

**PLANNING COMMISSION REGULAR MEETING  
JUNE 18, 2019 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B**

**Chair**

Tom McGann

**Commissioners**

Scott Pegau

John Baenen

Allen Roemhildt

Nancy Bird

Chris Bolin

Trae Lohse

**City Planner**

Leif Stavig

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chair Tom McGann, Commissioners Scott Pegau, John Baenen, Allen Roemhildt, Nancy Bird, Chris Bolin, and Trae Lohse

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF CONSENT CALENDAR**

- a. Minutes of May 7, 2019 Regular Meeting .....Page 2
- b. Record excused absence for John Baenen and Trae Lohse from the June 18, 2019 Regular Meeting

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

**6. CORRESPONDENCE**

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

- a. Guest Speakers
- b. Audience comments regarding agenda items (3 minutes per speaker)

**8. PLANNER'S REPORT .....Page 4**

**9. NEW/MISCELLANEOUS BUSINESS**

- a. Resolution 19-06 - Support for BUILD Grant Application .....Page 5  
A resolution of the Planning Commission of the City of Cordova, Alaska, supporting the BUILD Grant Application to improve and upgrade the Cordova South Harbor
- b. Resolution 19-07 – Vacation of Utility Easement for Lauren Padawer.....Page 9  
A resolution of the Planning Commission of the City of Cordova, Alaska, vacating a portion of a utility easement on Lot 2B, Saddle Point Subdivision
- c. Comprehensive Plan Discussion .....Page 19

**10. PENDING CALENDAR**

- a. June 2019 Calendar .....Page 20
- b. July 2019 Calendar.....Page 21

**11. AUDIENCE PARTICIPATION**

**12. COMMISSION COMMENTS**

**13. ADJOURNMENT**

PLANNING COMMISSION REGULAR MEETING  
MAY 7, 2019 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES

1. CALL TO ORDER

Chair **Tom McGann** called the Planning Commission Regular Meeting to order at 6:30 PM on May 7, 2019 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair **Tom McGann** and Commissioners, **Scott Pegau**, **Allen Roemhildt**, and **Chris Bolin**. **John Baenen**, **Nancy Bird**, and **Trae Lohse** were absent.

Also present was City Planner **Leif Stavig**.

One person was in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bolin to approve the agenda.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Roemhildt, Bolin

Absent: Baenen, Bird, Lohse

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of March 12, 2019 Public Hearing
- b. Minutes of March 12, 2019 Regular Meeting
- c. Minutes of March 20, 2019 Special Meeting

M/Pegau S/Bolin to approve the consent calendar.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Roemhildt, Bolin

Absent: Baenen, Bird, Lohse

Bird was present at 6:31 PM.

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
- b. Audience comments regarding agenda items

8. PLANNER'S REPORT

**Stavig** said the comprehensive plan had been moving forward heavily. The committee has seen a full draft of the plan. The Work Session with City Council and the Planning Commission went well, and they are looking into having another one later in the summer. The current goal is to get the draft plan out to the public for review. The

draft is not set in stone. **Stavig** said he attended a training about legal descriptions, which is a part of his job that he deals with all the time.

**Pegau** said that once the draft of the comprehensive plan was out, he wanted to see an agenda item for discussion.

**Stavig** said that the Planning Department manages all leases, so when auditors have questions about leases, he answers them. All of the leases are listed in the City Budget with the commencement and expiration dates.

**Roemhildt** asked if there had been any discussion about leaving an easement for access on the Power Creek Lot that was leased. **Stavig** said that both the commission and City Council both considered it but chose not to.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Resolution 19-05 – Support for Tier 1 Harbor Grant

M/Pegau S/Roemhildt to approve Resolution 19-05

**Pegau** said that he saw dock ‘K’ was not a part of the project. **Sam Greenwood**, Public Works Director, said that it comes down to funding; the current project is over by \$1M. **Greenwood** said that \$17M would be the price of a total rebuild of the South Harbor. She said the resolution adds more meat to their application and that City Council will do a similar one.

**McGann** said that he preferred “renovate” instead of “rebuild” in the resolution. The commission concurred with the change in wording.

Upon voice vote, resolution passed 5-0.

Yea: **McGann, Pegau, Roemhildt, Bird, Bolin**

Absent: **Baenen, Lohse**

## 10. PENDING CALENDAR

**Stavig** said that the comprehensive plan website was still up and that the draft plan would be available once it was complete. There will be a way to comment on the plan through the website.

**Bird** said she liked the idea of doing another joint Work Session with the City Council.

## 11. AUDIENCE PARTICIPATION

## 12. COMMISSION COMMENTS

**Bird** apologized for being late.

## 13. ADJOURNMENT

M/Bird S/Bolin to adjourn the Regular Meeting at 6:50 PM.

With no objection, the meeting was adjourned.

