

Chair

Tom McGann

Commissioners

Scott Pegau

John Baenen

Allen Roemhildt

Nancy Bird

Chris Bolin

Lee Holter

City Planner

Samantha Greenwood

Assistant Planner

Leif Stavig

**PLANNING COMMISSION REGULAR MEETING
FEBRUARY 13, 2018 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B**

AGENDA**1. CALL TO ORDER****2. ROLL CALL**

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

3. APPROVAL OF AGENDA (voice vote)**4. APPROVAL OF CONSENT CALENDAR (voice vote)**

- a. Minutes of January 9, 2018 Regular MeetingPage 2
- b. Record excused absence for Allen Roemhildt from the January 9, 2018 Regular Meeting

5. DISCLOSURES OF CONFLICTS OF INTEREST**6. CORRESPONDENCE**

- a. State of Alaska DOT Public NoticePage 8
- b. State of Alaska DOT Public NoticePage 10
- c. State of Alaska DOT Public NoticePage 12

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

8. PLANNER'S REPORTPage 19**9. NEW/MISCELLANEOUS BUSINESS**

- a. Final Plat Approval for Saddle Point Too Addition No. 1Page 20
- b. Disposal of Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill Development ParkPage 25
- c. Comprehensive Plan DiscussionPage 30

10. PENDING CALENDAR

- a. February 2018 CalendarPage 47
- b. March 2018 CalendarPage 48

11. AUDIENCE PARTICIPATION**12. COMMISSION COMMENTS****13. ADJOURNMENT**

PLANNING COMMISSION REGULAR MEETING
JANUARY 9, 2018 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 January 9, 2018 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Also present was City Planner **Samantha Greenwood** and Assistant Planner **Leif Stavig**.

15 people were in the audience.

3. APPROVAL OF AGENDA

M/Bird S/Pegau to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: McGann, Pegau, Baenen, Bird, Bolin, Holter

Absent: Roemhildt

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of December 12, 2017 Regular Meeting

b. Record excused absence for John Baenen from December 12, 2017 Regular Meeting

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

Upon voice vote, motion passed 6-0.

Yea: McGann, Pegau, Baenen, Bird, Bolin, Holter

Absent: Roemhildt

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

Mary Anne Bishop, 700 Fourth Street, recommended the commission not dispose of the Breakwater Fill Lot. Except for the South Fill snow dump and recycling area that is currently leased, that lot is the last publicly-owned waterfront lot. It is strategically located at the entrance of the harbor. There are other commercial properties available. Waterfront access is limited in Cordova; the city T dock isn't available. The public has high interest in how the lot should be used, as evidenced by the 500 Cordovans that voted against the proposed commercial development two years ago. The commission has agreed in the past that it is time for a Comprehensive Plan that includes a Waterfront Plan. Until a plan is in place, there should be no consideration of disposing of the lot.

RJ Kopchak, said that the Avalanche Zone was a very restrictive area. It was purchased by the city using FEMA funds. There is no way to develop the lots. He thinks they need to be removed as available and should only be considered for seasonal use. The Breakwater Fill Lot is a critical last piece of public land adjacent to the harbor. He is concerned about it being disposed. He doesn't think the property is appropriate for retail as downtown has room to grow. He said that he appreciates the volunteers on the commission.

Kristin Carpenter, 507 Fourth Street, does not have a strong recommendation one way or another on the Breakwater Fill Lot. She thinks there should be comprehensive waterfront planning. She would like the city to look at development incentives. The Net Loft is a huge economic asset to the community. It is open all year long and there are workshops that bring people to town. **Widmann's** vision is awesome and she hopes there is an opportunity for her to explain it to the community. The Breakwater Fill Lot is raw land and you don't have to tear a building down to put a new building up.

Kate McLaughlin, 818 Woodland Drive, is concerned about how the waterfront is developed. She would like to see the unzoned property go through a planning process. It is important to plan for the future and not just the immediate needs.

Cecelia Wiese, 400 Railroad Row, said she was in support of the development of the Breakwater Fill Lot. **Widmann** has a great business that gives a lot to the community. She would like to see more attention to Main Street. The land that is available on the way to Orca Lodge is undevelopable, and there are many other undevelopable areas that are available. The lot below her house is a cliff that she is working on purchasing so that someone else doesn't try to develop it.

Dotty Widmann, 245 Eyak Drive, owner of the Net Loft, said she was interested in hearing what people had to say about the lot. She wanted her idea to be considered as not just a retail building, but as a larger teaching and classroom space with public access. She wanted to be a part of any planning for the lot.

Mark Frohnappfel, 813 Woodland Drive, said he supported looking into the sale of the Breakwater Fill Lot and the one that **Rob Brown** submitted a letter of interest on in the North Fill. The Breakwater Fill Lot is controversial and before they make a decision, they should hear from those that were vocal the last time, including the Parks and Rec Commission, the Harbor Commission, and the Audubon Society. He supports businesses that want to bring more economy to Cordova. He doesn't feel that city employees should vote on land disposal and that it is a perceived conflict of interest.

Sue Shellhorn, 100 Forestry Way, said that the commission should not ignore **Widmann's** letter until hearings are held by different boards. **Widmann** has a business that has contributed a lot to the town. Shellhorn said that she lived through the avalanche and thought that the land at 5 Mile Loop should not be available. The commission needs to be realistic about what developable land they actually have available. **Widmann** has done a lot of research on available property in town, including Main Street. **Widmann's** vision and business does not fit within existing properties. Cordova needs more business and it is hard to develop, and she hopes they take action on **Widmann's** request.

8. PLANNER'S REPORT

Greenwood said the second read for the marijuana ordinance would be at the February City Council meeting. She said that the Copper River Watershed Project has a grant for fighting invasive weeds that they have taken a look at.

9. NEW/MISCELLANEOUS BUSINESS

a. Resolution 18-01 – 2018 Land Disposal Maps

A resolution of the Planning Commission of the City of Cordova, Alaska, recommending the City Council of the City of Cordova, Alaska adopt the 2018 Land Disposal Maps

M/Pegau S/Baenen to approve Resolution 18-01.

McGann said they should start with a discussion about changing the designation 'Not Available' to 'City Property.' **Greenwood** said that changing the designation is just a policy and is not in code. Staff has always struggled about whether or not to move forward with letters of interest on property that is 'Not Available.' If property is 'Not Available' there is a reason. **Bird** thought it was kind of confusing to change the name of the designation. **Greenwood** said they could just change the definition of 'Not Available.' There was concurrence from the commission to change the definition so that it was clear that people could submit letters of interest throughout the year for property that was 'Not Available.'

On the New England Cannery Road map, **Bird** verified that the parcel shown as 'Available' directly north of Shelter Cove was the parcel that the Science Center was currently in negotiations for. **McGann** verified that the parcel with the Burn Pile was 'Available.' **Greenwood** said that most of the lots that are 'Available' have many unique considerations that would be dealt with during disposal.

On the Ocean Dock Subdivision map, **McGann** wondered who owned the land that a portion of the state's dock was on. **Greenwood** said that the city may own that land. **Bolin** verified that Copper River Seafoods owned a large portion of tidelands.

On the North Fill Development Park map, **Pegau** said he was torn about the lot that **Brown** submitted a letter of interest for. He acknowledged that there was so little land for the city to use, but he wanted to see more marine businesses in the area. **Baenen** said he would like it to be 'Available' as the lot's current usage is in competition with private enterprise. **Bird** wondered what the Harbor Commission thought about it. **Holter** said that if there were concerns from the Harbor Commission, they should look into it. There was concurrence from the commission to change the designation from 'Not Available' to 'Available.'

On the Tidewater Development Park & Cordova Industrial Park map, **Baenen** said he wanted to make the Breakwater Fill Lot 'Not Available' since people voted against disposing of it, there was no waterfront planning, and the lot is unzoned. **Bird** said that her sense was that they needed a lot more planning in totality across the community, but Cordova needs business. She felt like it was unfair that it was out there as 'Available,' since it is like they are pulling the rug out from underneath people. She thought that it should be 'Not Available,' but that the city should work with the Net Loft to find another piece of property and to look at possible incentives. **Holter** agreed that it should be 'Not Available' until they do more waterfront planning. **McGann** said that even though it was shown as 'Available,' they make their decisions on a case-by-case basis. He thought it would be nice to see the conversation about waterfront planning happen soon, and that it would probably occur during a Comprehensive Planning effort which will require funding. There was concurrence from the commission to change the designation from 'Available' to 'Not Available.'

On the Old Town map, **Bolin** verified that someone had a Lease with Option to Purchase on a lot above the water tank.

On the Odiak Slough map, **Baenen** verified that the landowners adjacent to the lots on Chase Avenue were still in negotiations to purchase portions of those lots. **Bird** thought that the commission had decided to make the five small lots along Chase Avenue 'Not Available.' She said there were concerns about those lots being disposed of and development negatively impacting the uphill properties. **Holter** verified that the area in front of the lots was a right of way that the city uses. There was concurrence from the commission to change the designation of the five lots from 'Available' to 'Not Available.'

On the Whitshed Road map, **Greenwood** explained that the parcel up by the reservoir was designated 'Not Available,' because it was surveyed as a watershed protection area. The 'Available' area up by the reservoir is a perfect example of property that if someone wants to build a subdivision, for example, there are a lot of things that would have to be considered. **Greenwood** said that the reason they don't delineate out specific areas in the large parcels that are 'Available,' is that they are not surveyed and you end up creating delineations that don't legally exist. For example, the cemetery out Power Creek is shown as 'Available,' because it is part of a much larger parcel. **Pegau** verified that the reason the parcel next to Eagle Contracting

is 'Not Available' is because there had been conversations about the Police and Fire Department relocating there.

On the Odiak Park map, **McGann** verified that Fish and Game leased the lot designated as 'Leased.' **Greenwood** explained that the two lots designated 'Not Available' between Center Drive and the highway were used as a snow dump and there was an anadromous stream.

On the Power Creek Road map, **Bolin** verified that there were small lots located in front of the three lots near Skater's Cabin.

On the Eyak Lake map, **Pegau** said that the city property in Mt. Eccles Estates was originally a city park that had been removed after it was destroyed.

