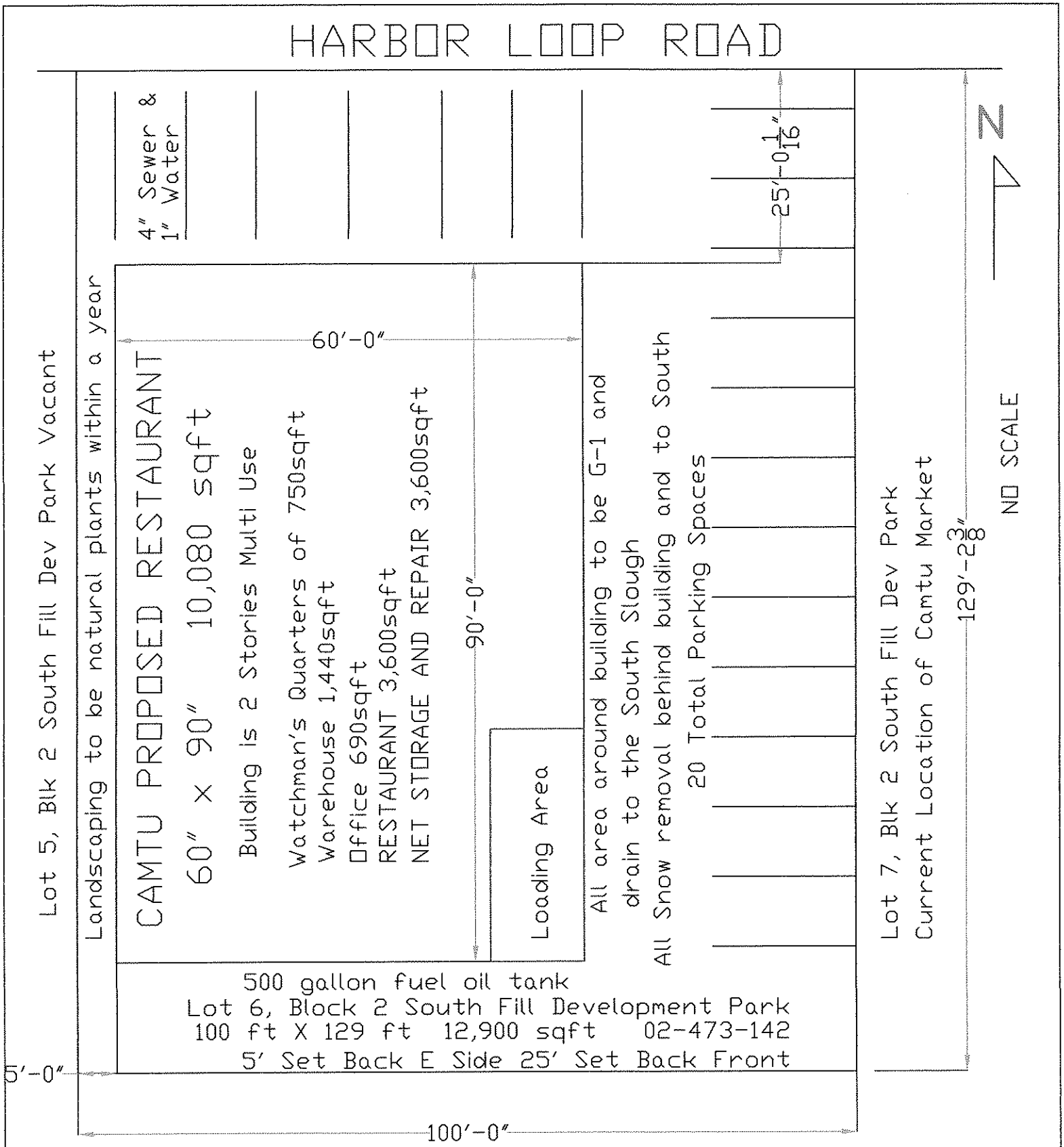
Thai Vu



Civil and Structural Engineering
MOUNTAIN VIEW ENGINEERING INC
BY: JJ Phone: (435) 734-9700

Camtu Current Market

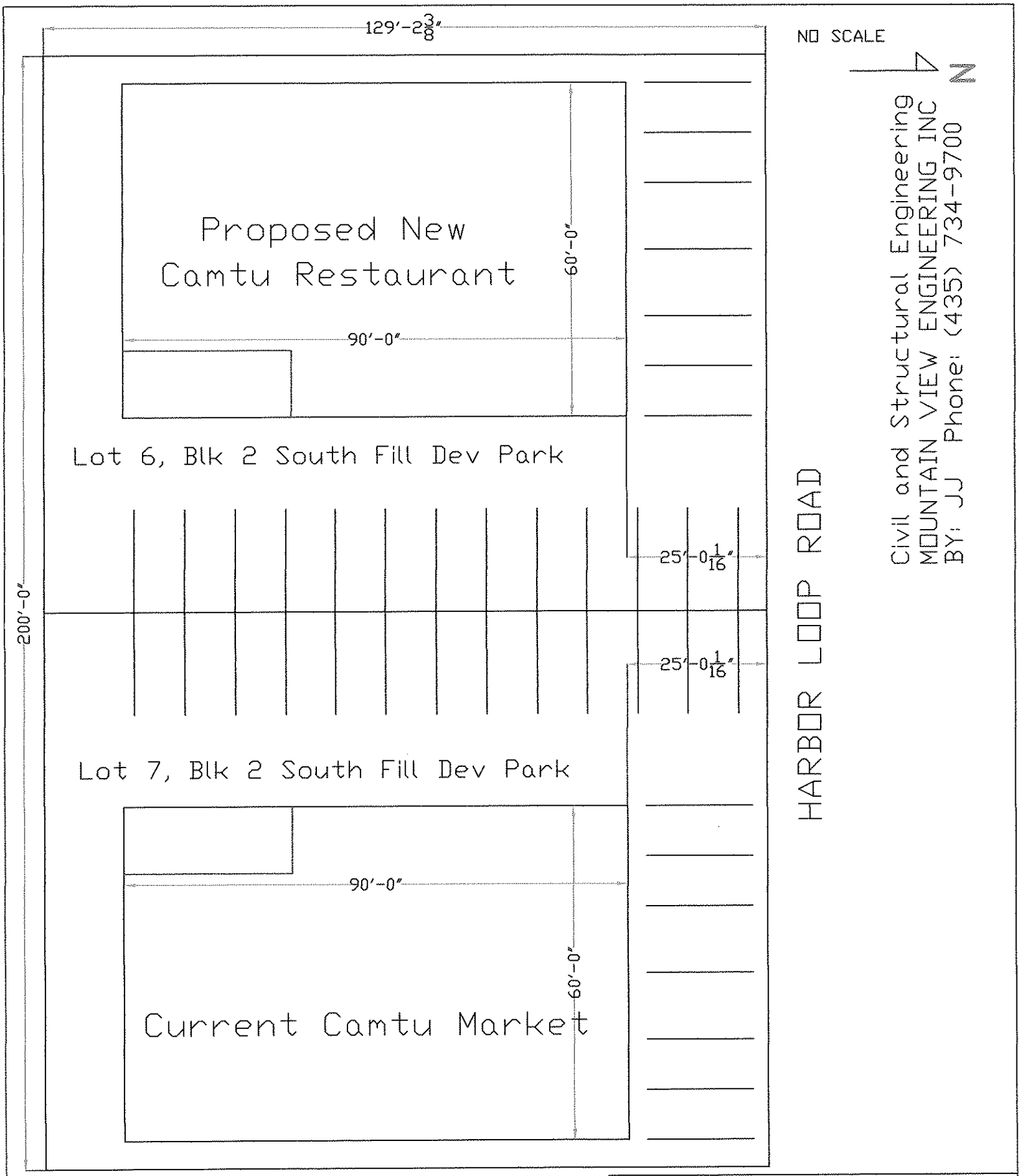
P.O. Box 1502, Cordova, AK 99574
No. 7 Harbor Loop Road
Phone: (907) 424-3124
Lot 7, Blk 2 S. Fill Dev. Park



Civil and Structural Engineering
MOUNTAIN VIEW ENGINEERING INC
BY: JJ Phone: (435) 734-9700

Camtu New Restaurant

P.O. Box 1502, Cordova, AK 99574
No. 6 Harbor Loop Road
Phone: (907) 424-3124
Lot 6, Blk 2 S. Fill Dev. Park



Camtu Service Center

P.O. Box 1502, Cordova, AK 99574
No. 6 & 7 Harbor Loop Road
Phone: (907) 424-3124
Lot 6&7, Blk 2 S. Fill Dev. Park

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 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 Mark S. Heidbrink
Name of Business Mark Marine Services

Address P.O. 2084
Cordova, AK 99574
402 Council Ave

Phone Number 907-424-5324

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.