Approved:

\_\_\_\_\_  
Tom McGann, Chair

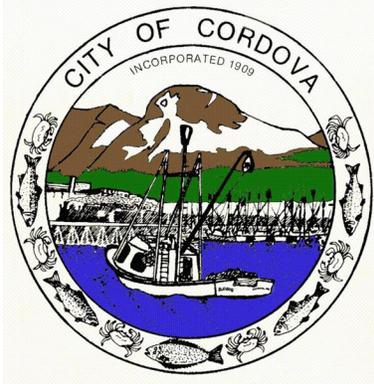
\_\_\_\_\_  
Leif Stavig, City Planner

# Planner's Report

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 6/12/19  
**Re:** Recent Activities and Updates

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- Lots of public questions about zoning, ownership, land disposal, and other planning related issues. Typically, this slows down once fishing is underway.
- Camtu's Performance Deed of Trust lien removed.
- Assisting someone with a Conditional Use Permit application.
- Negotiated Purchase and Sale Agreement with CTC. CTC CoHo Ordinance approving the sale is on the 6/19 City Council meeting for first reading.
- Assisting with Harbor Tier 1 Grant and BUILD Grant applications as needed.
- Finished 2019 Budget.
- Reviewed draft Comprehensive Plan prior to public release.
- Sam is working on the Title 16 changes with the attorney.
- Two building permits issued in May. Two so far in June.



**AGENDA ITEM # 9a**  
**Planning Commission Meeting Date: 6/18/19**

**PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Samantha Greenwood, Public Works Director  
Tony Schinella, Harbor Master

**DATE:** 6/11/19

**ITEM:** Resolution 19-06 – Support for BUILD Grant Application

**NEXT STEP:** Approve Resolution

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INFORMATION  
 MOTION  
 RESOLUTION

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**I. REQUEST OR ISSUE:**

Staff is seeking approval of a resolution supporting the BUILD grant application. The application will be for the maximum grant amount of \$25 million.

**II. RECOMMENDED ACTION / NEXT STEP:**

“I move to approve Resolution 19-06.”

**III. FISCAL IMPACTS:**

There is no match for the 2019 BUILD Grant.

**IV. BACKGROUND INFORMATION:**

A brief Power Point will be given at the meeting explaining the BUILD Grant. Attached is a concept map of

the proposed project.

**1/18/17** - At the City Council Regular Meeting the following occurred. From the minutes:

19a. 6. Resolution 01-17-02 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to seek funding in order to rebuild the Cordova south harbor  
**M/Bailer S/Beedle** to approve Resolution 01-17-02 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to seek funding in order to rebuild the Cordova south harbor.

**Beedle** pulled it in order to amend some of the language.

**M/Beedle S/Bailer** to amend by changing the word “renovate” in the now, therefore, be it resolved paragraph, to “rebuild”.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent (Allison). Motion approved.

Council member **Burton** also had an amendment to offer regarding the dollar amount of \$20,000,000.

**M/Burton S/Bailer** to amend by adding “up to” before the \$20,000,000 in the now, therefore, be it resolved paragraph.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent (Allison). Motion approved.

Vote on the main motion as amended: 6 yeas, 0 nays, 1 absent (Allison). Motion approved.

**8/15/18** - At the City Council Regular Meeting the following occurred. From the minutes:

14a. Direction to Manager to negotiate a contract for consulting services for 2019 BUILD grant application **M/Schaefer S/Meyer** to direct the City Manager to negotiate a contract with PND Engineering INC to provide consulting services to develop and submit a 2019 BUILD Grant Application for the Cordova South Harbor Dock Replacement Project RFP#PW18-03 for a sum not to exceed twenty-eight thousand nine hundred and fifty dollars and no cents (\$28,950.00).

**Lanning** explained that if you want to participate in this arena of funding, you never know what might happen. He sees this as an annual expenditure until we receive one or we make other arrangements. Remember this is out of the Harbor Enterprise fund. This will be a year-long public process to get this application completed.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Burton, Jones, Wiese). Motion was approved.

**6/5/19** - At the City Council Regular Meeting the following occurred. From the minutes:

#### **G. Approval of Consent Calendar**

5. Council confirmation of May 9, 2019 Election of CVFD Officers

6. Resolution 06-19-26 A resolution of the City Council of the City of Cordova, Alaska, supporting an FY2019 BUILD (better utilizing investments to leverage development) Transportation Grant application to improve and upgrade the Cordova South Harbor

7. Resolution 06-19-27 A resolution of the City Council of the City of Cordova, Alaska, authorizing a Tier I application for the State of Alaska Municipal Harbor Facility Grant Program to fund South Harbor repairs

Vote on the approval of the consent calendar: 6 yeas, 0 nays, 1 absent. Glasen-yes; Jones-yes; Meyer-yes; Schaefer-absent; Allison-yes; Bailer-yes and Guard-yes. Consent calendar was approved.

