

<u>Chair</u>
Tom McGann
<u>Commissioners</u>
Scott Pegau
John Baenen
Allen Roemhildt
Nancy Bird
Chris Bolin
Trae Lohse
<u>City Planner</u>
Leif Stavig

**PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019 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 Trae Lohse

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of January 8, 2019 Regular Meeting Page 2
- b. Record excused absence for Scott Pegau and Trae Lohse from the January 8, 2019 Regular Meeting

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

- a. State of Alaska DNR Public Notice Page 7
- b. Army Corps of Engineers Public Notice Page 16

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 33

9. NEW/MISCELLANEOUS BUSINESS

- a. Conditional Use Permit for Commercial Outside Storage on Lot 3, Block 2, South Fill Development Park Page 45
- b. Chair Election Page 58
- c. Vice Chair Election Page 60

10. PENDING CALENDAR

- a. March 2019 Calendar Page 62
- b. April 2019 Calendar Page 63

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

13. ADJOURNMENT

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PLANNING COMMISSION REGULAR MEETING
JANUARY 8, 2019 AT 6:30 PM
CORDOVA CENTER EDUCATION ROOM
MINUTES

1. CALL TO ORDER

Chair **Tom McGann** called the Planning Commission Regular Meeting to order at 6:30 PM on January 8, 2019 in the Cordova Center Education Room.

2. ROLL CALL

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

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

One person was in the audience.

3. APPROVAL OF AGENDA

M/Bird S/Baenen to approve the agenda.

Upon voice vote, motion passed 5-0.

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

Absent: **Pegau, Lohse**

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of November 13, 2018 Regular Meeting

b. Minutes of December 11, 2018 Public Hearing

c. Minutes of December 11, 2018 Regular Meeting

d. Record excused absence for Nancy Bird from the November 13, 2018 Regular Meeting and for Allen Roemhildt from the December 11, 2018 Regular Meeting

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

Upon voice vote, motion passed 5-0.

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

Absent: **Pegau, Lohse**

5. DISCLOSURES OF CONFLICTS OF INTEREST

Baenen said that he provided information to **Tania Harrison** about the cost of the development of the property she was interested in. The commission did not declare it as a conflict.

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

8. PLANNER'S REPORT

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Stavig said they finished up the survey and interactive map for the Comprehensive Plan. He said the participation numbers were shocking and it was great to see that many people participating in the process. They have stressed since the beginning that they didn't want the plan to just come from a couple of meetings. The survey comments were interesting to read and they have been overwhelmingly positive. **Stavig** said that there are different types of plats; some of them are done administratively if they dissolve lot lines or are minor lot line adjustments.

McGann verified that **Sam Greenwood** was still working on the Title 16 edits.

9. NEW/MISCELLANEOUS BUSINESS

a. Proposal for Lot 1, USS 4606 (Power Creek Lot)

M/Roemhildt S/Bird to recommend City Council approve the proposal from Tania Harrison for Lot 1, USS 4606.

Roemhildt said that he would like to see the land go to someone who wants to build, so he is in favor of the proposal. **Bird** said she found the proposal complete and she sees no reason not to go forward. She understands that the proposer is going to have to figure out access through the lot in front. She said that **Stavig** informed her that the final timeframes in the lease agreement get negotiated with the proposer once the proposal is approved, so that they align with what the proposal's timeframes are. **Bolin** said the proposal looks good to him, and if someone wants to build a house and invest in the community, he is all for it.

Baenen said he was also in favor, but he is still a little concerned about access to the larger lot behind Lot 1. **McGann** said he thought the lot in front could probably get worked out. **McGann** said with the criteria, his total came low, but that was due to the fact that some of the criteria don't apply to residential development. **Bird** said that for "value of improvements," "importance to community," "enhanced architectural design," and "consistency with the comprehensive plan" the proposal ranks high. **Baenen** said that the more houses in town, the better. **Roemhildt** said that the "proposal price" was spot on and the "value of improvements" would be high since the land is currently not being used. **McGann** said that housing is important to the community and the five-year plan seemed doable. The proposal was consistent with the comprehensive plan as he has always heard they need more housing.

Stavig said that if the commission passes the motion, it goes to City Council. If council approves the proposal, then the staff and proposer negotiate the lease and it goes to council for final approval. **Stavig** said the section line easement is owned by the state and that there is a way of getting it vacated.

Upon voice vote, motion passed 5-0.
Yea: McGann, Baenen, Roemhildt, Bird, Bolin
Absent: Pegau, Lohse

b. Resolution 19-01 – 2019 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 2019 Land Disposal Maps

M/Bird S/Baenen to approve Resolution 19-01.

Stavig said he made a couple changes brought about by experience. In the past, he has been adamant about keeping the maps simple, but he thinks the new additions make the maps clearer. The new designation highlights the large parcels that are generally more complex. The Avalanche Zone issue always comes up, so it made sense to add it to the map. **McGann** said that he agreed with the sentiment of the new designation, but thought it should be named something other than "Subdivision." **McGann** said that staff should try to come up with a better name.

McGann said the Update Policy on the cover page had been the same for a while, but they have let people come forward and request designation changes. He proposed adding after the last sentence, "but may be

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modified throughout the year.” **Stavig** said that every time a designation is changed during a year, there are special circumstances; for example, the Science Center needed land within a quick timeframe, and the lot they requested was a unique parcel with severe deed restrictions; additionally, the COHO was made ‘Available,’ because the city was trying to get rid of it. **Stavig** suggested they also add “on a case by case basis” to **McGann**’s addition. There was concurrence to make these changes to the Update Policy.

On the Ocean Dock Subdivision map, **Bolin** said he thought the area formerly leased by Alpine Diesel on the shipyard should remain ‘Available.’ **Baenen** said they are still looking for someone to use the area for boat work. **Stavig** said the Shelter Cove area was ‘Not Available’ due to deed restrictions, and that the residential properties were outside the city-owned property.

On the North Fill Development Park map, **Baenen** said he would like to see the Impound Lot made ‘Available.’ **McGann** agreed and said he has always felt that way. **Bird** said she didn’t like it as an impound lot, but she feels like it is a waste of people’s time if the commission knows it will be kiboshed later on.

M/**Baenen** S/**Bird** to amend the maps to make the Impound Lot ‘Available.’

Upon voice vote, amendment failed 4-1.

Yea: **Baenen**

Nay: **McGann, Roemhildt, Bird, Bolin**

Absent: **Pegau, Lohse**

On the South Fill Development Park map, **Baenen** said he wanted to make the southeastern-most lot on the South Fill ‘Available.’ He said he has not seen it used for parking very much. If it was ‘Available,’ then someone could see an opportunity. **McGann** said he was sympathetic to the need for parking. **Stavig** said that the lot was a critical snow dump location.

M/**Baenen** S/**Roemhildt** to amend the maps to make the southeastern-most lot on the South Fill ‘Available.’

Upon voice vote, amendment failed 3-2.

Yea: **Baenen, Roemhildt**

Nay: **McGann, Bird, Bolin**

Absent: **Pegau, Lohse**

On the Odiak Park map, **Stavig** said he believed the two lots south of Center Drive were ‘Not Available’ because they had easements and drainage on them.

On the Eyak Lake map, **Baenen** said he would be in favor of making the area **Jason Pallas** requested ‘Available’ as it is not needed by the city. **Bird** wondered if there were any considerations with the water tank being nearby. **Bird** said that his lot was already big, so she wondered if he wanted a larger lot, or if he wanted to make sure no one else ever developed it. **McGann** said he didn’t like the idea of splitting the lot on the maps with an arbitrary line. **Roemhildt** gave kudos for **Pallas** for submitting the letter as he knew there were many areas of town where people used city property. **Stavig** said they could designate the whole parcel with their new designation, which would make it ‘Available’ and then get a letter of interest from **Pallas**. **Bird** was concerned about there being a precedent for people buying small portions of city property to add to their existing property. **Stavig** said it had been done in the past in town, but never with such a large lot. The commission concurred to change the whole parcel to the new designation.

On the Five Mile Loop map, **Bird** said she liked that the Avalanche Zone was called to attention.

Upon voice vote, resolution passed 5-0.

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

Absent: **Pegau, Lohse**

c. Resolution 19-02 – Support for Cordova Center Stairs

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A resolution of the Planning Commission of the City of Cordova, Alaska supporting the Alaska Department of Transportation and Public Facilities Transportation Alternatives Program grant application for the Cordova Center Pedestrian Connector

M/Bolin S/Baenen to approve Resolution 19-02.

Bolin said he agreed there was a lot people in the area. **Baenen** thought it was great that the city was going after grants for these types of projects. **Bird** said she hoped the city was willing to put more money towards the match.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

d. Resolution 19-03 – Support for Sidewalks and Drainage on Seventh Street

A resolution of the Planning Commission of the City of Cordova, Alaska supporting the Alaska Department of Transportation and Public Facilities Transportation Alternatives Program grant application for constructing ADA sidewalks and drainage improvements on Seventh Street

M/Baenen S/Roemhildt to approve Resolution 19-03.

Baenen said this was another great project.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

e. Chair Election

McGann opened nominations for Chair.

M/Roemhildt S/Baenen to refer the election of Chair back to staff.

Upon voice vote, motion to refer passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

f. Vice Chair Election

M/Baenen S/Bolin to refer the election of Vice Chair back to staff.

Upon voice vote, motion to refer passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

10. PENDING CALENDAR

Stavig said for the Chair and Vice Chair elections, keep him informed about availability. **Bird** verified that the current Chair and Vice Chair remain in their position. **Stavig** said that the next Comprehensive Plan meeting was during Iceworm week on January 30th. He said that **Shelly Wade** and **Molly Mylius** from Agnew::Beck would also be in the atrium all day that Saturday.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

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Bird said the Historical Commission was in the process of trying to do a new building survey in town. She said the commission has been around for 30 years. Having the commission makes the town eligible for grants.

Bolin thanked everyone for their time. He thanked **Harrison** for her investment in the community.

Baenen said they used to get zoning pamphlets that had news about zoning laws. **Stavig** said he would look into that and other resources.

13. ADJOURNMENT

M/Romehildt S/Baenen to adjourn the Regular Meeting at 7:45 PM.
With no objection, the meeting was adjourned.

Approved:

Tom McGann, Chair

Leif Stavig, City Planner

DRAFT



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Southcentral Regional Land Office

550 West 7th Avenue, Suite 900C
Anchorage, Alaska 99501-3577
Main: 907.269.8503
TDD: 907.269.8411
Fax: 907.269.8913

PUBLIC NOTICE ADL 233183 The Native Village of Eyak

February 13, 2019

Subject to AS 38.05.850, the Southcentral Regional Land Office has received an application for easement as follows:

APPLICANT: The Native Village of Eyak

PROJECT NAME: ADL 233183

GEOGRAPHIC LOCATION: Cordova, Alaska

LEGAL DESCRIPTION: 12 discontiguous tideland parcels of varying length and width that will occupy a total of 16.71 acres, more or less:

- Township 15 South, Range 3 West: Section 10, Segment A (0.61 acres); Section 11, Segment B (0.20 acres), Segment C (0.12 acres), and Segment D (2.86 acres); Sections 2 and 11, Segment E (1.55 acres); Section 2, Segment F (0.29 acres), Segment G (1.61 acres), Segment H (0.22 acres), and Segment I (0.13 acres).
- Township 14 South, Range 3 West: Sections 25 and 36, Segment J (4.89 acres); Section 25, Segment K (0.14 acres) and Segment L (4.09 acres), all of Copper River Meridian.

Please see attachment for additional location information.

REQUESTED ACTIVITY: The proposed easement is required to construct that portion of Shepard Point Road on state tidelands west of Orca Cannery to Shepard Point. The easement, if approved, may differ from that described herein.

REQUESTED TERM: Until no longer needed.

DEADLINE FOR COMMENTS: March 18, 2019

The public is invited to comment on this activity. The purpose of this notice is to gather input before a decision is made. To ensure consideration, written comments must be received by the Division of Mining, Land and Water at Southcentral Regional Land Office, Anchorage, AK 99501-3577 on or before 5:00 p.m. on the date noted above. Questions concerning this activity or requests to view the full application packet should be directed to Elizabeth Sherwood, Telephone: (907)269-7472; Fax: (907) 269-8913 or e-mail: elizabeth.sherwood@alaska.gov.

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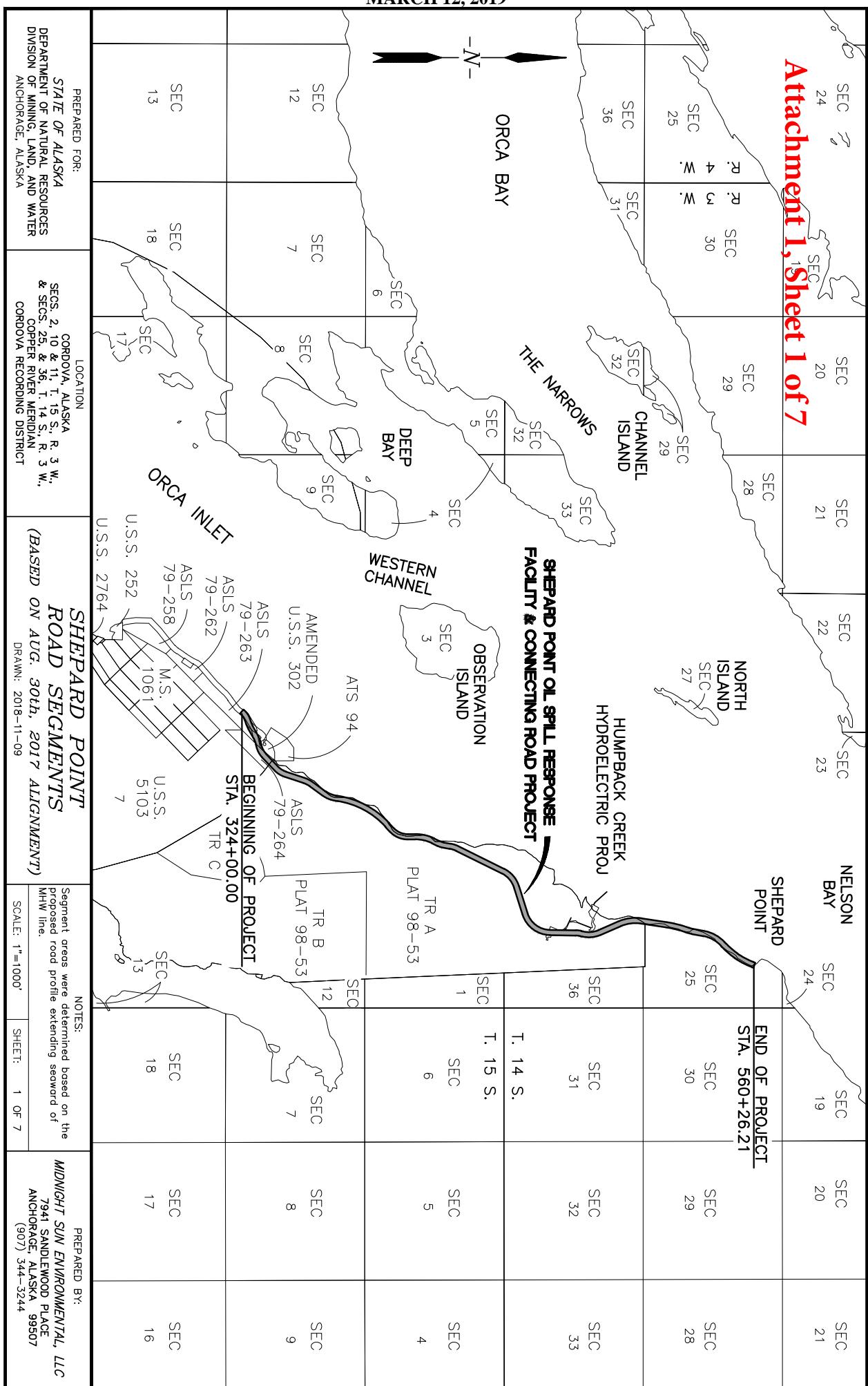
After review and adjudication, the Southcentral Regional Land Office may issue an authorization with stipulations for the activity. The activity may be modified during the review and adjudication process.

Individuals with audio impairments who have questions concerning this PD may call Relay Alaska at 711 or 1-800-770-8973 for assistance at no cost.

DMLW reserves the right to waive technical defects in this notice.