All Organizations that are present proposals, including non-profits with proposals of less than Fair Market Value, will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. City code is available at www.cityofcordova.net/city-code/

The minimum price that will be accepted for Lot 6, Block 2; South Fill Development Park is $73,500, except for entities that qualify to present proposals for less than fair market value as set forth in Cordova Municipal Code section 5.22.070. Fair Market Value for this property is based on the Appraised Value. If the successful proposal amount is greater than the appraised value, that shall be the amount paid for the property.

Proposed Price $75,000

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 Zone District.

Additional Information required (Please attach separately)

1. Please describe the type of business you're proposing to develop.
2. What is the proposed square footage of the building? Please provide a rough sketch of your building layout on the attached drawing of this lot.
3. What is the benefit of the proposed development to the community?
4. What is the value of the proposed improvements (in dollars)?
5. What is your proposed timeline for development?

Please address to:

City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574

Attn: Sealed Proposal L6, B2, SFDP

Mark Marine Services
Business License # 738370
P.O. Box 2084
Cordova, AK 99574
(907) 424-5324

Date: 9/17/2012

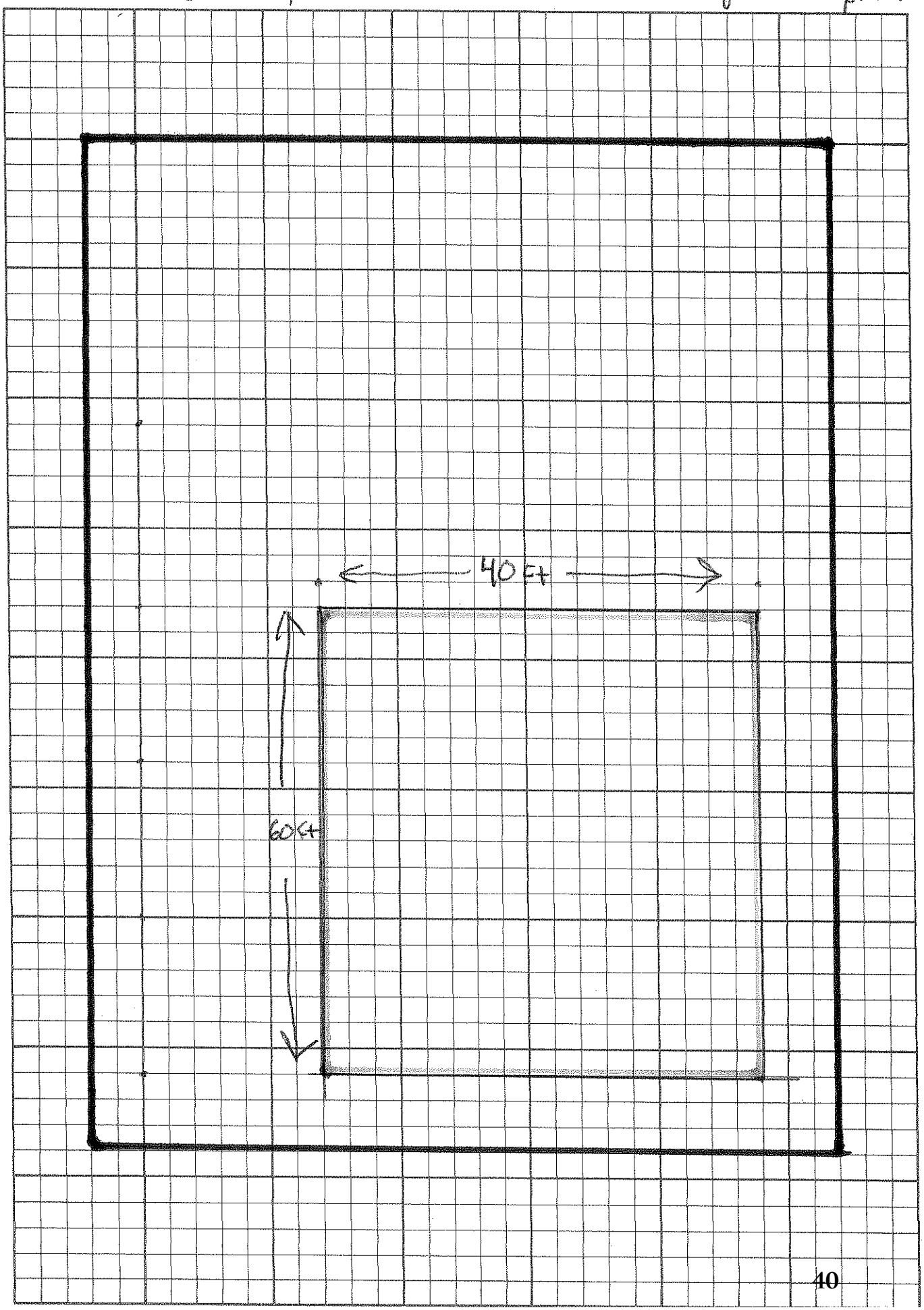
I am the owner and operator of Mark Marine Services. My company has been operating out of Cordova for at least ten years now. I have been and am the main provider for dive services in this area. I represent the dive operations side to Alaska Marine Response and work with Andy Craig during the dive/spill operations for his company. We have been responsible for delivering many vessels in need of repair to the North Fill Haul Out owned by the City of Cordova. At this point in my company's expansion I have run out of space to store the vast amount of dive and salvage equipment I own. In fact it is spread all over town and hampers any sort of rapid dive/salvage response I am required to perform. My business has generated over $50,000 of average revenue for the past few years as I have provided my services to the Cordova harbor, CEC, CTC, every processor in this area, and all commercial fishing entities. Business is expanding rapidly and I need more room to grow this company.

I propose to build a 40x60 ft. two story heated metal warehouse of the same style and color of the current business in this area. This warehouse will be strictly used to operate dive salvage and spill response activities. It will cost approximately $80,000 to construct this building. Some ground work will occur during the winter with the main construction happening this coming Fall/Summer.

To conclude I am a marine services business owner in need of room to expand. My type of business fits the description for this area to a "T". I hope you will consider my offer.

Sincerely,
Mark Heidbrink
Ph. 907-424-5324
402 Council Ave.

Lot 6, Block 2 2400 sqr. ft Footprint



Each proposal will be evaluated on the criteria in the table below. Each criteria will be scored from 1-10 for the individual proposals. The multiplier will then be applied to the scores to determine a final score.

Final Land Disposal Evaluation Criteria

Criteria	Multiplier	Proposal A Rank 1-10	Proposal B Rank 1-10	Proposal C Rank 1-10	Proposal D Rank 1-10	Subtotal for Proposal A	Subtotal for Proposal B	Subtotal for Proposal C	Subtotal for Proposal D
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**								

Memorandum

To: Planning Commission
From: Planning Department Staff
Date: September 24, 2012

Re: Review of Sealed Proposals for Lot 2, Block 3, Cordova Industrial Park

PART I. GENERAL INFORMATION:

Attached are the four proposals received after the 30 day public notice period for Lot 2, Block 3, Cordova Industrial Park.