**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 19-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,  
ALASKA, SUPPORTING THE BUILD GRANT APPLICATION TO IMPROVE AND UPGRADE  
THE CORDOVA SOUTH HARBOR**

**WHEREAS**, the South Harbor is over 30 years old and has surpassed its intended design life; and

**WHEREAS**, the South Harbor Condition Assessment report done in 2016 by PND engineers states that the South Harbor float system was found to be in generally poor to serious condition with observed issues requiring immediate repair; and

**WHEREAS**, the report also noted that electrical, fire suppression, and water supply are not up to code; and

**WHEREAS**, this project is a priority of the Harbor Department, Harbor Commission and Planning Commission, and appears annually on the City Council Capital Improvement Projects list; and

**WHEREAS**, a drive down dock with cranes will improve harbor efficiencies for loading and unloading boats, all-tide vehicular access, and improve safety by relieving congestion at the boat launch; and

**WHEREAS**, a bulkhead lining the majority of the south side of the harbor will provide additional moorage, improve parking, incorporate economic development for small business and improve overall quality of life; and

**WHEREAS**, the project will bring the harbor into compliance with modern safety, fire, and electrical codes; would improve access for the disabled; and make the harbor safer for fishermen to use by providing even walking surfaces and an ADA compliant gangway.

**NOW, THEREFORE BE IT RESOLVED THAT** the Planning Commission of the city of Cordova, Alaska, supports the BUILD Grant application to improve and upgrade the Cordova South Harbor

**PASSED AND APPROVED THIS 18<sup>TH</sup> DAY OF JUNE 2019**

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Tom McGann, Chair

ATTEST:

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Leif Stavig, City Planner

EXISTING SLIP COUNT		
SLIP LENGTH (FT)	VESSEL LENGTH (FT)	QUANTITY
20	20	68
24	24	70
30	30	182
40	40	86
50	50	74
60	60	26
TOTAL		506

NEW SLIP COUNT		
SLIP LENGTH (FT)	VESSEL LENGTH (FT)	QUANTITY
20	20	33
24	24	0
32	32	194
40	40	92
50	50	86
60	60	65
TOTAL		470





**AGENDA ITEM # 9b**  
**Planning Commission Meeting Date: 6/18/19**

**PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Planning Staff  
**DATE:** 6/12/19  
**ITEM:** Resolution 19-07 – Vacation of Utility Easement for Lauren Padawer  
**NEXT STEP:** Approve Resolution

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INFORMATION  
 MOTION  
 RESOLUTION

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**I. REQUEST OR ISSUE:**

Requested Actions: Approve Resolution  
Legal Description: Lot 2B, Saddle Point Subdivision  
Zoning: Unrestricted  
Attachments: Plat of Lots 2A & 2B, Saddle Point Subdivision  
Location Map  
Resolution 19-07  
Utility Easement Vacation Application  
As-built Survey

Lauren Padawer is requesting a vacation of a portion of the utility easement that an existing building encroaches on (see area on as-built circled in red). The portion requested to be vacated is for only the portion that the building encroaches on; the remainder of the 30-foot utility easement will remain.

All utilities (CTC, CEC, GCI, city) were notified of and agreed to the requested vacation. All property owners within a 300-foot radius were notified and no comments were received by the city.

If the resolution passes, the applicant will be required to record a plat of the vacation prior to it becoming effective.

**II. RECOMMENDED ACTION / NEXT STEP:**

Staff recommend the commission approve Resolution 19-07. All effected entities are agreeable to the vacation and the overall impact of the vacation will be very minimal. Staff recommend the following motion: "I move to approve Resolution 19-07."

**III. FISCAL IMPACTS:**

None; the applicant is responsible for permit fees and costs associated with the replat.

**IV. BACKGROUND INFORMATION:**

It is unknown how the encroachment came to be. Property owners are responsible for knowing where easements are located on their property.