On the Five Mile Loop map, **Greenwood** explained that the avalanche lots were 'Available' in case someone was interested in the seasonal use of the lots. There are FEMA deed restrictions on the lots that are very restrictive. **Holter** said he understood the deed restrictions were conditions on the property. **Bird** suggested that they explain in the maps that even when lots are 'Available,' there may be conditions or special criteria on them. There was concurrence from the commission to clarify this within the designations.

Upon voice vote, resolution passed 6-0.

Yea: **McGann, Pegau, Baenen, Bird, Bolin, Holter**

Absent: **Roemhildt**

b. Disposal of Lot 3, Block 5, North Fill Development Park

M/**Baenen** S/**Bolin** to recommend to City Council to dispose of Lot 3, Block 5, North Fill Development Park as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with Robert Brown DBA Saddle Point Machine L.L.C. to lease or purchase the property.

Brown said that his business was already active and that he serves the fishermen. He thinks the advantages for the boat fleet of having his business there outweigh the loss of boat parking. He is currently limited by only having a garage. **Pegau** verified that the intent was having a marine shop that serves vessels. **Brown** said that he has been working with Aquaharmonics since they started and that he helped them build their prototype. He said there was additional work that would be better suited if he had more workspace. A larger area would also let him work on boat shafts, which are going to be looked at more closely by the Coast Guard in the future.

Upon voice vote, motion passed 6-0.

Yea: **McGann, Pegau, Baenen, Bird, Bolin, Holter**

Absent: **Roemhildt**

c. Disposal of Breakwater Fill Lot

M/**Pegau** S/**Bird** to recommend to City Council to not sell the lot at this time to get input from the Harbor Commission, Parks and Recreation Commission, and the public for waterfront property planning.

Upon voice vote, motion passed 6-0.

Yea: **McGann, Pegau, Baenen, Bird, Bolin, Holter**

Absent: **Roemhildt**

d. Chair Election

McGann opened nominations for the office of chair of the Planning Commission. **Baenen** nominated **Pegau**. **Pegau** said he would be traveling a lot, so if he were chair, it would be important to have a strong vice chair. He thought it may be better for him to be vice chair. **Bird** nominated **McGann**.

Upon roll call vote, **McGann** was elected chair 4-2.
For **McGann: Pegau, Bird, Bolin, Holter**
For **Pegau: McGann, Baenen**
Absent: **Roemhildt**

e. Vice Chair Election

Bird nominated **Pegau** for vice chair.

M/**Holter** S/**Bird** to cease nominations.
Upon unanimous consent, nominations ceased.

Upon voice vote, **Pegau** was elected vice chair 6-0.
Yea: **McGann, Pegau, Baenen, Bird, Bolin, Holter**
Absent: **Roemhildt**

10. PENDING CALENDAR

11. AUDIENCE PARTICIPATION

Wiese clarified with staff that the letter of interest from **Widmann** would be at the next City Council meeting with the Planning Commission's recommendation. She said she appreciated the commission's time. The Land Disposal Maps were confusing because some lots that are shown as 'Available' aren't and vice versa.

Carpenter said that having seen the spirit of collaboration that's coming out of the Science Center's relocation and the support for **Brown's** business, she hopes that the commission brings the same support and creative thinking and energy to help **Widmann**. The Net Loft is a huge asset to Cordova's economy. If they can help **Widmann** find a new home and let it grow, it can benefit everyone.

Widmann said that the quality of life in Cordova is important and she thinks the building and project would be more than a retail space and would be a public space that could serve the community. She'd like to give the public the opportunity to listen to her ideas for the Breakwater Fill Lot. The aesthetics of the lot are very unique and that would be taken into consideration.

12. COMMISSION COMMENTS

Bird expressed appreciation to the public and **Widmann** for staying throughout the meeting and providing their input. She wishes there was a way to make the Land Disposal Maps simpler. They try to do things in a planned way, but they want to leave things flexible enough to allow a business like **Brown's** to come in that would be a great opportunity.

Holter thanked the public for their input. He thanked **Stavig** for projecting the map. He wanted to encourage **Widmann** to look at the land at the end of Nicholoff.

Pegau thanked everyone for staying as it is nice to have other people in the room. The land disposal decisions are always the hard ones. It will be important to pull together a public process for the Breakwater Fill Lot so they can move forward with it. He thinks it is important for them to consider the Central Business District. They have lost a lot of businesses on First and Second Street.

Baenen agreed with **Widmann** that the Breakwater Fill Lot is very beautiful and is important to everyone. In his mind he thinks there needs to be a lot of public support and support with the Harbor Commission and Parks and Recreation.

Bolin thanked the public for coming. The Breakwater Fill Lot has been hanging out there for a while and he would like everyone to come to agreement on what is the best fit for the lot.

McGann said they are all in agreement that they need public input and long-range planning. Maybe they should strategize what they can do in a short-term basis so that they can move forward with waterfront planning. He thought that they could discuss it at the next meeting.

13. ADJOURNMENT

M/Pegau S/Baenen to adjourn the Regular Meeting at 8:18 PM.
With no objection, the meeting was adjourned.

Approved:

Tom McGann, Chair

Leif Stavig, Assistant Planner

DRAFT



THE STATE
of **ALASKA**

GOVERNOR BILL WALKER

Department of Transportation
and Public Facilities

STATEWIDE AVIATION
Northern Region Aviation Leasing

2301 Peger Road
Fairbanks, Alaska 99709-5399
Main: 907-451-2216
TDD: 907-451-2363
FAX: 907-451-2253
www.dof.state.ak.us

RECEIVED

FEB 06 2018

City of Cordova

February 2, 2018

Re: Cordova Airport
Lease ADA-72132
Public Notice

DISTRIBUTION

Enclosed is a Public Notice regarding a leasehold interest disposal of State land.
Public Notice is required by the Alaska Constitution.

We are sending you this copy for your information only; no action is required on your part.
However, you are welcome to post this notice in the public view.

If you have any questions, please call me at (907) 451-5201.

Sincerely,

A handwritten signature in cursive script that reads "Diana Osborne".

Diana M. Osborne
Airport Leasing Specialist

jkb

Enclosure: Public Notice

cc: Robert Mattson, Jr., Airport Manager

Distribution:

Chugach Alaska Corp., 3800 Centerpoint Dr., Ste. 601, Anchorage, AK 99503-5826
City of Cordova, PO Box 1210, Cordova, AK 99574
Eyak Corporation, PO Box 340, Cordova, AK 99574

PROPOSAL TO EXTEND A STATE AIRPORT LAND LEASE: The Alaska Department of Transportation & Public Facilities proposes to extend Lease ADA-72132 (Lot 9, Block 102), consisting of approximately 13,094 square feet, at Cordova Airport for an additional five (5) years, to expire April 1, 2023. Applicant: Victor E. Jones. Annual rent: \$1,937.91. Authorized uses: aviation – operation of a hangar for maintenance and storage of private aircraft and aviation accessories.

This is an application filed under AS 02.15.090(c), which allows the Department to grant the proposed lease term extension without competition. Written comments must be received by 4:30 p.m., March 5, 2018, after which the Department will determine whether or not to extend the lease. The Department's decision will be sent only to persons who submit written comment to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Diana M. Osborne, Aviation Leasing, 2301 Peger Road, Fairbanks, AK 99709-5399, (907) 451-5201. Anyone needing hearing impaired accommodation may call TDD (907) 451-2363.

The Department reserves the right to correct technical defects, term, or purposes and may reject any or all comments.

BY: Penelope Adler
Penelope Adler, SRWA, CM
Chief, Northern Region Office
Statewide Aviation Leasing

DATE: February 2, 2018

PLEASE LEAVE POSTED AND FULLY VISIBLE THROUGH MARCH 5, 2018

Note: A person who removes, obscures or causes to be removed or obscured a notice posted in a public place before the removal date stated in this notice is subject to disqualification from receiving any lease, permit, or concession related to this notice.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
and Public Facilities

STATEWIDE AVIATION
Northern Region Aviation Leasing

2301 Peger Road
Fairbanks, Alaska 99709-5399
Main: 907-451-2216
TDD: 907-451-2363
FAX: 907-451-2253
www.dot.state.ak.us

RECEIVED
FEB 06 2018
City of Cordova

February 2, 2018

Re: Cordova Airport
Lease ADA-05246
Public Notice

DISTRIBUTION

Enclosed is a Public Notice regarding a leasehold interest disposal of State land.
Public Notice is required by the Alaska Constitution.

We are sending you this copy for your information only; no action is required on your part.
However, you are welcome to post this notice in the public view.

If you have any questions, please call me at (907) 451-5201.

Sincerely,

A handwritten signature in cursive script that reads "Diana Osborne".
Diana M. Osborne
Airport Leasing Specialist

jkb

Enclosure: Public Notice

cc: Robert Mattson, Jr., Airport Manager

Distribution:

Chugach Alaska Corp., 3800 Centerpoint Dr., Ste. 601, Anchorage, AK 99503-5826
City of Cordova, PO Box 1210, Cordova, AK 99574
Eyak Corporation, PO Box 340, Cordova, AK 99574

"Keep Alaska Moving through service and infrastructure."

PROPOSAL TO EXTEND A STATE AIRPORT LAND LEASE: The Alaska Department of Transportation & Public Facilities proposes to extend Lease ADA-05246 (Lot 6, Block 103), consisting of approximately 7,500 square feet, at Cordova Airport for an additional five (5) years, to expire April 16, 2023. Applicant: John Tucker, Gayle Ranney, and Steve Ranney dba Wilderness Helicopters and Fishing & Flying. Annual rent: \$922.50. Authorized uses: aviation – operation of an aircraft hangar for maintenance and repair; aircraft parking, storage and tie-down.

This is an application filed under AS 02.15.090(c), which allows the Department to grant the proposed lease term extension without competition. Written comments must be received by 4:30 p.m., March 5, 2018, after which the Department will determine whether or not to extend the lease. The Department's decision will be sent only to persons who submit written comment to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Diana M. Osborne, Aviation Leasing, 2301 Peger Road, Fairbanks, AK 99709-5399, (907) 451-5201. Anyone needing hearing impaired accommodation may call TDD (907) 451-2363.

The Department reserves the right to correct technical defects, term, or purposes and may reject any or all comments.

