Planning Commission Agenda
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, MARCH 06, 2012

Chairman
Tom Bailer

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

City Planner
Samantha Greenwood

Assistant Planner
Faith Wheeler-Jeppson

In those matters coming before the Cordova Planning Commission at 6:00 p.m.; Tuesday, March 06, 2011 in the City Hall Conference Room, 602 Railroad Ave, Cordova, Alaska, are as follows:

A. CALL TO ORDER

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

C. APPROVAL OF AGENDA

D. APPROVAL OF CONSENT CALENDAR
Minutes from the December 19, 2011 Worksession (Pages 1-3)
Minutes from the February 14, 2012 Public Hearing (Page 4)
Minutes from the February 14, 2012 Regular Meeting (Pages 5-8)

E. RECORD ABSENCES
Excused absence for David Reggiani from the February 14, 2011 Regular Meeting

F. DISCLOSURE OF CONFLICT OF INTEREST

G. CORRESPONDENCE

H. COMMUNICATIONS BY AND PETITIONS FROM VISITORS
1. Guest Speakers (10-15 minutes per item)
A presentation from Kate Alexander with the CRWP on Odiak Pond.
2. Audience comments regarding items on the agenda (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions
David Reggiani ~ Public Safety Building Design Committee (Pages 9-23)

I. PLANNERS REPORT (Page 24)
- **Lot 11, Block 43, Original Townsite update (Page 25-30)**
- **Comprehensive Plan update (Page 31)**

J. NEW BUSINESS
1. Recommendation to City Council for the evaluation of Water Line responsibility (Page 32)

K. OLD BUSINESS
1. Discussion on the South Fill Expansion (Pages 33-37)

L. MISCELLANEOUS BUSINESS
None

M. PENDING CALENDAR
March 2012 Calendar (Pages 38)
April 2012 Calendar (Pages 39)

N. AUDIENCE PARTICIPATION

O. COMMISSION COMMENTS

P. ADJOURNMENT

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

Planning Commission
WORK SESSION
CITY HALL CONFERENCE ROOM
MONDAY, DECEMBER 19th, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 6:00 p.m.; Monday, December 19, 2011, in the City Hall Conference Room, 602 Railroad Avenue Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Greg LoForte, Roy Srb, Tom McGann and Scott Pegau.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 2 people in the audience.

C. CORDOVA MUNICIPAL CODE TITLE 18 - ZONING.

A letter was provided anonymously for the packet regarding firing weapons in the Unrestricted District

McGann ~ I'd just like to comment that in the Zoning that it says that if it's illegal by State or Federal Laws that it's illegal, we don't have to address something like this in Zoning it's a crime.
Samantha Greenwood ~ It's legal in the Unrestricted District
Pegau ~ It's exempt

Bailer ~ RR-1 Sam do you want to start us off?
Samantha Greenwood ~ So this got kind of rushed in trying to work with the lawyer and stuff, so I feel like I didn't do the greatest job on the memo. We had been talking about it for so long that I forgot that we needed a little prep for the people who hadn't been talking about it for a long time. These are just suggested ways of making the Code a little more efficient, making some changes that are drastically needed from the 1970's language and verbiage. This isn't what's going to happen these aren't the rules these are just ideas to get things moving forward. The one thing that Attorney Holly Wells and I finally decided on the Principal Permitted Uses was to make a list, what do you want to see in residential? Then we'll work with the lawyer to make sure that its' kosher. But some of these things like truck gardening, that's a pretty old word. But it is allowing outdoor commercial uses. The other thing that I forgot to mention is that we dissolved Public lands and Institutions, because really that was a spot zone, anywhere that there was a City building they made it Public Lands and Institutions. And the better way to do that is to incorporate it into your Districts, you can have schools in residential and maybe a Conditional; use Permit so you can deal with traffic and square footage. But instead of having to re-zone a piece of property it would already be permitted as a Conditional Use.
Bailer ~ Reasons for combining, number one on the sheet says "Currently all districts have same lot size requirement 4,000 square foot for single family dwelling and 2,000 square feet for 2-3 family dwelling"
Samantha Greenwood ~ That's what it is in Code currently and it is very confusing.
Bailer ~ That doesn't make any sense
McGann ~ I think that's per unit
Srb ~ It is per unit

Samantha Greenwood ~ The definitions alone will probably be a work session

Bailer ~ O.K. so discussion points under number "Could require anything over 4plex to apply for a Conditional Use Permit", so you're saying that someone could build a 4 plex without a Conditional Use Permit.
Samantha Greenwood ~ Currently yes if it were in a High Density Zone which we don't even have on the ground.
Bailer ~ So in the wording "anything over a 4 plex" is that including a 4 plex? Basically, anything over a 3plex would require a Conditional Use Permit.
Reggiani ~ It's kind of how you approach this whole thing, are we looking at it currently the way we're zoned are we trying to fit the zones to what we have or are we trying to plan for the future and create zones that we're going to be thinking about as the developers start to open up more properties. If you look at it from that point of view, I think it would be good to have 'tools in the toolbox' whether we have them now or don't have them now, so that we could establish different neighborhoods for different things. Really, we're so jumbled right now and for the most part most of the buildable land is built upon already. Unless we have a big fire, I'm not sure that we're really going to be able to reclaim or reuse land and restructure what we have right now. But, I do see as the developers start going up the hillsides and developing that we'll need to talk about density levels whether we have it or not.
Bailer ~ I see your point about new properties but there is some remodeling going on and one that went the other way right there on Boardwalk, Buscher and Berry's property they had an apartment separate from their house and that recently has been torn down and replaced with boat parking.

Srb ~ Just to kind of follow up on Reggiani's point, years ago I went to an AML where they had a Planning Attorney speaking and he said that one of the powers of the Planning Commission was; was for future planning you could turn around and take existing uses, no compatible use and grandfather them in but at some point if the business sells or that there accommodation made by the City that there is other property available, that we could create something going forward with more of a sense of what your long term vision would be.
Reggiani ~ That's a good point
Bailer ~ So, I'm kind of hearing a little resistance to combining all of the residential districts
Pegau ~ I can see two districts, but I can't see one.
McGann ~ Yeah, as long as like what we were saying we can grandfather people in, we don't want people being noncompliant with zoning when they've been there for 20 years.
Samantha Greenwood ~ That's the deal, it's as of this date.
Pegau ~ And the compliance issue, we had a map earlier of all the lots in town what is the median sized lot? Because I don't think most of them meet the four thousand square foot so we actually zoned what looks like the majority of the inside of town noncompliant.
Samantha Greenwood ~ Most people own more than one lot, but 25' by 100' is how they were platted originally.
Samantha Greenwood ~ Right now our Code doesn't really speak to density per say, there is no High Density on the ground there's really not much difference between High Density and Medium Density.
Pegau ~ But Medium Density doesn't allow Townhouses as far as I can tell whereas High Density does.
Pegau ~ Interestingly, the two family dwelling you only need 4,000 square feet in Low Density and you need 6,000 square feet in High Density.
Reggiani ~ It's hard to look out into the future too, my thought process is do we eliminate and then just have to recreate in the future some time or we just leave it on there and just better define the Low, Medium and High. And then go to the next step as far as mapping up the city and the zones that we have. I'm leaning more towards better defining Low, Medium and High so that they are relative to density rather than eliminating or combining.
Greenwood ~ I can see definitely where they need to be cleaned up. To me High Density means more of apartment buildings type of structures.
McGann ~ Another issue that's being talking about in Code is the percentage of the lot that's being occupied.
LoForte ~ Your townhouses, I'm relatively sure are considered High Density units even though they are single family dwellings. My question is, if you have a High Density area you're not allowed to develop a single dwelling? Is that what you're hashing back and forth.
Samantha Greenwood ~ Yeah that's what they've been talking about, a single dwelling meaning a Single Family residence free standing.

After a lengthy discussion the Commission agreed that Low, Medium and High Density Residential District needs to be rewritten.

Bailer ~ So, Tom (McGann) if you're looking at smaller lot size I would ask for a recommendation on size and then we'll get that out of the way.
McGann ~ Certainly it could be 3,000 square feet, and still have a very nice house on it.
Bailer ~ Ok what are we going to do with the 3,000 square foot lot that someone comes in and says okay I need a variance because half of my 3,000 square foot is mountain side. Are we going to give it to them or hold the line at 3,000 square foot?
Bailer ~ OK, so for now let's put it at 3,000 square foot for consideration and we can revisit that.
Bailer OK, so what percentage of the lot were you thinking then?
McGann ~ With a lot that's 40' by 75' 3,000 square feet you take away the setbacks that leaves you with 1,500 square feet of buildable space, so that's 50%.

Reggiani ~ Mr. Chairman if I could help, Faith gave me this magic book, in the Planners Dictionary its talking about 'intensity' and 'density' and it's defining as "A relative measure of development impact as defined by characteristics such as the number of dwelling units per acre, amount of traffic generated, and the amount of site coverage." It's talking about the degree to which land is occupied or the density of development (There is no single measure of the intensity of land use. Rather, a land use is relatively more or less intense than another use.) But I was thinking that there's got to be some kind of definition, I'm not sure how much we need to reinvent the wheel. Other municipalities should have some examples that we could look at.
Bailer ~ For High Density?
Reggiani ~ For High Density, Medium and Low, all of them
Bailer ~ I think what we're kind of throwing out here now is the lot size, we've got 4,000 square foot now do we want to consider lowering the size? Right now we're considering 3,000 square foot.
Reggiani ~ Why would we do that? I'll throw that out there. Right now in Code its 4,000 square foot.
McGann ~ We'd make it more dense

Bailer ~ Okay so we're going around the table here.

Reggiani ~ I'd like to keep with the 4,000 square foot lot
Bailer ~ And I would favor keeping the 4,000 square foot and keeping it all the same
Srb ~ I would leave the lot size alone
Pegau ~ I have no problem with that, I'd leave it
Greenwood ~ I'd rather see it smaller
McGann ~ I'll go with consensus, 4,000 square foot is fine

Samantha Greenwood ~ Ok, so let's go through High Density really quick before we drop it. What about uses?
Bailer ~ They're good
McGann ~ There's one there that says 'noncommercial boats'.
Bailer ~ Oh there you go, I was looking for that too, we need to change that.

Pegau ~ But it doesn't say noncommercial boats, it says noncommercial trucks comma. The noncommercial only applies to trucks in the way that it is written.
Samantha Greenwood ~ That would be a lawyer discussion. So, the question is, in High Density are you going to let fishermen park their commercial boats in the parking lot?