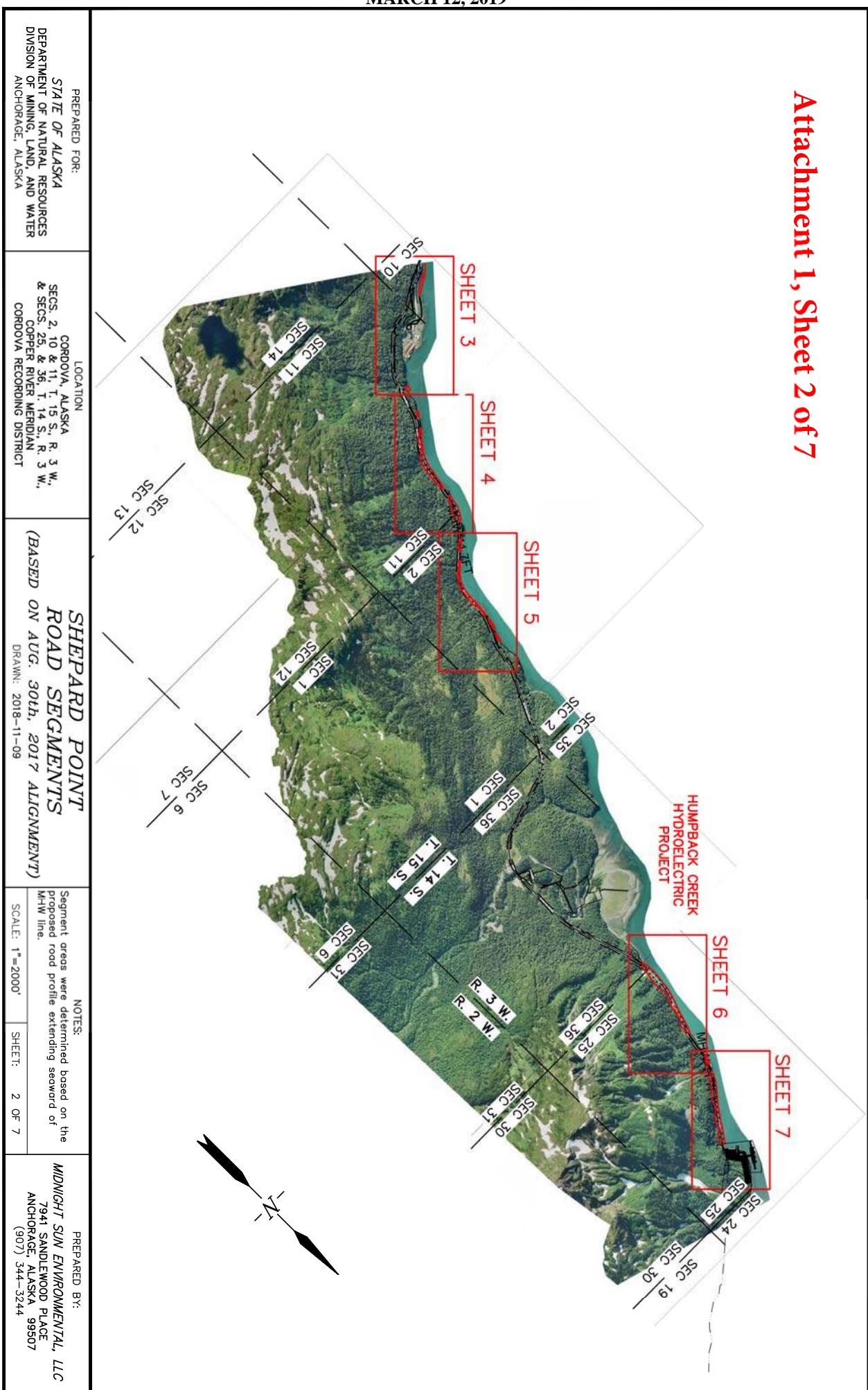
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Attachment 1, Sheet 1 of 7

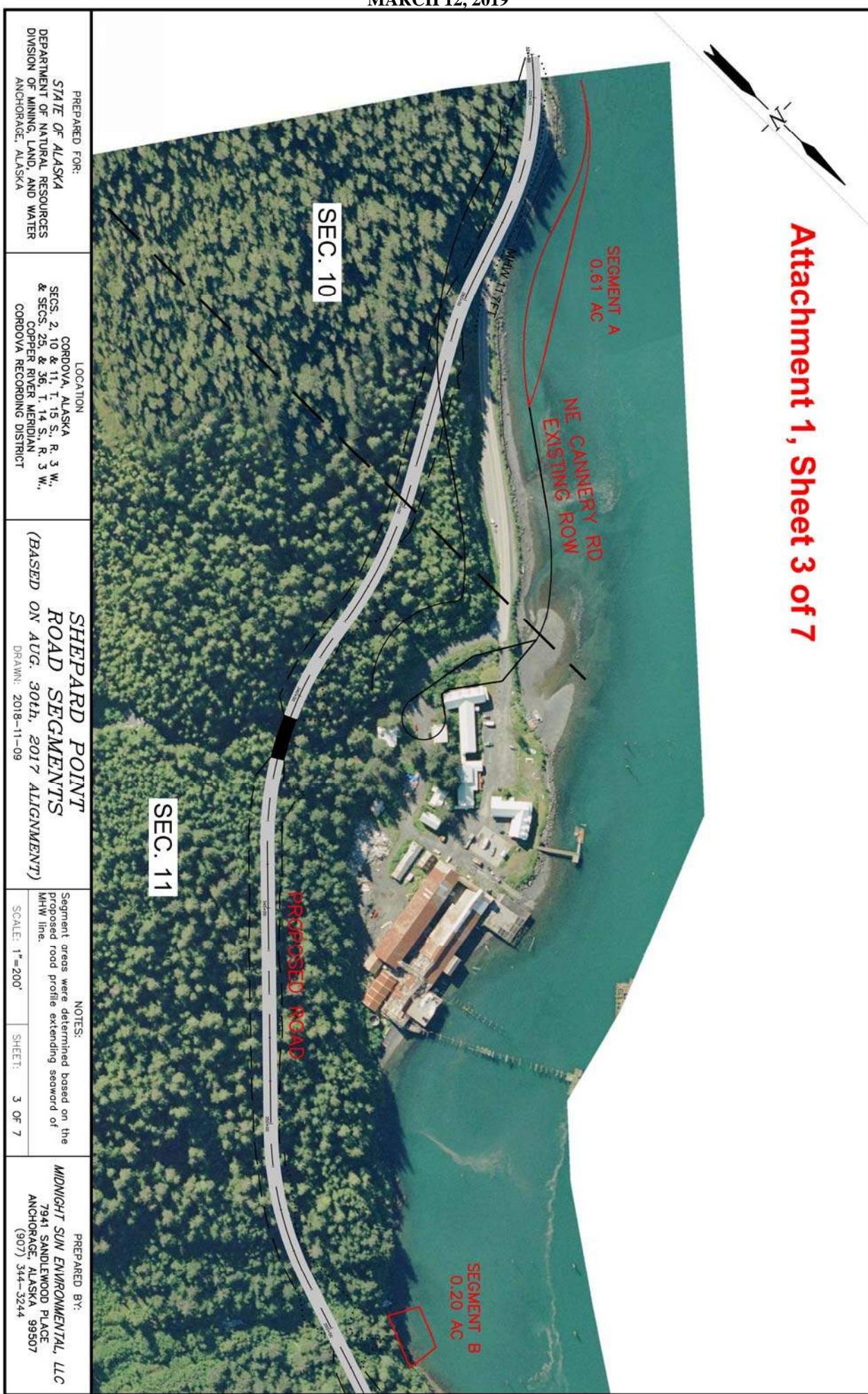


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Attachment 1, Sheet 2 of 7

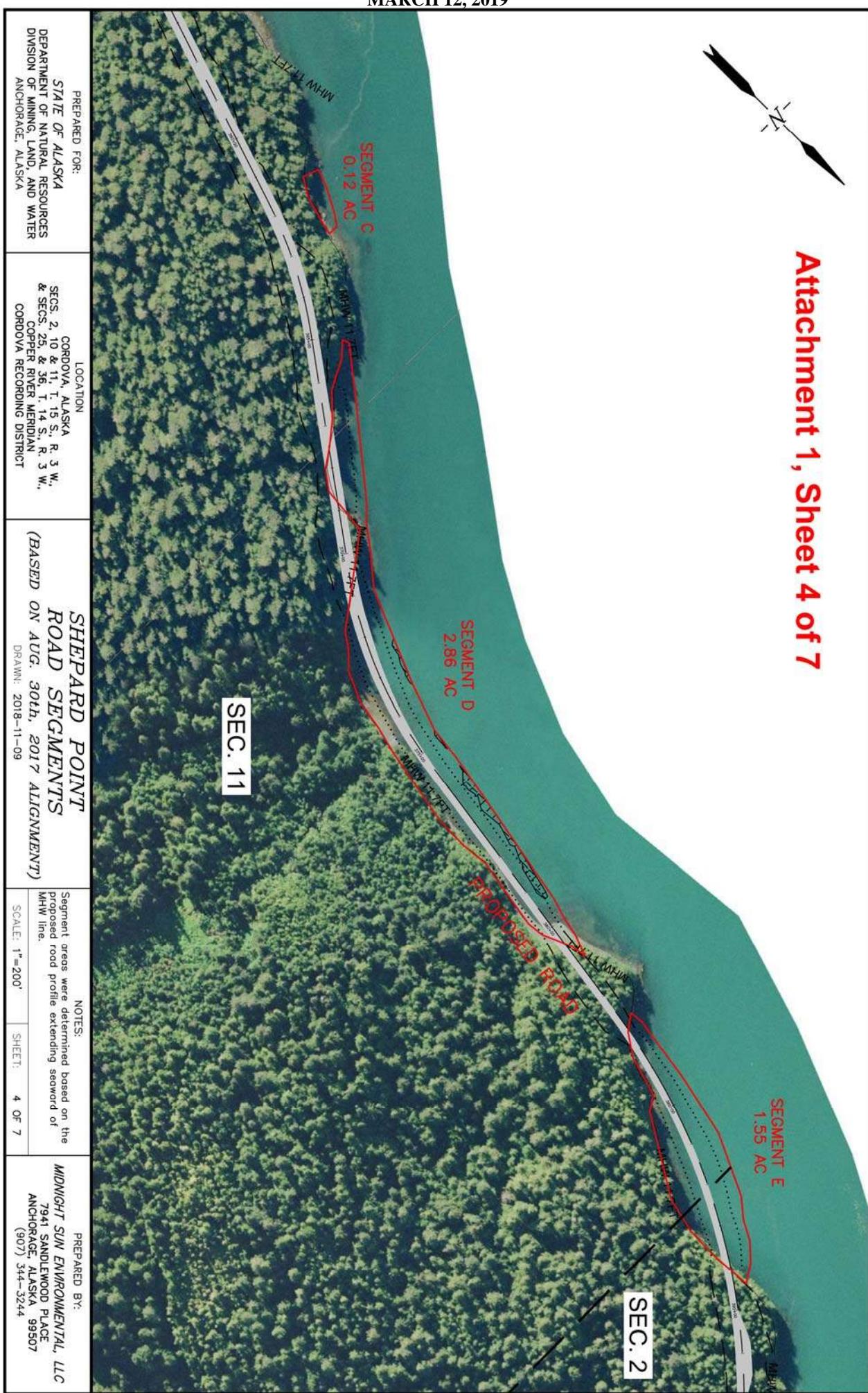


Attachment 1, Sheet 3 of 7

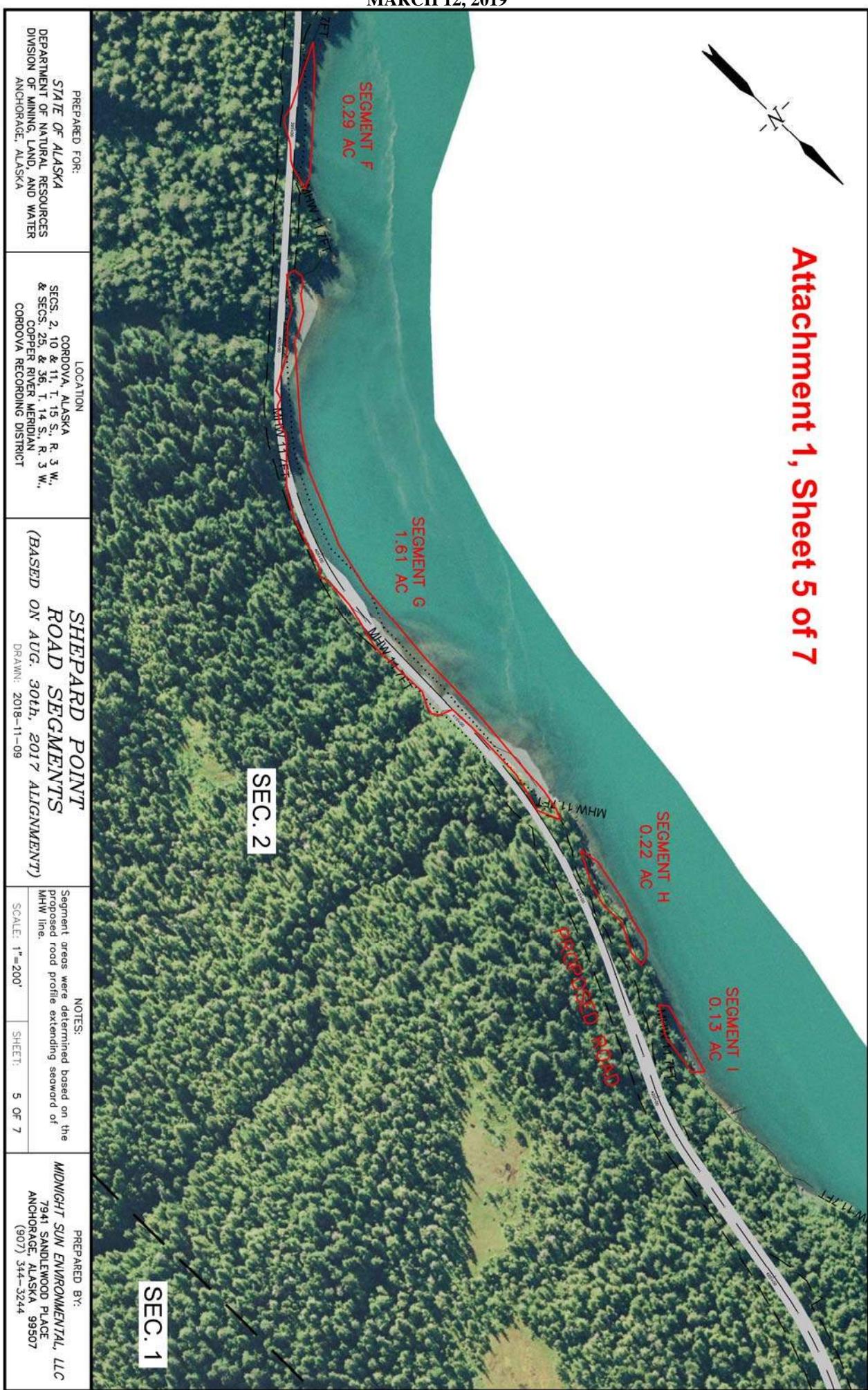


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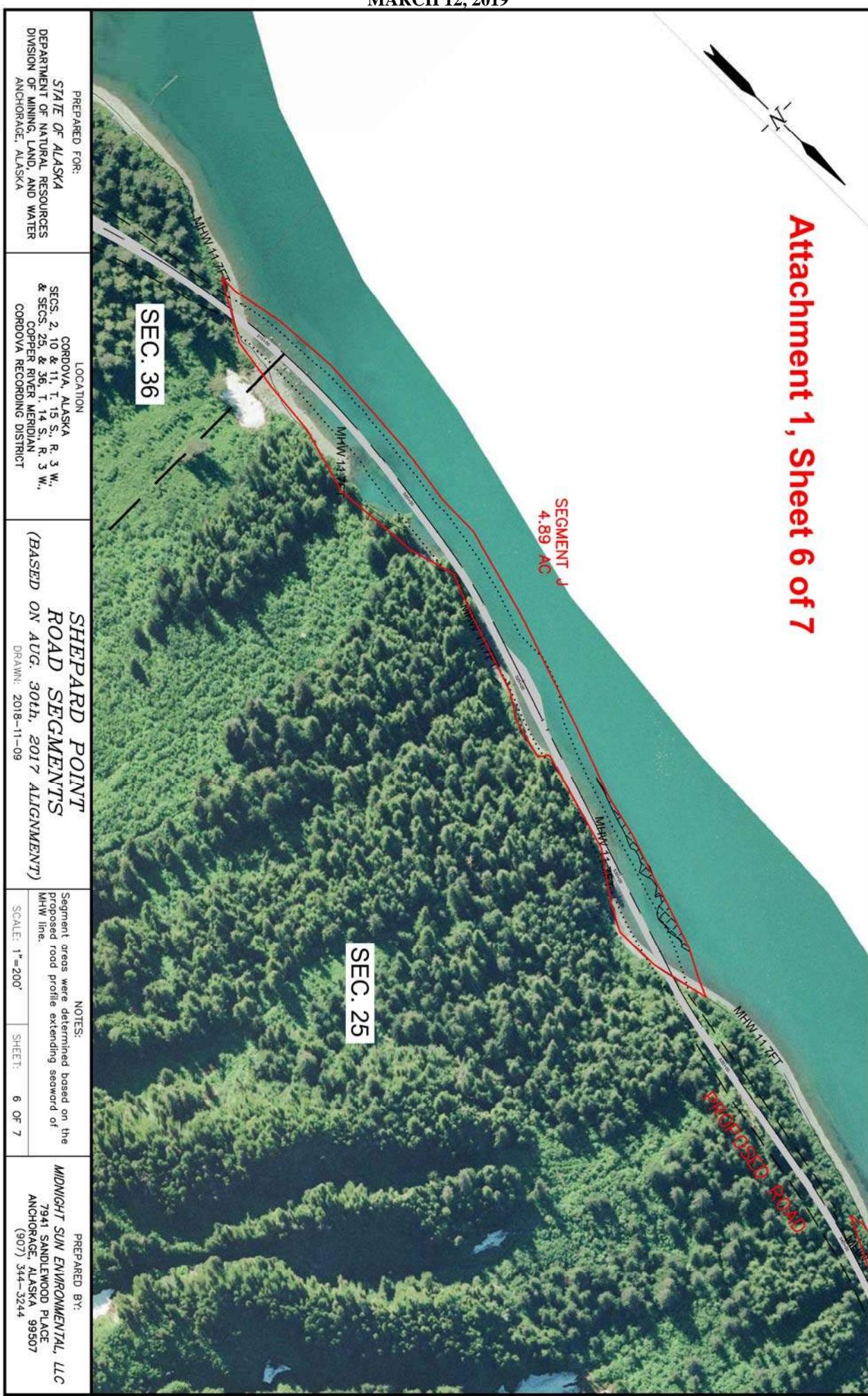
Attachment 1, Sheet 4 of 7