Lot 2, Block 3 is the last City owned parcel listed as available in the Cordova Industrial Park.

This parcel is adjacent to Whiskey Ridge Trading Company. The Waterfront Industrial District is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Uses within the Waterfront Industrial District are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.

Planning Department Memo

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 2012 @ 5p.m in a sealed envelope.

Property: Lot 2, Block 3, located in the Cordova Industrial Park. See attached map.

Name of Proposer Thomas Carpenter
Name of Business Whiskey Ridge Trading Co.

Address Box 900
Cordova, AK 99574

Phone Number 424-3354 or 3101

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.

All Organizations that are present proposals, including non-profits with proposals of less than Fair Market Value, will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. City code is available at www.cityofcordova.net/city-code/

The minimum price that will be accepted for Lot 2, Block 3; Cordova Industrial Park is $93,500, except for entities that qualify to present proposals for less than fair market value as set forth in Cordova Municipal Code section 5.22.070. Fair Market Value for this property is based on the Assessed Value plus State adjustment. If the successful proposal amount is greater than the appraised value, that shall be the amount paid for the property.

Proposed Price $33,000 for 6000 SQFT as per written proposal

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 Industrial Zone District.

Additional Information required (Please attach separately)

1. Please describe the type of business you're proposing to develop.
2. What is the proposed square footage of the building? Please provide a rough sketch of your building layout on the attached drawing of this lot.
3. What is the benefit of the proposed development to the community?
4. What is the value of the proposed improvements (in dollars)?
5. What is your proposed timeline for development?

Please address to:

City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574

Attn: Sealed Proposal L2, B3, CIP

City of Cordova
Planning Dept.
C/O Sealed Proposals
Po Box 1210
Cordova, Alaska
99574

September 13, 2012

Attention: Sealed proposal L2, B3, CIP

To: City Planning Commission:

Enclosed is a bid from Thomas M. Carpenter, Owner Whiskey Ridge Trading Co for the above stated city parcel. My proposal would be as follows.

1. To subdivide the above stated plat, to approximately 6000 square feet and 11,500 square feet, drawing included, for the purpose of adding to the existing building on property currently owned by myself. I have owned this property and business for 15 years, and it has been on this property since 1989. The reason for purchasing this property is to add to the existing structure, which the current parcel I own is not big enough to complete the project.

The existing building is a Quonset hut that was moved from 27 mile in the late 70's and reconstructed in its current location. I have been trying to find new metal for the building for 3 years, but none is available, as it has to be pre bent and can not be purchased. My plan is to pour a new footer and attach it to the existing footer, build two exterior walls which would marry the existing walls approximately 12', then reskin the building with new metal. Southern facing part of the building would then be expanded to increase the square footage of the store and also add to my storage space, rough drawing enclosed. The approximate dimensions of the expanded building will be 72x30.

The benefit to the development of this expanded property will be increased sales tax revenue, property tax.

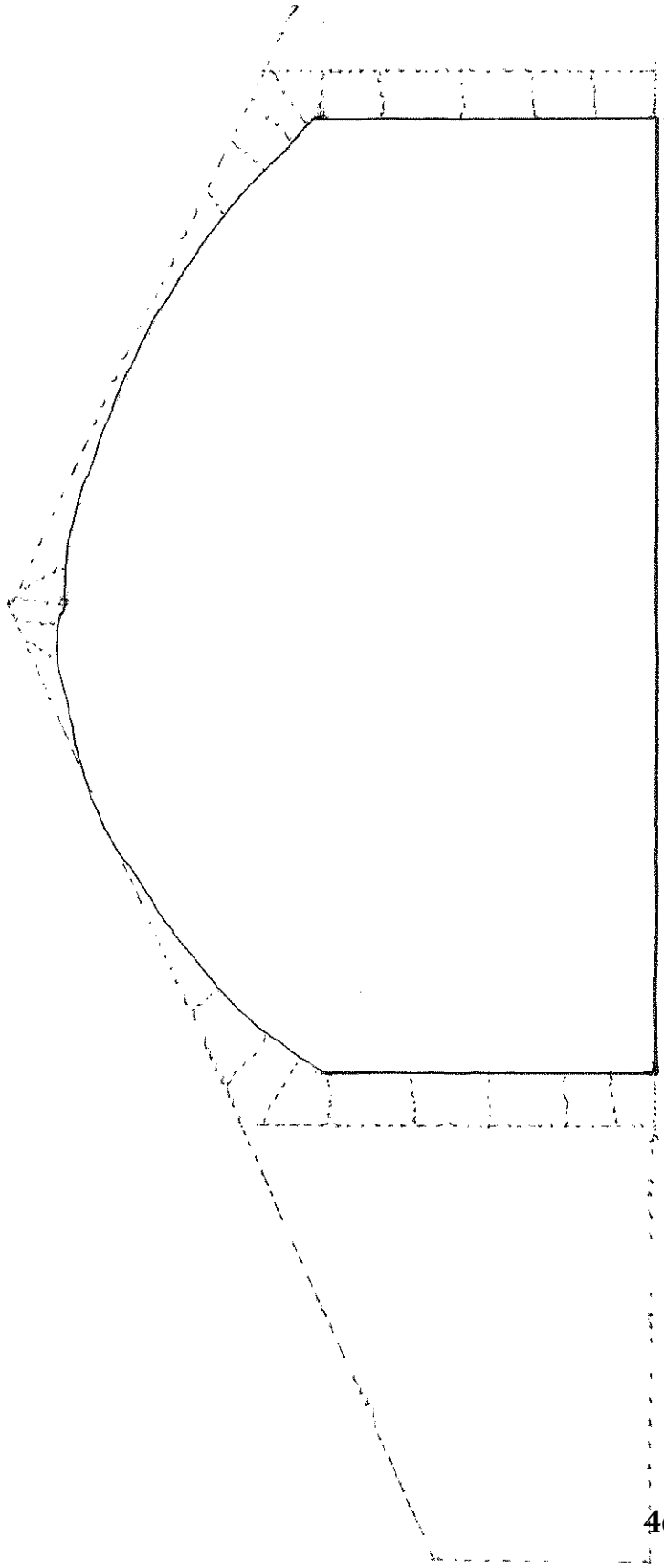
The value cost associated with this building expansion is approximately 50-60,000 dollars.