The Commission had a lengthy discussion on lot size of lot coverage; there was concurrence to come back to this at another time.

The Commission had a lengthy discussion on height; there was concurrence to come back to this point after further independent research.

Bailer ~ What I want to do is go home and look at some of the Anchorage Codes and do a little research.
Reggiani ~ That's what I'm looking at doing, maybe we should stay at a higher elevation on this and look at zones, combining or not combining, eliminating or not eliminating without diving into the trees on each one of them to see if it makes sense. And then once we get the list of zones that we would like to keep then maybe come back with some comparables. I think at our next meeting we could ask Staff to bring back some comparables like what does Petersburg do and what does Anchorage do.
Samantha Greenwood ~ We did that before though and the reaction we got is why we went to doing it this way coming in with something that is already written. I'm not totally shooting that down.
Reggiani ~ I think the decision that we've made by consensus is that we like all three, so we're not talking about combining them anymore. We are going to have three and we want to go through and have some good definitions of the density levels and then we need to map them out. Instead of getting in a big discussion about height and stuff I'd like to have some comparables to see what other communities are doing.
Bailer ~ And that's kind of where I was trying to head with it too, we have two things to go back and look at and for all of us and Staff to go back and study and that's 'lot coverage' if we want to address that and the 'height'. The rest of it we're pretty much good with what's in the High Density then.

Staff needs to provide the Planning Commission with definitions for the following:
Townhouse
Condominium
Apartment
Dwelling

The Commission had a discussion on whether or not the Unrestricted Zone District has a 'sunset clause' and when it was created. Staff was asked to research this to determine if any information could be found lending credence to the claim.

Minimum Lot Size for the Unrestricted Zone District

A lengthy discussion ensued regarding the language in 18.18.030 – Lot Area
A.) Minimum lot size must meet the requirements of current state regulations.

Staff will contact Alaska DEC to see what the current State Regulations are.

Bailer ~ I'd like to have the Commission consider the language "Be inspected by an independent Certified Installer" in regards to property owners doing a septic system self-install.

Bailer ~ So everyone is going to think about the minimum lot size (UR District) and kick that around.

D. ADJOURNMENT
M/Reggiani S/Srb Motion to adjourn at 9:05 pm

_____
Thomas Bailer, Chairman Date

_____
Samantha Greenwood, City Planner Date

Planning Commission
PUBLIC HEARING
CITY HALL CONFERENCE ROOM
TUESDAY, FEBRUARY 14, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 6:00 p.m.; Tuesday, February 14th, 2011, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Chairman Tom Bailer, John Greenwood, Greg LoForte, Roy Srb, Tom McGann and Scott Pegau.

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson. There were 5 people in the audience and 2 people on teleconference.

C. Public Hearing Topic

1. Variance request by Diana Riedel from the setback requirements for 305 Observation Avenue.

Sandra Van Dyck ~ 301 Observation Avenue, That's why we're here, is to hear what Diana's plan is. I just saw this big packet I haven't seen.

Tom Bailer ~ Well this is the Public Hearing part, so if you want to comment and then we'll take it up in the Regular Meeting after this where we'll be discussing the details of it. Right now we're basically just taking in input from the public.

Sandra Van Dyck ~ We're just moving up into that neighborhood, just a consideration of how things will work. Snow removal in general and be a working zone for everybody. I'm sure that's what Diana is planning, but I hadn't seen all this stuff before so I'm just getting up to snuff on everything.

Ross Mullins ~ 118 W. Davis Avenue, I was on the previous teleconference back in the fall and basically my comments are about the same, I think the City really needs to give strong consideration of that area because it is a potential problem in the winter. And I think that this winter has been a primary example of what is necessary and I think you're ought to get testimony from the guy that is running the plows and trying to dispose of the snow because historically that area has been an area of the snow dump and I think that's something to consider. I have no objection to a house being built, but I do believe that a zero lot line, unless there is some modification of the street right-of-way there to create a bulkhead and that City property is clearly delineated. I don't even know if you could figure out where the lot line is, the street keeps increasing in size (in width) over the years with the gradual accumulation of more material it's all downhill from above. I would just like to make sure that whatever you do doesn't create a future problem, so that would be my comment.

Bill Black ~ 309 Observation Avenue, I'm here listening in, I just want Diana to have the nicest place she could have and have everything work for everybody and get a good, safe house and have the road be safe and travelable and everything will work out real well and don't do something half-baked, it creates problems. So Thanks.

Tom Bailer ~ O.K. Thank you.

Jeff Van Dyck ~ 301 Observation Avenue, It's hard for me to visualize anything without seeing it as far as lines and stuff. Looking at this picture that she drew here and we're on the corner, I'm just wondering, the snow line and that stuff. It seems that traditionally the City makes that a snow dump right there on that corner.

Tom Bailer ~ That is private property and if the property owner so wishes, snow won't be dumped on there anymore. So the issue we're going to be discussing is whether to grant a zero lot line which would allow her to be close to the property line. So, it's not so much the building of the house, it's more of the location of the house on the lot that is out concern along with how that affects the road and that sort of thing.

D. ADJOURNMENT
M/Greenwood S/Srb
Motion to adjourn at 6:15 pm

REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, FEBRUARY 14, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 6:15 p.m.; Tuesday, February 14, 2011, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Chairman Tom Bailer, Greg LoForte, John Greenwood, Roy Srb, Tom McGann and Scott Pegau.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 5 people in the audience.

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

D. Approval of Consent Calendar
None

E. Record Absences
Commissioner David Reggiani was excused from the February 14th 2012 Regular Planning Commission meeting.

F. Disclosure of Conflict of Interest
None

G. Correspondence
Letter from James Mykland
Letter from Ron Goodrich

H. Communication by and Petitions from Visitors
1. Guest Speakers
2. Audience comments regarding items in the agenda
3. Chairpersons and Representatives of Boards and Commissions

I. Planners Report
Samantha Greenwood ~ Back at the December Meeting there were some requests for information and Faith gathered that up. I'll talk to you guys later at Pending Agenda trying for a Worksession for Chapter 18 before the end of this month; Holly is supposed to get me the rewrites tonight. I'm hoping to have the Chugach lease to City Council for approval. We're finally coming on to the point where we're going to try to lease the Chugach lot on the Ocean Dock Fill where the ship haul out is. We've also been working with Samson to possibly shift them over towards the Ferry Terminal Office. The City did get the Declaration for Disaster from the snow event. We declared as a City, but the Governor has now declared. Currently it is only for Public Assistant which is City Infrastructure and State. Upcoming projects are "Poop the Scoop" with NVE (Native Village of Eyak). The Baler, were talking about some different options. And then the South Fill extension and sidewalks and trying to come up with a more unified plan across that whole South Fill/Harbor area.

Tom McGann ~ The first item on page 3, if you could just give us a little more information.
Faith Wheeler-Jeppson ~ Right now, the information on the training has been given to the City Manager.
Samantha Greenwood ~ I think it's a position that would have to be created because it's not currently on the books.

J. New Business
1.) Variance request by Diana Riedel from the setback requirements for 305 Observation Avenue.
M/Pegau S/Greenwood "I move that the request by Diana Riedel, for a Variance from front yard setback requirements located at 305 Observation Avenue in the Medium Density Residential Zoning District (MDR) be approved based upon the findings and special conditions as contained in the staff report."

Scott Pegau ~ I see that lot a lot because I walk past it all the time. I've gone up and gone downhill and with a piece of paper, I can't see putting anything other than a really tiny cottage on there without a Variance. When I was going through the conditions I think that there is definitely physical circumstances, the width of the lot is not sufficient to build a single family home on without a Variance. So when I went through it, it looked like it met all of the criteria for the Variance request.
John Greenwood ~ After looking at the four things I agree that it has met those criteria, but looking at things further, looking at the drawings I have some questions and some doubts as to the application if it can actually be done that way. I was just curious if Diana has talked to a Contractor or a concrete person?