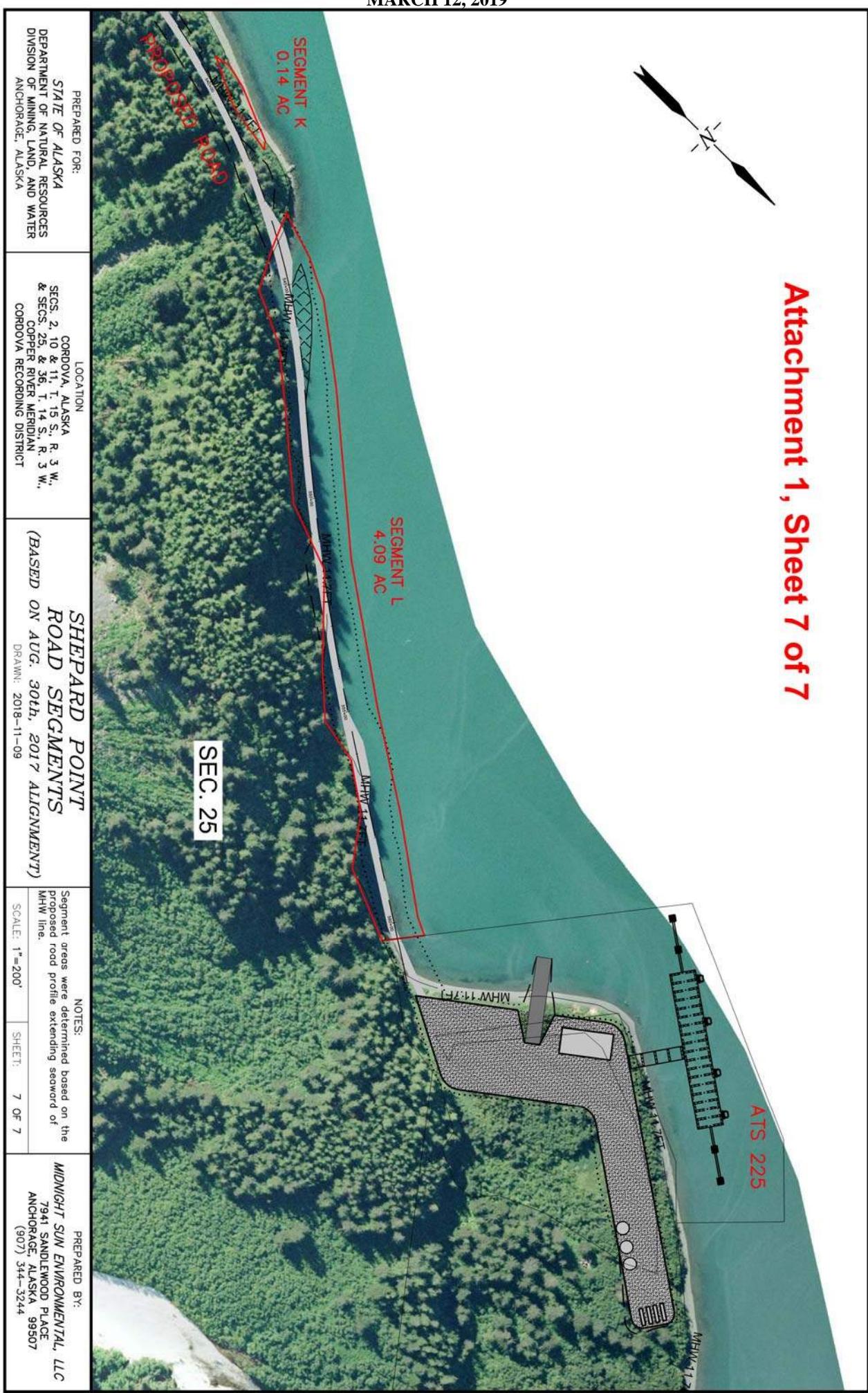
Attachment 1, Sheet 5 of 7



Attachment 1, Sheet 6 of 7



Attachment 1, Sheet 7 of 7





US Army Corps
of Engineers
Alaska District

ANCHORAGE
Regulatory Division (1145)
CEPOA-RD
645 G Street, Suite 100-921
Anchorage, Alaska 99501

Public Notice of Application for Permit

PUBLIC NOTICE DATE: MARCH 1, 2019

EXPIRATION DATE: MAY 30, 2019

REFERENCE NUMBER: POA-2017-00271

WATERWAY: MULTIPLE

Interested parties are hereby notified that Pebble Limited Partnership (PLP) has submitted a Department of the Army permit application requesting authorization under Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403) to perform work in or affect navigable waters of the United States (U.S.) and under Section 404 of the Clean Water Act (33 U.S.C. 1344) to discharge dredged or fill material into waters of the U.S.

PLP's project information is described below and shown on the enclosed project drawings (Figure 1, dated September 28, 2018; Figure 2, dated September 6, 2018; Figure 3, dated September 28, 2018; Figure 4, dated October 10, 2019; and Figures 5-11, dated January 2019).

APPLICANT: Pebble Limited Partnership, 3201 C Street, Suite 505, Anchorage, Alaska, 99503

LOCATION: PLP's proposed project location is in southwest Alaska, near Iliamna Lake, approximately 200 miles southwest of Anchorage and 60 miles west of Cook Inlet. The mine site and a majority of the proposed supporting infrastructure would be located in the Lake and Peninsula Borough with the remainder of supporting infrastructure located in the Kenai Peninsula Borough.

PURPOSE:

PLP's stated purpose is to produce commodities, including copper, gold, and molybdenum, from the Pebble Deposit, which is a naturally occurring concentration of copper-gold-molybdenum and other valuable minerals, in a manner that is commercially viable using proven technologies that are suitable for the remote project location.

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PROPOSED WORK:

PLP proposes the following activities which would require Department of the Army (DA) authorization under Section 10 of the Rivers and Harbors Act of 1899 (RHA): the discharge of 524,000 cubic yards of gravel and rip rap for the construction of a causeway/wharf; installation of two lighted navigation buoys; installation of six mooring buoys at two separate locations below the mean high water mark of the Cook Inlet; and installation of 104-miles of natural gas pipeline across the Cook Inlet; construction of two ferry terminals on Lake Iliamna; installation of four mooring/navigation buoys in Lake Iliamna; and installation of 18-miles of natural gas pipeline below the ordinary high water mark of Lake Iliamna.

PLP proposes the following activities which would require DA authorization under Section 404 of the Clean Water Act: the permanent placement of dredged or fill material into 3,555.4 acres of waters of the U.S., including wetlands, and the temporary placement of dredged or fill material in to 518.3 acres of waters of the U.S., including wetlands, for the construction of an open pit mine, tailings and water storage impoundments, power plants, rock source sites, mineral processing facilities, a port facility, roads, ferry terminals, and a natural gas pipeline.

The 12-inch diameter natural gas pipeline would originate on the Kenai Peninsula and would extend across the Cook Inlet, lying south of St. Augustine Island, to just north of Amakdedori Creek, in Kamishak Bay. The pipeline would come ashore at the proposed port at Amakdedori and parallel the proposed road and ferry route to the mine site. The port site would consist of a fill pad in the uplands area and a 1,900 foot long, sheetpile and gravel filled causeway/wharf. A road corridor would extend from the port, to a ferry terminal on the south side of Lake Iliamna, west of Kokhanok. A ferry would run between the south ferry terminal and a north ferry terminal, located east of Upper Talarik Creek. A road corridor would extend from the north ferry terminal to the proposed mine site. Spur roads are proposed from the proposed road corridor to connect to the existing road north of the Village of Iliamna and from the road corridor to Kokhanok.

ADDITIONAL INFORMATION:

PLP is proposing to develop an open-pit mine with a conventional drill, blast, truck, and shovel operation. The total size of the proposed mine area would be 8 miles long by 4.8 miles wide, covering an area of 8,086 acres.

Ferry terminals and a daily ferry crossing are proposed on Iliamna Lake.

Between Amakdedori Port and the south ferry terminal, including materials sites and Kokhanok Spur Road, the proposed transportation corridor would be 37 miles long by up to 300 feet wide. Between the north ferry terminal and the mine site, including Iliamna Spur Road, the proposed transportation corridor would be 29 miles long by up to 300 feet wide. The transportation corridors area includes the pipeline trench and the entire construction footprint.

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The pipeline construction area for the marine portion and the Lake Iliamna portion of the pipeline, including the trench and any areas where trenched material would be temporarily sidecast, would be up to 30 feet wide.

Amakdedori Port and ancillary facilities would be up to 40 acres in size.

The Pebble Project Draft Environmental Impact Statement (DEIS) can be viewed at: pebbleprojecteis.com.

An initial list of required permits and approvals, and the agencies responsible for their issuance, are listed in Appendix E of the DEIS.

APPLICANT PROPOSED MITIGATION: PLP has proposed mitigation measures to avoid, minimize, and compensate for impacts to waters of the U.S. from activities involving discharges of dredged or fill material. These measures are summarized in Chapter 5 and Appendix M of the DEIS.

WATER QUALITY CERTIFICATION: Discharges of dredged or fill material into waters of the U.S. cannot proceed until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: To date, investigations into the presence or absence of potentially eligible historic properties have included consulting the Alaska Heritage Resources Survey (AQRS); reviews of previous studies, historic and ethnographic sources; interviews of local informants regarding cultural resources; field surveys at the proposed mine site and port site; a desktop study of the proposed transportation corridor; place name research; and landscape modeling to identify areas with low potential to contain archeological resources. There are potentially eligible historic properties in the permit area and within the vicinity of the permit area. Further information on the investigation into potentially eligible historic properties is provided in the DEIS. The U.S. Army Corps of Engineers (USACE) has made an Adverse Effect determination for the proposed project based upon the presence of potentially eligible historic properties in the permit area and the reasonable expectation that these potentially eligible properties would be affected by the undertaking. This application is being coordinated with State Historic Preservation Officer, the Advisory Council on Historic Preservation, and other consulting parties. Any comments concerning archeological or historic data that may be affected by work under the requested permit will be considered in our final decision.

ENDANGERED SPECIES: The project area is within the range of the Cook Inlet beluga whale (*Delphinapterus leucas*), humpback whale (*Megaptera novaeangliae*), fin whale (*Balaenoptera physalus*), Steller sea lion (*Eumetopias jubatus*), northern sea otter (*Enhydra lutris kenyoni*), Steller's eider (*Polypticta stelleri*), and short-tailed albatross (*Phoebastria albatrus*).

We have determined the described activity would have no effect on the endangered short-tailed albatross (*Phoebastria albatrus*) and the Cook Inlet beluga whale (*Delphinapterus*

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leucas), and on the threatened Steller's eider (*Polysticta stelleri*), under the Endangered Species Act of 1973 (87 Stat. 844).

We have determined the described activity may affect the endangered Western North Pacific Distinct Population Segment (DPS) of the humpback whale (*Megaptera novaeangliae*), fin whale (*Balaenoptera physalus*), Steller sea lion (*Eumetopias jubatus*), northern sea otter (*Enhydra lutris kenyoni*), and the threatened Mexico DPS of the humpback whale (*Megaptera novaeangliae*). In addition, the proposed project may adversely modify designated critical habitat for the Cook Inlet beluga whale and the northern sea otter. Draft Biological Assessments of the potential impacts to species managed by the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) are included in Appendices G and H of the DEIS. We have initiated consultation procedures under section 7 of the Endangered Species Act with USFWS and NMFS. Any comments they may have concerning endangered or threatened wildlife or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is within the known range of the sockeye salmon (*Oncorhynchus nerka*), coho salmon (*Oncorhynchus kisutch*), Chinook salmon (*Oncorhynchus tshawytscha*), chum salmon (*Oncorhynchus keta*), pink salmon (*Oncorhynchus gorbuscha*), Atka mackerel (*Pleurogrammus monopterygius*), three Gulf of Alaska skate species (Rajidae), octopus, Pacific cod (*Gadus macrocephalus*), sablefish (*Anoplopoma fimbria*), three sculpins (Cottidae), walleye pollock (*Theragra chalcogramma*), 20 rockfish species (*Sebastes* spp.), eight flatfish species, sharks, more than eight forage fish, squid, grenadiers, and Weathervane scallop (*Patinopecten caurinus*).

We have determined the described activity may adversely affect EFH in the project area for the species listed above. A draft EFH assessment has been included in Appendix I of the DEIS. Any comments or recommendations concerning EFH will be considered in our final assessment of the described work.

PUBLIC HEARING: Notice is hereby given that public hearings will be conducted by the U.S. Army Corps of Engineers, Alaska District for DA permit application POA-2017-217 under Section 404 of the Clean Water Act (33 U.S.C. 1344) and Section 10 of the Rivers and Harbors Act of 1899 (30 Stat. 1151; 33 U.S.C. 403) for the proposed activity described above.

The hearings will be held at the following dates and times and will be conducted in combination hearings for the DEIS:

March 25, 2019, 3:30 P.M. – 7:00 P.M. Bristol Bay School, Naknek, AK,
March 26, 2019, 3:30 P.M. – 7:00 P.M. Kokhanok Bingo Hall, Kokhanok, AK,

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March 27, 2019,	3:30 P.M. – 7:00 P.M.	Newhalen School, Newhalen, AK,
March 28, 2019,	3:30 P.M. – 7:00 P.M.	Igiugig School, Igiugig, AK,
March 29, 2019,	1:00 P.M. – 5:00 P.M.	New Stuyahok Community Building, New Stuyahok, AK,
April 8, 2019,	3:30 P.M. – 7:00 P.M.	Tribal Center, Nondalton, AK,
April 9, 2019,	4:00 P.M. – 9:00 P.M.	Dillingham High School, Dillingham, AK,
April 11, 2019,	3:30 P.M. – 9:00 P.M.	Homer High School, Homer, AK,
April 16, 2019,	12:00 P.M. – 8:00 P.M.	Dena'ina Center, Anchorage, AK,

The purpose of the hearings are to acquire information or evidence which is needed to make decisions on the permit application. The presiding officer will be Colonel Phillip J. Borders, District Commander or Lieutenant Colonel Penny M. Bloedel, Deputy District Commander.

Any person will be permitted to submit oral or written statements concerning the permit application, but for accuracy or record, all important facts and statements, should be submitted in writing. The hearing record will be closed on the expiration date of this Public Notice. Communications received in response to this notice are on record and will so remain and will be given the same consideration as the information presented at the hearing. The time limit for oral statements submitted at the hearing will be up to three minutes for parties wishing to speak. Cross-examination of speakers will not be permitted. The proceedings of the hearing will be recorded verbatim.

Copies of the transcript may be purchased from the recorder. A copy will be available for public inspection on pebbleprojecteis.com. All written statements, charts, tabulations, and similar data offered in evidence at the hearing will, subject to exclusion by the presiding officer for reasons of redundancy, be received in evidence and will constitute a part of the record. The transcript of the hearing, together with all evidence introduced at the hearing, will be made a part of the administrative record of the permit application. All matters discussed at the hearing will be fully considered in making a final decision regarding the impact of the applications on the public interest.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The USACE is soliciting comments from all interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered

**PLANNING COMMISSION REGULAR MEETING
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by the USACE to determine whether to issue, modify, condition or deny a permit for this proposal.

All comments regarding this Public Notice should be sent to USACE, 645 G Street, Suite 100-921, Anchorage, Alaska 99501. All comments should include the Public Notice reference number listed above.