**V. LEGAL ISSUES:**

N/A

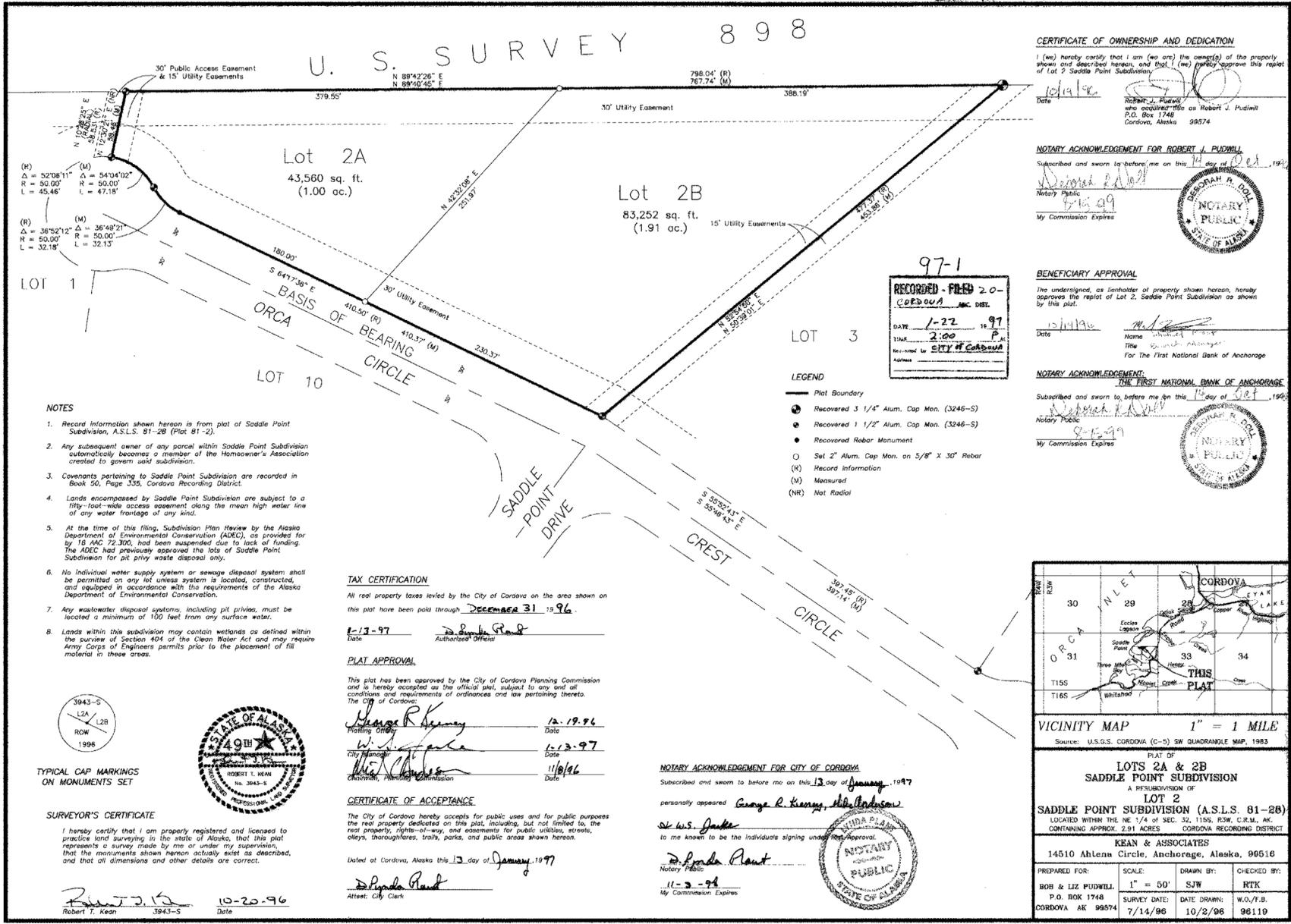
**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

**VII. SUMMARY AND ALTERNATIVES:**

The commission can choose to not vacate the easement.

CORDOVA RECORDING DISTRICT  
Return to: City Clerk  
City of Cordova  
Box 110  
Cordova, AK 99574



(H) Δ = 52°08'11" Δ = 54°34'02"  
R = 50.00' R = 50.00'  
L = 45.46' L = 47.18'

(R) (M) Δ = 36°52'12" Δ = 36°48'21"  
R = 50.00' R = 50.00'  
L = 32.18' L = 32.13'

**NOTES**

- Record Information shown hereon is from plot of Saddle Point Subdivision, A.S.L.S. 81-28 (Plot 81-2).
- Any subsequent owner of any parcel within Saddle Point Subdivision automatically becomes a member of the Homeowner's Association created to govern said subdivision.
- Covenants pertaining to Saddle Point Subdivision are recorded in Book 50, Page 335, Cordova Recording District.
- Lands encompassed by Saddle Point Subdivision are subject to a fifty-foot-wide access easement along the mean high water line of any water frontage of any kind.
- At the time of this filing, Subdivision Plan Review by the Alaska Department of Environmental Conservation (ADEC), as provided for by 18 AAC 72.300, had been suspended due to lack of funding. The ADEC had previously approved the lots of Saddle Point Subdivision for pit privy waste disposal only.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation.
- Any wastewater disposal systems, including pit privies, must be located a minimum of 100 feet from any surface water.
- Lands within this subdivision may contain wetlands as defined within the purview of Section 404 of the Clean Water Act and may require Army Corps of Engineers permits prior to the placement of fill material in these areas.



TYPICAL CAP MARKINGS ON MONUMENTS SET

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the state of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

*Robert T. Keane*  
Robert T. Keane 3943-S  
10-20-96  
Date



**TAX CERTIFICATION**

All real property taxes levied by the City of Cordova on the area shown on this plat have been paid through December 31, 1996.