BY: Penelope Adler
Penelope Adler, SR/WA, CM
Chief, Northern Region Office
Statewide Aviation Leasing

DATE: February 2, 2018

PLEASE LEAVE POSTED AND FULLY VISIBLE THROUGH MARCH 5, 2018

XX

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THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
and Public Facilities

STATEWIDE AVIATION
Northern Region Aviation Leasing

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Fairbanks, Alaska 99709-5399
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FAX: 907-451-2253
www.dot.state.ak.us

RECEIVED

FEB 07 2018

City of Cordova

February 2, 2018

Re: Cordova-Eyak Airport
Lease ADA-72433
Public Notice

DISTRIBUTION

Enclosed is a Public Notice regarding a leasehold interest disposal of State land.
Public Notice is required by the Alaska Constitution.

We are sending you this copy for your information only; no action is required on your part.
However, you are welcome to post this notice in the public view.

If you have any questions, please call me at (907) 451-5201.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diana Osborne".

Diana M. Osborne
Airport Leasing Specialist

jkb

Enclosure: Public Notice

cc: Robert Mattson, Jr., Airport Manager

Distribution:

Chugach Alaska Corp., 3800 Centerpoint Dr., Ste. 601, Anchorage, AK 99503-5826
City of Cordova, PO Box 1210, Cordova, AK 99574
Eyak Corporation, PO Box 340, Cordova, AK 99574

SEALED BID OFFERING - PROPOSAL TO LEASE STATE AIRPORT LAND: In accordance with 17 AAC 45.300, the Alaska Department of Transportation & Public Facilities proposes to lease Lot 4A, Block 3, consisting of approximately 22,245 square feet (ADA-72433), at the Cordova-Eyak Airport by offering it through Sealed Bid. Authorized uses: Aviation – as defined under 17 AAC 45.990(22); examples or limitations may be set out in the Bid Packet. Minimum bid is \$1,468.17 per year. Term: Determined by Bid Proposal.

Sealed bids will be accepted at the address below until 2:00 p.m. (Alaska Standard Time) on March 9, 2018. At that time, all bids will be publicly opened and read. Bids received after the designated time will be considered non-responsive and will be returned unopened.

**Alaska Department of Transportation & Public Facilities
Northern Region Office, Statewide Aviation Leasing
2310 Peger Road, Fairbanks, Alaska 99709-5399**

DOT&PF will award a lease of the Premises to the qualified, responsive and responsible bidder who offers the highest bid for the annual rent.

The Invitation to Bid is attached to this notice. A complete Bid Packet containing bid proposal forms and affidavits, the terms and conditions of this bid offering and a sample lease may be obtained from Diana Osborne, Airport Leasing Specialist, at DOT&PF Northern Region Statewide Aviation Leasing, 2301 Peger Road, Fairbanks, Alaska 99709-5399, email diana.osborne@alaska.gov, phone (907) 451-5201, or fax (907) 451-2253. Purchase of a bid package is required prior to submitting a bid; the non-refundable fee for a bid package is \$100.00. Anyone needing hearing impaired accommodations may call TDD (907) 451-2363.

All interested parties are encouraged to submit bids. No bidder will be excluded on the grounds of race, color, religion, sex, age, or national origin. The department may amend information stated in the bid package by giving further notice only to all persons of record to whom the department provided a copy of the bid packet and without additional publication.

BY: Penelope Adler
Penelope Adler, SRWA, CM
Chief, Northern Region Office
Statewide Aviation Leasing

Date February 2, 2018

PLEASE LEAVE POSTED AND FULLY VISIBLE THROUGH MARCH 5, 2018

Note: A person who removes, obscures or causes to be removed or obscured a notice posted in a public place before the removal date stated in this notice is subject to disqualification from receiving any lease, permit, or concession related to this notice.

INVITATION TO BID

LEASE OF LOT 4A, BLOCK 3
CORDOVA-EYAK AIRPORT
BID ADA-72433

The Alaska Department of Transportation and Public Facilities (DOT&PF) will offer Lot 4A, Block 3 at the Cordova-Eyak Airport, as shown on Pages ITB-4 and ITB-5 of this Invitation to Bid for lease by sealed bid.

BID OPENING: Sealed bids will be accepted at the address below until 2:00 p.m., local time, March 9, 2018. At that time all bids will be publicly opened and read. Bids received after the designated time will be considered non-responsive and will be returned unopened.

State of Alaska
Department of Transportation and Public Facilities
Aviation Leasing/Cordova-Eyak Bid
2301 Peger Road
Fairbanks, Alaska 99709-5399

BASIS OF AWARD: DOT&PF will award a lease of the Premises to the qualified, responsive and responsible bidder who offers the highest bid for the annual rent (successful bidder).

MINIMUM BID: The minimum acceptable bid is \$1,468.17. The amount bid will become the annual rent for Lease ADA-72433. The minimum acceptable bid is based on the standard developed aviation use rental rate for the Cordova-Eyak Airport of \$0.066 per square foot per year ($\$0.066 \times 22,245 \text{ sq. ft.} = \$1,468.17$).

BID DEPOSIT: A bid deposit in the amount equal to the Bidder's proposed annual rent in the form of a U.S. Postal money order, cashier's check, or certified check in U.S. dollars must accompany the bid form.

BIDDER INFORMATION: A bid package containing the terms and conditions of this bid offering may be examined or obtained, upon request, from the Northern Region Office of Statewide Aviation Leasing at the above address. Purchase of a bid package is required prior to submitting a bid; the non-refundable fee for a bid package is \$100.00. Persons with a disability who may need special accommodations should contact Diana Osborne at (907) 451-5201 at least 72 hours in advance of the bid opening, Text Telephone (TDD) (907) 451-2363. All interested parties are encouraged to submit bids. No bidder will be excluded on the grounds of race, color, religion, sex, age, or national origin.

Cordova-Eyak Airport

ITB - 1

Bid ADA-72433

INSPECTION OF LOT 4A, BLOCK 3: All Interested parties are encouraged to inspect the Premises as the lease will be awarded on an "as is" basis.

LEASE INFORMATION:

1. The lease to be awarded is designated as Lease ADA-72433.
2. DOT&PF will award, to the Successful Bidder, a lease for the Premises, generally described as follows:

Term: With no improvements, the term will be 5 years. If improvements are part of the bid, the length of term will be determined based on the amount of money to be spent on improvements, with a minimum term of five years for a minimum investment of \$7,500. The maximum term allowed is 55 years.

Authorized Uses: Aeronautical use only as defined in 17 AAC 45.990(108) and may include:

- 1) Air taxi and charter operation for passengers and cargo;
- 2) Aircraft parking and tie downs;
- 3) Dispensing of aviation fuel and oil;
- 4) Aviation fuel and oil sales, subject to the payment to the State of fuel flowage fees in the amount of \$0.050 per gallon of aviation fuel sold on the Airport Premises. (The lease will authorize fuel and oil sales only if the Successful Bidder indicates her/his intent to sell fuel in their bid proposal).

Prohibited Uses: Non-aeronautical uses are prohibited. The establishment or maintenance of any kind of living quarters or residence on the Premises is expressly prohibited.

Improvements: Permanent improvements will be allowed. Bidders are advised that the placement of an improvement within 20 feet of the west, east and north boundary lines is not allowed. In addition, no improvements may be constructed or placed within 30 feet of the southern boundary line.

Environmental Liability: The Lease of the Premises will be awarded on an "as is" basis. The Lessee has the sole responsibility to ascertain the environmental condition and presence of any hazardous substance existing in, on, and under the surface of the Premises.

Other Conditions: All parking for customers, employees, and Lessee-owned or Lessee-leased vehicles must be provided on the lease lot.

3. A sample copy of the Lease is provided as part of the bid package. The sample copy is an example of the Lease only. The final Lease will be modified to suit the circumstances of the Successful Bidder.

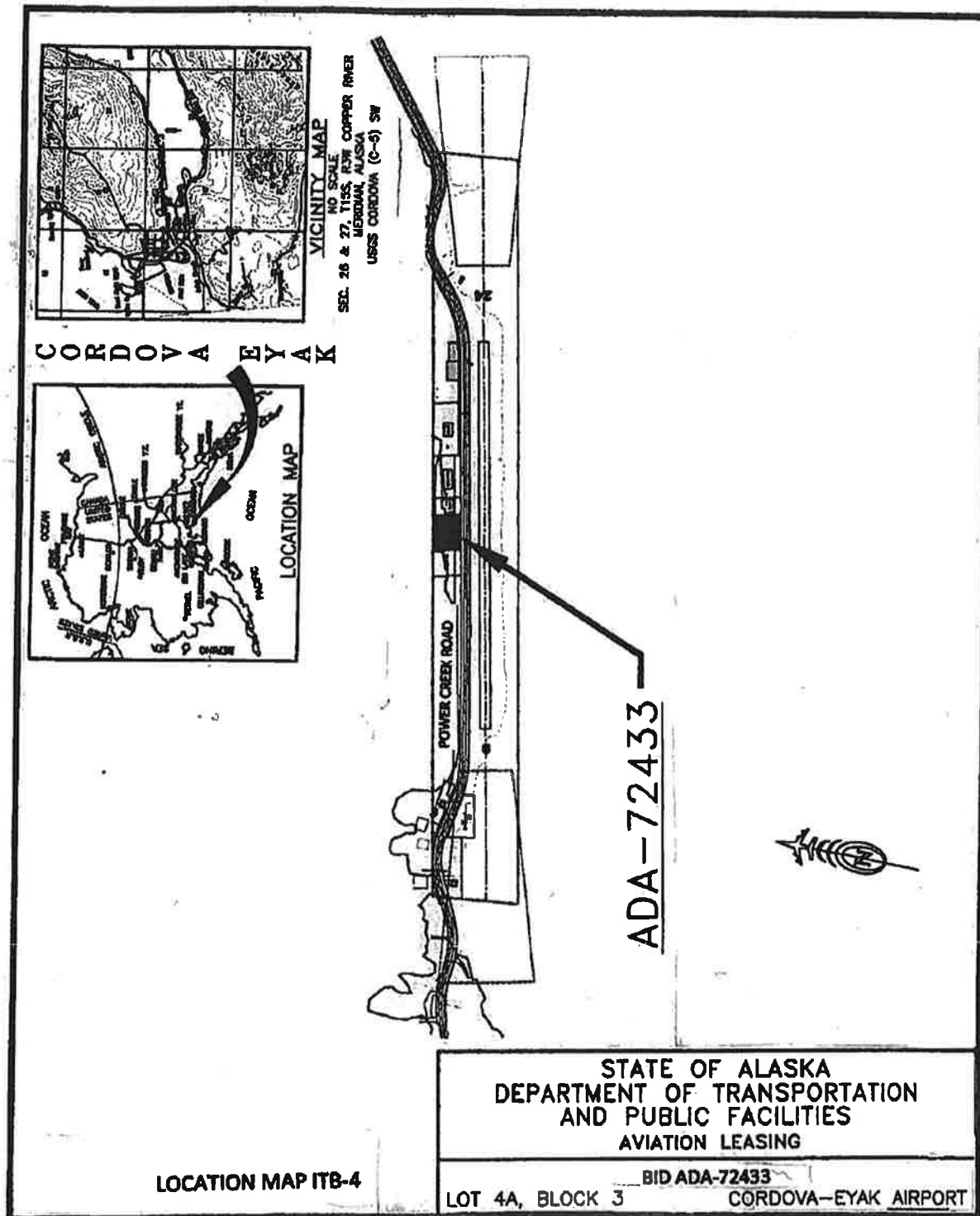
ALL BID PROPOSALS MUST BE MADE ON FORMS FURNISHED BY THE STATE

DOT&PF reserves the right to reschedule or cancel this offering, or to reject any and all bid proposals, and to waive any defects when such rescheduling, cancellation, rejection, or waiver will be in the best interest of the State as determined by the Commissioner or his designee. The department may amend information stated in the bid package by giving further notice only to all persons of record to whom the department provided a copy of the bid package and without additional publication.