Diana Riedel ~ I just got a quote from Eagle, according to my plans its thirty two feet by sixteen inches, it's like a sea wall. So it comes out then drops down four feet. And that would address the retaining wall issues and it would be the insulated concrete forms.
John Greenwood ~ That was one of my main questions there. For now that answers all of my questions.
Tom McGann ~ I have concerns about the explanations on page ten, but I won't go there. I have nothing against a lined drawing, but I don't consider these elevations. They are something between a plan and a perspective and not dimensioned. I guess my first concern is the front and the back of the lot the legal description is Observation Avenue that would mean that that is the front of the house, so the ten foot setback to the west is undersized. I also have a concern about the south side, the Code requires you to have two ten foot by twenty foot parking spaces, so this sixteen feet is inadequate. I don't have a problem with the zero lot line, I have John's same concern about the thirty foot unbraced twenty foot high concrete wall, I don't think that's doable, I'm not a structural engineer but I really don't think that's doable. And I'll leave it at that.
Greg LoForte ~ My feeling is when I read and look at it is, the question of the parking lot and the location of the parking lot was a questionable issue, I wasn't sure how that was going to work. I did feel in the overall looking at it that there was an existing house on the road. That's was another question I had is the lot line on the road? How far is the road from the lot line?
Samantha Greenwood ~ There is about eight feet of 'right-of-way' between the lot line and the road.
Greg LoForte ~ Okay so there is eight feet from the lot line to the edge of the road, when I looked at it it didn't show the road on the drawing. My feeling is that with the questions about the parking, that's an engineering problem. But just for the Variance there was a house on this piece of property before, that extended way in past the existing property line. That house was removed and we're being asked to put another house with a zero lot line, so my conclusion was to grant it. Because of the fact that there was another house that further sat onto this right-of-way.
Roy Srb ~ From the drawings its really kind of hard, I'm having a difficult time trying to actually envision the footprint of the house and trying to marry it up with the variety of drawings that we've gotten. Going through and looking at the test as to whether this should even be considered for a Variance. My take is a little bit different in that there really isn't anything wrong with the property, it's putting too big of a house on the property itself, necessitating the variance and I don't know if that's grounds to grant a variance. In the case of the snow and looking at what's going on in that neighborhood, a lot of the snow that the City had even pushed had to now be cleared off of Railroad Avenue down below. There is absolutely no space there and even the orientation of the roof creates a concern. I see that she's going to have the gable facing the road which is probably proper to keep the snow off of the lower road. But, I don't believe the house design itself, the size of the house is suited to the size of the property with considerations to the lot line. I would speak against the motion.
Tom Bailer ~ I guess I want to look at the application review criteria there. In number one it says that there are "Exceptional physical circumstances or conditions that apply to the property or to its intended use or development which do not apply generally to other properties in the same land use district." So when you say the same land use district, what does that encompass? That's not the Ski Hill, Forest Heights Subdivision?
Faith Wheeler-Jeppson ~ It's all of the Medium Density Residential Zone District.
Tom Bailer ~ Because I would make a point that the Ski Hill lots have the same issue, Wilson's Subdivision Forest Heights has a couple lots there that have the same issue. You have to make the house fit the lot, not the lot fit the house and there are lots up there that are going to have the same issues and people are going to have to make the adjustments. There are also two other lots, Bill (Bill Black) and Ross (Ross Mullins) they are right there too. **"Strict application of the provisions of this title would result I practical difficulties or unnecessary hardship."** Well I don't think that adjusting your house plan is an unnecessary hardship, it's something that we all have to do. You can change the size, work it around. If you couldn't build on it at all I would consider it an unnecessary hardship, but I don't think that's the case. **"Granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare."** I could make a case as to the crowding of that road and a heavy snow year like we've gotten could make an issue for the right-of-way for emergency traffic. **"That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan."** It's not but I don't think it's a build at any cost kind of attitude. On suggested findings on number two there it states that **"If the applicant is required to meet setbacks the structure would be moved west on the lot ten feet, this would place the building site elevation approximately five feet lower than if there was a zero lot line and terrain becomes more difficult."** Five feet of building is a minimal issue, you're not incurring a terrific cost there. **"This area is an older part of town and many of the houses do not meet current set back requirements nor provide off street parking. The zero lot line request is on the street/front of the property the structure will not be adjacent to an adjoining neighbor's structures."** I don't believe there are any zero lot lines down there, there are issues with parking and I think as Roy said anytime we've got an opportunity to correct these issues I think we should. I'm going to vote no against this, I think more effort needs to be done in the planning and getting a house that will fit this lot.
Scott Pegau ~ I keep looking at this and I'm going, okay, its 832 square feet, two stories 1600 square feet and you're asking to push, she's already against the back lot line so she can't move the whole house any direction all she can do is change the shape of the house to fit the lot.
Tom Bailer ~ Let me make myself clear, I would not have a problem with the back lot line, you're getting away from the road. My big issue with being close to the road is snow build up, traffic. The back lot line is not as critical. I guess that's what I'm looking at, If I can explain myself as a Commissioner I would not have a problem giving the variance if we squeezed close to this line because we're not interfering with traffic, snow plowing or anything like that. This drops down and there is a road down here, I don't think it would be an issue. Again, make the house fit the lot.
Diana Riedel ~ First of all, I think I just gave you a new piece of paper and the house is 26 foot by 32 foot and we're going with a one foot thick wall. The actual inside dimensions are 24 foot by 30 foot, for three stories is like 2,140 or 2,160 square foot but with the stairs being up to code (4 feet wide) I'm losing a ton of house with the stairs. I don't know if I can move the house nay closer to the cliff I have small children and animals and the whole point of pacing the house as close to the preexisting retaining wall was to create no gaps from the road to the house which right now is sixteen feet. It was mostly concerning safety of the children and animals that I put it like that and kept the house off the cliff. I'm trying to budget myself so it's not too bid of a house, I don't think for my family size it's too big. I'm trying to make it as small as I can and still have a comfortable living area.
Sandy Van Dyck ~ I know that snow is an issue, we haven't moved into our house but there is so much snow that it's up against the windows on the bottom floor of our house, maybe it's because the adjusting where your building. I know it's an exceptional snow year; it's rather phenomenal that the snow is almost shoving into our house from where they're dumping. It does seem a little problematic, though our renters have never complained.

Yea: Pegau, LoForte
Nay: Greenwood, McGann, Srb, Bailer
Absent: Reggiani

Upon Voice Vote: Motion Failed 4-2

2.) Recommendation of Land Disposal Maps to City Council

M/Srb S/Greenwood "I move to approve Resolution 12-01 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska, recommending Land Disposal Maps to the City of Cordova's City Council."

Samantha Greenwood ~ So when we passed the City Land Disposal Maps in November, we said that we would update the maps every year so now it's time to update the maps. So the only difference between what we put forward in November is that I changed Lot 6, South Fill Development Park from Available to Sale Pending because we don't really have a category for something that's possibly going out for proposals so I just changed it to Sale Pending. I didn't want to put it as Not Available because it really isn't "Not Available".
Tom McGann ~ I guess I wonder what's wrong with its "Available"?
Samantha Greenwood ~ Okay I can change that back to "Available".
Samantha Greenwood ~ The other one started long before I came, but I ended up wrapping it up. Its Lot 13, Block 13, Original Townsite and that prior to this map was available it's now Private Ownership.
Samantha Greenwood ~ And Lots 1-4, Block 42, Original Townsite it now listed as "Sale Pending".
Jason Borer ~ Just a quick comment, I was there at the meeting when we got the pallet of choices and it seemed to me that Council was quite taken aback by having to make a decision basically in minutes without having some sort of measure to weigh the different ones. There were so many different people with so many different ideas that I remember Council looking pretty much 'jaw dropped' at this. And I think that the request was to come up with a better ranking of when they come in on a recommendation.
Tom Bailer ~ I guess what I'm driving at is rather than saying 'your proposal is better than his proposal' that they are both good proposals; here are the pros and cons to Council.

Roy Srb ~ I have a quick question while you have the map up, what is this right here (Lot 11, Block 43, OT).

Yea: Pegau, LoForte, Greenwood, McGann, Srb, Bailer
Nay: None
Absent: Reggiani

Upon Voice Vote: Motion Passed 6-0

K. OLD BUSINESS
None

L. MISCELLANEOUS BUSINESS
None

M. PENDING CALENDAR
Regular Meeting rescheduled for 3/06/2012 at 6pm.
Worksession scheduled for 2/28/2012 at 6pm.
Kate Alexander and Angie Kelly will have a brief discussion on Odiak Pond at the 3/06/2012 meeting.
Water lines and where does the responsibility begin with property owner.
Samson Tug and Barge update
Comprehensive Plan

N. AUDIENCE PARTICIPATION
Moe Zamarron ~ In Public Works we make a lot of requests to the State for funds, whether its loans or grants. One of the things that they really like to see are Comprehensive Plans, I'm not really sure overall what the Planning Boards participation is in that. But I would hope that sometime soon we can get it updated.

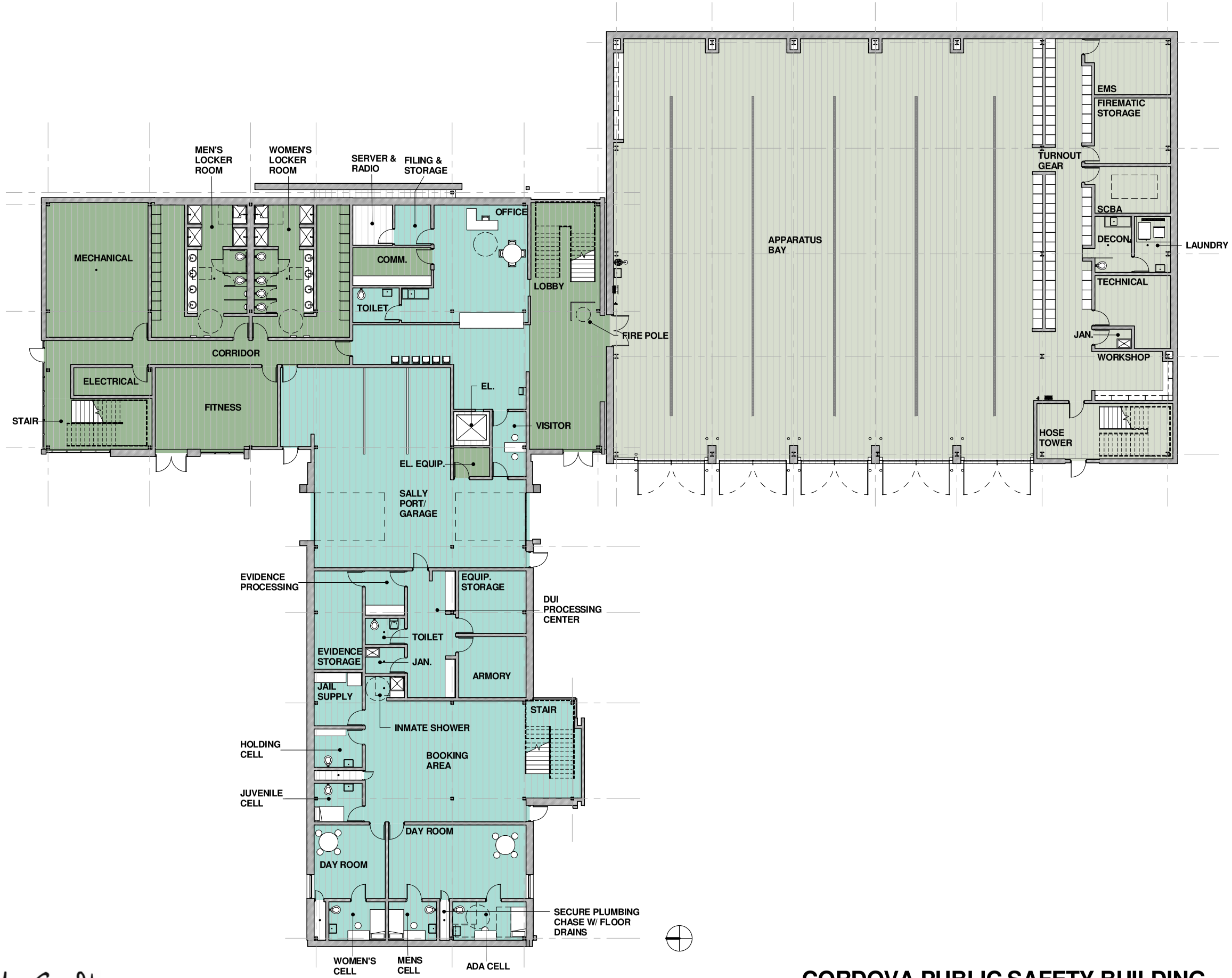
O. COMMISSION COMMENTS

Scott Pegau ~ No
John Greenwood ~ No
Tom McGann ~ I hope Diana does puts in another request for something, I'd like to see her build there.
Greg LoForte ~ No
Roy Srb ~ I agree with Tom, if she can just sharpen her pencil little bit and find a way to make that fit.
Tom Bailer ~ I concur with that, it's one of our tough jobs to tell somebody no but we have a whole community that we have to think about.