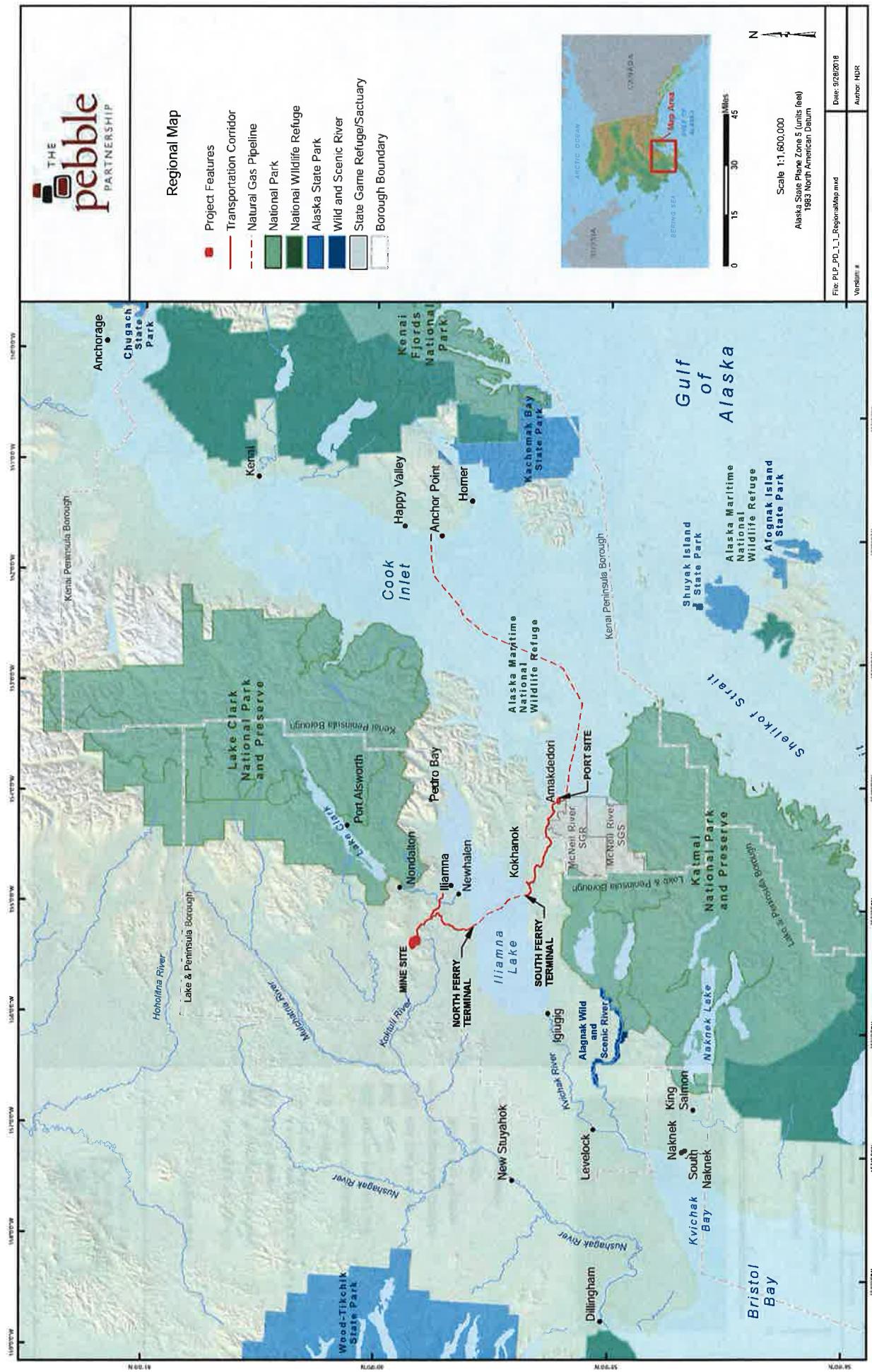
All comments should be post marked no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Shane McCoy at (907) 753-2712, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at poaspecialprojects@usace.army.mil if further information is desired concerning this notice.

**District Commander
U.S. Army, Corps of Engineers**

Enclosures

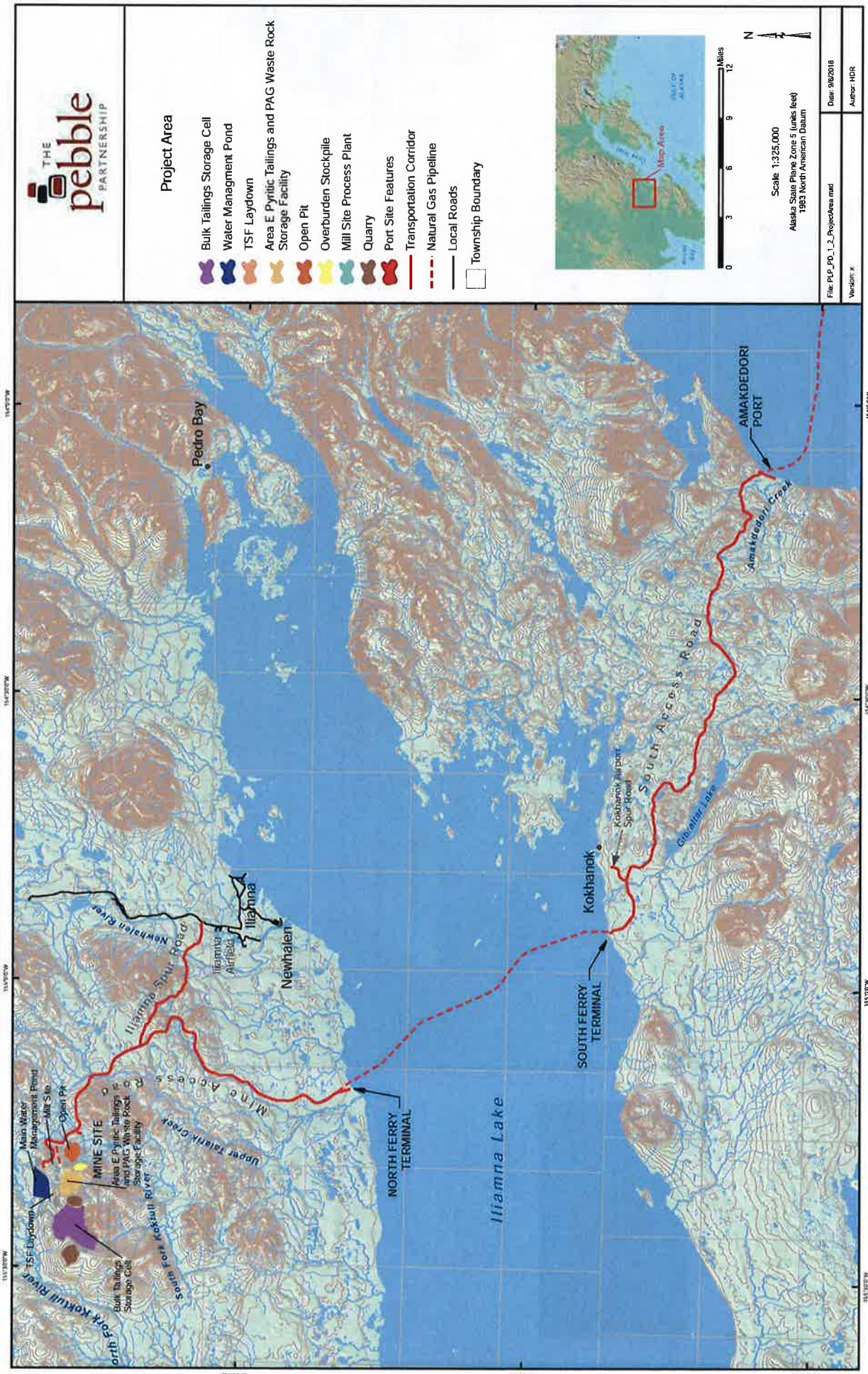
PLANNING COMMISSION REGULAR MEETING
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POA-2017-271, Pebble Project, Public Notice Figure 1 of 11



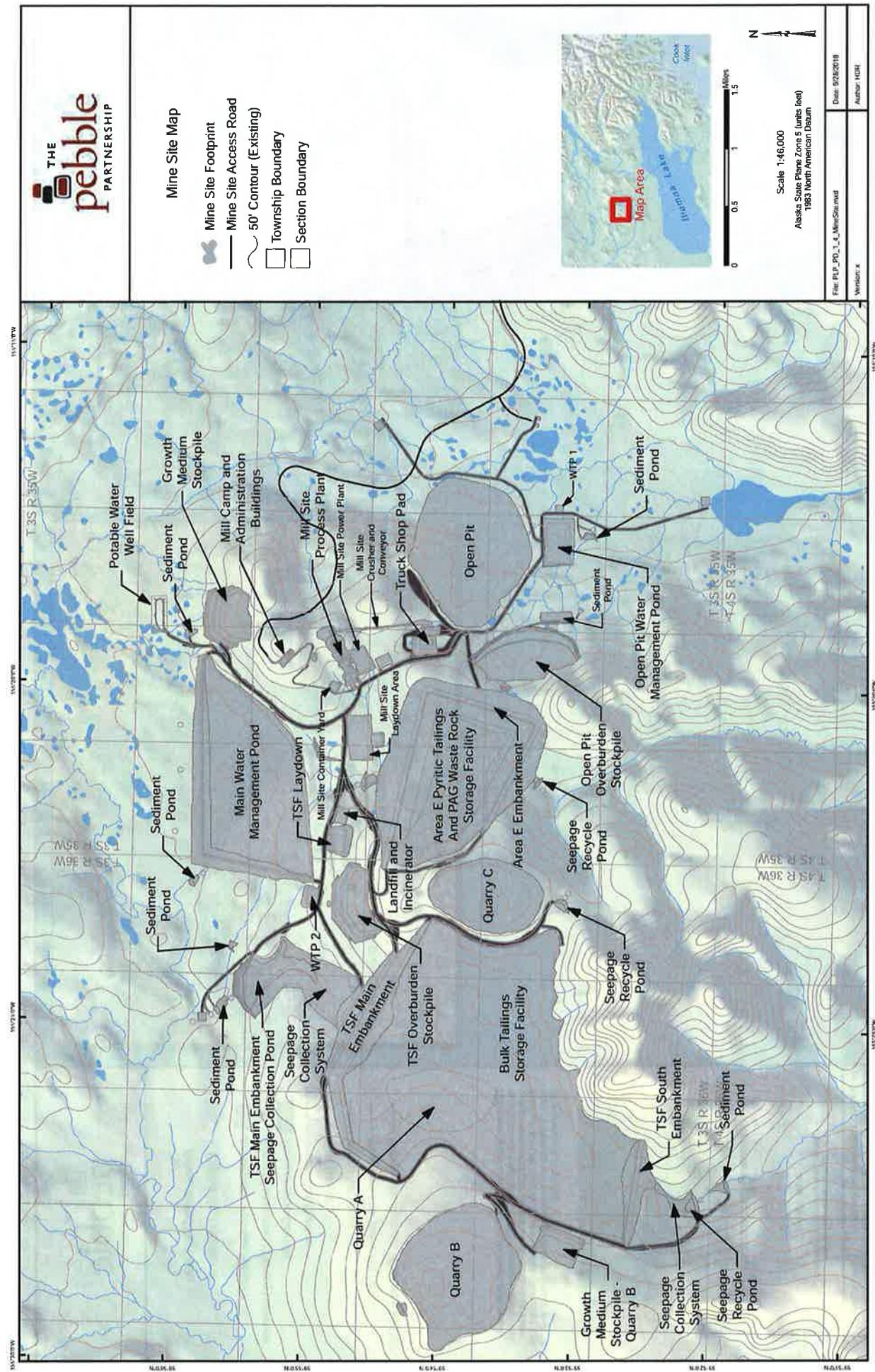
PLANNING COMMISSION REGULAR MEETING
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POA-2017-271, Pebble Project, Public Notice Figure 2 of 11



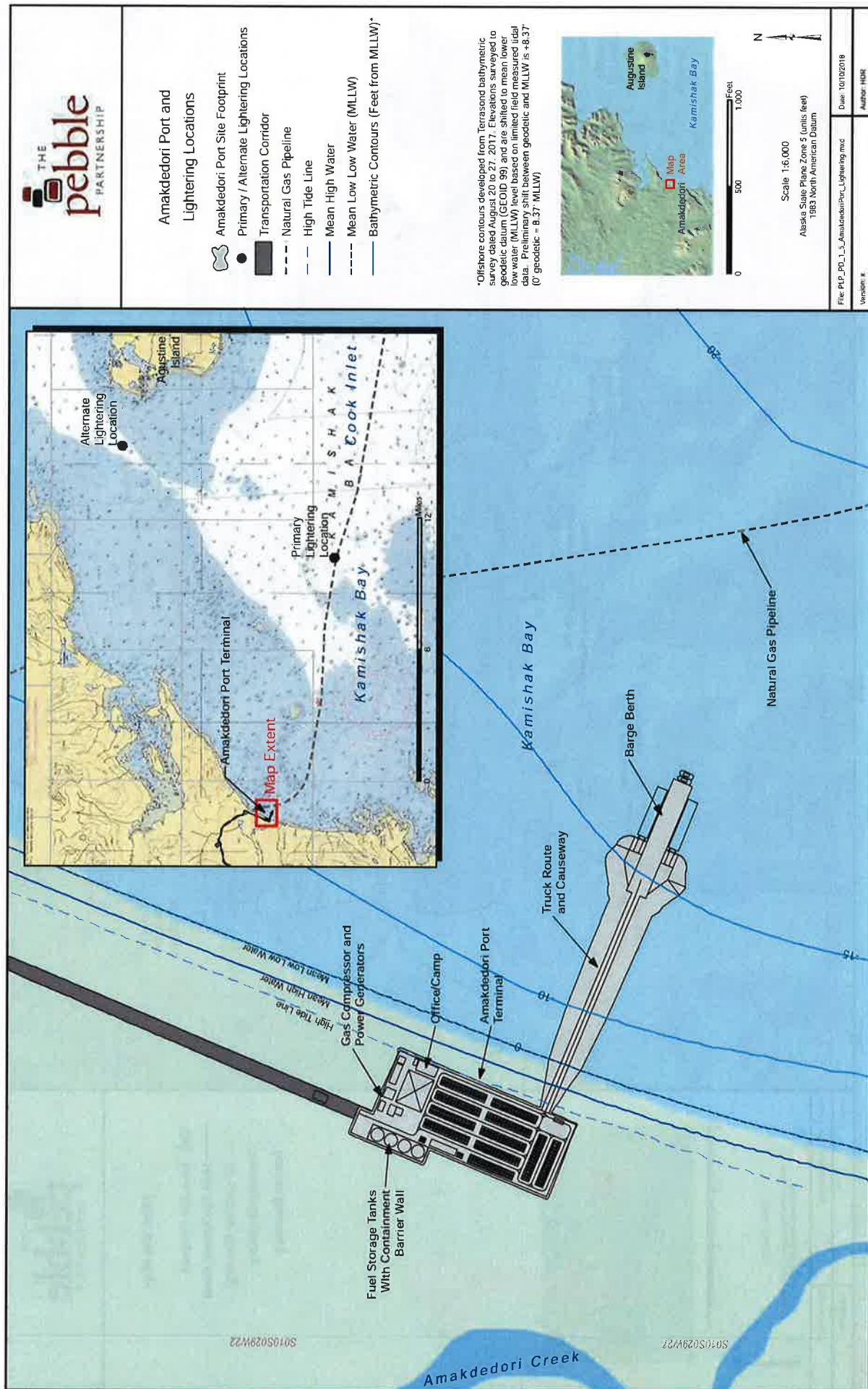
PLANNING COMMISSION REGULAR MEETING
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POA-2017-271, Pebble Project, Public Notice Figure 3 of 11



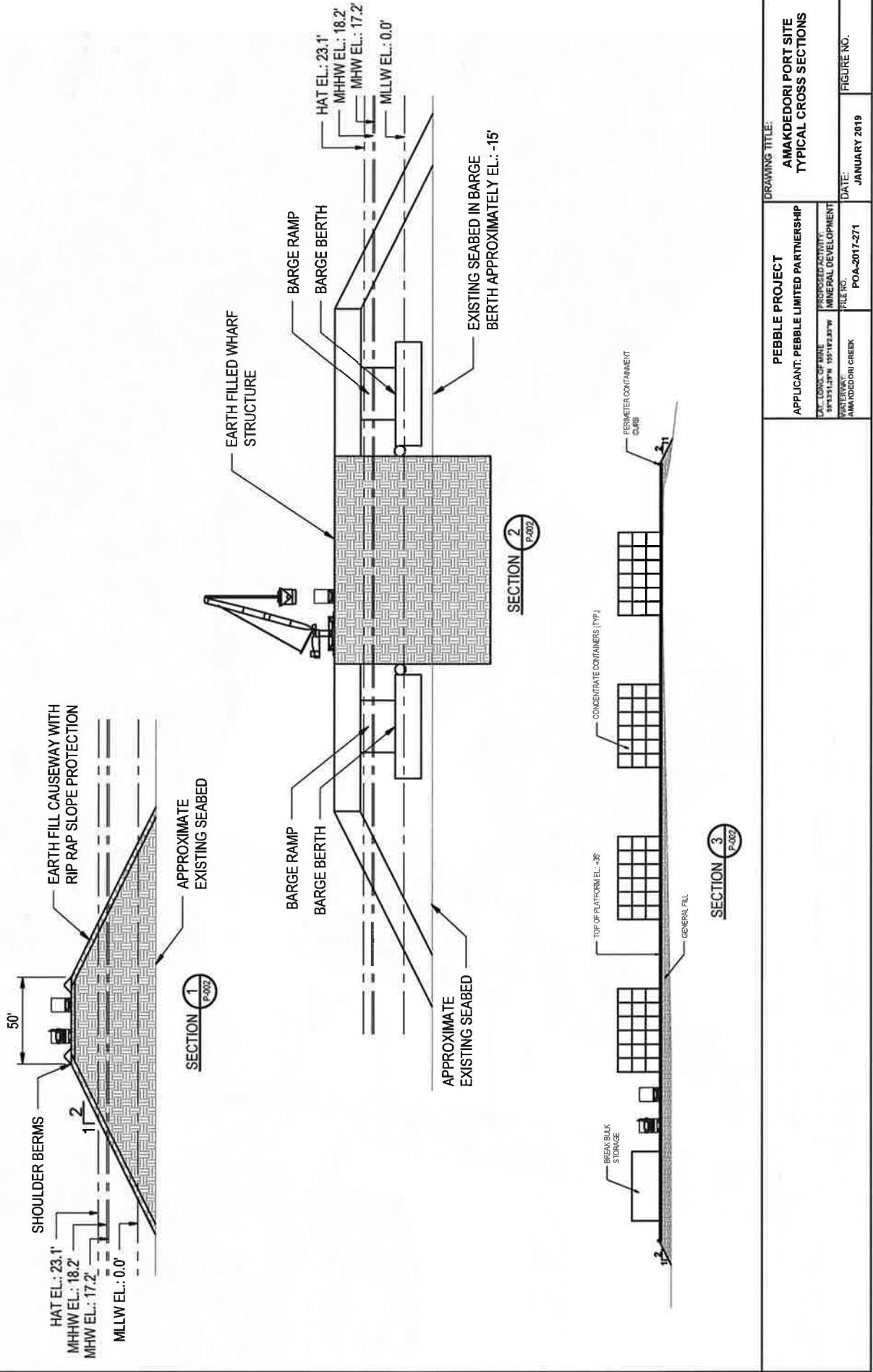
**PLANNING COMMISSION REGULAR MEETING
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POA-2017-271, Pebble Project, Public Notice Figure 4 of 11