DATE: February 2, 2018

Penelope Adler
Penelope Adler, SR/WA, C.M.
Chief, Northern Region Office
Statewide Aviation Leasing

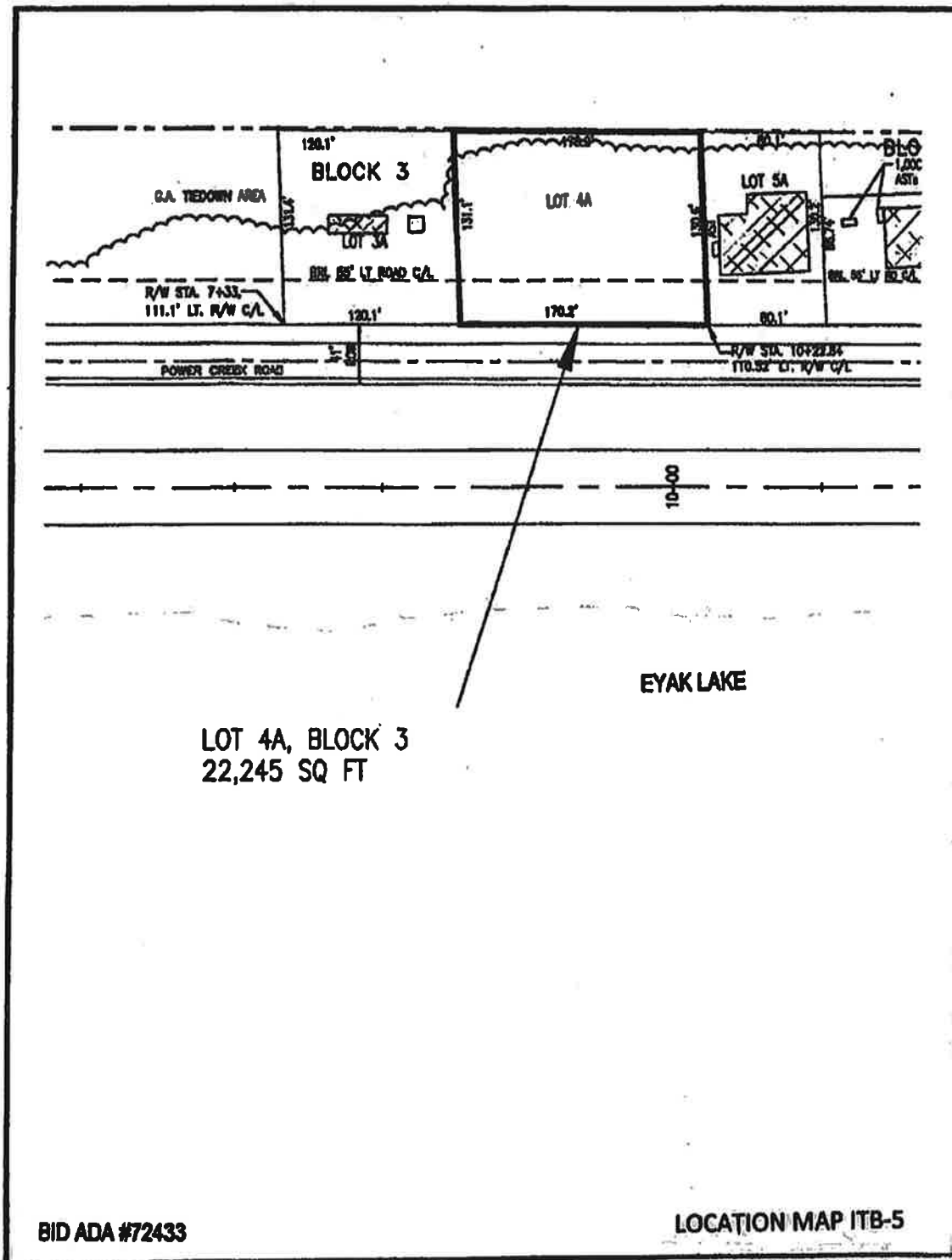
Exhibit



Cordova-Eyak Airport

ITB - 4

Bid ADA-72433



Planner's Report

To: Planning Commission
From: Planning Staff
Date: 2/7/18
Re: Recent Activities and Updates

- Zero permits issued since the last meeting.
- Supplying ADOT information as needed for Adams Avenue Project.
- Providing information to dam engineer information to complete State inspection requirements.
- Working through last remaining items on the LT2 punch list.
- Working DEC on final submittals for Post LT2.
- Retrieving archive LT2 paperwork from submittal exchange.
- Reviewing potential grant funds for invasive weed management.
- Lots of public questions about zoning, ownership, land disposal and other concerns.
- Continue to work with Holly on ROW violation.
- City Council voted to remove the additional buffers added by the Planning Commission in the marijuana Conditional Use Permit code and removed the marijuana surtax. City Council referred this ordinance back to staff until after a community vote on whether to allow marijuana establishments in the city.
- City Council voted to negotiate directly with Rob Brown for the North Fill lot.
- City Council extended Camtu's Performance Deed of Trust until May 1st, 2019.
- Planning Commission may want to hold a Special Meeting for Camtu's Conditional Use Permit.
- Staff would like to briefly discuss conflicts of interest during the meeting.



AGENDA ITEM # 9a

Planning Commission Meeting Date: 2/13/18

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 2/7/18

ITEM: Final Plat Approval for Saddle Point Too Addition No. 1

NEXT STEP: Motion

☐ INFORMATION
☒ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Final Plat Approval
Applicant: Christopher Grimwood
Owner: Christopher Grimwood
Address: Saddle Point Drive
Zoning: Unrestricted
Attachments: Location Map
Application
Final Plat

II. RECOMMENDED ACTION / NEXT STEP:

Staff recommend that the commission recommend to City Council that the request for final plat approval be approved.

“I move to recommend to City Council to approve the final plat request for Saddle Point Too Addition No. 1.”

III. FISCAL IMPACTS:

N/A

IV. BACKGROUND INFORMATION:

This plat is subdividing one lot into two lots.

V. LEGAL ISSUES:

No legal review required.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

Staff findings:

1. The proposed plat conforms to the Comprehensive Plan Policies and serves the public use, health, and safety.
2. There are no known physical conditions present which may be hazardous to the future inhabitants of these tracts.



CITY OF CORDOVA



SUBDIVISION APPLICATION

City of Cordova, Alaska

INSTRUCTIONS	PERMIT TYPE	FEE
Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Complete applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting.	<input checked="" type="checkbox"/> Preliminary Plat	\$150 + \$20 per lot
	<input type="checkbox"/> Final Plat	50% of Preliminary
	<input type="checkbox"/> Plat Amendment	\$75 + \$15 per lot
	<input type="checkbox"/> Administrative Plat	\$100

APPLICANT INFORMATION

Name:	Christopher Grimwood
Mailing Address:	P.O. Box 2132
City/State/Zip:	Cordova AK 99574
Phone Number:	
Email Address:	

OWNER INFORMATION*

Name:	
Mailing Address:	
City/State/Zip:	SAME AS above
Phone Number:	
Email Address:	

*If different from applicant.

PROPERTY INFORMATION*

Address:	
Legal Description:	Saddle Point T00
Tax Lot No.:	4B TR
Zone District:	

*Planning Department can assist if unknown.

ADDITIONAL INSTRUCTIONS

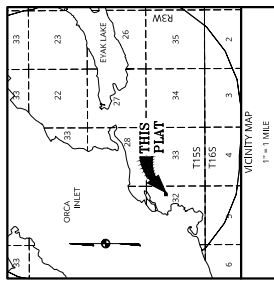
Please send an electronic copy of the proposed plat to planning2@cityofcordova.net. Plats must comply with the Cordova Municipal Code, particularly Title 17 - Subdivisions. The Planning Department will review all plats and may request changes. In the case of certain subdivisions, such as major subdivisions, additional information will be required.