1-13-97  
Date *D. Bunker Reed*  
Authorized Official

**PLAT APPROVAL**

This plat has been approved by the City of Cordova Planning Commission and is hereby accepted as the official plat, subject to any and all conditions and requirements of ordinances and law pertaining thereto. The City of Cordova:

*George R. Kenney* 12-19-96  
Planning Officer Date  
*W. J. Janku* 1-13-97  
City Manager Date  
*Michael Anderson* 11/8/96  
Chairman, Planning Commission Date

**CERTIFICATE OF ACCEPTANCE**

The City of Cordova hereby accepts for public uses and for public purposes the real property dedicated on this plat, including, but not limited to, the road, property, rights-of-way, and easements for public utilities, streets, alleys, thoroughfares, trails, parks, and public areas shown hereon.

Dated at Cordova, Alaska this 13 day of January, 1997

*D. Bunker Reed*  
Attest: City Clerk

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby approve this report of Lot 2 Saddle Point Subdivision.  
Date 10/19/96  
*Robert J. Pudwill*  
Robert J. Pudwill who executed this as Robert J. Pudwill  
P.O. Box 1748  
Cordova, Alaska 99574

**NOTARY ACKNOWLEDGEMENT FOR ROBERT J. PUDWILL**

Subscribed and sworn to before me on this 14 day of Oct, 1996.  
*Deborah A. Dowd*  
Notary Public  
My Commission Expires  
 DEBORAH A. DOWD  
NOTARY PUBLIC  
STATE OF ALASKA

**BENEFICIARY APPROVAL**

The undersigned, as beneficiary of property shown hereon, hereby approves the report of Lot 2, Saddle Point Subdivision as shown by this plat.  
Date 10/19/96  
Name *Michael Prange*  
Title *Branch Manager*  
For The First National Bank of Anchorage

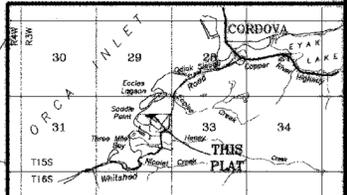
**NOTARY ACKNOWLEDGEMENT:**

**THE FIRST NATIONAL BANK OF ANCHORAGE**  
Subscribed and sworn to before me on this 10 day of Oct, 1996.  
*Deborah A. Dowd*  
Notary Public  
My Commission Expires 8-15-99  
 DEBORAH A. DOWD  
NOTARY PUBLIC  
STATE OF ALASKA

97-1  
RECORDED - FILED 20-  
CORDOVA AK DIST.  
DATE 1-22 1997  
TIME 2:00 P.M.  
Recorded by CITY OF CORDOVA  
Address

**LEGEND**

- Plot Boundary
- Recovered 3 1/4" Alum. Cap Mon. (3246-S)
- Recovered 1 1/2" Alum. Cap Mon. (3246-S)
- Recovered Harbor Monument
- Set 2" Alum. Cap Mon. on 5/8" X 30" Rebar
- Record Information
- Measured
- NR) Not Radial



VICINITY MAP 1" = 1 MILE  
Source: U.S.G.S. CORDOVA (C-5) SW QUADRANGLE MAP, 1983

PLAT OF  
**LOTS 2A & 2B**  
**SADDLE POINT SUBDIVISION**  
A REVISION OF  
**LOT 2**  
**SADDLE POINT SUBDIVISION (A.S.L.S. 81-28)**  
LOCATED WITHIN THE NE 1/4 OF SEC. 32, T15S, R3W, C.R.M., AK.  
CONTAINING APPROX. 2.91 ACRES CORDOVA RECORDING DISTRICT

**KEAN & ASSOCIATES**  
14510 Ahlens Circle, Anchorage, Alaska, 99516

PREPARED FOR: BOB & LIZ PUDWILL, P.O. BOX 1748 CORDOVA AK 99574	SCALE: 1" = 50'	DRAWN BY: SJW	CHECKED BY: RTK
SURVEY DATE: 7/14/96	DATE DRAWN: 10/2/96	W.O./F.B. 96119	

**NOTARY ACKNOWLEDGEMENT FOR CITY OF CORDOVA**

Subscribed and sworn to before me on this 13 day of January, 1997  
personally appeared *George R. Kenney, Michael Anderson*  
to me known to be the individuals signing under their approval.  
*W.S. Janku*  
*D. Bunker Reed*  
Notary Public  
My Commission Expires 11-3-98





**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 19-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,  
ALASKA, VACATING A PORTION OF A UTILITY EASEMENT ON LOT 2B, SADDLE POINT  
SUBDIVISION**

**WHEREAS**, Lauren Padawer, the property owner, requested that a portion of the utility easement created on the plat of Lots 2A & 2B, Saddle Point Subdivision be vacated; and

**WHEREAS**, the portion to be vacated is the portion that the building encroaches on; and

**WHEREAS**, all utility companies have indicated that they approve of the vacation; and

**WHEREAS**, no surrounding properties will be prevented from connecting to utilities due to the vacation; and

**WHEREAS**, upon approval of the vacation, the owner will prepare and record a replat of the property showing the vacation.