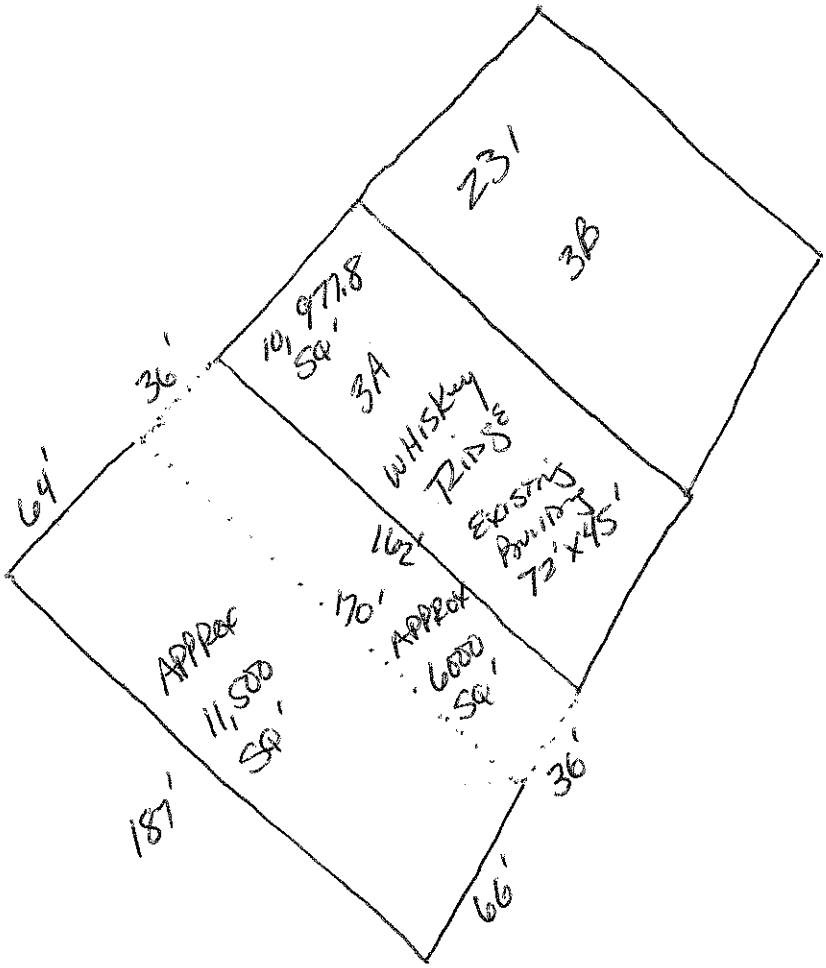
My proposed time line is undetermined at this time

Sincerely,

9/13/12

Thomas M. Carpenter




231
3B
10,977.8
SQ'
3A
WHISKY
RIDGE
EXISTING
BUILDING
72'x45'
36'
64'
162'
170'
APPROX
11,500
SQ'
APPROX
6000
SQ'
36'
187'
66'

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 2012 @ 5p.m in a sealed envelope.

Property: Lot 2, Block 3, located in the Cordova Industrial Park. See attached map.

Name of Proposer Dan Nichols
Name of Business Nichols Building

Address Box 235
Cordova, Ak.
99574

Phone Number 907-429-7559

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.

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The minimum price that will be accepted for Lot 2, Block 3; Cordova Industrial Park is $93,500, except for entities that qualify to present proposals for less than fair market value as set forth in Cordova Municipal Code section 5.22.070. Fair Market Value for this property is based on the Assessed Value plus State adjustment. If the successful proposal amount is greater than the appraised value, that shall be the amount paid for the property.

Proposed Price 94,000.00

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 Industrial Zone District.

Dan Nichols
PO Box 235
Cordova, AK 99574

City of Cordova
Planning Department
C/O Sealed Proposals
PO Box 1210
Cordova, AK 99574

Attn: Sealed Proposal L2, B3, CIP

Approximately one half of the lot will be used as a trucking company providing freight to Cordova through the State of Alaska Ferry System, 3 times a week from Anchorage. Half of the remaining building will be for boat repair in a heated, well lit area. We will offer daily, weekly and monthly rates accommodating up to four boats at a time. The space remaining will be customized for a possible life raft packing business or refrigeration/diesel mechanic who has expressed interest in the property and/or expansion of existing business. The second floor of the building will have apartment space for the manager of the trucking company and the additional service industries. Apartments are non-existent in Cordova in the summer time making it nearly impossible to attract and hold good people.

The benefit to the community includes the ability to get freight to Cordova, by a locally owned operator at a competitive rate, helping to make Cordova a much more affordable community. Also, to be able to supply Nichols Backdoor Store with more products. To add more guaranteed reserved ferry space to help protect against cancelation, which has happened recently with the Ferry system.
As for the boat shop, with our town getting over 14 feet of precipitation annually, as well as numerous cold and dark days, maintenance gets taken out of town and out of state for lack of adequate work

space. I am betting my money that when provided with a comfortable working environment people will utilize the space for repair, maintenance, upgrades and completion of hull and cabin packages where they live instead of out of town. Peterson Welding is for sale and if that shop fails to remain a welding shop we as a community will need another such shop. This building will supply commercial space in town that will supply such a space an affordable price.

What is the value of the proposed improvements? I will be investing roughly $300,000 into the building alone.

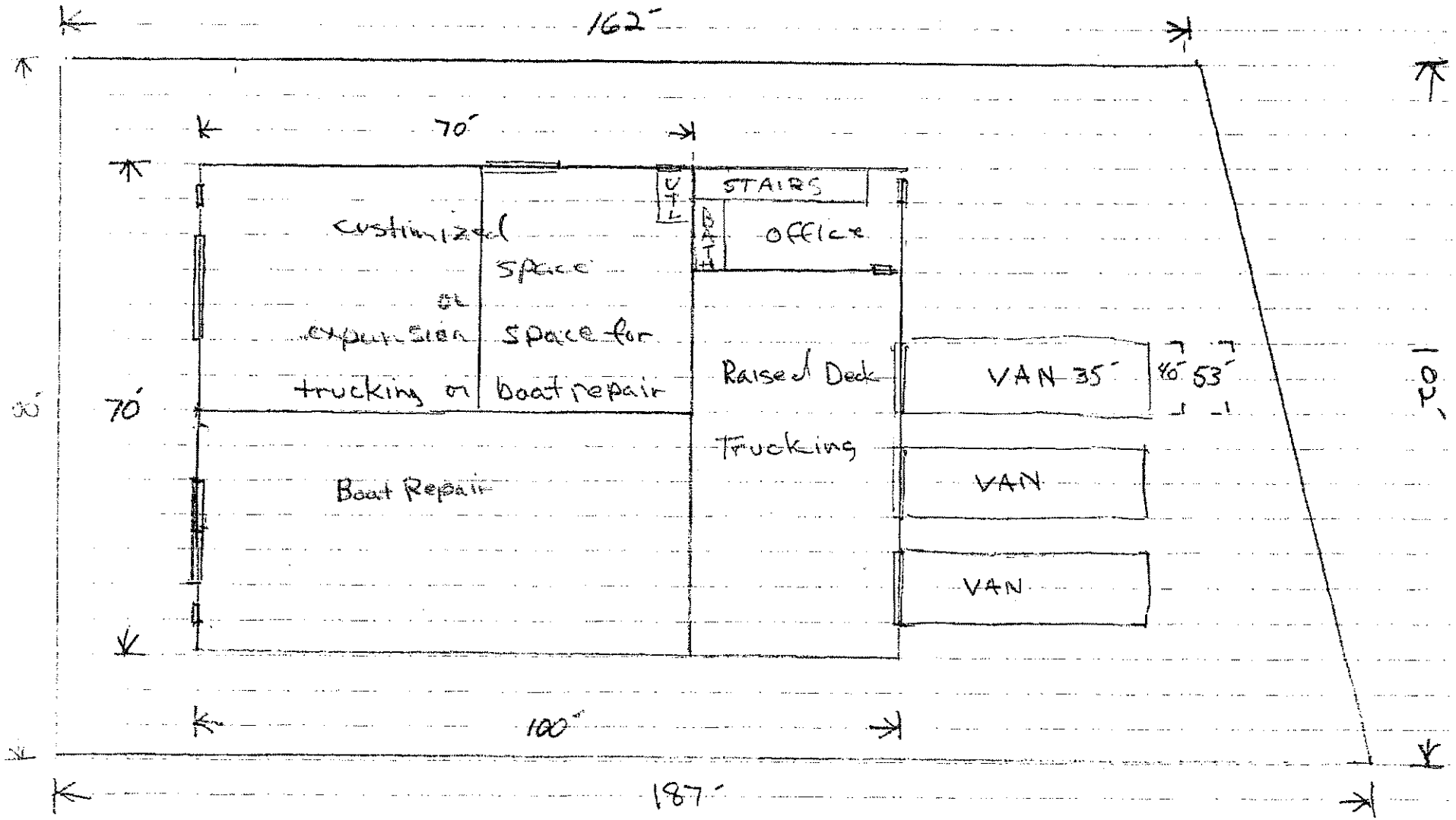
Thank you for your time.