P. ADJOURNMENT
M/Greenwood S/Srb
Motion to adjourn at 7:20 pm

_____
Thomas Bailer, Chairman Date

_____
Samantha Greenwood, City Planner Date



Burkhart Croft ARCHITECTS

CONCEPT PROPOSAL

PR0.1 | FIRST FLOOR PLAN | DATE: 03/29/2001

CORDOVA PUBLIC SAFETY BUILDING

CORDOVA, ALASKA

CH2MHILL®

DEPARTMENT LEGEND

- FIRE
- POLICE
- SHARED

CONCEPT PROPOSAL

PR0.2 | SECOND FLOOR PLAN | DATE: 03/29/2001

Burkhart Croft ARCHITECTS

CORDOVA PUBLIC SAFETY BUILDING

CORDOVA, ALASKA

CH2MHILL®

DEPARTMENT LEGEND

- FIRE
- SHARED

Burkhart Croft ARCHITECTS

CONCEPT PROPOSAL

PR0.3 | MEZZANINE PLAN | DATE: 03/29/2001

CORDOVA PUBLIC SAFETY BUILDING

CORDOVA, ALASKA

CH2MHILL®

Committee Members
David Reggiani, Chair
Robert Baty
Martin Moe
Jim Kacsh
Dick Groff
Mike Hicks
Tom Bailer

Deputy City Clerk
Robyn Kincaid

CITY OF CORDOVA
PUBLIC SAFETY BUILDING DESIGN COMMITTEE

New Public Safety Building Committee Work Summary

Updated 3/18/11

CORDOVA PUBLIC WORKS DEPARTMENT
INTEROFFICE MEMORANDUM

DATE: November 10, 2008

TO: Tim Joyce, Mayor
Scott Hahn, CM

FROM: Gary Squires, PWD

RE: Disposal of City Buildings

This is a follow up to our discussion last week concerning plans for the possible disposal of City buildings that may be vacated when the proposed new Civic Center is constructed and occupied. The following is offered based on my observations of these facilities over the past few years and represent only my opinion.

CITY HALL/EMERGENCY RESPONSE CENTER:

I have heard the opinion that the City Hall portion of this structure should be demolished and leave the ERC in place and active. I do not think this prudent.

- At about 26 feet above sea level and only a stones throw from salt water, this entire facility is located in a Tsunami zone. It is true that a tsunami of a magnitude that would impact this facility has not occurred in recent history but one only need look at world events over the past few years and the geophysics of this region to realize that a tsunami of consequence could be a very real possibility. This does not seem the place to locate and maintain the personnel and equipment that would be most in demand in the event of a tsunami.
- The center of the mechanical, heat and ventilation systems that serves the entire facility is located in the extreme south end of the building. The center of the electrical system is in the City Hall portion of the facility. To demolish the City Hall portion while leaving the ERC in the north portion would require a project to completely reconstruct these above mentioned systems. Often, the cost of such systems in a new building exceeds the cost of the building itself. Approximately four years ago we retained an electrical contractor to install new main electrical panels in City Hall. As part of their work they were to identify all circuits and their location but after many days of tracing and analyzing, many circuits or their termini could not be found. Over the years of the buildings existence, numerous unrecorded modifications, many probably not to any known building code, have been made which defies their identification. We have seen examples of this in the police squad room. This would complicate any project to completely revamp the electrical system to serve just the ERC. All of this is not impossible, just costly.

As a side note, approximately twelve years ago I sat in on a City Council meet where a contract to reconstruct the facilities roof was being discussed. The topic of the buildings roof capabilities came up and a person in the audience that seemed to speak with knowledge stood up with some clarification. He said he was at a Council meeting to discuss the facility before it was originally built and the powers-that-be at the time decided to approve a design that included only a '20 pound per square foot' snow load, this to cut costs. The current Cordova Building Code calls for a

- I would suggest the existing City Hall/ERC be sold to the highest bidder upon the termination of its present use. Here again, this building was constructed when 'energy conservation' was not a consideration and the energy costs continue to escalate. For this same reason I would not advoc attempts to lease the building. I can not visualize a private business entity that could afford the heat and electrical costs while maintaining a reasonable profit margin. One of the City's major sewer lines crosses directly beneath this building and one of the largest storm drain in town passes immediately in front of it which may impact its value in any potential sale. I suppose the structure could be torn down and replaced with yet another park or playground.
- Many times, in reference to these two main City buildings, I have heard the comment 'Well, it has lasted for 30 years', as if one can not expect much better than this. A normal quality house lasts longer than this. In the construction of any new building I believe the City should target something much better. Quality buildings should last well in excess of 100 years, even in the harsh climate common to Cordova, which does not include pre-engineered, metal buildings. It is hard to beat concrete and heavy structural steel when looking at longevity. The USFS office building was built in 1926 of concrete and, with the exception of some bad concrete that was used which has caused some superficial problems, it is still going strong. Spending less on a pre-engineered building that lasts only 30 years rather than more on a concrete building that lasts in excess of 100 years does not pencil out in the long run. I would advise the City to look more at 'utility' and less at 'frills' which could go to offset the added cost of a quality structure. Structural Engineers, not Architects, should be retained to design City buildings.

A MEMO FROM LILA KOPLIN, CITY CLERK

DATE: March 12, 2009

TO: Mayor and City Council

CC: File

SUBJECT: Recommendation to City Council regarding old City Buildings

The City Buildings Committee met during the months of December, January and February to discuss options to eliminate one City structure (the library/museum or city hall) after completion of the Cordova Center and the library museum and city hall employees have moved into the new building.

The Committee did select a preferred option and held public hearings on February 9th and 23rd. The recommended option is as follows:

1. Sell the Library/Museum Building;
2. Lease the City Hall Building once the staff has been moved into the Cordova Center or zone it cold;
3. Begin immediately searching for grants that can be secured to fund the relocation of the Police and Fire Departments; and
4. Demolish the City Hall Building once it is vacated in order to provide additional parking for the Cordova Center.

The Committee also selected relocation options for the Police and Fire Departments as follows:

1. Second Street, Memorial Park location
2. Copper River Highway near cemetery
3. LeFevre Street near old power plant

Advantages:

- Revenue generated from sales
- Police and Fire departments out of tsunami zone
- Second Street provides a downtown location for Fire and Police departments
- CRH lot has ample space
- LeFevre Street lot has good earthwork which will cost less to develop than the CRH lot
- Both LeFevre Street and CRH locations have multiple access routes in a less congested traffic area

Police & Fire Facilities Committee Report

DATE: February 8, 2010
TO: Mayor Tim Joyce and Council Members
FROM: P&F Committee Members:
David Reggiani, Dick Groff, Tom Bailer, Mike Hicks, and Chris Canaski

---

The Police and Fire Facilities Committee (PFFC) began its work on November 3, 2009 after receiving its assignment from Mayor Joyce. With the completion of the Cordova Center on the horizon, the Mayor asked the committee to identify several locations outside the tsunami zone for a combined Police and Fire facility. He is aware of possible FEMA grants and other funds that could be attained for the construction of a new energy efficient facility. The Mayor asked that the committee provide a recommendation to the City Council of their top two or three locations along with a list of advantages and disadvantages of each.

During the first meeting, the PFFC reviewed the City Buildings Committee recommendations made to the City Council on March 12, 2009. Three locations were identified as options for the Police and Fire Departments once the Cordova Center was complete: 1) Second Street, Memorial Park; 2) Copper River Highway between the City Cemetery and Eagle Construction; and 3) LeFevre Street near the old power plant (see attached).

The PFFC met again on January 4, 2010 to identify space needs of the different agencies and review the Plat for each location. The Fire Department (FD) calculated needing approximately 11,000 square feet of dedicated FD space along with approximately 5,600 square feet of shared space (hallways, mechanical, restrooms, training room, fitness room, etc.). The Police Department (PD) identified approximately 5,600 square feet needed for dispatch, offices, DMV, and the jail. Another 520 square feet would be required to incorporate the Alaska State Troopers into the facility.

Upon review of the Plats, it was apparent that the LeFevre Street location was too small to be considered. Also, the Second Street location would need to be expanded to include the Library/Museum property along with the alleyway.

The PFFC confirmed the current City Hall property dimensions of 160' x 200' during its January 25, 2010 meeting. This established that the combined lots of the Second Street/Museum/Library complex is large enough (175' x 214') for the facility and would also allow approximately 75' x 100' to remain available as a snow dump location.

CITY OF CORDOVA, ALASKA
RESOLUTION 01-11-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING CREATION OF A PUBLIC SERVICE BUILDING DESIGN COMMITTEE TO ADVISE COUNCIL ON A BUILDING AND SITE PLAN FOR A NEW PUBLIC SERVICE BUILDING.

WHEREAS, City Council previously created a Police & Fire Facilities Committee to determine and recommend a location for a new Police & Fire building; and

WHEREAS, the Police & Fire Facilities Committee made their recommendation to Council concerning the location, and Council adopted the recommended location by Resolution 10-10-55; and

WHEREAS, City Council supports establishing a committee of local citizens to continue work on building design for a Public Service Building, to include Police, Fire, DMV, and other potential Public Service entities; and

WHEREAS, the Public Service Building Design Committee shall consist of 7 members and remain in force until such time that the Committee files its final report to Council concerning building and site design.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby authorizes the creation of a Public Service Building Design Committee to advise Council on a building and site plan for a new Public Services Building.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2011.