APPLICANT CERTIFICATION

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

Applicant Signature: Christopher Grimwood Date: 1/12/2018
Print Name and Title: C Grimwood owner

FEBRUARY 13, 2018



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHRISTOPHER J. GRIMWOOD
P.O. BOX 2132
CORDOVA, AK 99574

M. JENNIFER GRIMWOOD
P.O. BOX 2132
CORDOVA, AK 99574

NOTARY'S ACKNOWLEDGMENT

FOR: CHRISTOPHER J. GRIMWOOD
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

FOR: M. JENNIFER GRIMWOOD
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES

PLAT APPROVAL

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

CITY MANAGER _____

DATE _____

CHAIRMAN PLANNING AND DATE

DATE _____

PLATING OFFICIAL _____

SADDLE POINT TOO ADDITION No. 1

CREATING LOT 4D AND LOT 4E

A RESUBDIVISION OF LOT 4B, SADDLE POINT TOO, PLAT NO. 92-01, CORDOVA RECORDING DISTRICT, CORDOVA, ALASKA,

LOCATED WITHIN:

NE 1/4 SEC. 32, T15S, R3W
COPPER RIVER MERIDIAN, ALASKA
CONTAINING 0.98 ACRES

CORDOVA, ALASKA

250 H Street
Anchorage AK 99501

0071-242X(95)

Leak-Check Inc.
F (907) 243-6963
F (907) 243-5629
www.leak.com

UNIVERSITY OF NORTH CAROLINA		UNIVERSITY OF NORTH CAROLINA	

GRADING DATE:	2/1/2018	SCALE: 1" = 30'	CERT. TO PLAT: XXXX
DESIGNED BY: J. J. J.	DATE: 2/1/2018	DATE: 2/1/2018	DATE: 2/1/2018

DRAWN BY:	MH	CHECKED BY:	SC	HLE NO.	888.35
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SURVEY DATE:	FUTURE	SHEET NO.	1	OF	1	D.N.A. HIE NO.	XXX
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SURVEYORS 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 DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____ STEVEN CALLAGHAN LS-12034

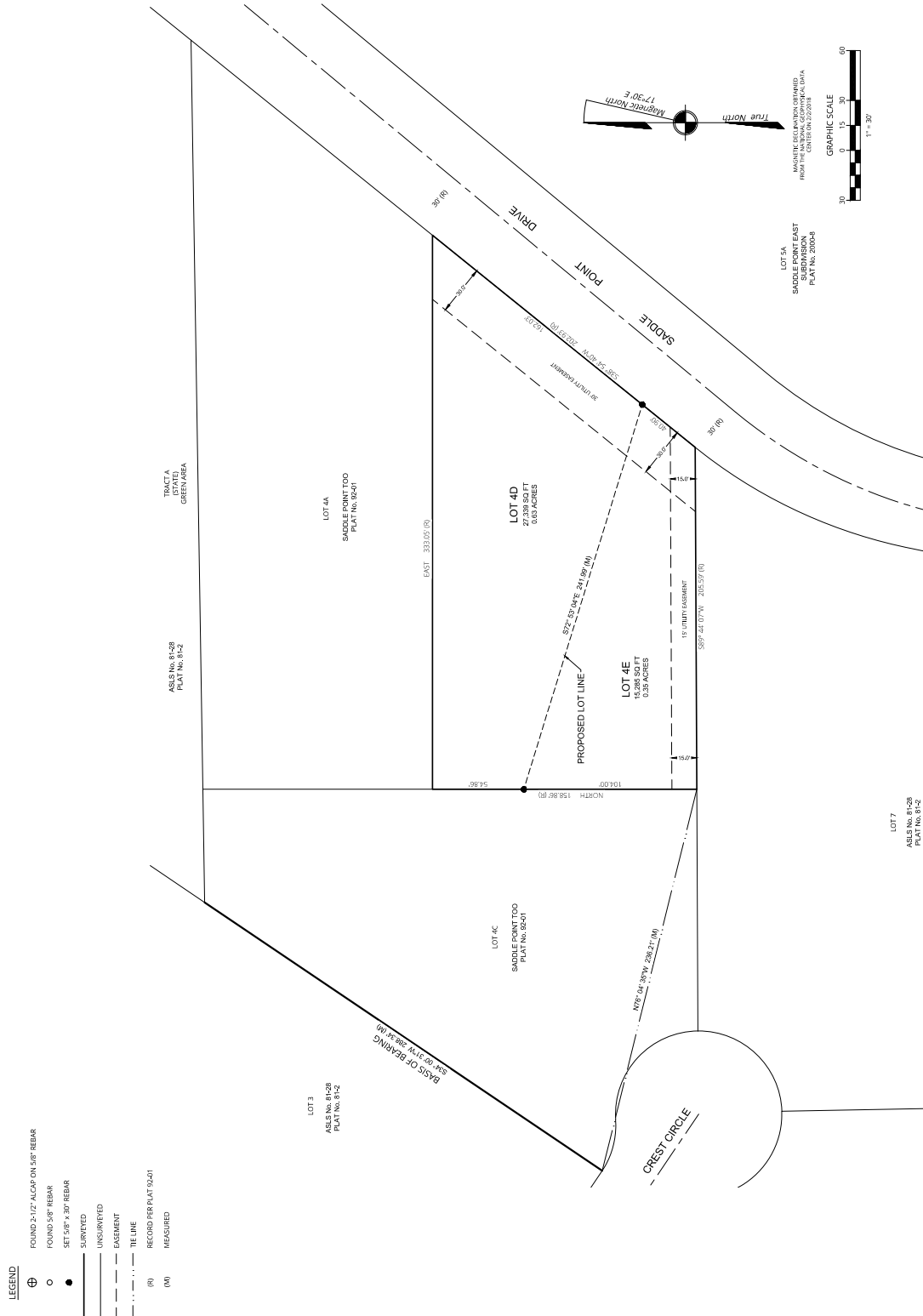
TAX CERTIFICATE

ALL REAL PROPERTY TAXES ARE LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH _____

ATTEST: CITY CLERK

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS, AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT NUMBER 50-76-0089.



PRELIMINARY

LOT 7
ASLS No. 81-28
PLAT No. 81-2

STEVEN CALLAGHAN LS-12034



AGENDA ITEM # 9b

Planning Commission Meeting Date: 2/13/18

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 2/7/18

ITEM: Disposal of Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill Development Park

NEXT STEP: Recommendation to City Council on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Recommendation to City Council on Disposal and Disposal Method
Applicant: Harbor Commission
Legal Description: Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill Development Park
Area: 102,046 sq. ft.
Zoning: Waterfront Industrial
Attachments: Location Map
Letter of Interest (Harbor Commission Resolution 01-18-02)

II. RECOMMENDED ACTION / NEXT STEP:

Staff suggest the following motion:

“I move to recommend to City Council to dispose of Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; of the North Fill Development Park as outlined in Cordova Municipal Code 5.22.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with the Harbor Commission to lease or purchase the property.
2. Requesting sealed proposals to lease or purchase the property.
3. Inviting sealed bids to lease or purchase the property.
4. Offering the property for lease or purchase at public auction.

III. FISCAL IMPACTS:

The Harbor Department currently rents out these lots for boat and trailer storage.

IV. BACKGROUND INFORMATION:

1/31/18 – At the Harbor Commission Special Meeting, the commission passed Resolution 01-18-02 (attached). Because the resolution is requesting the city enter into a lease with the Harbor, staff is treating the resolution as a letter of interest starting the land disposal process.

This land is ‘Not Available’ on the land disposal maps. Because the Harbor is part of the city, the land does not need to be made ‘Available.’

Applicable Code:

5.22.040 - Letter of interest to lease or purchase.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).

5.22.060 - Methods of disposal.

B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the party who submitted a letter of interest 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.*

V. LEGAL ISSUES:

It is unknown how the city would lease land to the Harbor, which is a part of the city.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

One of the biggest issues with the land disposal maps has been with the designation ‘Not Available.’ There seem to always be unforeseen opportunities or circumstances where land that has been designated ‘Not Available’ has been changed to ‘Available.’ The Planning Commission and City Council should carefully

consider any action that may inhibit flexibility with future land disposals.

VII. SUMMARY AND ALTERNATIVES:

The commission can choose to recommend not to dispose the property.



**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 01-18-02**

A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA TO CORDOVA CITY COUNCIL, REQUESTING THE CITY ENTER INTO A LEASE WITH THE PORT OF CORDOVA FOR LOT 1 BLK 4, LOT 2 BLK 6, LOT 4 BLK 8, LOT 5 BLK 8, LOT 3A BLK 8 AND LOT 3 BLK 5 THAT ARE CURRENTLY MANAGED BY THE PORT IN THE NORTH FILL DEVELOPMENT PARK.

WHEREAS, the Port of Cordova is following its mission statement, "The Port of Cordova promotes economic and sustainable maritime opportunities for recreational, subsistence, and commercial users, by providing safe vessel moorage and marine upland support facilities," by managing storage and parking in the North fill area,

WHEREAS, the Port's masterplan includes these lots in the continued development of the North fill area,

WHEREAS, this area has been being developed to greater serve the boating community for many years,

WHEREAS, use of this area cuts down on the congestion and boat traffic on other city streets,

WHEREAS, the North fill area is used by recreational and commercial vessels, oil spill response equipment storage, and as a staging ground for equipment and supplies being shipped out by the North Launch ramp,

WHEREAS, the Cordova City Council previously had agreed on the Port's development plan when they decided not to sell Lot 3a, block 8 in 2012,

NOW, THEREFORE BE IT RESOLVED that the Harbor Commission of Cordova, Alaska, is requesting the City enter into a lease agreement with the Port of Cordova for the lots currently managed by the Port in the North Fill Development Park.

PASSED AND APPROVED THIS 31st DAY OF JANUARY, 2018.


Chairman


Tony Schinella, Cordova Harbormaster



AGENDA ITEM # 9c

Planning Commission Meeting Date: 2/13/18

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 2/7/18

ITEM: Comprehensive Plan Discussion

NEXT STEP: Discuss Next Step

☒ INFORMATION
☐ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

At the last Planning Commission Regular Meeting, the commission requested a discussion about the comprehensive plan and/or waterfront plan.

II. RECOMMENDED ACTION / NEXT STEP:

If necessary, provide direction to staff on how the commission would like to move forward.

III. FISCAL IMPACTS:

Planning may require funding.

IV. BACKGROUND INFORMATION:

Comprehensive planning and the development of other plans, such as a waterfront plan, are issues that come up repeatedly. Attached is an information paper prepared by staff in 2016. Following that is a proposal for a Comprehensive Plan Update submitted to the city in 2014.

There are a variety of city plans available on the city web page, including the Comprehensive Plan, a Summary of 3 Community Meetings for the South Fill Commercial Area, and the Harbor Facilities Upland Master Plan. The link is below and the plans are on the right side of the webpage.

<http://cityofcordova.net/document-central>

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

N/A

5/5/16

The current Cordova Comprehensive Plan was adopted by the city in 2008 as an update to an older iteration of the plan. It was done inexpensively and expeditiously in an attempt to make it more contemporary. The plan lacks the “big vision” and road map to the future associated with a traditional, well-formulated comprehensive plan.