**NOW, THEREFORE BE IT RESOLVED THAT**

**Section 1.** That the above described utility easement is hereby vacated.

**Section 2.** That this resolution will be deemed void if a replat is not recorded within 90 days of the adoption of this resolution.

**PASSED AND APPROVED THIS 18<sup>TH</sup> DAY OF JUNE 2019**

\_\_\_\_\_  
Tom McGann, Chair

ATTEST:

\_\_\_\_\_  
Leif Stavig, City Planner

Utility Easement Vacation  
Petition to Vacate Utility Easement  
No Public Hearing Required

Cordova Planning Department  
PO Box 1210  
Cordova, Alaska 99574  
907-424-6220

The **completed** petition with **all required attachments**, accompanied by a \$50.00 non-refundable fee, must be submitted to the Planning Department. Upon receipt of a completed application and required attachments, the Planning Department shall:

1. Submit electronic copies of the application and supporting documentation to all utilities. The utilities may investigate, locate, contact applicant, landowner, and neighboring landowners if desired. Upon 10 business days passing, the applicant may contact utility companies to determine the status of their request.
2. Mail a notice to each property owner as shown on City of Cordova tax rolls within a 300-foot radius from the utility easement proposed to be vacated. The notice shall include the application and attachments.
3. Notify applicant in writing including a copy of the utility's decision, when all utilities have returned application and decision.

If there is **unanimous agreement from** utilities to vacate the utility easement, the Planning Department will place the request on the agenda for the next regularly scheduled Planning Commission meeting. To accomplish an approved vacation, a Planning Commission Resolution must be filed with the State Recorder to enter the vacation into the public records and the plat must be updated at the recorder's office. Petitioner must pay all filing fees and cost of re-plat.

Documents needed for a complete application

- (X) Plat and recorded legal description of the utility easement **- ON FILE**
- (X) \$50.00 non-refundable petition fee attached
- (X) Complete Application **(page 2 - portion)**

**Applicant Information**

Name and Address of Landowner:

LAUREN PADAWER  
PO BOX 394  
CORDOVA, AK 99574

Physical Address of Property:

LOT 23 ORCA CIRCLE DR.  
CORDOVA, AK 99574

Legal Description of Property:

LOT 23  
SADDLE POINT SUBDIVISION  
PLAT 97-01

Is an existing structure is encroaching into easement? Yes (X) No ( )

If yes, then attach an as-built showing the encroachment

Is easement being used by a utility? Yes ( ) No ( ) Unknown (X)

If yes, which utility? \_\_\_\_\_

Describe the vacation and the reason for vacating:

Lending institution is requiring vacation of portion of easement with encroachment issues. Easement is 30' wide and building encroaches 2'-8' for entire length of building. See AS-BUILT for reference.

**Cordova Electric Company**

Vacate Utility Easement?  Yes  No

Comments N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:

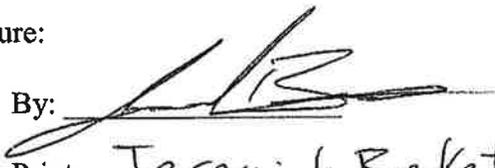
By:   
Print: CLAY R. KOPLIN  
Its: CEO

**Cordova Telephone Company**

Vacate Utility Easement?  Yes  No

Comments N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:

By:   
Print: Jeremiah Beckett  
Its: CEO

GCI

Vacate Utility Easement?  Yes  No

Comments GCI has no objection to the partial vacation of the  
easement where the house encroaches per asbuilt.

Signature: 

By: \_\_\_\_\_

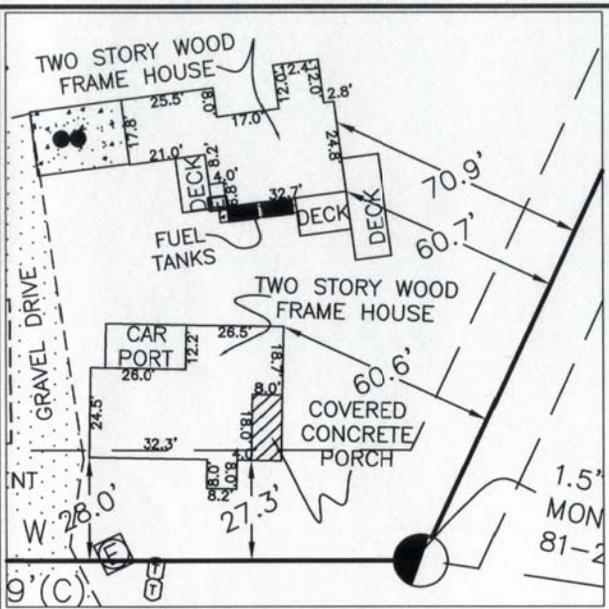
Print: Joshua Swanson

Its: \_\_\_\_\_

BASIS OF BEARING-PLAT 97-01.  
BASIS OF ROTATION-MONUMENT FOUND IN THE  
NORTHWEASTERLY CORNER OF LOT 2B PLAT  
97-01 FOR POSITION AND MONUMENT FOUND  
IN THE SOUTHEAST CORNER OF LOT 2B PLAT  
97-01 FOR LINE.