Dave Reggiani, Vice Mayor

CITY OF CORDOVA CORPORATE SEAL JULY 6, 1909 ALASKA

ATTEST:

Erika Empey, Deputy City Clerk

Cordova Public Safety Building - Concept Design Workshop

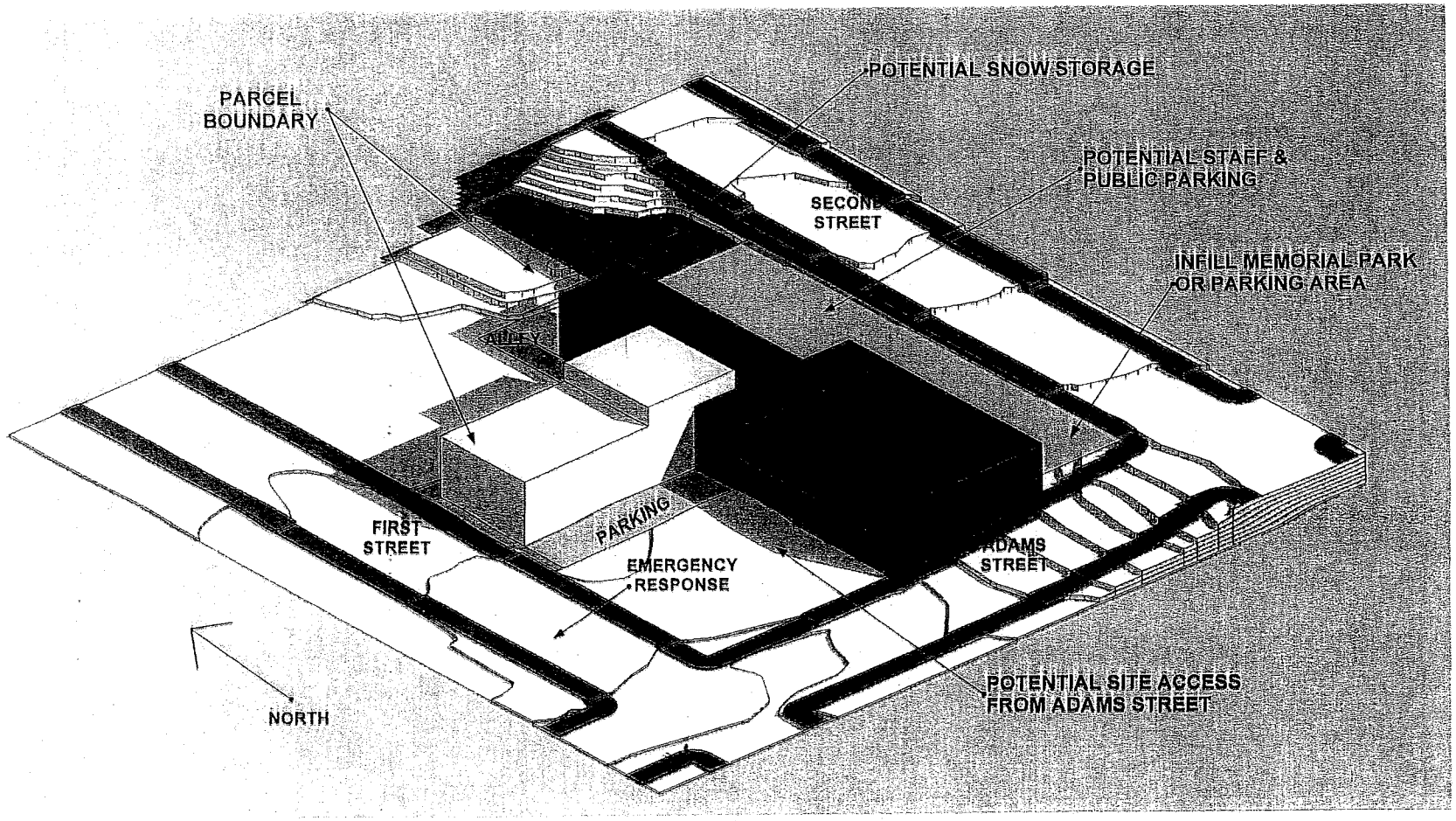
Comparative Site Analysis

COPPER RIVER HIGHWAY SITE

	PROS	RANKING	CONS	RANKING
1	Less Constrained Building Config Options	5	Higher Site Development Costs	3
2	Drive-Thru Apparatus Bays	1	Geotechnical Unknowns	3
3	Potential for Future Expansion	1	Permanent Shadow (human factor)	4
4	No Parking Constraints	4	Potentially Isolated in Tsunami Event	3
5	Potential for Outdoor Training Facilities	2	Civic Presence Disconnected from Town	5
6	Bikeable from Town	2	Moss/Ice Building Deterioration	2
7	Preserves Available Land in Town	5	Response Time from Station	4
8	Preserves Snow Storage Site in Town	5		
9	Encourages Economic Development	2		
10	Reduces Traffic Congestion in Town	3		
11	Simple On-Site Snow Management	5		
12	Potential Impound Lot Location	2		
	AVERAGE SCORE	**3.08**	**AVERAGE SCORE**	**3.43**

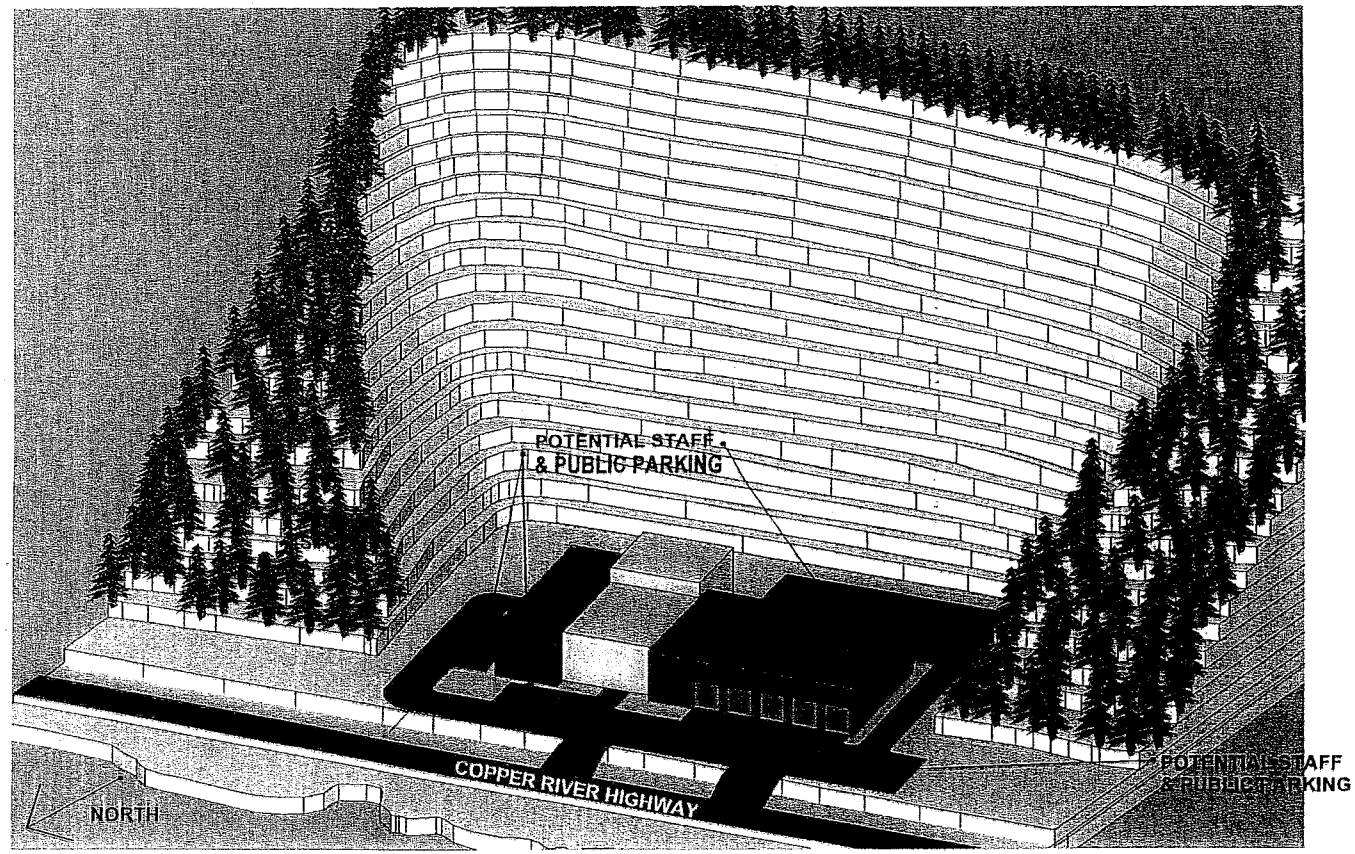
Downtown Location

Site Disadvantages or Concerns	Design Mitigation Element(s)
Snow Movement Cost	• Include Snow Storage Location On-site to Minimize Snow Movement Costs
Traffic Congestion (pedestrian safety, vehicles) Proximity to School (young pedestrians)	• Route and Focus Public Safety Vehicle Traffic to First Street. • Revise Response Plan to Avoid 2nd and Adams Streets. • Include Uninterrupted Sidewalks on Adams Street from 2nd to 1st Street for pedestrian safety.
Public Traffic Uncertainty During Response Call	• Include Warning Light System to Alert Vehicle and Pedestrian Traffic.
Limited Future Expansion	• None Expected – 50yr Design Plan
Loss of Potential/Current Public Parking	• Include 22-Car Off-Street Parking Lot on 2nd Street Across from School District Office. • Include 10-Car Off-Street Parking Lot on the Corner of 2nd and Adams Street. • Allow Curbside Parking on Adams Street. • Include 10-Car Off-Street Parking Lot for Emergency Responders.
Police Detention Proximity to School	• Include Sally Port and Standard Security Elements in Building Design
Disruptive Effect of Sirens to School	• Condition Students to Emergency Services
Loss of Potential Tax Revenue	• Convert Existing City Hall/Police/Fire Complex into Business and Retail Lots
Vicinity Noise/Air Pollution of Emergency Vehicles	• Focus Airway and Sound Transmissions Toward 1st Street - Orca Inlet
Site Dictates Back-in Apparatus Maneuvers	• Include Large Apparatus Apron to Allow Off-Street Back-in Maneuvers
Lost Segment of Alleyway (redirect)	• Increase Size of Alleyway from 1st Street to Existing Alleyway to Increase Maneuverability to Allow for Delivery Trucks with 53' Van.
Geotechnical Unknowns	• Recent Geotechnical Report Conducted • Utilize Standard Civil Engineering Practices



CITY OF CORDOVA - PUBLIC SAFETY BUILDING WORKSHOP
February 8 & 9, 2011

FIRST STREET SITE - POTENTIAL BUILDING ORGANIZATION



CITY OF CORDOVA - PUBLIC SAFETY BUILDING WORKSHOP
February 8 & 9, 2011

HIGHWAY SITE - POTENTIAL BUILDING ORGANIZATION

CITY OF CORDOVA, ALASKA
RESOLUTION 10-10-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, TO DESIGNATE THE PROPERTIES PREVIOUSLY OCCUPIED BY CHILDREN'S MEMORIAL PARK AND CURRENTLY OCCUPIED BY THE CORDOVA LIBRARY AND MUSEUM AS THE FUTURE LOCATION OF A NEW CORDOVA POLICE & FIRE STATION.