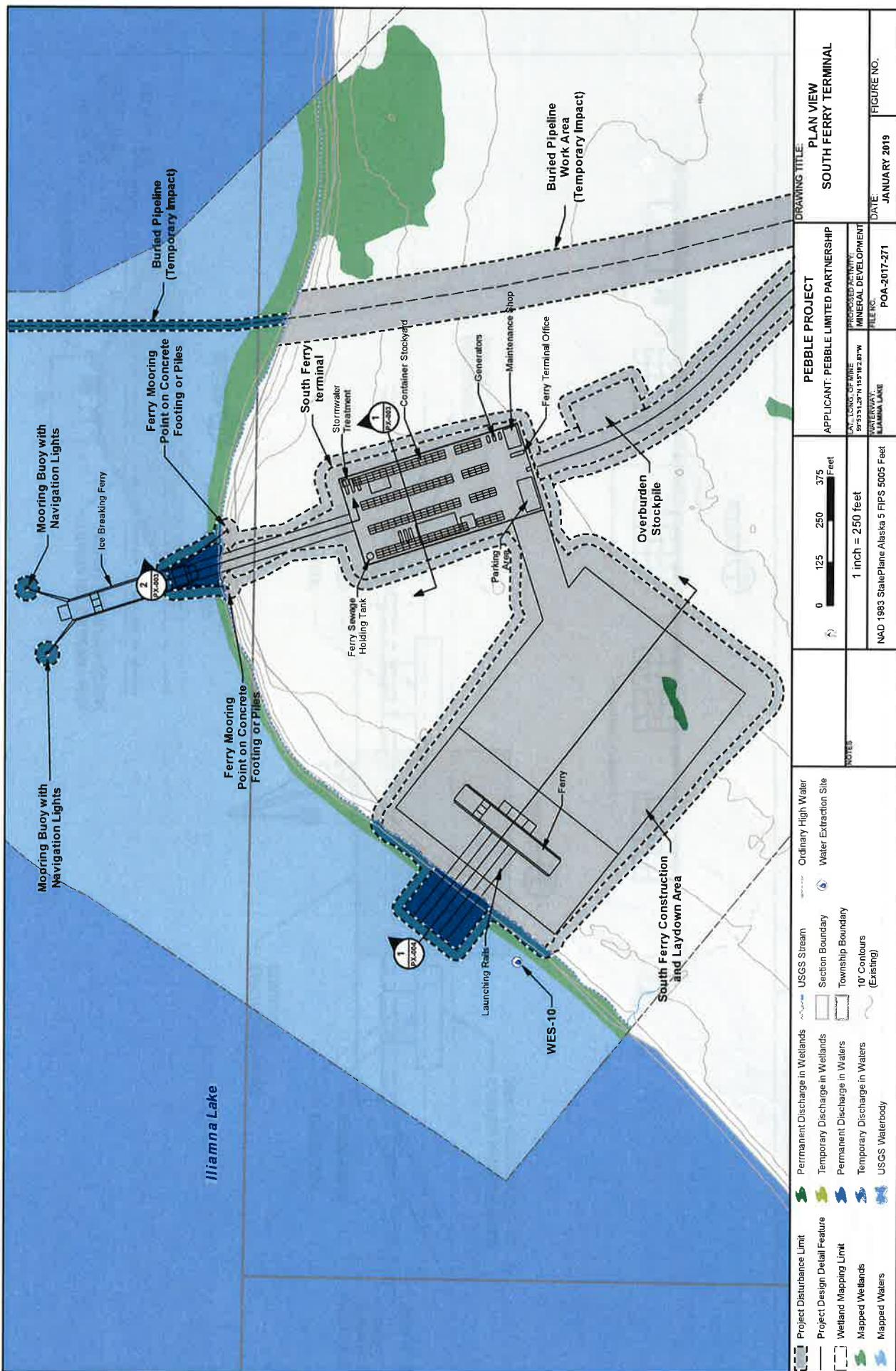
PLANNING COMMISSION REGULAR MEETING
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POA-2017-271, Pebble Project, Public Notice Figure 5 of 11



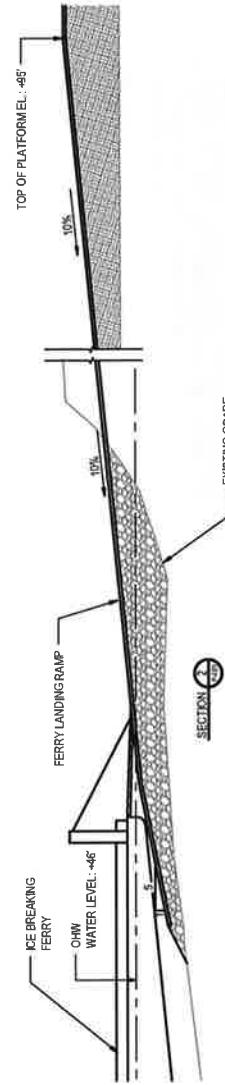
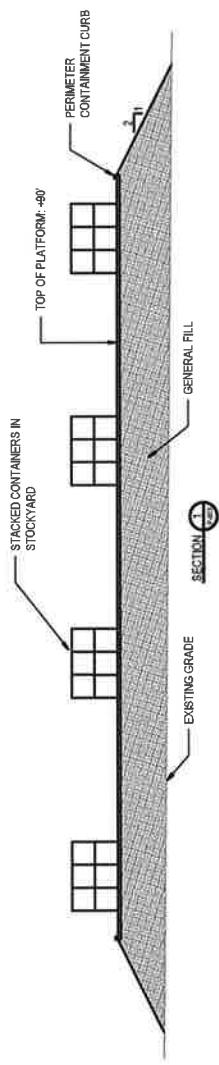
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POA-2017-271, Pebble Project, Public Notice Figure 6 of 11



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POA-2017-271, Pebble Project, Public Notice Figure 7 of 11

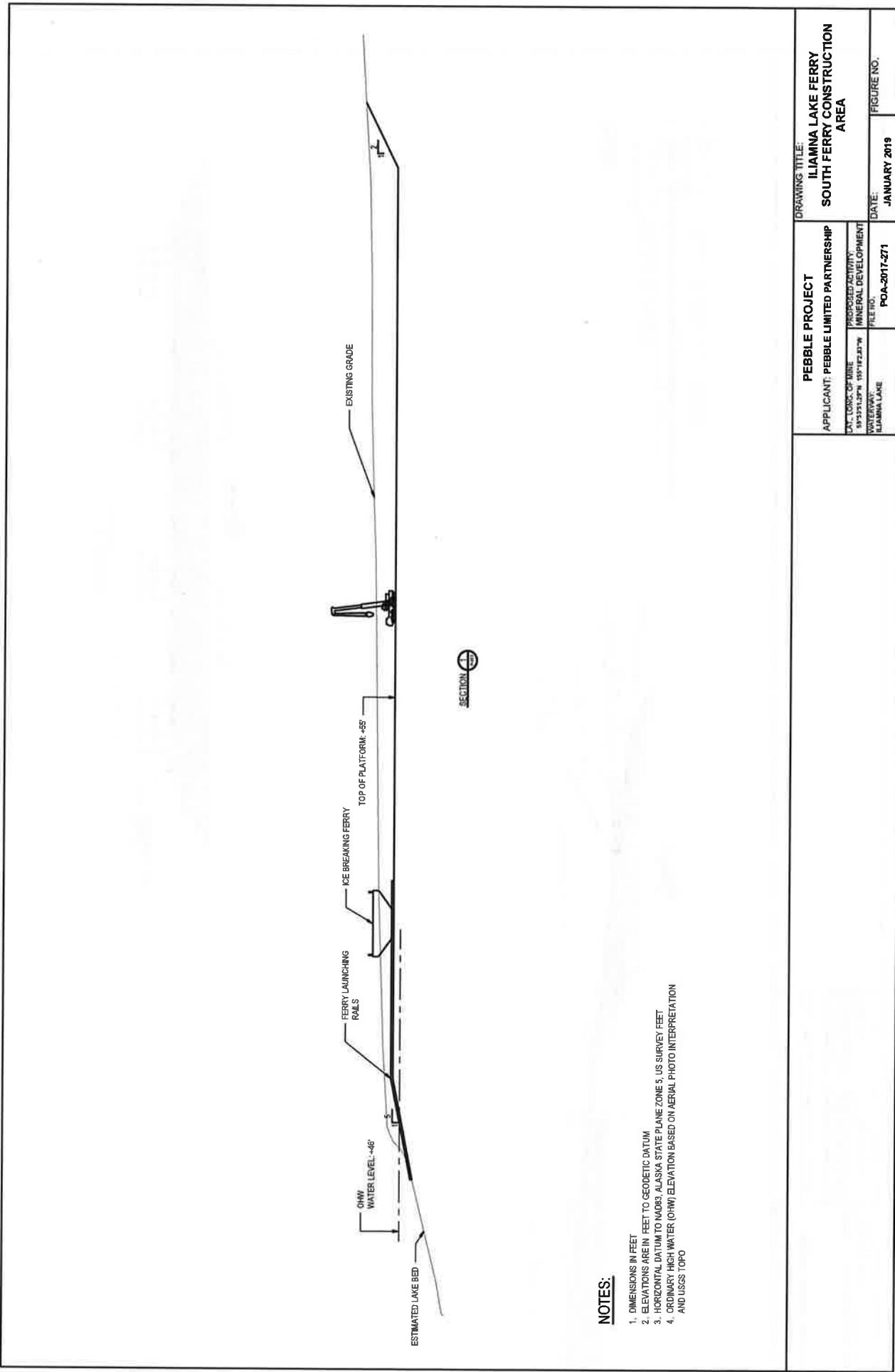


NOTES:

1. DIMENSIONS IN FEET
2. ELEVATIONS ARE IN FEET TO GEODETIC DATUM (GEODID 98)
3. HORIZONTAL DATUM TO UTM NAD83, ALASKA STATE PLANE ZONE 5, US SURVEY FEET
4. ORDINARY HIGH WATER (OHW) ELEVATION BASED ON AERIAL PHOTO INTERPRETATION AND USGS TOPO
5. PLATFORM FOR FERRY TERMINAL TO BE CONSTRUCTED WITH ONSITE FERRY CONSTRUCTION

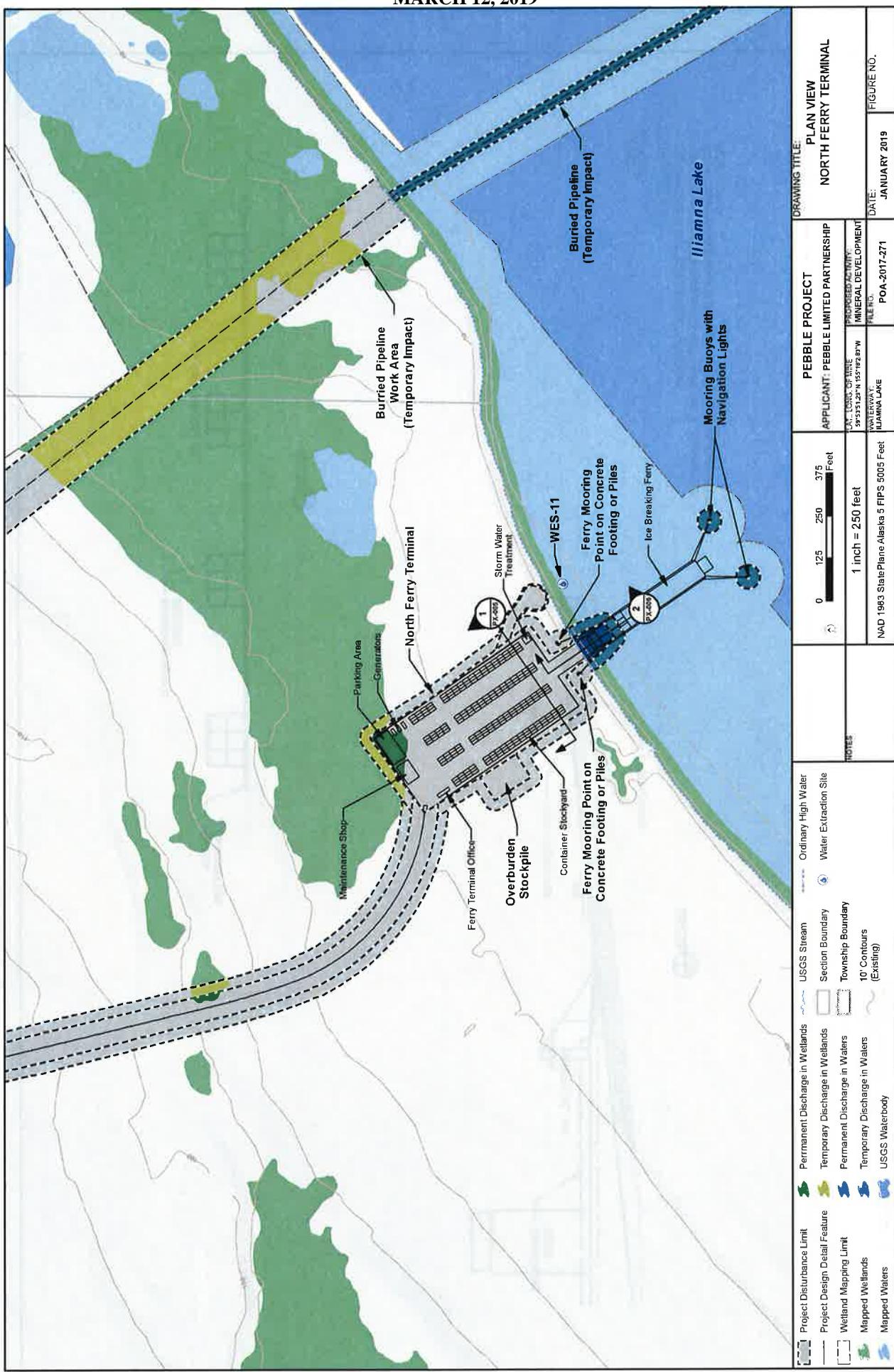
PEBBLE PROJECT APPLICANT: PEBBLE LIMITED PARTNERSHIP PROPOSED ACTIVITY: LAT. LONG. OF MARINE 58°57'53.4" N 159°12'37.7" W WATERWAY: ILIAMNA LAKE		DRAWING TITLE: ILIAMNA LAKE FERRY SOUTH FERRY TERMINAL
FILE NO.: POA-2017-271	DATE: JANUARY 2019	FIGURE NO.