REFERENCE-PLATS  
U.S. SURVEY 898.  
PLAT NUMBER 81-02 RECORDED IN THE  
CORDOVA RECORDING DISTRICT.  
PLAT NUMBER 97-01 RECORDED IN THE  
CORDOVA RECORDING DISTRICT.

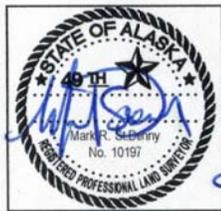
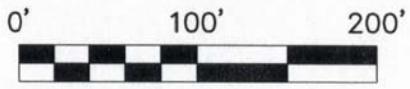
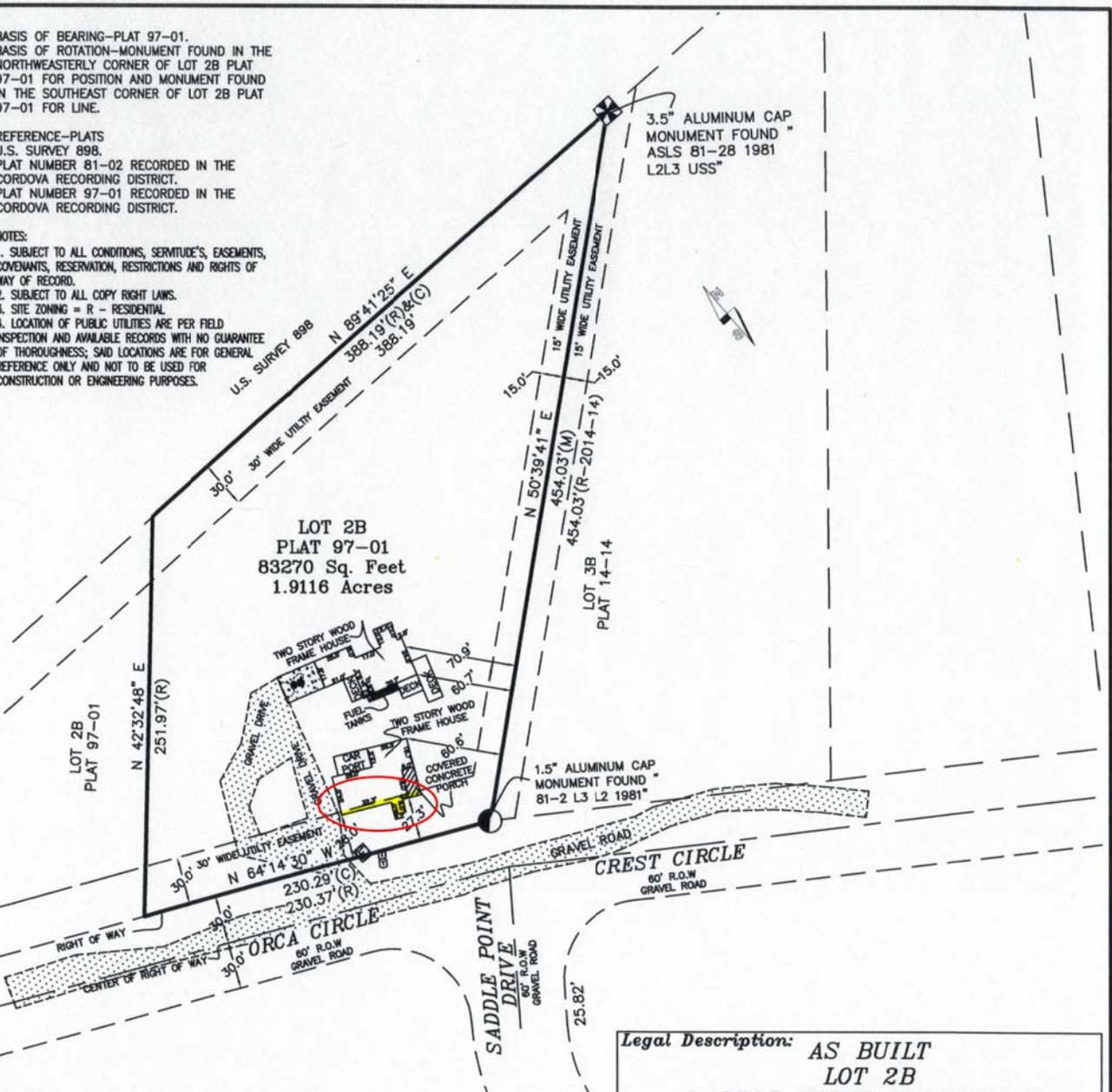
NOTES:  
1. SUBJECT TO ALL CONDITIONS, SERVITUDE'S, EASEMENTS,  
COVENANTS, RESERVATION, RESTRICTIONS AND RIGHTS OF  
WAY OF RECORD.  
2. SUBJECT TO ALL COPY RIGHT LAWS.  
3. SITE ZONING = R - RESIDENTIAL.  
4. LOCATION OF PUBLIC UTILITIES ARE PER FIELD  
INSPECTION AND AVAILABLE RECORDS WITH NO GUARANTEE  
OF THOROUGHNESS; SAID LOCATIONS ARE FOR GENERAL  
REFERENCE ONLY AND NOT TO BE USED FOR  
CONSTRUCTION OR ENGINEERING PURPOSES.