WHEREAS, in 2009 a Committee was formed by then Mayor Tim Joyce to consider location options for a new primary Police and Fire Station for the City of Cordova. This committee was known as the Police and Fire Facilities Committee (PFFC); and

WHEREAS, during 2009 and 2010 the PFFC examined several potential locations in and around the City of Cordova; and

WHEREAS, on February 2, 2010 the PFFC presented a formal report to then Mayor Joyce and City Council detailing their efforts and recommending a location comprising the previous location of Children's Memorial Park and the current location of the Cordova Library and Museum; and

WHEREAS, the Cordova Center is now under construction and it is imminent that the Police and Fire Departments will need to move so that the existing City Hall/Police/Fire structure can be razed for aesthetic reasons and future Cordova Center parking.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby designates the properties previously occupied by Children's Memorial Park, and currently occupied by the Cordova Library and Museum as the future site of a new Cordova Police and Fire Station.

PASSED AND APPROVED THIS 6th DAY OF OCTOBER, 2010

James Kallander, Mayor

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

ATTEST:

Susan Bourgeois, City Clerk

Tsunami map update

Cordova is 9th on the priority list for mapping. Kodiak the 1st priority is completed.

We are in the process of acquiring available bathymetric and topographic data for the Homer and Seldovia areas and have begun wave-model calculations there using the 17-subfault model for the 1964 earthquake. A new bathymetric survey has recently been completed in the Seward area, and another is currently underway in the Sitka area. Our goal is to complete tsunami-inundation maps for Homer–Seldovia and the next three priority areas, Seward, Sitka, and Sand Point, over the next two years. Thereafter, we will develop inundation maps for the four remaining communities in order of the priorities indicated in table 1. Other communities will be considered for future mapping pending program funding.

Priority list for mapping community

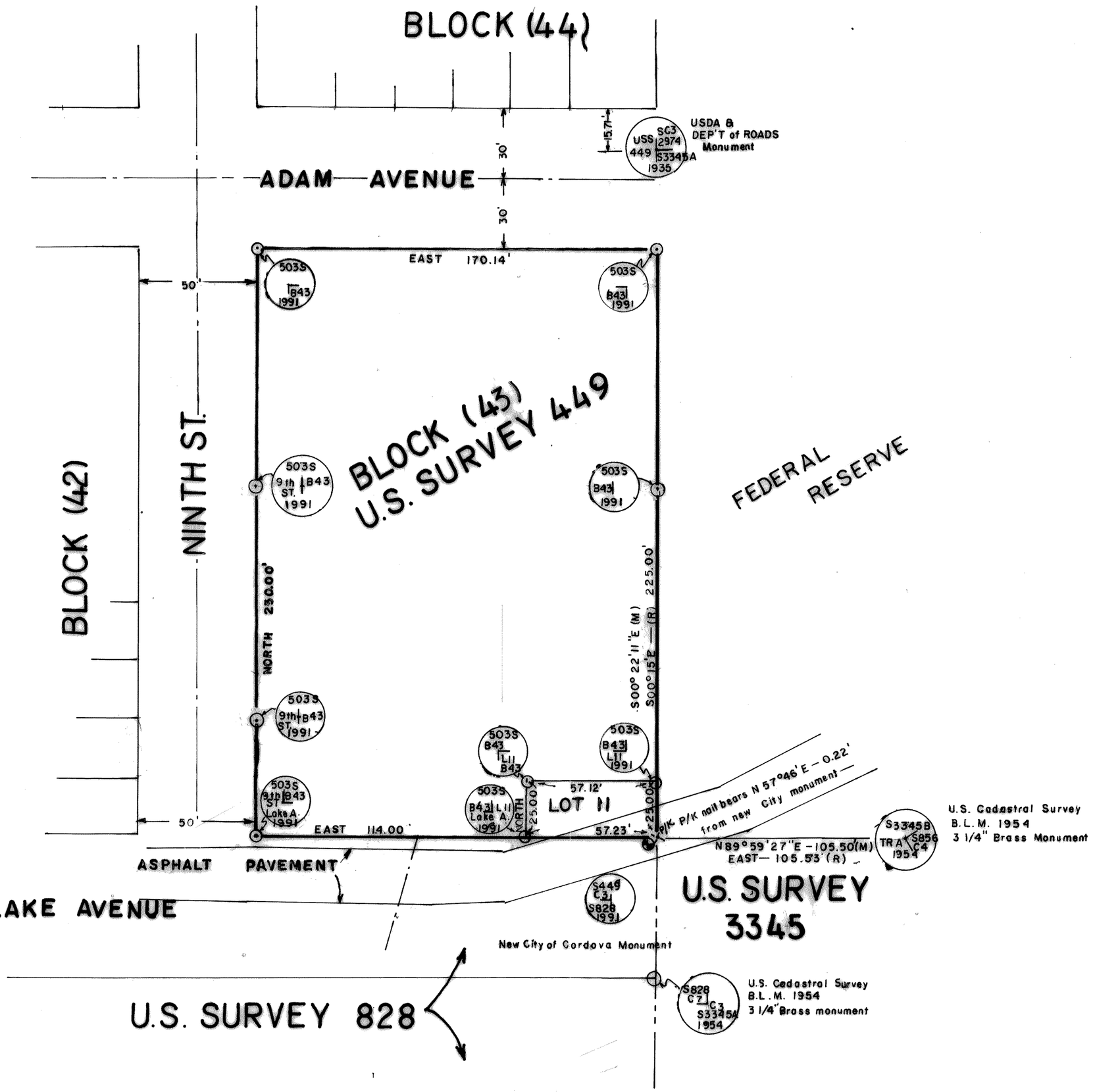
Kodiak City/Map Combined with
Woman's Bay
US Coast Guard Station
Homer/Map Combined with Seldovia
Seward
Sitka
Valdez
Sand Point
Unalaska
Juneau/Douglas
Whittier
Cordova
Akutan
Yakutat

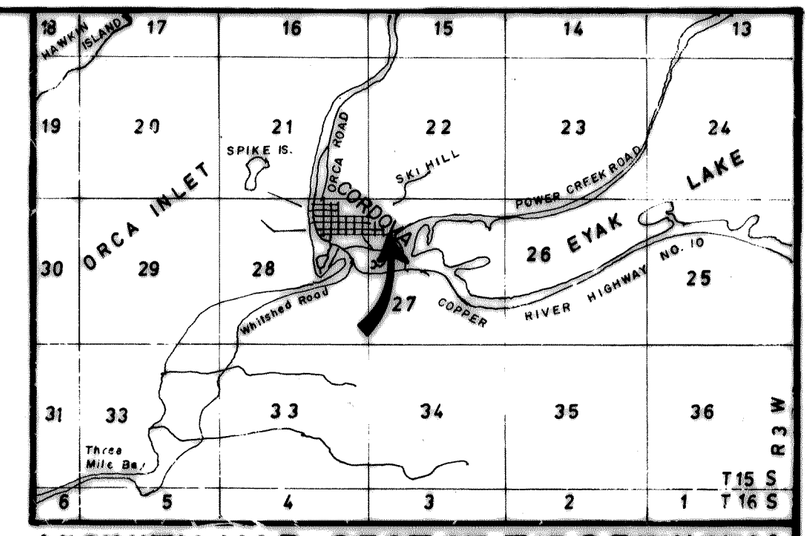
Planning Department

Planners Report

To: Planning Commission
From: Faith Wheeler-Jeppson, Assistant Planner
Date: February 21, 2012
Re: Recent Activities and updates

- Assistant Planner has issued 2 Permits in the past month.
- Assistant Planner met with Mark Lynch and Mike Hicks regarding the FAA RCO Unit lease and the electrical usage of all entities on Tripod Hill.
- Assistant Planner provided the Cordova Volunteer Fire Department and the Cordova Police Department with copies of a DRAFT Road Addressing, Naming, and Signing Policy for their review. Edits have come back from Fire Chief Paul Trumblee and Fire Marshal Mike Hicks at this time.
- Information provided to the Commission regarding Lot 11, Block 43, Original Townsite as requested by the Commission.
- Have been collecting, compiling and assisting State, Federal and SBA with documentation for snow disaster.
- Working on EOM neighborhood maps
- Code edits and write ups
- Compiled information and worked through permitting process for rock quarry
- Subleases for state and ski hill compiled, distributed and signed for DNR
- Working on GPS unit and Software implementation
- Reviewing Samson useable space documentation





VICINITY MAP-SECT. 27, T15 S, R3W, CRM.

U.S.G.S. QUAD. CORDOVA (C-5) 1951

SCALE: 1 = 1 MILE

CERTIFICATE OF OWNERSHIP and DEDICATION

(I,We) hereby certify that (I,we) hold the herein specified property interest in the property described hereon. (I,We) hereby dedicate to the City of Cordova all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

Rev. Harry L. Barnes - Pastor 2-1-93

(I,We) hereby agree to this plat and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Rev. Harry L. Barnes - Pastor 2-1-93

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 1 day of Feb, 1993

appeared Rev. Harry L. Barnes

9-3-94
My Commission Expires

D Lynda Plant
Notary Public

D LYNDA PLANT NOTARY PUBLIC EXP. 9-3-94

SURVEYOR'S CERTIFICATE

I, JOHN L. JOSLIN, professional land surveyor do hereby certify that the plat of BLOCK (43) SUBDIVISION is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that lot corners have been set as shown hereon.

STATE OF ALASKA 49TH John L. Joslin JOHN L. JOSLIN LS-503 Registered Professional Land Surveyor

PLAT APPROVAL

Plat approved by the City Platting Authority this 28th day of OCTOBER, 1992

Brooke A. Johnson
Chairman, Planning Commission

93-3

RECORDED - FILED 20
CORDOVA REC. DIST.
DATE 3/4 1993
TIME 1:15 P M
Requested by ELISABETH KEAN
Address 19310 ANTENA CIR ANCH AK 99516

cc

TAX CERTIFICATION

All real property taxes levied by the City of Cordova on the area shown on this plat have been paid through December 1992.