Over the past few years the comprehensive plan has been a topic that comes up regularly with the Planning Commission and City Council, especially when there are contentious issues where guidance from a comprehensive plan would be beneficial. The Planning Commission has had several work sessions with presentations and comprehensive plans from other communities have been presented. City Council, the Planning Commission, and staff have discussed the intent of a comprehensive plan, what it should look like, and have had consultants provide an estimate for the cost of developing a new comprehensive plan.

A properly developed, well thought-out comprehensive plan can and should be of tremendous value to a community. While portions of the current plan could be incorporated into a new plan, sections such as land use should be completely revamped and expanded to include detailed maps and development plans. Cordova needs a comprehensive plan that provides a solid foundation to use far into the future. It is the core document that forms the foundation by which a community plans for its overall future development, economic growth, quality of life, education, and much more.

For the past several years, the Planning Commission has placed the update of a comprehensive plan on the capital improvements list. The City Council has considered funding a comprehensive plan at \$100,000, but has felt there were higher priorities. The City Manager and Planning Department strongly suggest the community make an investment in a rigorously, professionally developed comprehensive plan. As noted, a good plan can and will serve as the city’s road map for the future. While expensive upfront, when prorated over 10, 20, or more years, the cost is nominal and the value exponential. It is our considered opinion that continued efforts to incrementally alter the existing plan do not address the underlying issue. In absence of a global update to the plan, the city is better suited to continue using the existing plan as-is rather than expending staff, commission, council, and public time on band-aiding it further.

Signed:




Randy Robertson, City Manager



Samantha Greenwood, City Planner



Leif Stavig, Assistant Planner

*Thank you for
your service &
consideration.*


CORDOVA COMPREHENSIVE PLAN UPDATE

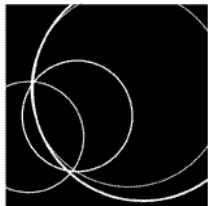
Proposal for Professional Services from Agnew::Beck Consulting, LLC



Submitted to:

Samantha Greenwood
City of Cordova
PO Box 1210
Cordova, AK 99574
planning@cityofcordova.net

5.22.2013 – *Revised and Resubmitted March 3, 2014*



**AGNEW
::BECK**

Agnew::Beck Consulting, LLC
Principals: Chris Beck and Thea Agnew Bemben
441 West 5th Avenue, Suite 202
Anchorage, Alaska 99501

Phone: 907 222.5424
Fax: 907.222.5426
E-mail: shelly@agnewbeck.com
Web: www.agnewbeck.com

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4. QUALIFICATIONS + EXPERIENCE.....	p9

I. NOTE REGARDING REVISED PROPOSAL

This revised proposal represents an updated scope of work and cost estimate based on discussion with the City of Cordova City Council, Planning and Zoning Commission Members, and Staff during the December 3rd, 2013, Cordova Comprehensive Planning Training, in Cordova. This document also represents a summary of a post-Comp Plan Training debrief held with City Planning Staff after December 4th, 2013, with some additional fleshing out by Agnew::Beck. The revisions represent additions and modifications to the framework Agnew::Beck submitted in our original proposal, dated May 22, 2013; most notable, are additions to the public participation components of our scope of work, with some refinement of the “key issues” section. More significant revisions are noted in **red font**. The revised cost estimate reflects additional resources needed to complete key tasks, including an estimate of City Staff time needed to ensure completion of each task and quality work products. No revisions have been made to the “Section 4 – Qualifications + Experience”.

2. SCOPE OF WORK

Approach

This section outlines our proposed scope of work to update the comprehensive plan for Cordova. Before presenting the specifics, below are a few general guiding principles based on our experience working on other comprehensive plans.

- Give the public a major role in shaping the plan. Take advantage of public knowledge and previous work; recognize that broad support is necessary for plan approval and implementation.
- Provide good information. Controversy often is resolved by replacing speculation with facts. Emphasize use of maps, photos and graphics. Help people to see their community with fresh eyes.
- Start fast and maintain a brisk pace. Plans often are too slow and measured at the beginning, and then rushed at the end. Aggressively identify specific issues early in the process to awaken public interest and give the plan focus. Develop goals and strategies early in the process, even if they are later revised, to generate public response and identify tough issues in time to develop workable solutions.
- Arrange for multi-day work sessions. We have learned that concentrated sessions can be very valuable, often more so than the same amount of work spread over several months.
- Be visionary and practical. Help people to think broadly and long term; at the same time, focus on plan implementation from the beginning of the process.

Key Issues

Below is a preliminary list of key issues and questions likely to be the focus of each section update based on the existing Comprehensive Plan and the firm’s knowledge of Cordova and the Prince William Sound Region.

Section 1 – Economic Development

- What are Cordova’s unique economic strengths; what market opportunities are most viable for expanding the local economy?
- How can the community strengthen and diversify its economy while maintaining local values?

- What actions can be taken to stabilize or reverse the slow steady decline in community population?
- What role if any can the City play in encouraging economic growth?
- How can Cordova better position itself as a regional hub, educating, training and supporting Cordova residents as well as surrounding communities?

Section 2 – Land Use and Environment

- What new land use policies may be needed to help the community meet goals for quality of life, for economic development, for environmental protection?
- What are the advantages and disadvantages of different locations and densities for future growth?
- How will land use decisions affect the cost of community services and facilities, such as energy, snow storage and removal, and transportation?
- Which combination of economic development, environmental protection, and recreation activities would be most suitable for Cordova's waterfront?

Section 3 – Parks, Recreation and Open Space

- What is the current condition of Cordova community parks and recreation facilities? Who maintains these facilities?
- Which facilities are used most often/the least and why? Who uses them? What do they do?
- What is the demand for additional parks and recreation facilities and opportunities?
- What is the status of access points for key parks/recreation facilities and open space? Who maintains these access points (i.e., who owns the land)?
- Which access points are used most often/the least and why? Who uses them? What are they gaining access to and what are they doing?
- What is the demand for improved and/or additional access points?

Section 4 – Public Services and Facilities

- What is the status of key community services and facilities: police, fire, water and sewer, parks and recreation, waste disposal, education? Is there a near and/or longer term need for significant changes, upgrades or investments in these programs?
- Are City revenues for key services keeping up with required costs?

Section 5 – Transportation

- Does the existing transportation system meet the needs of current and proposed land uses?
- Which road projects are underway and does the City have a set of objective criteria for prioritizing transportation projects?
- What roads, trails or other transportation solutions are needed to support the need for economic development, and for well-connected neighborhoods and an attractive community center?
- What waterfront infrastructure improvements (e.g. better, more boat ramps, expanded harbor, etc.) would help meet the community's fisheries and tourism-related business activities?

Section 6 – Energy (included as core topic, per conversations with City Planning Staff)

- How will Cordova negotiate the increasingly high costs of living in rural Alaska?
- What types of energy efficiency measures and new renewable energy projects could alleviate the high cost of energy?

TASKS

Task 1 – Start-Up + Ongoing Project Management (April 2014)

As part of a one-day trip to Cordova, our team would work with City staff to:

- a. Hold initial in-person kickoff meeting with City staff, representatives of City Departments, and the Planning and Zoning Commission, to:
 - Define project goals, expectations, major milestones and schedule.
 - Review the 2008 Cordova Comprehensive Plan and sample products from other communities – discuss potential format and content of final product for Cordova. Examples include the 2009 *Big Lake Comprehensive Plan Update* and the 2010 *City of Dillingham Comprehensive Plan Update*, both of which were developed by Agnew::Beck with the communities of Big Lake and Dillingham.
 - Identify project leadership, existing/potential roles of different community organizations, and specific individuals that may be candidates for content area workgroups (see Task 3 below for more details).
 - Clarify roles of staff and consultant.
- b. Conduct an in-person Planning and Zoning Commission work session to set up a framework for community participation including (NOTE: Potential public participation tasks are identified in blue font for the remainder of this revised proposal – these are ideas built from the Comprehensive Plan Training and Planning Staff Debrief and are preliminary ideas only.):
 - Identify key people and organizations in the community and region for one-on-one interviews and/or small group discussion;
 - Set schedule for community workshops and completion of plan.

Post-trip, other subtasks would include:

- c. Compile electronic versions of relevant plans, projects.
- d. Market the process, goals, outcomes, schedules through community-identified tools including, but not limited to the City website, newsletter, Facebook, scanner.
- e. Prepare and circulate for City review an initial outline of the comprehensive plan.
- f. Continued project management throughout the planning process including regular check-ins with City Planning Staff.

Staff Tasks – Create project contacts list; organize initial meeting with subset of key City leaders and potential workgroup participants; organize Planning and Zoning Committee work session; compile relevant plans and projects; advise consultant on other tasks.

Task 1 Deliverables – Clarified project goals, schedules, participants, and products.

Task 2 – Background Research + Preliminary Plan Framework (April to May 2014)

Working with City staff to collect and summarize background information and key plan issues and prepare an initial framework of draft goals and strategies. This task will largely rely on information already compiled in recent City documents. Specific tasks will include:

- a. Work with Planning staff and the City Planning Commission to document the status of

strategies and projects in the 2008 Comprehensive Plan, and other important plan-related City initiatives.

- b. Work with staff to describe the context for the preparation of the plan, including: social, economic and demographic patterns; history and culture; land use; fiscal issues and other topics relevant to decisions about the area's future. Results of this work will include:
 - Brief written summaries of key trends, with tables on topics like population and employment.
 - City-prepared maps of land ownership, physical opportunities and constraints for development, roads and trails, utilities, community facilities.
- c. Using the material above, prepare a plan background document that includes:
 - a short "state of the City report" – an overview of key facts on the community characteristics.
 - a summary of key planning issues, including community strengths, opportunities and challenges.
 - an initial draft framework of community goals, and strategies to reach these goals, focused on six core issues: **economic development, land use and environment, parks, recreation and open space, transportation, public services/facilities and energy.**

Staff Tasks – Lead role on task 2a and the second portion of 2b; active assistance on other tasks.

Task 2 Deliverables – Background summary document.

Task 3 – Community Interviews, Small Group Discussions + Community Workshop (May to September 2014)

This task will be built around two three-day trips to Cordova, which will start with individual and small group discussions, and culminate in a community public workshop.