Sincerely,

Dan Nichols

2)

7000 sq ft


162'
70'
UTL
STAIRS
BATH
office
customized space or expansion space for trucking or boat repair
Raised Deck Trucking
VAN 35'
40'
53'
70'
Boat Repair
VAN
VAN
100'
187'

CITY OF CORDOVA

SEALED PROPOSAL FORM

All proposals must be submitted by September 17, 2012 @ 5p.m in a sealed envelope.

Property: Lot 2, Block 3, located in the Cordova Industrial Park. See attached map.

Name of Proposer Carol Hoover, Executive Director
Name of Business Eyak Preservation Council/Cordova Community Cold Storage

Address PO 460
Cordova AK 99574

Phone Number 907.424.5890

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.

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Proposed Price $75,000

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.

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Additional Information required (Please attach separately)

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3. What is the benefit of the proposed development to the community?
4. What is the value of the proposed improvements (in dollars)?
5. What is your proposed timeline for development?

Please address to:

City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574

Attn: Sealed Proposal L2, B3, CIP

EYAK PRESERVATION COUNCIL

Protecting the ecosystem & Indigenous culture of the Copper River and Prince William Sound watersheds

September 17, 2012

City of Cordova
C/O Sealed Proposals
P.O. Box 1210
Cordova, AK 99574
Attn: Sealed Proposal L2, B3, CIP

History:

The Eyak Preservation Council (EPC) is a Cordova-based grassroots nonprofit 501(c)3. EPC is a cultural and environmental social change organization dedicated to preserving thriving wild salmon habitat and promoting sustainable communities and economies in Prince William Sound and the Copper River watersheds. EPC wholeheartedly supports subsistence and commercial fishing cultures. EPC's vision blends both traditional and local knowledge with progressive economic and conservation solutions to help build and compliment resilient, independent and thriving communities, like Cordova.

Over the last several years EPC has been researching to identify and secure land to build an affordable and energy efficient public processing and cold storage facility that includes certified DEC kitchen space, so others can increase local cottage industry and insure healthy subsistence foods in our vibrant fishing community and economy.

EPC endorsed and had hopes of partnering with the Cordova Community Kitchen Project in the past, but as you may know that did not materialize for a number of reasons. Yet it remains EPC's intention to promote the Cordova Community Cold Storage (CCCS), and assist with its formation as a separate and functioning community-based nonprofit organization. This includes assisting with the designing, financing and building a state-of-the-art LEED certified (Leadership in Energy and Environmental Design) and DEC- certified processing and cold storage plant, in concert with providing community kitchen space.

EPC continues to build community support and move forward on this community project. This spring, EPC received seed grant funding ($20,000) from the First Nations Development Institute (FNDI), that included additional support from Wal-Mart to assist in furthering the initial planning stages of the CCCS project, helping form a citizen led planning committee, research potential plant partners and to assist with identifying viable land for this community processing facility.

CCCS will be an example of a new sustainable business model. It will be a nonprofit entity and a for-profit incubator for local cottage industry. The CCCS will develop its own brand and assist high-quality conscious commercial fishermen to handle, process and market their own catch. The CCCS will provide time and space to small community businesses who want to handle and process their wild foods themselves, while enriching and cultivating social profit within our fishing community.

Proposed Type of Business:

The EPC, in conjunction with the Cordova Community Cold Storage (CCCS) interim planning committee are interested in securing the Lot 2, Block 3 property located in the Cordova Industrial Park.

The CCCS intends to build a modern-day LEED- certified processing, cold storage and community kitchen facility. LEED certification consists of a suite of rating systems for the design, construction and

operation of high performance green buildings, homes and neighborhoods. Because of the wind, tides and rain Cordova is the ideal place to focus on turning abundant natural resources into useable and affordable energy to offset daily overhead expenses.

The CCCS facility will improve handling and value-added methods of our world-class subsistence and commercial foods (salmon and fur bearing animals), in order to honor, share and preserve our unique subsistence and commercial fishing-based culture and heritage.

Once fully established, the CCCS will be a stand-alone 501(c)3 nonprofit that will own the land and have its own board of directors with policies and bylaws that govern its community services and projects.

Proposed square footage of the CCCS building:

Ideally, the CCCS will maximize the square footage of the 17,501 sq. ft. lot by building a 60'X90' ft. two-story building (see draft drawings). This will provide for 10,800 sq. ft. of useable space in the plant.

The facility will have seven main areas dedicated to specific operations for user groups:

1. Space to handle, process, smoke, package and direct market commercial seafoods (salmon, cod, halibut, spotted shrimp, etc.);
2. Space to handle, process and value-add subsistence-based foods (for subsistence homepacks);
3. Separate but adjacent space to process fur bearing animals (i.e., deer, moose, goat, sea otters, etc.);
4. Space for "Battery Room" (i.e., renewable energy systems - tidal, wind, rain, sun, biodiesel, etc.) to offset daily operating expenses;
5. Blast Freezer, coolers and limited cold storage space;
6. Community Kitchen space;
7. Classroom space for research, recipe-sharing and testing, learning and teaching others how to handle, process, use machinery and market their finished products.

Benefit of the proposed development to the Cordova Community:

The CCCS will build community by bringing people together who want to process their wild food sources themselves and by attracting new investments, high-technology partners and markets who are specifically interested in sustainable and triple-bottom-line (economy, social, environment) companies and economies that increase local social values. Everyone who uses the community processing facility will find that it increases their quality of life, and improve the quality of their subsistence homepacks.

An *Alaska-based subsistence report* researched and written by consultant Michael Knickrehm found that in many rural communities in Alaska, "much of the cash received from commercial endeavors, in regional areas, is invested back into subsistence related endeavors. Subsistence harvesting itself is a form of giving back because much of the food is shared with others. Therefore, when these individuals reinvest their money into subsistence they're reinvesting their money into the community and that itself is a philanthropic activity."

The report also found that, "...If everyone is taking care of their families (subsistence needs), and persons whom have no families are being adopted (shared subsistence), the entire community is being provided for. It is important to point out that the end goal of philanthropy and charity is also to ensure that the community is taken care of. When talking about this issue it is good to remember that subsistence is not simply hunting (or gathering) food, and giving it to others. It is a charitable way of life that includes values, traditions, and beliefs."

Part of the CCCS mission is to give back to the community, and cultivate and scale individual and local businesses that respect, compliment and enrich the regions existing wild salmon way of life. Working side-by-side, subsistence users and commercial fisherman will be able to share community space and

abundant natural food resources, along with proven ideas and processing techniques to improve overall quality, handling and processing some of the best and healthiest subsistence and commercial foods available in Cordova, let alone in Alaska and America.

The CCCS facility, once built, will require several full time employees (plant caretaker, scheduler, plant and equipment trainer, etc.) and 5-10 processing crew members once the plant is fully operational. Crew will be needed only on a case-by-case basis, until the plant is established, then a full-time crew will need to be available annually.

Value of proposed improvements:

Building a $1.5-$2M LEED- certified building will cost 20-25% more than a conventional processing facility. The CCCS building will increase both the land value and tax base. This CCCS building also compliments the City of Cordova's zoning for the Cordova Industrial Park lands on Seafood Lane. This will be good for Cordova's growing seafood industry, regional processing needs and highlighting Cordova seafood products nationwide. It is an opportunity for Cordova to display its commitment to its community and the cottage industry it would produce would spread the Cordova "brand" and its relationship to the world-renowned salmon that it hosts.