PLANNING COMMISSION REGULAR MEETING
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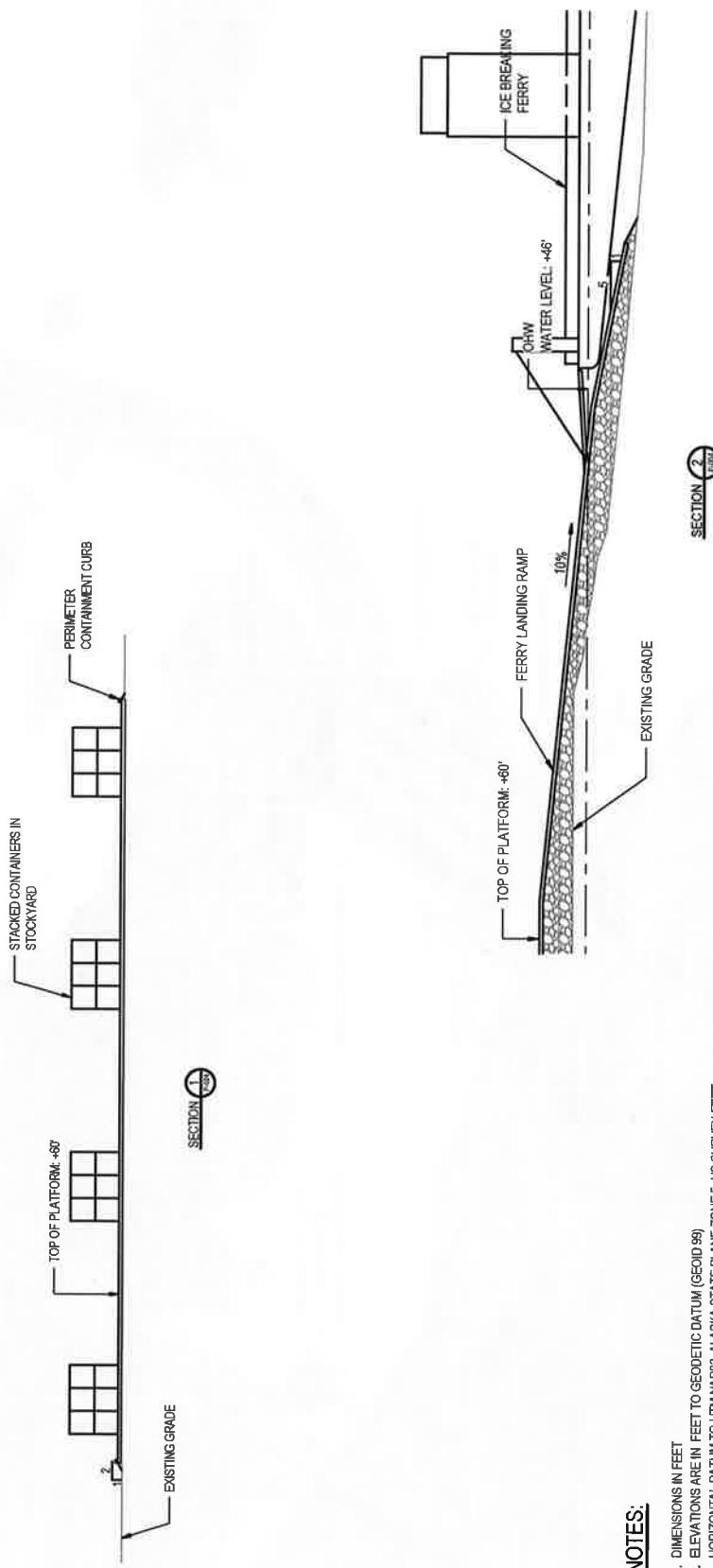


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POA-2017-271, Pebble Project, Public Notice Figure 9 of 11



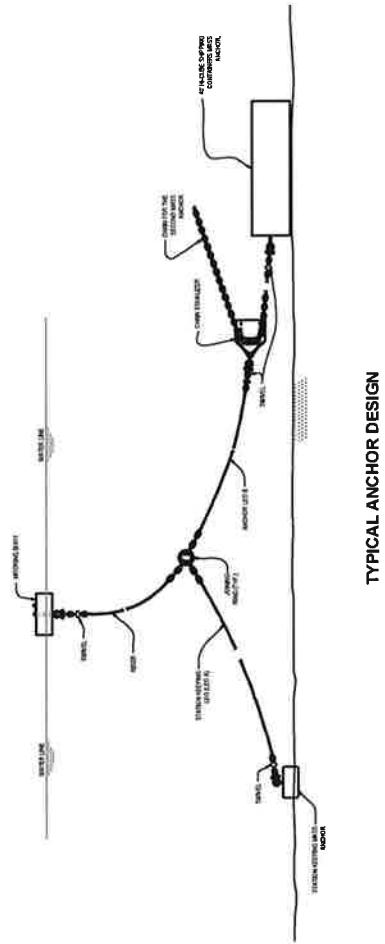
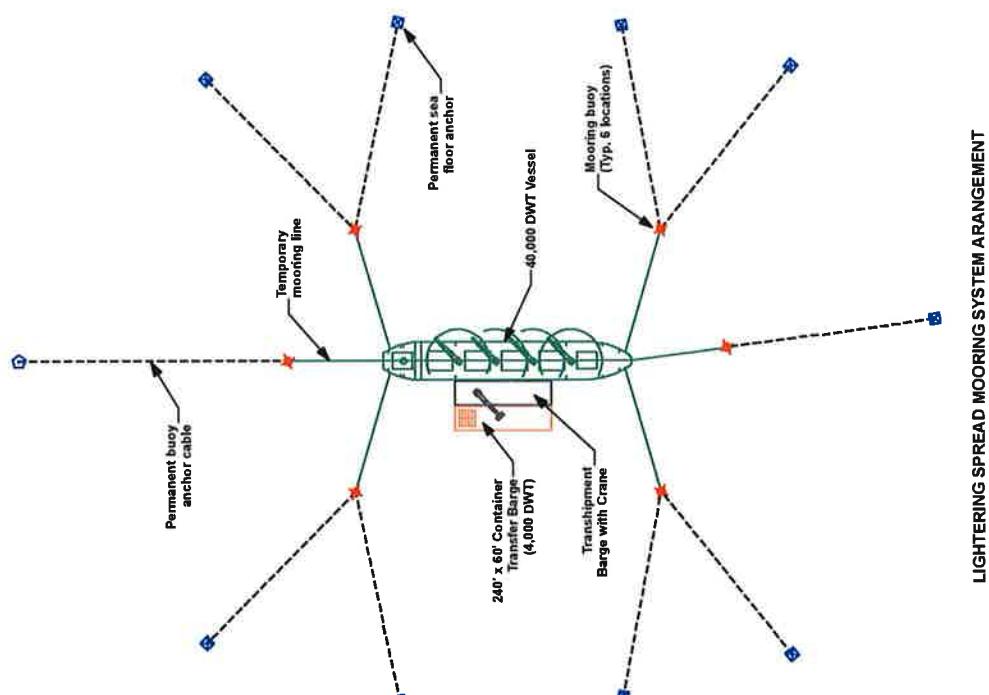
PLANNING COMMISSION REGULAR MEETING
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PEBBLE PROJECT APPLICANT: PEBBLE LIMITED PARTNERSHIP		DRAWING TITLE: ILAMNA LAKE FERRY NORTH FERRY TERMINAL
LAT: 59°33'31.39"N LONG: 151°19'23.79"W PROJECT NAME: ILAMNA LAKE	PROPOSED ACTIVITY: MINERAL DEVELOPMENT FILE NO.: POA-2017-271	DATE: JANUARY 2019 FIGURE NO.

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POA-2017-271, Pebble Project, Public Notice Figure 11 of 11



DRAWING TITLE: LIGHTERING SPREAD MOORING SYSTEM ARRANGEMENT AND TYPICAL ANCHOR DESIGN	
PEBBLE PROJECT APPLICANT: PEBBLE LIMITED PARTNERSHIP LAT./LONG.: OF NAME: 58°35'51.27"N 153°19'23.77"W PROPOSED ACTIVITY: MINERAL DEVELOPMENT WATERWAY: COOK INLET	DATE: JANUARY 2019 FILE NO. POA-2017-271
FIGURE NO.	

Planner's Report

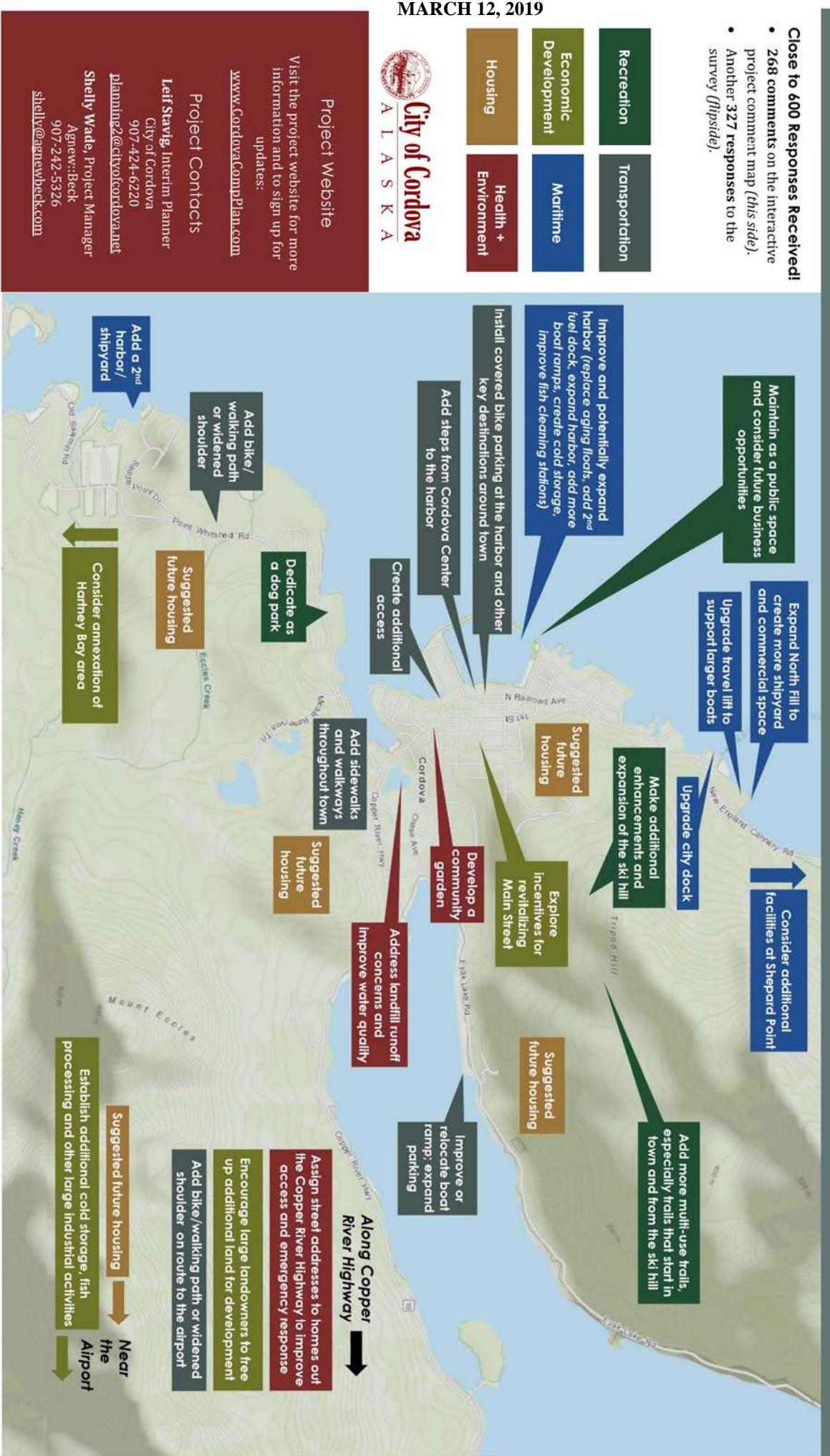
To: Planning Commission
From: Planning Staff
Date: 3/6/19
Re: Recent Activities and Updates

- Lots of public questions about zoning, ownership, land disposal, and other planning related issues.
- Power Creek Residential Lot Lease with Option to Purchase approved by City Council.
- Arvidson lot on Third Street has closed.
- CoHo proposals due on March 11th. Proposal review will be at the next Planning Commission meeting.
- Comprehensive Plan events and meetings over Iceworm week. See related documents attached.
- City Council passed a resolution in opposition to borough formation.
- Land Use Permit issued for The Jump on the Breakwater Fill Lot.
- Sam and Leif attend Alaska Planning Conference in January. Chris Bolin attended Planning Commissioner's training.
- City Council looking into Second Street state grant requiring a 20% match from the city. Project ROM = \$4M.
- Sam is working on the Title 16 changes with the attorney.
- Four building permits issued in January. Two in February.

Cordova Comp Plan Update Survey + Map Results, Jan 2019: What you have to say

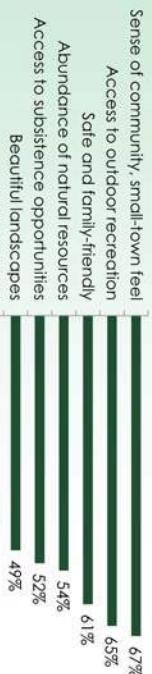
A summary of most repeated and supported themes, strategies and project ideas from the comment, msp and survey

- **Close to 600 Responses Received!**
 - 268 comments on the interactive project comment map (*this side*).
 - Another 327 responses to the survey (*flipside*).

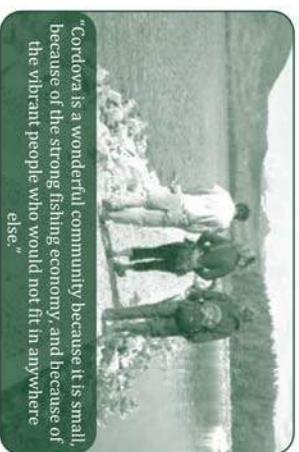
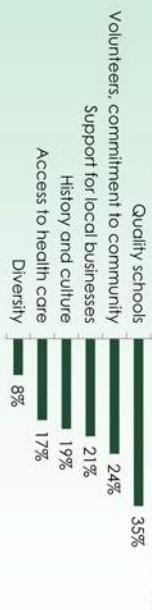


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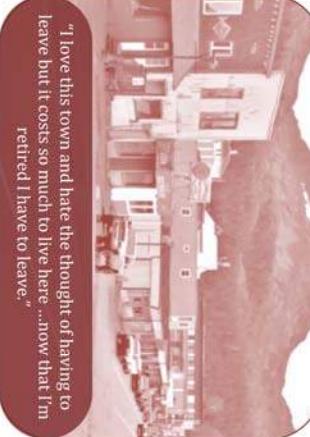
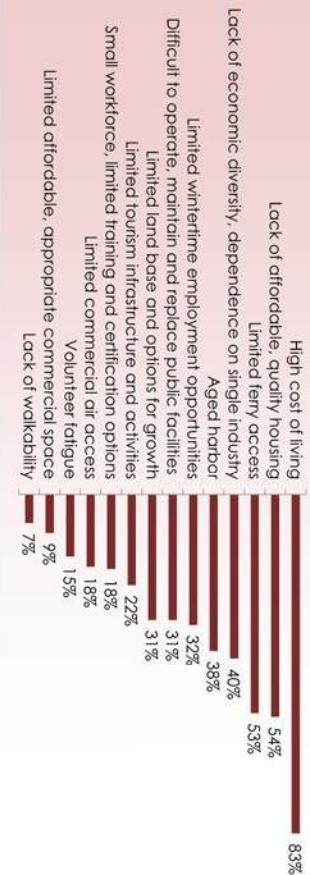
A summary of most repeated and supported themes, strategies and project ideas from the comment map and survey



What do you most value about Cordova?



- How can Cordova create year-round jobs? Your ideas:**
- ❖ Diversify the economy (agriculture, aquaculture, more small-scale tourism, timber)
 - ❖ Expand maritime services (indoor boat maintenance facility, increased vessel repair services, boat rebuilding, community cold storage)
 - ❖ Expand value-added seafood processing (fish sticks, imitation crab, smokehouse)
 - ❖ Grow wintertime fisheries (cod, shrimp, herring, crab, halibut)
 - ❖ Expand vocational and technical education opportunities (marine industry-specific trainings)
 - ❖ Create small business incentives (tax incentives, training, co-work space)
 - ❖ Improve access via improved ferry service or other connections
 - ❖ Address Cordova's high cost of living (groceries, housing, travel)



- What are the most important projects, strategies we should focus on over the next 5 years?**
- Secure more consistent, reliable ferry service
 - Incentivize and support small business development
 - Establish long-term maintenance, replacement plans for public facilities
 - Replace and expand harbor
 - Provide affordable and quality healthcare
 - Provide affordable and quality housing
 - Grow and support tourism
 - Revitalize main street, uptown
 - Secure more consistent, reliable commercial air service
 - Improve pedestrian routes, including additional sidewalks
 - Increase community education and involvement in local government
 - Increase community volunteerism
- "Cordova is difficult to get to which is one of the reasons why many people live here. It is off the beaten path, in a beautiful place...But with this comes additional challenges. When the ferry or airlines cannot support the needs of the community, people may begin to look for opportunities elsewhere."



What other ideas and concerns were shared in the survey?

- ❖ Create more senior housing options
- ❖ Consider supplementing city revenues with sources other than property tax
- ❖ Limit infill of tidelands to protect fish and bird habitat
- ❖ Explore ways to consolidate healthcare delivery between the City and the Native Village of Eyak
- ❖ Clean up streets and encourage property owners to tidy lots
- ❖ Improve recycling and trash management, including better bear management

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Cordova Comprehensive Plan Update: Community Conversation #2, January 30, 2019

Summary of Results



Activity #1: Discuss Map and Survey Results: What is missing?

Description of activity: Participants were asked to review the snapshot of the interactive map and community survey results; the room was split into small groups and each group identified topics, project and strategies they felt were missing.

View the Snapshot here: http://cordovacomplplan.com/wp-content/uploads/2019/01/Cordova-Comp-Plan_Snapshot_January2019.pdf

Housing

- Expand water service.
- Revitalize existing housing.
- Create more affordable, strategically located and accessible housing.
- Increase the amount of seasonal housing.

Economic Development

- Fiber optic construction.
- Establish more festivals and events to bring residents together and attract visitors to town, including Filipino Independence Day and a Pacific Rim festival.

Health + Environment

- Identify a new location and relocate the public safety building. One potential suggested site: the intersection of Lefevre and the Copper River Highway.
- Increase medical support services for older residents to stay in Cordova as they age.

Transportation and Maritime

- South Fill expansion needs to consider Shorebird Treaty and shorebird habitat.
- Need weir maintenance at Six Mile.
- Combine the ferry and air service strategy into one strategy: “Secure more consistent, reliable ferry and air service.”
- Improve and increase water-based freight services.

Activity #2: Strategy Discussion

Description of Activity: Participants were divided into small groups. Each group identified a priority strategy and brainstormed responses to the following questions: How can we be successful with this strategy? What are important next steps?

Brainstorm: Small Business Incentives

- Consider tax abatements and tax relief for new businesses.
- Establish revolving loan programs. For example, local government could help cover costs of important infrastructure at low interest rates.
- Establish a co-op loan program.
- Focus small business incentives on specific industries that are needed in the community, and in locations that align with the Cordova Comprehensive Plan.