Specific steps for this task include:

- a. Staff, working with the consultant, will make arrangements for interviews and informal focus groups, secure a time and place for the workshop, and develop and carry out necessary workshop publicity.
- b. Consultants travel to Cordova, and spend majority of the first two days of the visit conducting face to face interviews with individuals and small groups, to review and refine the background summary document from Task 2. Material from the evolving background document will then be used a starting point for discussions at the workshop. The goal is these groups become a cadre of small workgroups that can work on sections of the Comp Plan Update. With some guidance from Agnew::Beck as facilitators, workgroup members, having on-the-ground knowledge of key issues for Cordova, will refine preliminary issues, opportunities, goals, strategies developed in the background research phase.
- c. Conduct community open house. Activities include:
 - Review of background information: "State of the City" and community maps of facilities, infrastructure, environment, economy;
 - Review and refine critical comprehensive plan issues;
 - Review and refine community vision, goals;
 - Identify preliminary strategies to reach goals.
 - Identify preliminary priority projects.
- d. Staff compiles and post notes from Workshop.

- e. Incorporate notes into initial draft framework and share with Planning and Zoning Commission.
 - Get feedback on direction and who should be on workgroups.
 - Identify workgroup roles and responsibilities.
- f. Complete recruitment and convene workgroups.
 - Review roles and responsibilities.
 - Identify co-leads, two people that City staff and Agnew::Beck can have direct contact with throughout the planning process.
 - Discuss how to integrate existing plans.
 - Review schedule and workgroup deliverables (see Task 4).
- g. The final subtask for Task 3 could include development of a survey tool for assessing community needs and desired goals. The tool could be administered online, via the City website, to relevant stakeholders in and outside of Cordova. An electronic and/or paper version of the survey could be administered at community events. In this way, the survey could help capture feedback from visitors to Cordova.

Staff tasks – Staff has lead role on task 3a and 3d; staff provides active assistance on other two tasks.

Task 3 Deliverables – Community Workshop and notes summarizing community input on plan components (e.g., background information, issues, goals, initial priority strategies). Workgroups in place with specific work plans.

Task 4 – Prepare Full Draft Comprehensive Plan (May to September 2014)

This stage will integrate information from previous steps to produce a full draft of the community plan. Specific steps are outlined below:

- a. Create chapter template with guiding questions re: what we would like to include, need to address in each chapter.
- b. Using chapter templates/with guiding questions, assist workgroups with Comp Plan content development:
 - Conduct at least one work session with A::B assistance to set tone/direction.
 - Conduct a second work session, without A::B assistance and share draft sections with A::B
 - Group leaders – facilitator/scribe
- c. Work with City Staff and workgroups to complete full public review draft of the Community Plan. The draft plan includes:
 - Include background information on trends and issues (from Task 2).
 - Vision, goals and priorities organized by primary subject: land use and environment, transportation and public facilities and services; with a shorter section on other topics: economic development, energy, education, and community wellness (from Task 3).
 - Overall community plan land use map.
 - Initial implementation strategies.
- d. Develop full Draft Comprehensive Plan that includes content from workgroups.
- e. Share full Draft Plan with Planning and Zoning Commission, get their feedback and revise based on that.
- f. Circulate Draft Plan for community review (specifics are outlined in Task 5).

Staff Tasks – Actively assist consultants on task 4a – 4e. Lead task 4f.

Task 4 Deliverables – Draft Comprehensive Plan.

Task 5 – Community Review (October 2014)

- a. Develop guiding questions for staff plan review meetings (see below).
- b. Staff meets informally with community leadership organizations (e.g., Planning and Zoning Commission, Chamber, Native Tribe and Corporation, Copper River Watershed Project) to record suggested revisions to the draft plan, with particular focus on activities, timing and responsibilities for priority strategies and/or projects (i.e., implementation chapter of the plan).
- c. [Circulate draft implementation chapter to workgroup leaders for their feedback. Incorporate comments into revised full Draft Plan.](#)
- d. Facilitate plan review session with Staff and Planning Commission to finalize goals, objectives, strategies, priority projects and implementation chapter.

Staff Tasks – Lead on task 5a and 5b; staff provides active assistance on task 5c.

Task 5 Deliverables – Notes summarizing community input on draft plan.

Task 6 – Revise Full Draft Plan (November 2014)

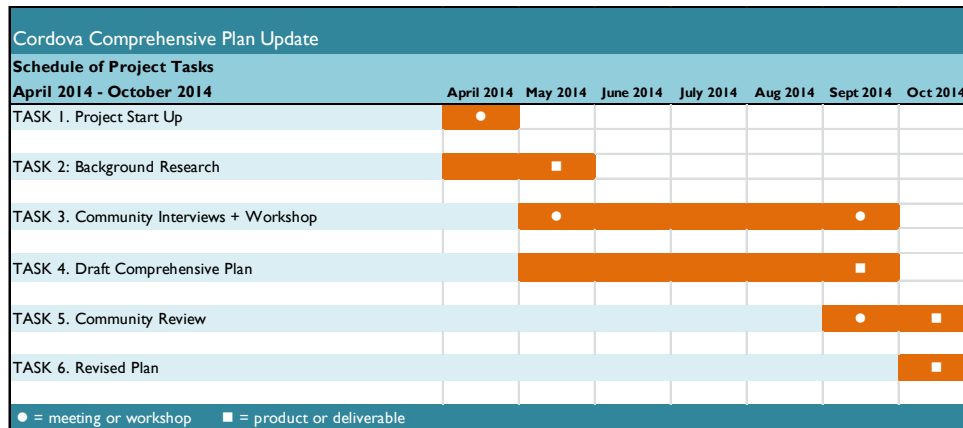
- a. Consultant, working with the staff, will make necessary revisions to the draft plan, and provide this revised version for staff to take through the approval process.
- b. [Post the revised full Draft Plan online and market.](#)
- c. [Present the plan to Planning and Zoning Commission and City Council for appropriate review and approval process.](#)

Task 6 Deliverables – Revised Draft Comprehensive Plan

Staff Tasks – Lead on task 6b and 6c; staff provides active assistance on task 6a.

3. TIMELINE + BUDGET

Timeline



Cost Estimate

Cordova Comprehensive Plan Update - Cost Estimate		Principal		Project Manager		Associate		Total	City Staff*		TOTAL
		hours	rate	hours	rate	hours	rate	Agnew::Beck	hours	rate	w/needed Staff Contribution
TASK 1. Start Up +Ongoing Project Management			\$150		\$115		\$90				
Review goals + requirements for Comprehensive Plan with project manager Set schedule for project; clarify tasks and scope. Identify stakeholders and public engagement plan and schedule.		2	\$300	18	\$2,070	4	\$360	\$2,730	160	\$4,800	\$7,530
TASK 2. Background Research and Preliminary Plan Framework											
Collect information on community and region, including demographic information and maps. Summarize context for plan, including status of previous plan and more recent planning projects. Develop initial plan framework: goals and strategies.		8	\$1,200	24	\$2,760	30	\$2,700	\$6,660	320	\$9,600	\$16,260
TASK 3. Community Interviews + Workshop											
Facilitate community workshop. Refine information on existing conditions in the community. Review and refine issues, goals and strategies.		24	\$3,600	60	\$6,900	4	\$360	\$10,860	320	\$9,600	\$20,460
TASK 4. Draft Comprehensive Plan											
Complete full draft Comprehensive Plan, based on community input. Summarize current and projected conditions of the area. Draft comprehensive plan maps. Circulate draft plan.		4	\$600	16	\$1,840	12	\$1,080	\$3,520	320	\$9,600	\$13,120
TASK 5. Community Review											
Facilitate plan review session with Planning Commission. Finalize goals, objectives, strategies and priority projects.		2	\$300	8	\$920	4	\$360	\$1,580	320	\$9,600	\$11,180
TASK 6. Revised Draft Plan											
Revise plan according to community input. Include Priority Actions list with steps for implementation. Finalize files and materials for output to client.		2	\$300	32	\$3,680	16	\$1,440	\$5,420	320	\$9,600	\$15,020
Travel **								\$2,540			
Expenses ***								\$1,500			
TOTAL		42	\$6,300	158	\$18,170	70	\$6,300	\$34,810	1760	\$52,800	\$83,570
EXCLUSIONS + TERMS											
*Staff Time - Assumes two staff people, City Planning and Planning Assistant, are working on the Comprehensive Plan Update a minimum of 20 hours/week and sometimes full-time (40 hours/week), April through September 2014.											
** Travel - Three roundtrips: 1) For one person from Anchorage for one-day City work session; 2) for two people for two-day community interviews and small group discussions; and 3) for two people for two-day community workshop and staff debrief.											
*** Expenses shown include costs for phone and related equipment and services required in the normal performance of the contract. Costs to prepare informational, advertising or meeting materials are included in this budget; however, costs for large volume printing, mailing or otherwise distributing these materials, or for paid advertising or other public notices, are not included in this budget and would be paid for directly by client, as needed. All final reports, drawings, maps, graphics, plans, and similar final documents prepared by Consultant in providing its services will become the property of the Client. The Client can use the aforementioned documents and products during this specific project or as part of subsequent related work in the future. The Consultant, who will contribute This estimate is good for 90 days from the date of the estimate.											

4. QUALIFICATIONS + EXPERIENCE

Firm Overview

Agnew::Beck is a multidisciplinary consulting firm based in Anchorage, Alaska. We are skilled in analysis, policy development, planning, public engagement, and project implementation. Since 2002, we have helped our clients strategically respond to challenges and opportunities to achieve their goals. Our team is committed to effective and efficient project management. We work to build healthy communities locally, regionally and statewide.

Our firm's areas of specialty include:

- Land Use and Urban Design
- Master Planning and Site Design
- Communications and Public Engagement
- Economic Development
- Tourism, Recreation and Open Space Planning
- Fundraising
- Graphic Design and Visual Communication

By combining creativity and vision with practical implementation, Agnew::Beck helps clients accomplish short-term objectives and set out a clear path for long-term success. We are committed, passionate, and practical partners, working together to identify and tackle the most important issues with smart, effective solutions. “Engage, Plan, Implement” is our approach to helping people, places and organizations get beyond ideas and issues, and make things happen.