SCALE 1" = 50'

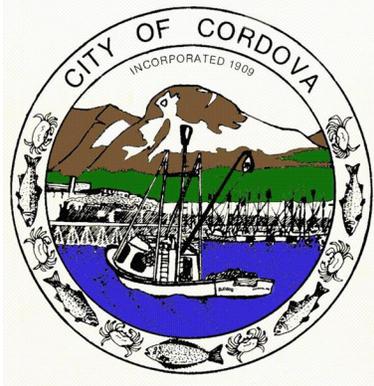
LEGEND

- FOUND 1-1/2" ALUMINUM CAP
- ⊠ FOUND 3-1/4" BRASS CAP
- (M) = MEASURED DIMENSION
- (R) = RECORD DIMENSION PLAT 97-01
- (C) = CALCULATED DIMENSION
- T = COMMUNICATION PEDESTAL
- = SEPTIC CLEAN OUTS



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND  
LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF  
ALASKA, THAT THIS AS-BUILT REPRESENTS A SURVEY MADE BY  
ME OR UNDER MY DIRECT SUPERVISION AND THAT THE  
MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED  
AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.  
DATE: 5-10-2019 REGISTRATION NO. 10197  
MARK R. ST. DENNY REGISTERED LAND SURVEYOR

<b>Legal Description:</b> AS BUILT LOT 2B SADDLE POINT SUBDIVISION CORDOVA PLAT 97-01 ALASKA		
<b>DRAWN BY</b>	<b>DATE</b>	<b>CORDOVA RECORDING DISTRICT</b>
MSTD	05-15-19	
<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>
1"=100'	1 of 1	19-01 E
<b>PREPARED FOR:</b> LAUREN PADAWER CORDOVA, AK. 99574		
ST. DENNY SURVEYING INC. P.O. BOX 388, KODIAK, ALASKA 99615 (907) 481-3600		



**AGENDA ITEM # 9c**  
**Planning Commission Meeting Date: 6/18/19**

**PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Planning Staff  
**DATE:** 6/12/19  
**ITEM:** Comprehensive Plan Discussion  
**NEXT STEP:** N/A

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INFORMATION  
 MOTION  
 RESOLUTION

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**I. REQUEST OR ISSUE:**

Staff will provide an overview of the Comprehensive Plan Public Review Draft and next steps at the meeting.

At time of packet, draft plan was not complete. Draft is scheduled to be released on Friday 6/14. Once it is available, staff will print copies of the plan and put them in the commissioner's boxes and have them available to the public.

# 2019 JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	01
02	03	04	05 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	06	07	08
09	10	11	12 7:00 PM - Harbor Commission Regular Meeting <i>(Cordova Center Room B)</i> 7:00 PM - School Board Regular Meeting <i>(High School Library)</i>	13	14	15
16	17	18 6:30 PM - Planning Commission Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	19 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	20	21	22
23	24	25 6:00 PM - Parks and Recreation Commission Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	26	27 6:00 PM - CCMC Board Regular Meeting <i>(CCMC Conference Room)</i>	28	29
30	01	02	03	04	05	06

# 2019 JULY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	01	02	03 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	04 City Closed - Fourth of July	05	06
07	08	09 6:30 PM - Planning Commission Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	10 7:00 PM - Harbor Commission Regular Meeting <i>(Cordova Center Room B)</i> 7:00 PM - School Board Regular Meeting <i>(High School Library)</i>	11	12	13
14	15	16	17 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	18	19	20
21	22	23	24	25 6:00 PM - CCMC Board Regular Meeting <i>(CCMC Conference Room)</i>	26	27
28	29	30 6:00 PM - Parks and Recreation Commission Regular Meeting <i>(Cordova Center Rooms A &amp; B)</i>	31	01	02	03
04	05	06	07	08	09	10