Brainstorm: Improve Air Service and Freight

- Summary of the challenge:
 - The loss of half freight/half passenger service from Alaska Airlines has hurt cargo deliveries.
 - There are only three Alaska Airlines freight planes for all of Alaska.
 - Under the current administration, ferry service may further decline, increasing the importance of air service.
- Cordova and other remote communities need to put pressure on Alaska Airlines for better freight service.
- Are there other smaller, Ravn-type airlines that could serve the community?
- There are not many coastal representatives in Juneau. How can we increase representation?
- Small businesses will struggle to operate and sustain themselves without consistent transportation.

Brainstorm: Revitalize Housing (two groups covered this topic)

- Expand affordable housing in strategic locations that are accessible/walkable to reduce the need for parking and vehicle use. Incentivize efficient, smaller units such as studios and one bedrooms.
- For older residents and those with mobility challenges, consider accessibility and safety. Some of the neighborhoods are too hilly to walk safely. Apartment buildings may need elevators for older residents.
- Increase the availability of seasonal housing.
- Establish property tax abatement program to revitalize Main Street and help make housing and redevelopment projects more financially feasible.
 - The program could also include local hire or supply requirements.
 - The City could offer a year of abatement for every housing unit created.
- Potential locations for new housing:
 - Main Street (would increase accessibility and reduce need for parking)
 - Consider rezoning South Fill to allow for higher density housing near the harbor, such as apartments.
 - Buildings that could be renovated to provide housing:
 - Old gingerbread house
 - The Alaskan

**PLANNING COMMISSION REGULAR MEETING
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- Salvation Army Building
- Old Coho
- other vacant properties
- Reach out to Alaska Housing Finance Corporation (AHFC) or a private developer to inquire about creating a larger housing project. What options exist to do a multi-story mixed use development with 1st floor commercial and two floors of residential?
- Encourage residents to add accessory dwelling units to their properties to increase density and housing options.

Brainstorm: Improve Parking and Transportation

- If the public safety building gets moved, could that be turned into additional parking?
- Cordova needs more efficient walkways/connectivity and more sidewalks.
- Consider creating a Complete Streets policy for Cordova.
- Establish more handicap accessible sidewalks and construct easier/less steep trails for more accessible recreation.
- Add more boardwalks around town.

Brainstorm: Repair and Expand (not Replace) Harbor

- Apply for a Tier 1 grant.
- The Cordova City Council has authorized putting a bond issue on the ballot in March; public education will be important to build support (\$5 million for the state grant, \$5 million for bond measure).
 - Provide information about how many new slips will be created as a result of repairs (some are unused now due to damage).
 - Promote the connection between an increase in slip fees, and improved harbor maintenance.
 - Provide education: what will \$10 million bring for the new harbor? How much more will be needed to complete the job?
 - Consider dedicating a portion of slip fee increase to future maintenance.

Activity #3: How can we create more jobs?

Description of Activity: Participants were divided into small groups. Starting with the initial survey responses on the Snapshot handout, each group brainstormed how Cordova can create more year-round jobs.

View the Snapshot here: http://cordovacomplplan.com/wp-content/uploads/2019/01/Cordova-Comp-Plan_Snapshot_January2019.pdf

Expand Fisheries

- Encourage year-round processing to keep people in town. The infrastructure is here already.
- Some Cordova fishermen participate in year-round fisheries that are harvested in Prince William Sound but must deliver their catch to Whittier or Kodiak for processing. Are there opportunities to do more processing here?
- One of the challenges is dealing with the cost of outfall from low-value fish. Are there creative ways to address this?
- Potential fish for year-round processing include Pacific cod, pollock, flatfish.
- Expand value-added processing.
 - Promote the DEC-approved commercial kitchen in the Cordova Center.
 - Encourage residents to do more jarring, canning out of season.
 - Expand out of town marketing and sales.
- Advocate to UAF to continue funding Cordova's SeaGrant position.
- Encourage the Science Center to expand relevant industry research such as testing shellfish.

Improve Local Hire, Training and Career Growth

- Increase opportunities for residents to develop trade skills that are needed in Cordova through vocational training. Many of Cordova's tradespeople will retire soon and younger people will need to fill those roles.
- Establish training programs; recruit tradesmen to teach courses in Cordova for needed trades such as welding, mechanics, electricians, plumbers, HVAC, carpenters. If the public safety building is relocated, the building could be repurposed into a training space like AVTEC.
- Encourage large local employees to create more entry level roles and offer in-house training to make it easier for locals with limited experience to have more economic mobility and career growth. This includes the Forest Service, the City, non-profits, etc.
- Encourage major employers to better market employment opportunities in the off season. Some residents may opt to stay year-round if they realize there are so many jobs available.
- "We don't need to grow our summertime population, but we do need to keep more people here in the off season. Even an increase of 200 or 300 in the winter would make a big difference. I don't think we want our summertime population to grow any more -that would put a strain on our resources like parking and housing."

Expand Existing and Emerging Industries

- Tourism
 - Expand small-scale tourism such as heliskiing in the winter, fishery charters in summer.
- Agriculture
 - Expand the production of local produce.
 - Create high tunnel greenhouses at 5-mile loop to support year-round production of produce.
 - Native Village of Eyak may have explored this – follow up to see what happened and what was learned.
- Encourage new businesses in town such as a microbrewery or kombucha maker.

Support Entrepreneurship

- Establish a business incubator.
- Expand regional branding and promote local crafts; establish a “Made in Cordova” brand.
- Establish a Maker Pace:
 - This should include tools, space and equipment such as woodworking tools and a kiln.
 - Arts and crafts can promote community building and help mental health.
 - Identify potential donors of space/land, such as the old high school.
 - Potential collaborators include Native Village of Eyak, Eyak Corporation, Rasmussen, Murdoch Charity Trust, etc.

Increase and Promote Cordova’s Quality of Life

- Promote Cordova as a great place for telecommuters; strong communication connectivity, high quality of life.
- Advertise Cordova at Universities to young graduates who want an active lifestyle.
- Could Cordova host a call center?
- Need more year-round restaurants. Residents may be more willing to stay year-round if things do not shut down in the off-season.
- Support Cordova’s aging residents and attract additional seniors by expanding the array of support services such as personal health aides, in home care and assisted living.
- Pursue upgrades at the ski hill, such as snowmakers and a new motor for the lift. In order to promote ski tourism, there needs to be reliable snow throughout the winter.

Address the High Cost of Living

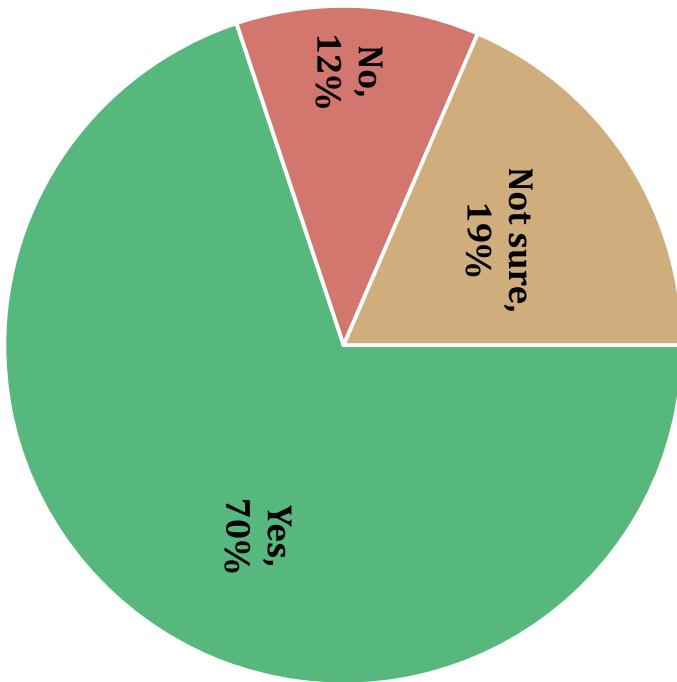
- The cost of housing limits new job growth. Over the coming years we are losing approximately 30 housing units due to older buildings being demolished, which will make the problem worse.
- Local businesses are having a hard time getting people to stay (restaurants, businesses) and have to close because they can’t find qualified staff. Many staff leave due to cost of living; it’s hard to live in Cordova if you have a lower-paying job.
- Address freight costs to address high business costs.

Cordova Comprehensive Plan Update

Question of the Month Results: January 2019

A total of 259 residents responded to the January Question of the Month, either electronically or in-person during the Iceworm Festival.

Do you see yourself living in Cordova in five years?



What makes you want to stay?

The following word cloud was generated using combined comments to this question. The size of a word in the cloud is based on the frequency each word was mentioned in survey responses; largest words were mentioned most frequently.¹ Representative quotes are shown on the right.

"Cordova is the greatest town I've ever lived in. It's beautiful and quirky and amazing...Nothing beats Cordova!"

"I live in Cordova because it is exactly the place I want to live, great work/life balance, out the door adventure, quality rural lifestyle with a splash of cosmopolitan perspective."

"I can't get rid of this place. It sticks with you."

"It's my home. I love the feeling of community and having my family here. This has been my family's home for generations."

"We have a great fishing fleet. We help feed the world."

"Youth grow up feeling loved. It's beautiful here."

"The beautiful natural surroundings. In just a 5-minute drive we are in one of the most beautiful places in the world. Our livelihood is here, as long as we fish commercially it is preferable to live in Cordova."

"The people, outdoor opportunities, community spirit, cultural events, activities for kids, security, Mt Eccles Elementary, Net Loft, the food, and summer."

"The people and the lack of people."

"I've been here fifty years, what's another five?"

"Community is supportive of education, school and teachers."



¹ Word clouds were generated using Word Cloud Art: <https://wordart.com>

What makes you want to leave?

The following word cloud was generated using combined comments to this question. The size of a word in the cloud is based on the frequency each word was mentioned in survey responses; largest words were mentioned most frequently.² Representative quotes are shown on the right.

"High cost of ferry and flight travel. High cost of food and unreliable service so sometimes there is no fresh produce."

"The weather, opponents to business development, lack of winter fisheries, inability to find qualified workers in winter."

"Loss of our road, ferry, and air service, lack of restaurants, lack of small businesses to shop at retail businesses closing"

"If I had to pick a reason to leave it would be access to a variety of medical services as I get older."

"It is so expensive to leave town. We miss our families and want to see the world, but it is very cost prohibitive."

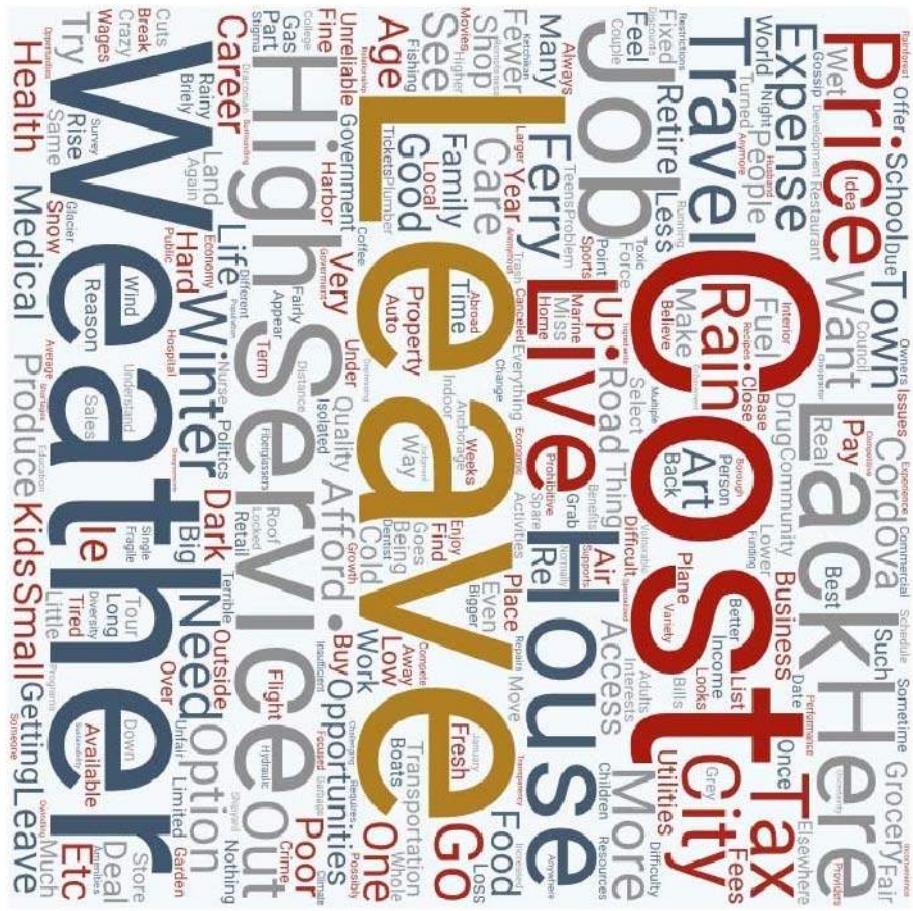
"Lack of decent, affordable housing. Limited options for buying and renting. Housing is a real problem here."

"We are a retired couple on a fixed income, the cost of living and health care may force us to make a move."

"The climate and the darkness in winter."

"I will leave for school. I've lived here my whole life and I want to experience other things."

"If it turned into Ketchikan I would leave -I'm not interested in big tour boats."



² Word clouds were generated using Word Cloud Art: <https://wordart.com>

Cordova Comprehensive Plan Update
January 2019 Question of the Month Results
Page 3 of 3

PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019



AGENDA ITEM # 9a
Planning Commission Meeting Date: 3/12/19

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff
DATE: 3/6/19
ITEM: Conditional Use Permit for Commercial Outside Storage on Lot 3, Block 2, South Fill Development Park
NEXT STEP: Review Conditional Use Permit Application

INFORMATION
 MOTION
 RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Conditional Use Permit for Outside Storage Units
Applicant: David Roemhildt
Legal Description: Lot 3, Block 2, South Fill Development Park
Parcel Number: 02-074-134
Zoning: Waterfront Commercial Park District
Attachments: Location Map
Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT
Application

II. RECOMMENDED ACTION / NEXT STEP:

"I move to approve the conditional use permit request by David Roemhildt for commercial outside storage

**PLANNING COMMISSION REGULAR MEETING
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on Lot 3, Block 2, South Fill Development Park as described in the application and to adopt and incorporate the findings and special conditions contained in the staff report.”

III. FISCAL IMPACTS:

Commercial outside storage will generate sales and property tax.

IV. BACKGROUND INFORMATION:

Cordova Municipal Code

Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT

18.39.040 - Conditional uses.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted in the WCP district:

- A. Commercial outside storage;
- B. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing;
- C. Fueling pier.

Chapter 18.60 – Conditional Use Permits.

18.60.010 - Purpose.

It is recognized that there are some uses and associated structures which may be compatible with designated principal uses in specific zoning districts provided certain conditions are met. The conditional use permit procedure is intended to allow flexibility in the consideration of the proposed use on surrounding property if the proposed use is in harmony with the various elements or objectives of the comprehensive city plan and the zoning district. The conditional use permit process provides the opportunity to apply conditions of controls and safeguards to ensure that the proposed use will be compatible with the surroundings.

Conditional Use Standards

The following conditional use standards have been met:

1. *The requested conditional use permit will not adversely affect the public's health, safety, and general welfare.*

This condition is met. The use of the lot as commercial outside storage will not adversely affect the public's health, safety and general welfare. The proposed use is specifically listed as a conditional use under the Waterfront Commercial Park District. The storage containers are solid and can withstand Cordova's inclement weather. The applicant will meet all zoning requirements, including off-street parking and setbacks.

2. *The requested conditional use will not permanently or substantially injure the lawful use of neighboring properties.*

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This condition is met. The district has a variety of listed conditional uses that were deemed acceptable with additional scrutiny by the Planning Commission. This use will not impact the lawful use of neighboring properties. All of the property owners on the South Fill received notice of the Conditional Use Permit request and have the opportunity to voice concerns at the Public Hearing. Special Condition 3 requires that the containers be kept clean and orderly, which will improve the visual appearance of the property.

3. *The requested conditional use is compatible with the zoning district in which it is requested.*

The purpose of the zoning district states:

"The purpose of the Waterfront Commercial Park (WCP) district is to provide a mix of services, businesses and recreational activities to benefit the community. Uses within the WCP district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location."

This condition is met. The units will be used to store commercial fishing gear and/or nearby business equipment which supports businesses that are water-dependent or water-related. The storage containers provide a different service from what is currently available in the district. The location is in the harbor area which provides easy access for fishermen. Special Condition 4 places a time limit on the Conditional Use Permit. This time limit will give the commission the opportunity to review the permit after three years to ensure that the conditional use standards continue to be met. The containers are easily movable, and the granting of the Conditional Use Permit does not preclude the future development of the lot with a more containing a permitted use.

4. *The proposed conditional use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development.*

This condition is met. The traffic generated from the users of the storage area will not have a negative impact on the traffic or pedestrian circulation greater than other permitted uses in the district. Many of the permitted uses of the district are uses that would increase traffic considerably more than commercial outside storage.

5. *The proposed conditional use will not have a permanent negative impact on the demand for and availability of public services and facilities substantially greater than that anticipated from permitted development.*

This condition is met. The wide range of uses and potential number of uses that can be established in this district create a large volume of anticipated demand for public services and facilities. This use will not impact public services greater than other permitted uses in the district.

Special Conditions:

1. The Conditional Use Permit granted for this lot on 7/10/18 is now void.
2. A Site Plan Review must be approved prior to the conditional use being granted.
3. Containers shall be kept clean and orderly.
4. This Conditional Use Permit will expire after three years, at which point the applicant may request the

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Planning Commission extend the Conditional Use Permit if the commission finds that the conditional use standards continue to be met.