According to LEED 2009 certification there are 100 possible base points distributed across five major credit categories: 1. Sustainable Sites, 2. Water Efficiency, 3. Energy and Atmosphere, 4. Materials and Resources, and 5. Indoor Environmental Quality, plus additional points for Innovation in Design and additional points for Regional Priority. Even though up- front building and equipment costs for a LEED-certified structure will be higher, in the long run the modern-day technology and efficient energy systems will lower overhead and daily usage fees of the facility, keeping it affordable for residents and visiting user groups (such as the growing sports fishing industry).

The CCCS board will identify and work with certified LEED and natural energy consultants who are familiar with Alaska geography, weather conditions and natural resources to design and build this new processing facility. It will also be a nice- looking energy efficient building that compliments Cordova's unforgettable beauty.

Proposed timeline for development:

The CCCS is requesting three years to secure adequate funding (both private and public sources), permits and materials to build this community processing, cold storage and kitchen facility.

EPC plans to assist with the planning committee writing the CCCS articles and bylaws, policies, strategic development plan, permitting requirements, land agreements and structuring the CCCS to form its own nonprofit status with its own board.

Year 1:
- Secure members for the CCCS board
- Secure land lot
- Complete the final draft of the architectural drawings and identify potential LEED certified entities to assist in designing the comprehensive blueprints of the building and identifying what renewable energies can be accessed to offset the facility's power needs.
- Finalize five-year business plan and have a feasibility study done once adequate land is secured and the project has a home
- Write grants to both state and federal agencies in addition to private funding foundations
- Complete plans for continuing educational opportunities. People will be able to teach and learn new "old" ways of subsistence culture.

Note: An example of renewable energy application is that with the Power Creek and Humpback Creek run-of-the-river turbines currently providing energy for Cordova, the City along with CEC could find a way to charge the plants high-tech battery system to reduce daily overhead and annual operating expenses.

Year 2/ Year 3(18 months):
- Continue securing private and public foundation and government support
- Apply for all building, processing and community kitchen permits
- Build LEED's certified processing facility
- Install equipment
- Begin process of identifying/securing staff
- Get word out to local community about CCCS opportunity and begin renting time and space

Year 3 (6 months):
- Train employees in business practices and machinery operation
- Open CCCS building in Cordova and commence operation
- Work with other communities to build their own CCS facility

In accordance with Cordova Municipal Code Section 5.22, the CCCS is willing to pay close to Fair Market Value ($75,000) for the property, due in full at the end of the three year development phase of the project. In the interim, we request that the City of Cordova consider offering the same deal that the Cordova Community Kitchen folks were given – a $10.00 annual lease/option till the property is purchased in full ($75,000) from the City of Cordova by the CCCS.

Potential Partners:

City of Cordova – It is the hope of EPC and the CCCS interim planning committee that the City of Cordova will partner with us (by providing land for this project) to build this state-of-the-art processing facility for its Cordova residents and fishing fleet.

Note: The City can continue using the site as a snow storage area until funding and permits have been secured to begin building the facility.

Cordova's Copper River Watershed Project – CRWP is interested in potentially leasing an area of land for their organic fertilizer project. Their project will not take a lot of space and it will be on open ground, with minimum building needs, so the CCCS could help provide space big enough for them to continue and expand their operations.

In the past, Alaska U.S. Senator, Lisa Murkowski has expressed an interest in the CCCS project and wants to hear about our new developments. She said because of the renewable energy aspects of the facility and the fact that it helps build community that there may be federal dollars available for the project.

Valdez Development Fisheries Association - Cold Storage Facility – The VDFA Cold Storage founders have expressed a keen interest in consulting and assisting on the CCCS project on every level. EPC is meeting with them this week in Valdez to see their cold storage and processing facility.

Sue Cogswell, Executive Director for the Prince William Sound Economic Development District, supports the CCCS project. Also, Shirley Kelly, Executive Director for the State's Economic Development Administration, said that the CCCS entity would most likely be eligible for a 50% match from the state. This is significant. She stated also that she would review the statistics for our Cordova area to confirm the match, and then upon submission of a feasibility study and business plan, she will be able to meet with the CCCS board and start the process for our program to be involved in the State of Alaska's matching program.

Final Comments:

Included in this bid packet are a list of the Cordova Community Cold Storage interim planning committee members, a copy of EPC's non-profit status, preliminary drawings of what a modern-day intelligent processing building could look like, an image of the miniature model of a green processing plant, a basic drawing of the CCCS building on Lot 2, Block 3 and general letter of support from U.S. Senator Lisa Murkowski.

Cordova residents deserve and would use a Community Cold Storage and Community Kitchen. As the City is aware, several large processing plants operate out of Cordova and in the region, yet none of the existing privately owned seafood companies have the space, equipment, time, permits or passion to provide community processing and cold storage space for Cordova's community members.

In the spirit of past community leaders who have wanted to see a community processing plant built, it is our desire to honor those important ideas and visions to empower our community members to handle, process, prepare and enjoy the incredible bounty that comes from the sea and our homelands.

Thank you for seriously considering our bid proposal for Lot 2, Block 3 on Seafood Lane. If you have further questions or need more information please contact Carol Hoover, Executive Director of the Eyak Preservation Council at 907.424.5890 or carol@redzone.org.

CORDOVA COMMUNITY COLD STORAGE
Initial Planning Committee

Eyak Preservation Council *(907)424-5890 office* *(907)429-5890 cell* *(907)424-5891 fax*
eyak@redzone.org