2-1-93
Date

D Ronda Plant
Authorized Official

APPROVAL

	Signature	Date
Platting Officer	Walt Wrede	1/28/93
City Manager	Don Watson for	2-1-93

DATE: Oct. 6, 1992	NAME OF SURVEYOR John L. Joslin L.S. 503-S

BLOCK (43) SUBDIVISION U.S. SURVEY 449

Section 27, Township 15 South, Range 3 West, CRM
CORDOVA, ALASKA

JOSLIN SURVEY & CONSTRUCTION
P.O. BOX 980
CORDOVA, ALASKA 99574

SCALE: 1" = 40'

DRAWN BY J.L.J.

PLAT NO. 92-12

BOOK 63 PAGE 318
Cordova Recording District

91-768

STATUTORY WARRANTY DEED

PURSUANT to Section 34.15.030, Alaska Statutes, the Grantors, DORIS KNOX, an unmarried woman, whose address is 9101-169 Steilacoom Road S.E., Olympia, Washington, 98503, VON BAXTER, an unmarried man, whose address is c/o Morris Insurance Agency, 538 West 5th Avenue, Anchorage, Alaska, 99501, INGA MORRIS, an unmarried woman, whose address is 208 3rd Avenue, N.E. Roseau, Minnesota, 56751, and DONALD MORRIS, a married man, whose address is c/o Valerie Jensen, 341 N.E. 89th, Seattle, Washington, 98115, tenants in common as to an undivided one-half interest; RICHARD S. DAVIS and DAGMAR J. DAVIS, husband and wife, as tenants in common with the right of survivorship, whose address is P. O. Box 192, Cordova, Alaska, 99574, as to an undivided one-quarter interest; and RUTH DEATHERAGE, a married woman, whose address is P. O. Box 231146, Anchorage, Alaska, 99523, as to an undivided one-quarter interest, for and in consideration of the sum of One Dollar, ($1.00) lawful money of the United States of America, and other good and valuable consideration in hand paid, convey and warrant to LITTLE CHAPEL, INC., an Alaska corporation, whose address is P. O. Box 378, Cordova, Alaska, 99574, Grantee, the following described real estate situated in the Cordova Recording District, Third District, State of Alaska, and more particularly described as follows:

Lots One through Eight (1-8), inclusive, and Lots Twelve through Twenty (12-20) inclusive, Block Forty-three (43), ORIGINAL TOWNSITE OF CORDOVA, according to the official plat thereof, filed under Book 1, Page 11, being within the Cordova Recording District, Third Judicial District, State of Alaska. EXCEPTING THEREFROM that portion given to the United States of America by Right-Of-Way Deed in Record Book 10, page 185, Cordova Recording District, Third Judicial District, State of Alaska.

SUBJECT TO THE FOLLOWING:

1. Reservations and exceptions as contained in U.S. Patent and/or in acts authorizing the issuance thereof.

2. Slope Easements as dedicated and reserved on the Plat of said subdivision.

3. Easements as shown on the Plat of said subdivision.

4. Conditions and provisions as contained in Notes as shown on the Plat of said subdivision.

BOOK 63 PAGE 319
Cordova Recording District

Grantors state that said property is vacant and undeveloped, and that the above property has not been used by Grantors or their respective spouses as a family home or homestead.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rights issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances unto the said Grantee and to its assigns forever.

DATED this 10th day of June, 1991.

RETURN TO GRANTEE

Doris Knox

Von Baxter

Inga Morris

Donald Morris

Richard S. Davis

Dagmar J. Davis

Ruth Deatherage

BOOK 63 PAGE 320
Cordova Recording District

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

I, Sharon K. O'Brien, do hereby certify that on this 10th day of June, 1991, personally appeared before me DORIS KNOX, to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of June, A.D., 1991.

SHARON K. O'BRIEN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-29-95

Sharon K O'Brien
Notary Public in and for the
State of Washington
Residing at Olympia
Appt. Expires 3-29-95

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 20th day of JUNE, 1991, by VON BAXTER.

OFFICIAL SEAL
STATE OF ALASKA
ELAINE C. NORDGAARD
NOTARY PUBLIC

Elaine C. Nordgaard
Notary Public in and for Alaska
My commission expires 5/23/95

STATE OF ~~MINNESOTA~~ Washington)
) ss.
COUNTY OF Pierce)

On this 4 day of June, 1991, before me personally appeared INGA MORRIS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

M. L. Morris

My commission expires: 11-1-92

-3-

BOOK 63 PAGE 321
Cordova Recording District

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE.)

I, Susan E Reeves, do hereby certify that on this 10th day of June, 1991, personally appeared before me DONALD MORRIS, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of June, A.D., 1991.

SUSAN E. REEVES NOTARY PUBLIC 8-21-92 STATE OF WASHINGTON

Susan E Reeves
Notary Public in and for the
State of Washington
Residing at Tacoma

My commission expires: _____

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 17th day of June, 1991, by RICHARD S. DAVIS and DAGMAR J. DAVIS.

Notary Public in and for Alaska
My commission expires 5-12-92

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 21st day of June, 1991, by RUTH DEATHERAGE.

OFFICIAL SEAL
STATE OF ALASKA
ELAINE C. NORDGAARD
NOTARY PUBLIC

Notary Public in and for Alaska
My commission expires 5/23/95

BOOK 63 PAGE 322
Cordova Recording District

91-309

RECORDED - FILED
Cordova REC. DIST.
DATE 7-3 19 91
TIME 8:30 A.M.
REQUESTED BY
ADDRESS Transhield

31

Memorandum

To: Planning Commission

From: Planning Staff

Date: 3/1/2012

Re: Comprehensive Plan Update

Planning Department Staff has sent out sections of the Comprehensive Plan to be updated by the appropriate Department Head with a deadline for updates to be returned back to Staff.

If the Planning Commission chooses, Staff can provide copies of the Comprehensive Plan with the updates that have been returned for the April Planning Commission meeting.

Memo

To: Planning and Zoning Commission
From: Moe Zamarron, Director of Public Works
CC: Mark Lynch, City Manager
Date: February 29, 2012
Re: Ownership and responsibility of water and sewer service lines

The subject of ownership and responsibility for water and sewer service lines within the City of Cordova is defined in the municipal code. The City is responsible for installing and maintaining the main lines that are normally located in City-owned rights of way. Customers connected to those main lines are responsible for the service connection beginning at the main.

Changes can be made that will redistribute the responsibilities for these service connections and an examination of resulting costs should be reviewed and accepted as part of any decision made. Almost without exception, every service connection lays partially within a customer's property and partially in City right of way. What needs to be decided is how much the City is willing (or able) to accept in terms of maintenance cost in re-aligning responsibilities for the service lines.

The City, through the water and sewer departments, is responsible for ensuring that a certain level of quality be met on the treatment side as well as the transmission side of the utilities. City crews oversee or actually perform the work on main and service lines. That responsibility will always belong to the City.

An estimation of expenses relating to specific responsibilities is difficult to pin down but there is a potential for the City to incur additional financial outlay for maintenance performed on nearly every property in town. Some of these connections will pose much larger burdens than others but they could be shared equally between all customers.

Please consider this information and offer input as is seen fit.

Thank you,
Moe Zamarron
Director of Public Works
City of Cordova

Memorandum

To: Planning Commission

From: Planning Staff

Date: 3/1/2012

Re: Soutfill Extension Area

The southfill development park has had an influx of business development and growth in the recent past. The number of lots on the southfill that are available for sale have been reduced, yet it appears that there is still a demand for commercial property. There has been a variety of ideas, projects and discussion about the expansion of the southfill and the surrounding area. These ideas include sidewalks that would connect the southfill to Council Avenue and the new Cordova center, sawmill extension trail and/or road, and boardwalks around the harbor. All these ideas serve to create an area that will eventually provide a connection between the sawmill avenue, Cordova center, downtown, and the old and new harbor.

The idea of expanding the southfill has been mentioned many times at a variety of venues, while some of these projects such as the sidewalks and boardwalks have been approved to move into the design phase, the concept of expanding the southfill and connecting sawmill avenue with a road has never been formally started. The staff would like to start "formally" planning the development of the southfill and incorporating the many projects in the area into an overall plan by having Planning and Zoning agree to an overall conceptual plan of expansion, so that the detail planning and design work can begin. At this meeting staff is asking P&Z to make decisions based on the information provided and depending on those decisions to make a recommendation to the city council to formally start the formal planning process or not.

The first question is, does P&Z believe that this is a good conceptual plan for the community's future economic growth?

Please remember that this is a conceptual plan at this point. There will are numerous known details that will have to be worked out in the future, but at this point we are only asking if this is the basic direction that P&Z and City Council would like to move?