Team Member Bios

Chris Beck, AICP (Principal-in-Charge) is a land use planner with more than 30 years of experience specializing in land use planning, tourism and recreation, regional economic development, site planning and public participation. He co-owns and manages Agnew::Beck. His work includes overseeing Agnew::Beck's capable staff and helping to manage a range of specific projects. Chris's overarching skill is the ability to forge shared goals and actions from diverse viewpoints, for example, finding the balance point between what a community wants and what it can afford, or between the desire to grow and the desire to protect what is special about a particular town or trail or bay. Chris has worked on a number of projects in Cordova and Prince William Sound, including the Cordova Tourism Plan. He has lead comprehensive planning efforts across the state including Big Lake, Palmer, Talkeetna, Bethel, and Dillingham, and tourism plans in Wrangell, Yakutat, McCarthy and Bristol Bay.

Shelly Wade, AICP (Managing Associate + Project Manager) uses her natural facilitation skills to develop strategic plans for better communities, sustainable economic practices and a healthier environment. A lifelong Alaskan, Shelly was raised in North Pole and enjoys managing planning projects in remote regions. Whether working with municipalities, tribal entities or development organizations, she teases out tangible actions and rallies around shared attainable goals. Shelly applies her experience as a well-traveled facilitator and energetic planner to help guide Alaskans to cultivate healthier communities, smart policies and goal-oriented networks. Shelly has also managed and worked on a number of projects in Cordova and Prince William sound including, the recent effort to create a vision and planning alternative for the South Fill Commercial Area in Cordova (City of Cordova), the Chugach National Forest Plan Revision (U.S. Forest Service, Chugach National

Forest), the Cordova All-Terrain Vehicle Management Plan (U.S. Forest Service, Chugach National Forest), the Prince William Sound Comprehensive Economic Development Strategy (Prince William Sound Economic Development District). Shelly has also successfully managed other comprehensive planning projects around the state, including the award winning *2009 Big Lake Comprehensive Plan Update*. Shelly and her colleagues at Agnew::Beck, along with the Big Lake Community Council and the Mat-Su Borough Division of Planning, received an award from the Alaska Chapter of the American Planning Association for “Best Comprehensive Plan”.

Meghan Holtan (Planning Associate) makes projects happen. From organizing large youth circuses to improving bicycle infrastructure, she knows how to outline the steps to get the right people to the table to get the plan on the ground. After many years of running a small arts business, Meghan returned to school to earn a master’s degree in environment science with a concentration in environmental and community planning. She worked as a research assistant for the Honeywell community planning group to help members understand options for reuse of one of the most polluted landscapes in the country. She enjoys deploying GIS for research and community development; while in Syracuse she created the maps for the Syracuse Bike Plan. Since joining Agnew::Beck as a summer intern in 2010, Meghan conducted a commercial gap analysis, and inventoried and mapped existing recreation amenities for the Yakutat Sustainable Outdoor Recreation Action Plan. She is currently assisting with the Chugach Forest Plan Revision public and youth engagement process as well creating maps for the Aleknagik Comprehensive Plan Update. She has traveled extensively in Alaska working with youth from Camp Sivunniigvik outside of Noorvik to charter schools in Anchorage.

Relevant Projects

Agnew::Beck Consulting, LLC, has worked to create livable, vital communities all over Alaska, from remote rural villages to urban neighborhoods. We understand that Cordova is in a state of economic and social transition. Agnew::Beck specializes in crafting solutions that are sustainable at the community level, respect the unique qualities of particular places and find common ground between diverse viewpoints. Outlined below are summaries of several representative Agnew::Beck community planning projects.

Big Lake Comprehensive Plan Update – Big Lake, AK: Mat-Su Borough, 2007-2009 Awarded “Best Comprehensive Plan” by AK Chapter of the American Planning Association (Nov 2012)

In 2007, The Matanuska-Susitna Borough teamed with Agnew::Beck to update Big Lake’s 1996 Comprehensive Plan. Big Lake’s residents, landowners and other stakeholders were well-represented in this highly participatory comprehensive planning process which included regular meetings of the Big Lake Planning Team, public workshops, and the creation of planning work groups for specific key issues that have emerged through the process. These work groups were created partly in response to the challenge of working with a 40-member Planning Team. Smaller work groups resulted in a more focused forum for creating practical, locally driven solutions to specific issues. The work groups not only shaped the Comprehensive Plan, but also ensure the successful implementation of the plan’s recommendations.

Agnew::Beck created a project webpage used by Big Lake community members to learn about the plan, upcoming meetings and to submit comments. The Planning Team also engaged area youth in planning for the future of their community. Agnew::Beck’s desire to innovate, and tailor plans and products to communities, resulted in a few new methods of comprehensive planning. In order to help folks better understand and visualize the overall concept and concepts of the Comprehensive

Plan, Agnew::Beck designed a user-friendly, graphically based “guidebook” to illustrate the issues, goals and processes of Comprehensive Plan. Another innovative step in the process included an “experts” session which matched a panel of local experts with the work groups to share local and professional knowledge about issues affecting Big Lake (lake shore restoration, fire prevention, fish and wildlife habitat and transportation projects).

Reference: Frankie Barker, Matanuska Susitna Borough Environmental Planner 907.746.7439

Team members: Shelly Wade, Chris Beck

Hillside District Plan 2006-2010

The Hillside District Plan focused on land use and infrastructure strategies in an area with 20,000 residents in the southeastern quadrant of Anchorage. The central challenge of this project was to provide opportunities for continued growth in an area with significant physical constraints, and where residents and landowners are strongly inclined to maintain the area’s traditional low density rural character. Trail and open space issues were a major focus. Agnew::Beck’s role in this multi-year, multi-million dollar project was extensive. It included managing the land use component of the project and guiding the work of subcontractors in six topic areas to create an integrated set of policies on land use, open space and recreation, drainage, roads and trails, public water and sewer, and onsite wastewater. Agnew::Beck was also responsible for the plan’s extensive public outreach and participation program, intended to gain the trust and support of residents in an area of Anchorage that tends to be suspicious of Municipal plans and projects. The final plan included strategies to reserve traditional trails, create new trailheads while satisfying grumpy neighbors, improve access to the adjacent Chugach State Park, and raise funds for trail construction and maintenance. Trail planning was integrated with a broader “built/green infrastructure” strategy, which combined the functions of open space corridors wherever possible to support trails as well as drainage, aquifer protection and habitat goals. This plan was unanimously adopted by the Anchorage Assembly in April 2010.

Reference: Tyler Robinson, formerly with the Municipality of Anchorage, now with Cook Inlet Housing 907. 793.3000.

Team member: Chris Beck

Aleknagik Comprehensive Plan

Agnew::Beck worked with Aleknagik residents to update their Comprehensive Strategic Development Plan. Meetings with the planning team surfaced village issues that became the foundation for the initial draft of the plan. The draft plan was available for community review and comment during the community workshops. The plan outlines the values of the community and enabled residents to agree on actions to guide local and regional governing organizations into the future. With the plan, the community gained greater control over its destiny and a stronger position from which to work with outside parties. The Comprehensive Plan aims to increase the odds that children can find decent work and continue to live in their home community so Aleknagik can sustain cultural traditions, subsistence, history and culture, while improving community facilities and services and finding better ways to communicate and make community decisions.

Reference: Patty Heyano, Bristol Bay Native Association, 907.842.5257.

Team member: Chris Beck

Meadow Lakes Comprehensive Plan and Special Use District

Agnew::Beck worked with community of Meadow Lakes in the Matanuska-Susitna Borough in 2005 to develop the Meadow Lakes Comprehensive Plan, which was unanimously approved by the

Matanuska-Susitna Borough Assembly that year. Through the comprehensive planning process, the community recommended creating a Special Use District (SpUD) to implement the vision outlined in the plan. Since then, the Borough has re-engaged Agnew::Beck to facilitate the public engagement process for developing a Meadow Lakes SpUD. Both projects featured a highly participatory process, with a planning team, multiple community workshops, and a project website to track progress and receive comments. The Meadow Lakes SpUD process included a stakeholders meeting in which all major public and private landowners in the area met to share their goals for development. That dialogue helped to shape regulations to support a range of community and individual land use goals.

Reference: Lauren Driscoll, 907.745.9855

Team members: Chris Beck, Shelly Wade

Palmer Comprehensive Plan

Driven by the continuing rapid growth of Palmer and surrounding areas, the community hired Agnew::Beck Consulting (with sub-consultants Land Design North, HDR Engineering and Northern Economics, Inc.) to update its 1999 Comprehensive Plan. Public participation was the key to the success of this planning process in the Matanuska-Susitna Borough. Through a series of public meetings and the use of a Plan Advisory Committee, people were able to establish broad goals for Palmer's future and then help define the right actions to reach these goals. Major challenges addressed by the plan included:

- Revitalizing the downtown, and creating a stronger economic center to the community
- Accommodating growth while maintaining rural lifestyle and an attractive community
- Creating a community-wide trail system
- Guiding commercial development along the Glenn Highway and Palmer Wasilla Highway
- Planning for annexation and community expansion, in particular, for the expansion of water, sewer, police, fire, drainage, and other fundamental community services

The successful response to these issues rested on the open, transparent process that kept the community engaged in the process, responded to specific concerns, and ensured that the final product was widely understood and supported. The Comprehensive Plan was adopted unanimously by the Palmer Planning and Zoning Commission and City Council.

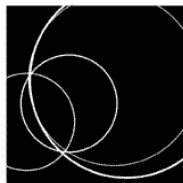
Reference: Sara Jansen, Community Development Coordinator, City of Palmer, 907.761.1315

Team member: Chris Beck

Prince William Sound Area Projects

In addition to comprehensive planning, Agnew::Beck has facilitated community planning projects in and around Prince William Sound including:

- Cordova South Fill Commercial Area Land Use Alternatives Facilitation (Spring 2013, in progress) – City of Cordova
- Chugach National Forest Plan Revision (2013, in progress) – Chugach National Forest
- Cordova All-Terrain Vehicle Management Plan (2010-2012) – Chugach National Forest
- Prince William Sound Comprehensive Economic Development Strategy (2011) – Prince William Sound Economic Development District
- Cordova Tourism Plan (2000) – Chamber of Commerce, City of Cordova, Copper River Watershed Project
- Allison Creek Hydroelectric Project (2011) – Copper Valley Electric Association (CVEA)



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2018 FEBRUARY

PLANNING COMMISSION REGULAR MEETING FEBRUARY 13, 2018

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

2018 MARCH

PLANNING COMMISSION REGULAR MEETING FEBRUARY 13, 2018

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