Dune Lankard, EPC

Rebecca Andersen, EPC

Pamela Smith

Kanisha Tiedeman

Matthew Andersen

Ardy Hanson

Christine Belgarde

Mike Mickelson

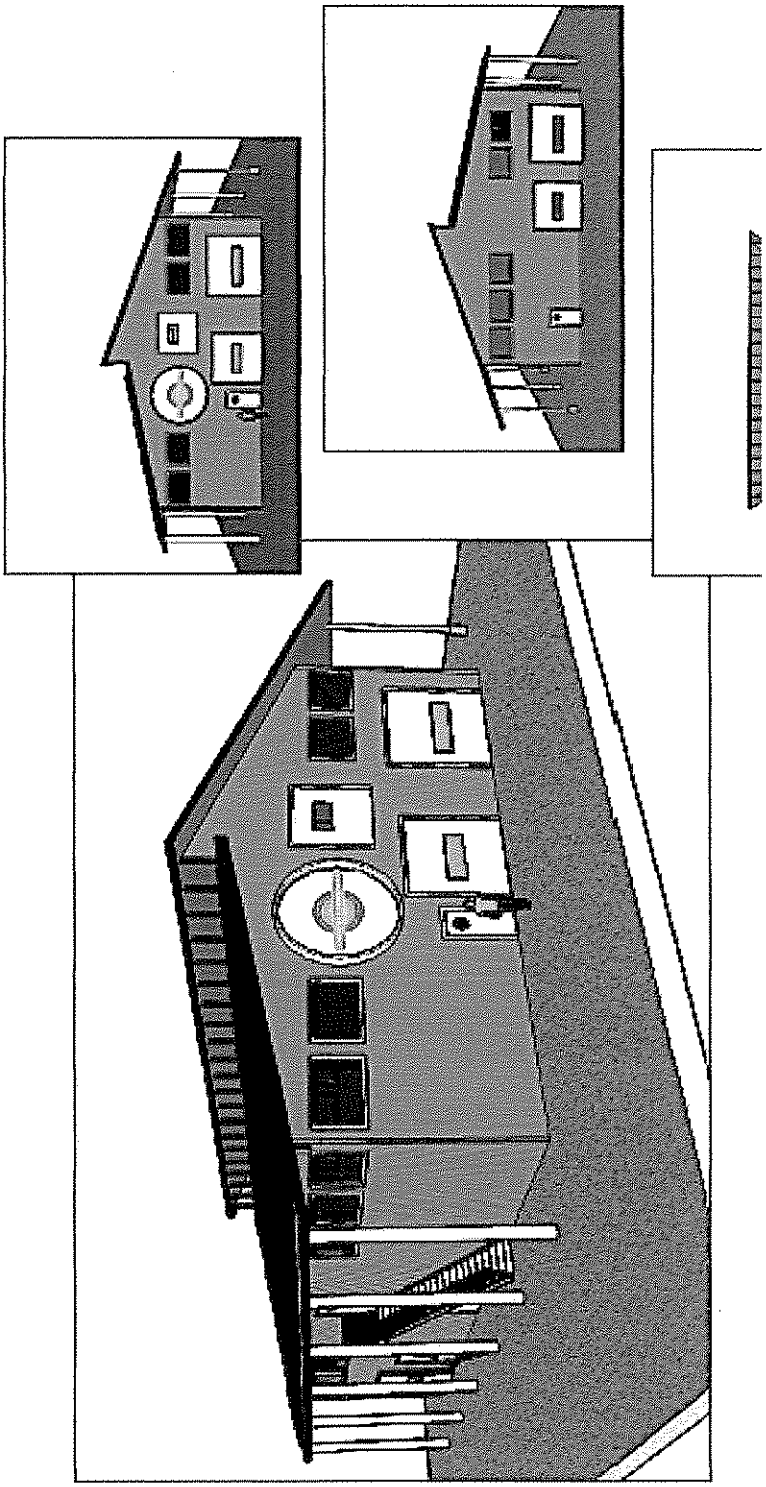
Jennifer Engle

Jamie Foode

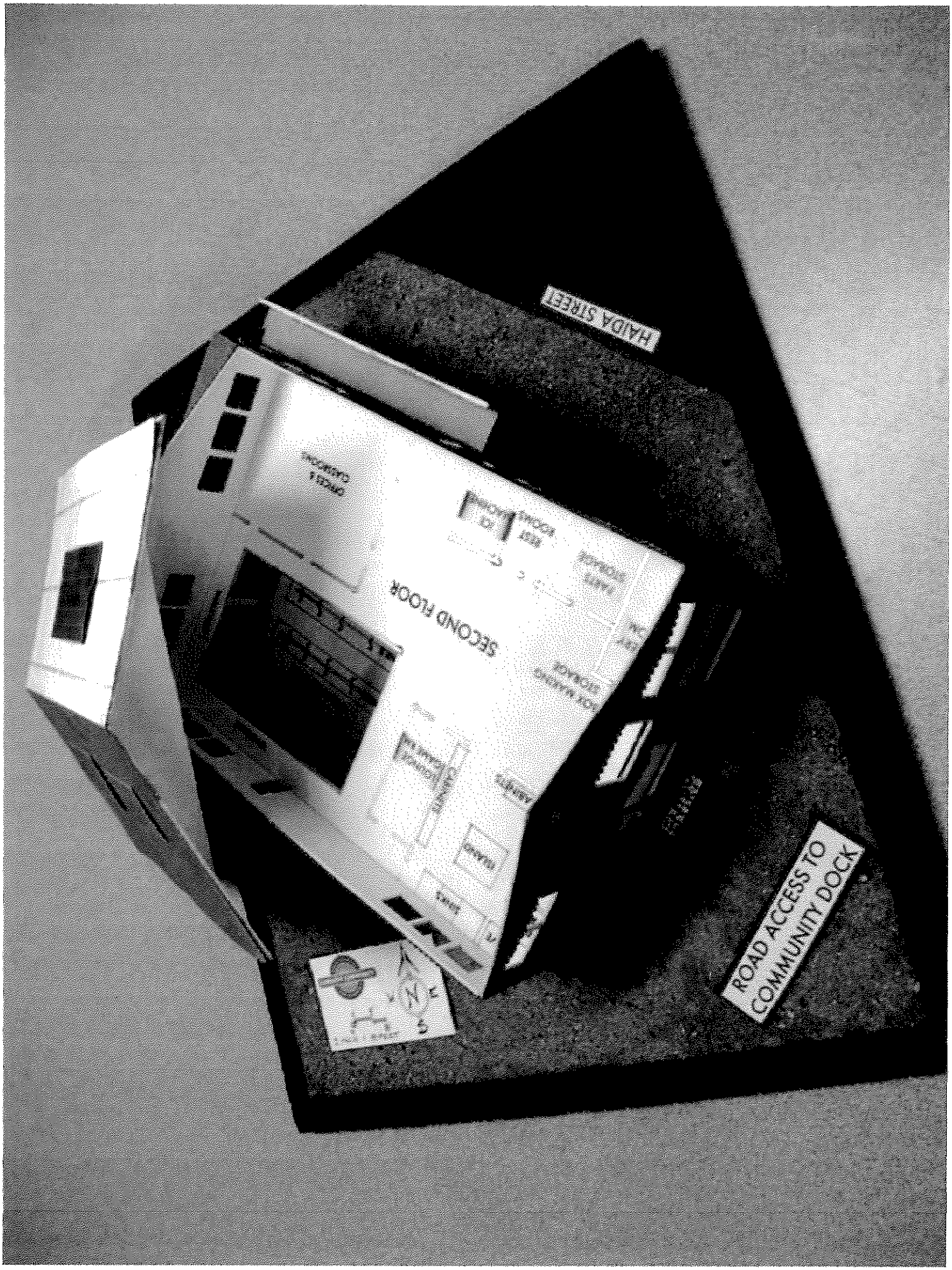
Jason Borer

Ashley Fox

Toni Godes-Webber



ROAD ACCESS TO
COMMUNITY DOCK
ENTRY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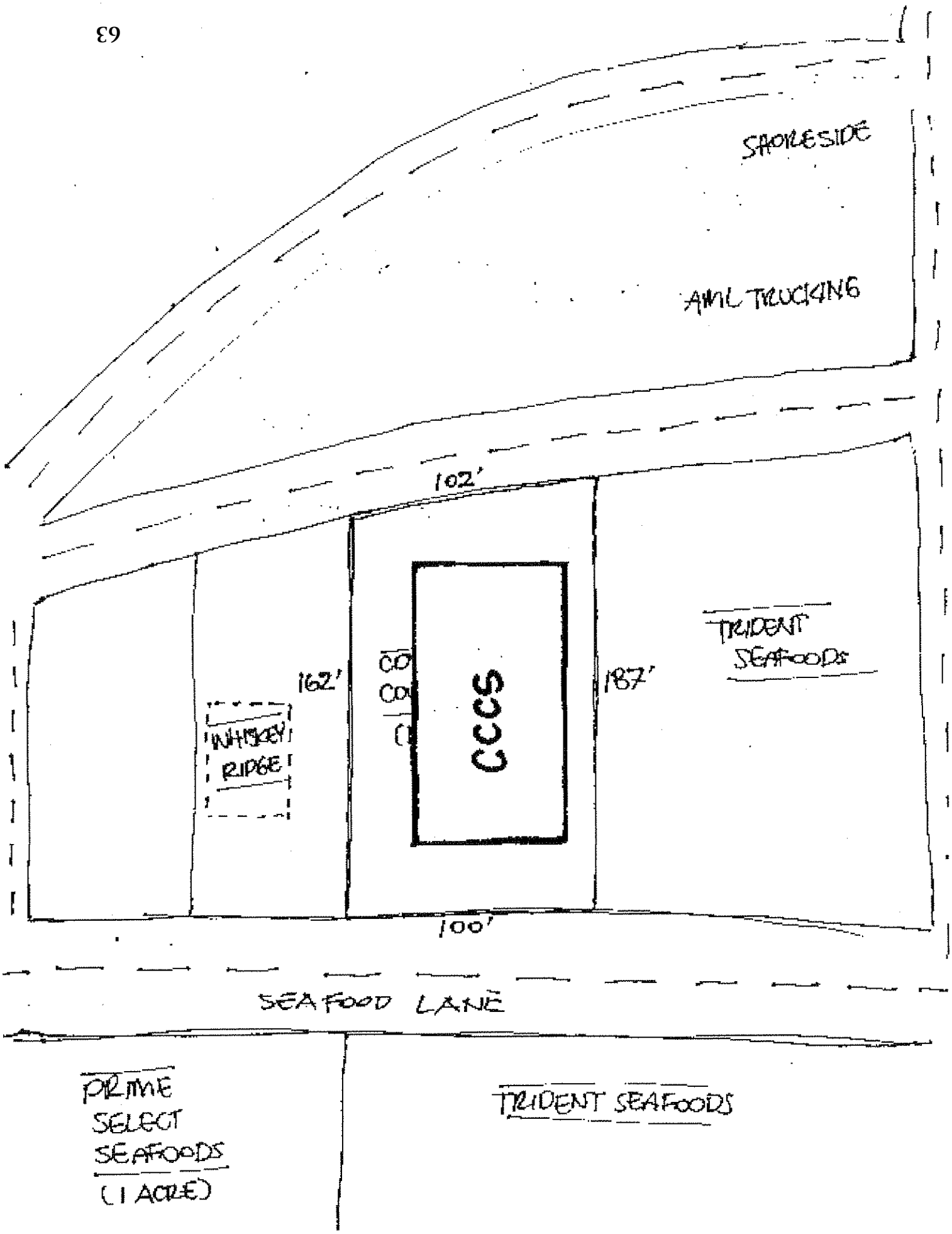
SECOND FLOOR
ROAD ACCESS TO
COMMUNITY DOCK