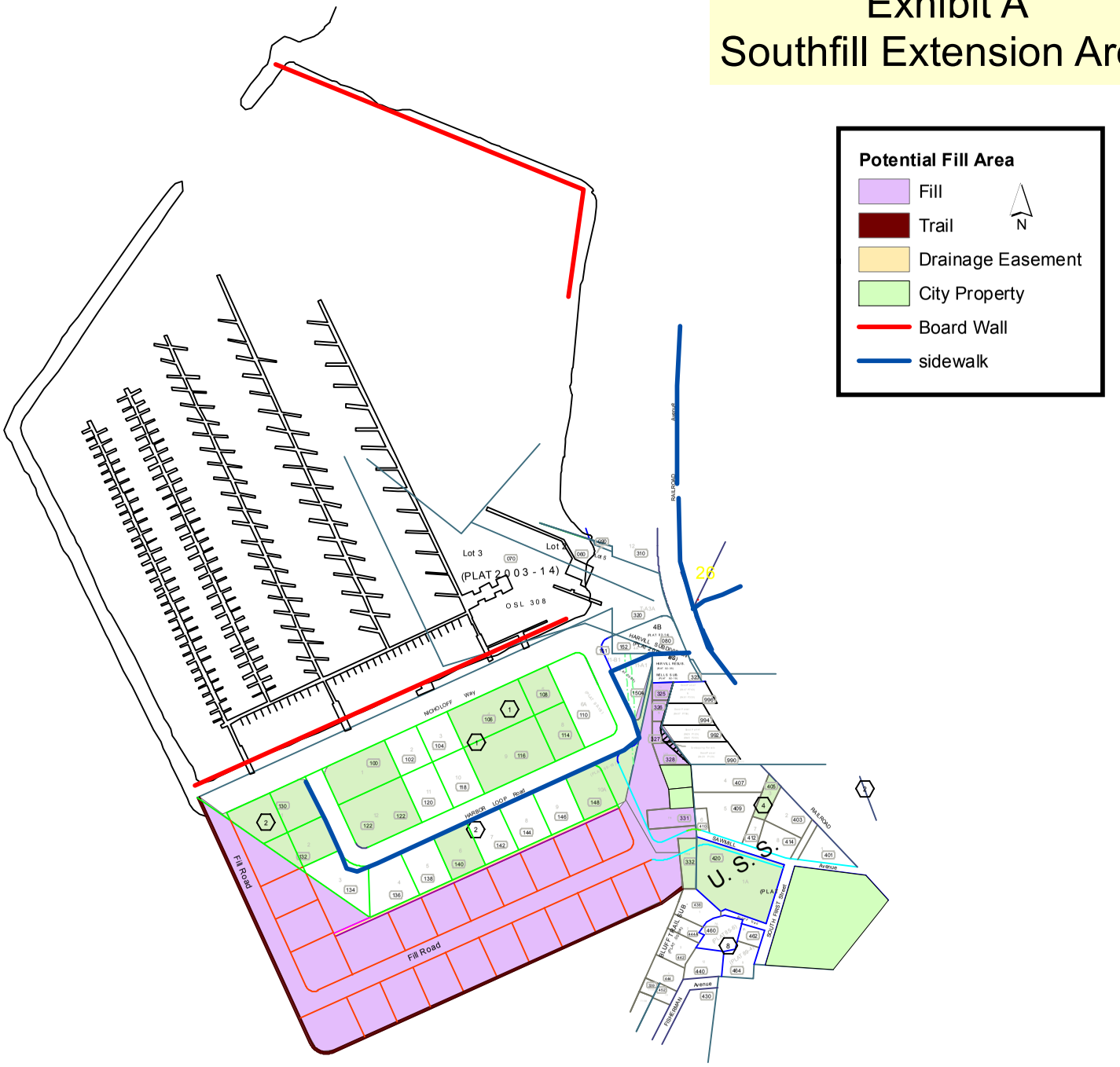
If this is the direction that P&Z wants to go, then making the following recommendations to city council seem appropriate at this time.

A. Expand the Southfill Development Park using this basic concept (exhibit A) as a blueprint and incorporate other projects into an overall plan to Cordova's commercial, downtown and harbor areas.

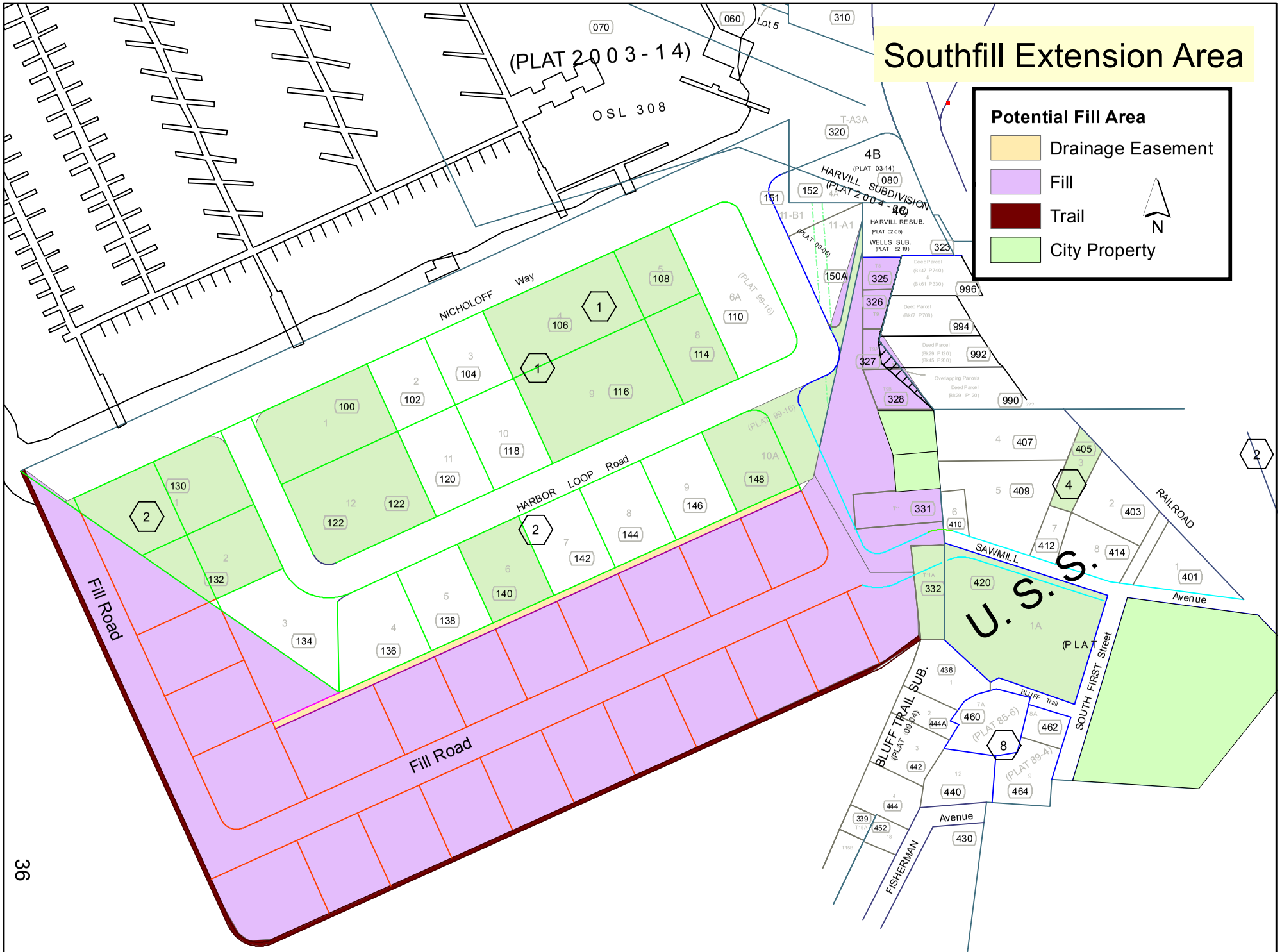
B. Support public hearings and work sessions throughout the process.
C. Maintain this project as a high priority on the City' Capital Project list.
D. Ask City Council to commit funds to proceed with formal planning, including design, engineering, land issues, permits, surveys, fill strategies, grant effort and matches, and other issues that may arise.

This will be the initial step in the long term planning process the end product would be to connect both vehicles and pedestrians from the sawmill area to the southfill and downtown area.

Exhibit A
Southfill Extension Area



This Map is not a survey and is intended for informational purposes only


Southfill Extension Area
Potential Fill Area
Drainage Easement
Fill
Trail
City Property
N
(PLAT 2003-14)
OSL 308
Lot 5
NICHOLOFF Way
HARBOR LOOP Road
Fill Road
Fill Road
HARVILL SUBDIVISION
(PLAT 2004-46)
HARVILL RESUB.
(PLAT 02-05)
WELLS SUB.
(PLAT 82-19)
SAWMILL
U.S.
Avenue
RAILROAD
SOUTH FIRST Street
BLUFF TRAIL SUB.
(PLAT 00-64)
BLUFF Trail
(PLAT 85-6)
(PLAT 89-4)
FISHERMAN
Avenue
070
060
310
320
080
151
152
150A
323
325
326
327
328
996
994
992
990
100
102
104
106
108
110
114
116
118
120
122
130
132
134
136
138
140
142
144
146
148
331
332
405
407
409
410
412
414
403
401
420
436
460
462
464
440
442
444
444A
339
452
430
1
2
4
8
36
This Map is not a survey and is intended for informational purposes only

CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 12-02

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING THE FORMAL PLANNING OF THE EXPANSION OF THE SOUTHFILL DEVELOPMENT PARK TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA

WHEREAS, the City of Cordova developed the Southfill Development Park in the early 1980s to provide for economic development and business growth for the City of Cordova, and businesses have since developed and flourished there.

WHEREAS, most lots in the Southfill Development Park have been sold, yet there is still demand for commercial property; and

WHEREAS, the concept of expanding the Southfill Development Park has been a topic of discussion in multiple venues, and while some projects such as the Southfill Development Park sidewalks, Harbor Study, and Harbor boardwalks have been moved into the design phase, the planning of the expansion of the Southfill Development Park and associated extension of Sawmill Avenue has not yet formally begun; and

WHEREAS, the Planning Department staff and the Planning and Zoning Commission would now like to start "formally" planning the development of the Southfill Development Park and incorporating the many projects in the area into an overall plan; and

WHEREAS, the Planning and Zoning Commission believes that a long term planning process incorporating the future economic development and the connectivity of Cordova's commercial, downtown and harbor areas will benefit the citizens of Cordova; and

WHEREAS, the Planning and Zoning Commission recommends to the Cordova City Council the below items in order to officially begin the planning process for the Southfill Development Park:

A. Expand the Southfill Development Park using this basic concept (exhibit A) as a blueprint and incorporate other projects into an overall plan to Cordova's commercial, downtown and harbor areas.
B. Support public hearings and work sessions throughout the process.
C. Maintain this project as a high priority on the City' Capital Project list.
D. Ask City Council to commit funds to proceed with formal planning, including design, engineering, land issues, permits, surveys, fill strategies, grant effort and matches, and other issues that may arise.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning and Zoning Commission of the City of Cordova does hereby recommend the formal planning of the expansion of the Southfill Development Park to the City Council of the City of Cordova, Alaska

PASSED AND APPROVED THIS 6th DAY OF MARCH, 2012

_____
Tom Bailer, Chairman

ATTEST:

_____
Samantha Greenwood, City Planner

◄ February | ~ March 2012 ~ | April ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 PLANNING COMMISSION REGULAR MEETING 6PM CITY HALL	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 CITY HALL CLOSED SEWARD'S DAY	27	28	29	30	31

◄ March | ~ April 2012 ~ | May ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10 PLANNING COMMISSION REGULAR MEETING 6 PM CITY HALL	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	Notes:				