VI. LEGAL ISSUES:

None currently.

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VIII. SUMMARY AND ALTERNATIVES:

The Planning Commission may grant or deny the Conditional Use Permit and add or delete conditions.

PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019

ATTACHMENT A



CITY OF CORDOVA



CONDITIONAL USE PERMIT 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. Applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month.	Conditional Use Permit	\$250

APPLICANT INFORMATION

Name:	DAVID ROEMHILDT
Mailing Address:	Po Box 2294
City/State/Zip:	CORDOVA AK 99574
Phone Number:	907 424 7764
Email Address:	david@facilitycontractors.com

OWNER INFORMATION

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

Only complete this section if owner is different from applicant.

PROPERTY INFORMATION

Address:	121 HARBOR Loop RD.
Legal Description:	LOT 3 BLOCK Z SOUTH FILL DEV. PARC
Tax Lot No.:	
Zone District:	WCP

Planning Department can assist if unknown.

PLANNING COMMISSION REGULAR MEETING
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REQUEST DESCRIPTION

Please describe your requested conditional use in detail as well as the proposed time frame for the new use.

PLACEMENT OF UP TO 50 20' STORAGE CONTAINERS FOR COMMERCIAL STORAGE. SUMMER 2019.

You may add any additional documents which will help the Planning Commission better understand the request, such as a cover letter, drawings, maps, or photographs.

CONDITIONAL USE STANDARDS

The Planning Commission may only approve the conditional use if the commission finds that ALL of the following standards are met. You must include a statement and adequate evidence showing that each of the standards has been met. Use additional pages if needed.

The use is consistent with the purpose of this chapter (Chapter 18.60 - Conditional Use Permits) and is compatible with the zoning district and the comprehensive plan.

18.39.040 (A) ALLOWS COMMERCIAL OUTSIDE STORAGE SUBJECT TO CONDITIONAL USE STANDARDS WHICH ARE ADDRESSED BELOW.

The use will not permanently or substantially injure the lawful use of neighboring properties.

THIS USE POSES NO PERMANENT OR SUBSTANTIAL INJURY TO ANY NEIGHBOR. NEIGHBORING LOTS ARE OF A SIMILAR NATURE. NO ACCESS IS INFRINGED. NO VIEWS ARE BLOCKED.

Public services and facilities are adequate to serve the proposed use.

THIS USE REQUIRES NO ADDITIONAL DEMANDS ON PUBLIC SERVICES OR UTILITIES.

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The proposed use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development.

THE USE WILL NOT HAVE A NEGATIVE IMPACT ON PEDESTRIAN OR VEHICULAR TRAFFIC OR SAFETY. THE USE WILL CAUSE SLIGHT INCREASE IN VEHICULAR TRAFFIC.

The proposed use will not adversely affect the public's safety, health, or general welfare.

THE USE IS BENIGN. IF DONE IN ORDERLY FASHION, IT WILL BE A BENEFIT IN PROVIDING SAFE DRY STORAGE OF VALUABLE MATERIALS SUCH AS ENGINES AND NETS WHICH WOULD OTHERWISE BE LEFT TO THE ELEMENTS.

OTHER CONDITIONAL USE REQUIREMENTS

Any application approved by the planning commission shall be conditional upon the privilege granted being utilized within six (6) months after the effective date of approval.

Plot plan is required. The plot plan needs to be drawn to scale, showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and off-street parking areas.

The City Planning Commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood and the Comprehensive City Plan and zoning ordinance.

If applicant is not the owner of the subject lot, the owner's signed authorization granting applicant the authority to (a) apply for the conditional use permit and (b) bind the owner to the terms of the conditional use permit, if granted.

Some conditional uses (telecommunication tower, marijuana establishments, junkyards, and others) are subject to additional requirements in Chapter 18.60 of the Cordova Municipal Code.

APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature:



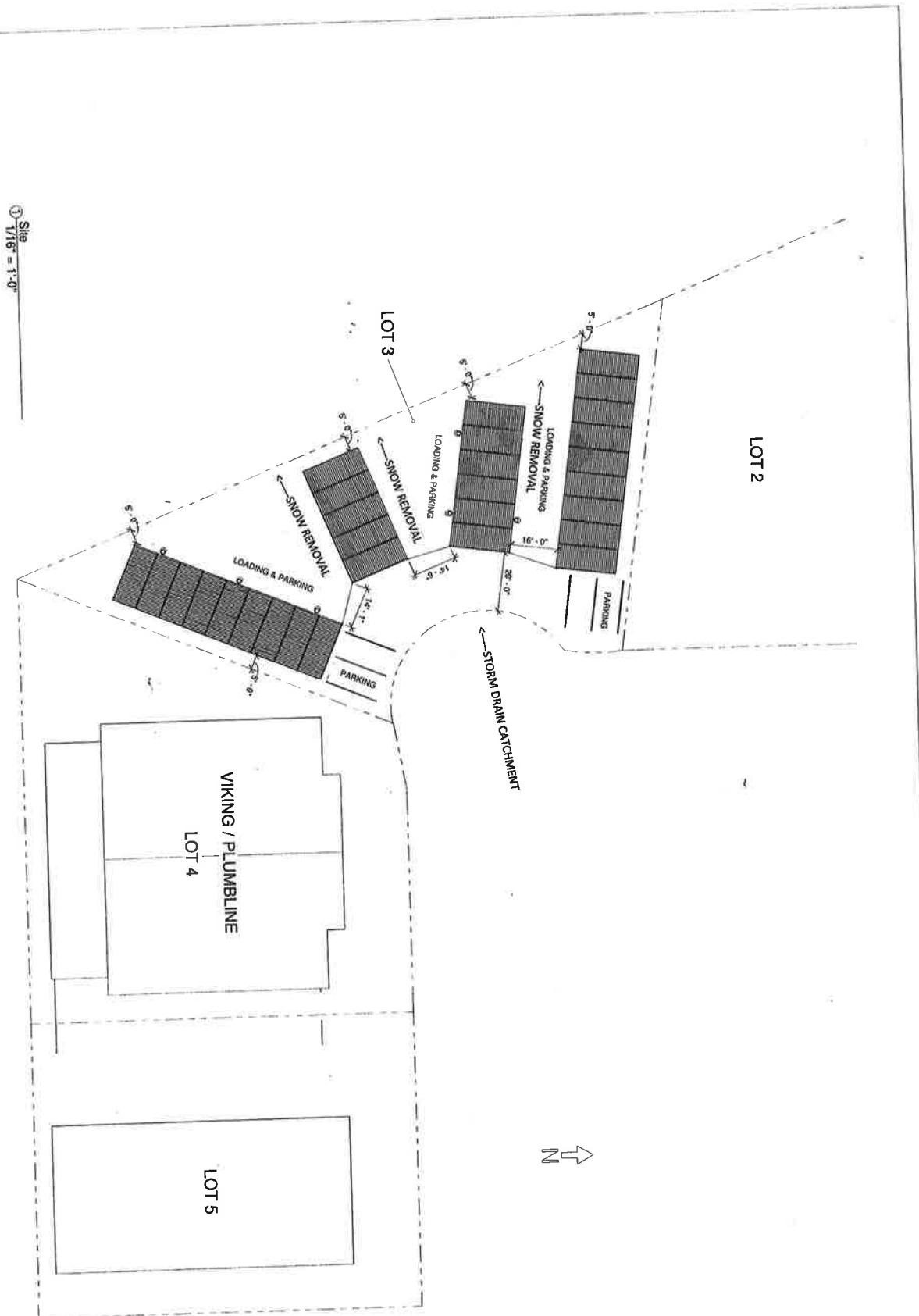
Date: 2/13/19

Print Name:

DAVID ROEMHILD

PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019

"IX17 DRAWINGS ARE HALF THE INDICATED SCALE"



* 13 FEBRUARY 2019 * ENGINEER BASE *

A2.0

DR: KK
CK: SAJ
DT: 13 FEB 19
JB: FACILITY
DWG: SITE

VIKING BUILDING
FACILITY CONTRACTORS



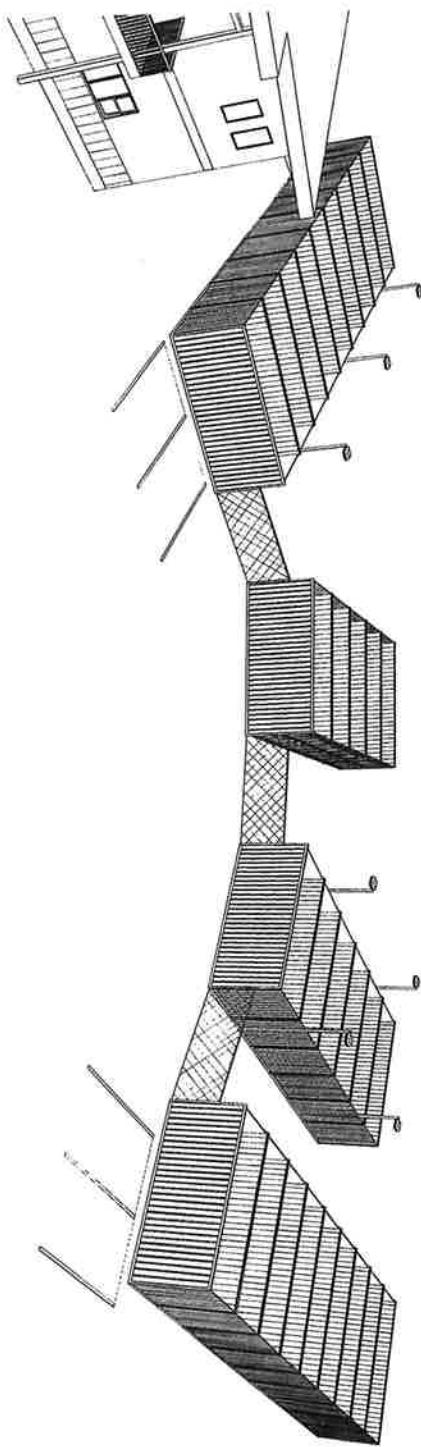
REV NO: DATE

PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019

"11X17 DRAWINGS ARE HALF THE INDICATED SCALE"

* 13 FEBRUARY 2019 * ENGINEER BASE *

① 3D View 1



A5.1

DR: KK
CK: SAJ
DT: 13 FEB 19
JB: FACILITY
DWG: SD

VIKING BUILDING
FACILITY CONTRACTORS

SCOTT A. JONES SJONES@SAJJARCHITECTURE.COM ANCHORAGE, AK 99502
SAJJ ARCHITECTURE, LLC

REV NO: DATE

**PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019**

David Roemhildt
Mile 6 Copper River Highway
Cordova, Alaska 99574
907-424-7764

Leif Stavig
City Planner
City of Cordova

February 26, 2019

Leif,

This letter further explains the conditional use request for Lot 3, Block 2 South Fill Development. We request a conditional use for outside commercial storage as allowed in 18.39.040 A. This outside commercial storage will take the form of standard-sized freshly painted shipping containers located in an orderly fashion on the property. Containers on the lot will be for rental as well as for purchase

Standard shipping container dimensions are attached to this correspondence. It is anticipated that 20' containers will make up the majority of the storage units. We do not wish our request to preclude the use of other sizes of shipping containers, however, 20' containers are the basis for our layout. Shipping containers are tested to International Standard ISO 1496/1, which sets roof load at 330 pounds per square foot measured at the weakest point in the container roof. If these containers are viewed as "structures" they far exceed local building code.

We request a conditional use for storage of 50 containers. If setbacks are subtracted, there are 11,470 net square feet available on Lot 3. F50 each 20' containers require 8000 square feet. Our site plan shows how 29 units would be situated with large aisles between each row of containers. These storage units are not fixed to a permanent foundation and we intend their layout to be flexible. Spacing of the aisles between the containers may be more or less in certain seasons of the year. Containers may be grouped together without aisles between rows or double stacked. In no instance would containers be stacked more than double. Any double stacked containers would be secured to the containers below and lashed together as is standard practice for shipping containers on a barge or in yard storage.

This use of Lot 3 will be a benefit to harbor users by providing storage of valuables in proximity to the harbor. This use will benefit to the city through sales tax from the rental and sale of these storage units. This use is in keeping with the short term and long-term goals of the Cordova Comprehensive Plan by encouraging business development, and not precluding a higher or better use of the property in the future due to the mobile nature of the storage units.

Respectfully,



David Roemhildt

ALASKA MARINE LINES Barge Service to Alaska and Hawaii

1-800-326-8346

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Dry and Insulated Container Equipment



Alaska Marine Lines Equipment

- Overview
- Dry Containers
- Platforms
- Refrigerated Containers
- Bulk Tank
- Wheeled Equipment
- Marine Equipment
- Empty Equipment Form

	OAW	OAL	Length	Width	Height	Inside Dimensions			Weights		
						Cubic feet	Tare	Payload*	Gross*	Highway Max*	
Dry	Standard	96" wide	20'	19'4"	7'8"	7'8"	1,132	5,640	49,270	54,910	32,500
Dry	Standard	96" wide	20'	19'4"	7'8"	7'8"	1,149	5,000			
Dry	Standard	96" wide	40'	39'5"	7'8"	7'9"	2,329	8,900			
Dry	Highcube	96" wide	20'	19'4"	7'8"	8'9"	1,303	5,900			
Dry	Highcube	96" wide	40'	39'5"	7'8"	8'9	2,657	9,550			
Dry	Highcube	96" wide	40'	39'6"	7'8"	8'10"	2,686	10,490	56,710	67,200	42,500

PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019



AGENDA ITEM # 9b
Planning Commission Meeting Date: 3/12/19

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 3/6/19

ITEM: Chair Election

NEXT STEP: Elect Chair

INFORMATION
 MOTION
 RESOLUTION

I. REQUEST OR ISSUE:

The Planning Commission consists of seven members, one of which may be designated by the City Council. Pursuant to Section 3.40.030, a chair shall be selected annually from the members of the commission.

II. RECOMMENDED ACTION / NEXT STEP:

Staff recommend the chair open nominations from the floor by stating: "Nominations are now in order for the office of chair of the Planning Commission."

After nominations, a voice vote is recommended if there is only one nomination, or a roll call vote if there are multiple nominations.

**PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019**

III. FISCAL IMPACTS:

N/A

IV. BACKGROUND INFORMATION:

As soon as the current chair opens nominations from the floor, any member can bring forth a nomination. The member should know beforehand if the person he or she wishes to nominate is both eligible and willing to serve.

When the nomination is from the floor:

- A member does not have to get recognition from the current chair to make a nomination.
- A person can nominate himself or herself.
- A nomination does not need a second.
- A member can't nominate more than one person for an office until everyone has had the opportunity to make nominations.
- The current chair can continue presiding, even if he or she is one of the nominees for the office.
- After each nomination, the current chair repeats the name to the commission.

A motion to close nominations is not necessary. Usually the current chair closes nominations when no further nominations come forward.

If at any time during the nominating process a member realizes that he or she will be unable to serve if elected, the member should stand and request that his or her name be removed from nomination. Removing your name during the nomination process is better than waiting until after you are elected.

After the nominating process is finished, the members must vote on the proposed candidates. Members can take the vote for election by voice vote or roll call vote.

In the event there is a tie, the commission may choose a method to break the tie and vote until the tie is broken.

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

N/A

PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019



AGENDA ITEM # 9c
Planning Commission Meeting Date: 3/12/19

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 3/6/19

ITEM: Vice Chair Election

NEXT STEP: Elect Vice Chair

INFORMATION
 MOTION
 RESOLUTION

I. REQUEST OR ISSUE:

While the city's code does not require a vice chair for the Planning Commission, this has been the practice in the past. Having a vice chair gives staff and public another point of contact and allows for meetings to run smoothly if the chair is absent. Staff recommend that the commission continue this practice.

II. RECOMMENDED ACTION / NEXT STEP:

Staff recommend the chair open nominations from the floor by stating: "Nominations are now in order for the office of vice chair of the Planning Commission."

After nominations, a voice vote is recommended if there is only one nomination, or a roll call vote if there are multiple nominations.

**PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019**

III. FISCAL IMPACTS:

N/A

IV. BACKGROUND INFORMATION:

The procedure for vice chair election should be the same as for the chair.

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

N/A

2019 MARCH

PLANNING COMMISSION REGULAR MEETING MARCH 12, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24	25	26	27	28	01	02
03	04	05	06	07	08	09
		7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A & B)</i>				
10	11	12	13	14	15	16
	6:30 PM - Planning Commission Public Hearing <i>(Cordova Center Rooms A & B)</i>	7:00 PM - Harbor Commission Regular Meeting <i>(Cordova Center Room B)</i>	6:00 PM - City Council Special Meeting <i>(Cordova Center Rooms A & B)</i>			
	6:45 PM - Planning Commission Regular Meeting <i>(Cordova Center Rooms A & B)</i>	7:00 PM - School Board Regular Meeting <i>(High School Library)</i>				
17	18	19	20	21	22	23
		7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A & B)</i>				
24	25	26	27	28	29	30
	City Closed - Seward's Day	6:00 PM - Parks and Recreation Commission Regular Meeting <i>(Cordova Center Rooms A & B)</i>	6:00 PM - CCMC Board Regular Meeting <i>(CCMC Conference Room)</i>			
31	01	02	03	04	05	06

2019 APRIL

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