SHORESIDE
AMC TRUCKING
102'
TRIDENT SEAFOODS
162'
187'
WHISKEY RIDGE
CCCS
100'
SEAFOOD LANE
PRIME SELECT SEAFOODS (1 ACRE)
TRIDENT SEAFOODS

LISA MURKOWSKI
ALASKA

COMMITTEES:
ENERGY AND NATURAL RESOURCES
RANKING MEMBER
SUBCOMMITTEE ON ENERGY

FOREIGN RELATIONS
Ranking Member, Subcommittee on East Asian and Pacific Affairs

HEALTH, EDUCATION, LABOR, AND PENSIONS

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[illegible]

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February 14, 2008

Mr. Dune Lankard
Post Office Box 456
Cordova, Alaska 99574

Dear Dune:

Thank you for following up on our conversation in the airport about your Cordova processing plant project. It is good to hear from you again.

I would appreciate it if you could forward as much detailed information about your project to my office as possible. This would give me an opportunity to see the details and determine if there is any way I can assist you, either through a letter of support or seeking federal assistance. You can mail documents to my office or email them to David Fisher, my legislative correspondent, at david_fisher@murkowski.senate.gov. I also am passing on your email to my energy legislative assistant Chuck Kleeschulte, who will be calling you to follow up.

Again, thank you for your follow-up. I look forward to hearing more about your project.

Sincerely,

Lisa Murkowski
United States Senator

HOME PAGE AND WEB MAIL
MURKOWSKI.SENATE.GOV

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 2 0 2006

EYAK PRESERVATION COUNCIL
PO BOX 460
CORDOVA, AK 99574-0460

Employer Identification Number:
68-0424723
DLN:
17053106743005
Contact Person:
JOSEPH S ESTES ID# 31121
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated MAY 2001, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

Each proposal will be evaluated on the criteria in the table below. Each criteria will be scored from 1-10 for the individual proposals. The multiplier will then be applied to the scores to determine a final score.

Final Land Disposal Evaluation Criteria

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**						

Memorandum

To: Planning Commission
From: Planning Department Staff
Date: October 4, 2012

Re: Lot 3A, Block 8, North Fill Development Park

PART I. GENERAL INFORMATION:

A letter of interest was received by the City Manager and brought forward at the July 10, 2012 Planning Commission meeting for Lot 3A, Block 8, North Fill Development Park. The Planning Commission referred this item back to staff pending input from the Harbor Master and the Harbor Commission. At the September 17, 2012 Harbor Commission Meeting the Commission voted unanimously against recommending to the Planning Commission to dispose of Lot 3A, Block 8,
North Fill Development Park giving the following reasons:

1. Last winter the Harbor Commission voted to turn this lot and part of the adjoining land into a boat maintenance area, similar to the space available behind the Harbor Master building. Water and electrical services were in the process of being installed when the letter of interest was received and put the improvements on hold. It is the Harbor Commission's desire to complete their original plan.

2. The Harbor Commission believes the trailer traffic at the three stage dock to be excessive and potentially dangerous. By developing this lot they hope to shift part of that traffic to the North Fill launch ramp and provide a safer situation for the community.

3. The North Fill launch ramp float system has been funded and is in the process of being built. When this facility is in place there will be a need for more trailer parking and support facilities in this area. The Harbor Commission hopes that this lot will provide the services necessary so that the trailer traffic throughout town will be minimized.

4. The adjacent land is currently being used to store SERVS barges and as boat storage. Due to the excessive snow last winter and subsequent structural damage to several warehouses, there has been an increased demand on boat storage. This lot provides a needed service to our fleet and collects revenue for the Harbor.

5. The Harbor Commission sees itself foremost as an advocate for the Harbor and its future development. The Harbor has minimal land at its disposal for future development and the Commission feels losing any land at this point would be a detriment to the Harbor.

PART II. REVIEW OF APPLICABLE CRITERIA:

Planning Department Memo

As described in section 5.22.040 - Application to lease or purchase (D) 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.

Section 5.22.060 - Methods of Disposal for Fair Market Value (A) In approving a disposal of an interest in City real property for fair market value, the Council shall select the method by which the City Manager will conduct the disposal from among the following:

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 III. STAFF'S RECOMMENDATION

Planning Department Staff recommends not disposing of Lot 3A, Block 8, North Fill Development Park.

Planning Department Memo

Memorandum

To: Planning and Zoning
From: Planning Department Staff
Date: 10/4/2012
Re: Hazard Mitigation Plan

PART I. GENERAL INFORMATION:

The Cordova Hazard Mitigation Plan was completed in 2008 by a contractor. The State of Alaska and FEMA require an update every 5 years. Having an approved plan allows the City to apply for state and federal grants.

PART II. BACKGROUND:

The State has provided criteria that need to be followed for the update to be accepted by the State and FEMA. One of these requirements is public meeting where input can be provided. We have a draft of the updated Hazard Mitigation Plan and would request that you review and provide and any comments that you might have.

The project portion of the document is important part of the document, these projects since they are included in the plan, could be potentially funded by state and federal grants. Any thoughts on projects that will help eliminate or lessen the effects of hazards that occur in Cordova can be included. Additional projects can be added or projects edited during the update, please feel free to provide new projects or edit existing projects.

The Hazard Mitigation Plan and the draft update is over 100 pages with that said, we will print a copies for any person of the public or commissioner who would like one upon request but for the packet the plan will be placed on the Planning and Zoning page on the city web page.

Follow this link to read the update.

http://www.cityofcordova.net/boards-commissions/planning-zoning/

Follow this link to read the 2008 plan.

http://www.cityofcordova.net/city-administration/planning-department/

October 2012

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

November 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4 Daylight Savings ends	5	6	7 CITY COUNCIL MEETING LIBRARY	8	9	10
11 Veteran's Day	12 **CITY HALL CLOSED** Veteran's Day (OBSERVED)	13 **PLANNING COMMISSION 6:30 PM CITY HALL**	14	15	16	17
18	19	20	21 CITY COUNCIL MEETING LIBRARY	22 **CITY HALL CLOSED** Thanksgiving	23 **CITY HALL CLOSED**	24
25	26	27	28	29	30	