

Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Greg LoForte
Tom McGann
Scott Pegau
John Baenen

City Planner
Samantha Greenwood
Assistant Planner
Shannon Joekav

**PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2013 @ 6:45 PM
LIBRARY MEETING ROOM**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Greg LoForte, Tom McGann, Scott Pegau and John Baenen
- 3. APPROVAL OF REGULAR AGENDA** (voice vote)
- 4. APPROVAL OF CONSENT CALENDAR** (voice vote)
 - a. Minutes of 2-12-13 Planning Commission Regular Meeting.....(Pages 1-5)
- 5. RECORD ABSENCES**
- 6. DISCLOSURES OF CONFLICTS OF INTEREST**
- 7. CORRESPONDENCE**
 - a. Letter from Joe Arvidson re: Proposed sidewalk on 3rd Street and water pipes.....(Page 6)
- 8. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**
 - a. Guest Speakers – None
 - b. Audience comments regarding agenda items (3 minutes per speaker)
 - c. Chairpersons and Representatives of Boards and Commissions
- 9. PLANNERS REPORT**.....(Page 7)
- 10. NEW BUSINESS**
 - a. Conditional Use Permit request by Marine Exchange of Alaska (voice vote).....(Pages 8-25) for the construction of a 30' ROHN VHF tower located behind the Harbormaster Building at Lot 12, Block 1
 - b. Preliminary Plat of Lot 8, Vina Young Subdivision (voice vote).....(Pages 26-32)
 - c. Final Plat of the City of Cordova and Samson Land Swap (voice vote).....(Pages 33-36)
- 11. OLD BUSINESS**
- 12. MISCELLANEOUS BUSINESS**
- 13. PENDING CALENDAR**
 - a. March 2013 Calendar.....(Page 37)
 - b. April 2013 Calendar.....(Page 38)
- 14. AUDIENCE PARTICIPATION**
- 15. COMMISSION COMMENTS**
- 16. ADJOURNMENT**

**PLANNING COMMISSION REGULAR MEETING
FEBRUARY 12, 2013 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES
DRAFT**

In those matters coming before the Cordova Planning Commission at 6:30 PM on Tuesday, February 12, 2013 in the Library Conference Room, 622 First Street, Cordova, Alaska are as follows:

A. Call to order -

B. Roll Call Present for roll call were Chairman Tom Bailer, John Greenwood, Greg LoForte, Tom McGann, Scott Pegau, John Baenen and David Reggiani (via teleconference at 6:28 pm).

Also present was Planner, Samantha Greenwood and Assistant Planner, Shannon Joekay. There were 9 people in the audience.

C. Approval of Agenda

M/Greenwood S/Pegau

Upon voice vote, motion passed, 7-0

D. Approval of Consent Calendar

Minutes from the December 11, 2012 Regular Meeting

Minutes from the January 8, 2013 Regular Meeting

M/Pegau S/Greenwood

Upon voice vote, motion passed, 7-0

E. Record Absences

None

F. Disclosure of Conflict of Interest

None

G. Correspondence

A letter in support of the Prince William Sound Science Center from CEC

H. Communication by and Petitions from Visitors

1. Guest Speakers

None

2. Audience comments regarding items in the agenda

Steve Hoots Witsoe, Shelter Cove-Lot 4, USS 2764 ~ I am here to request an easement on Lot 3. There are 3 households at Lots 4, 5 and 6. The original lots were surveyed in 1948. Since then, a lot of stuff has happened (the '64 Earthquake), and the road was built out to Orca Cannery and originally our lots, the front of our lots were front tidelands. So the easement was pretty much water access, but since then, things have changed. We have an easement for Lot 4, Lot 5 and Lot 6 and we're looking to extend that easement to Lot 3. I am a co-owner of Lot 3, along with the people that own Lot 5 and Lot 6. We all recently bought Lot 3. I'd like to see that treated as a separate lot, just like it is. I would like to see that the easement goes the full length of that front lot just like we have on the other lots. I would also

like to see that our easements are connected in the sense that this is supposed to be a residential area and I think that it best serves everyone's interest to have one access point for all those lots, instead of having a separate access for Lot 3. Especially since we own that and are going to be wanting to travel back and forth. I think if Lot 3 ever went to another owner, with someone living out there, it would just make sense that we all access our lots from the same road. I know this meeting is mostly about the easement for that but I think it's also a great opportunity for us to discuss the plans for out there. We do have an easement but it's really subject to the tides and rains and we're looking to do some work on that road. Maybe there's something we can just come to an overall agreement with is where we're going to, what's the best place to put that easement from our front easement to that New England Cannery Road. My point is that I would like to see a full easement across the front of our property. I'd like to see it connected to our other easements so that we're all contained as one.

Rob Mattson, 301 Lake Avenue ~ I just want to make a few comments on the Safe Routes to School Sidewalk Project coming up the East side of Lake Avenue. There's 4 driveways on that side of the street and with the sidewalk being proposed where it is, it's going to create a lot more hassle for these kids, especially with the snowy type conditions when people will be backing out of their driveways. The west side of the street, to me, it seems like it would be a lot safer for our children. People are backing out, it gives you a lot more area to look through your rear view mirror, there's also a street light on that side of the street. There's also 4 drop drains in that area that, over the last 10-12 years, I actually worked with Mr. Squires and George Keeney. I'm finally getting drainage on that side of the street, to keep from getting 2 foot ruts down the middle of the road and I really think that putting that sidewalk on the west side would benefit our children a lot more. It would be a lot safer for them and also the proposed raised sidewalk across Lake Avenue-it would be a lot less drainage hassle. Just by living on that corner and watching the water flows, it would be a lot less hassle for the drip drain, would still take effect. Also, there are 2 drop drains on Lake Avenue, west of that and if they put it in on the east side than that strip drain won't take effect for the drainage coming off Lake Avenue. We're going to have a lot of flooding in that area which would also possibly flood my garage out. With that being said, I just wanted to express concern and hopefully you guys will take a look at the safest route for our children is actually going to be on the west side of the street rather than the east side.

Tom Bailer ~ Hey Rob, what's your title with the State?

Rob Mattson ~ I'm here on my personal behalf, not the State's.

Tom Bailer ~ Right, but you do work for the State? Are you going to stay for the meeting?

Rob Mattson ~ Probably.

Tom Bailer ~ Yea, if you wouldn't mind we may have some questions and concerns from the State aspect if you wouldn't mind answering. Thank you.

3. Chairpersons and Representatives of Boards and Commissions

None

I. Planners Report

The zoning bulletins / building inspector will be distributed to McGann, Greenwood and Pegau electronically. LoForte, Bailer, Baenen and Reggiani will receive hard copies of them.

Baenen will receive the full copy of the Alaska Planning Commission handbook, while Reggiani requested the PDF version. All others will receive the updates.

The webpage will now show names, terms and a phone number for all members except LoForte. LoForte's will just show his name and his term.

Land Disposal maps will maybe be on the next meeting.

J. New Business

a. Request for Access Easement on Tract A, ATS 900 (voice vote)

M/Greenwood S/LoForte

"I move to approve the resolution 13-02 and the special conditions listed in this staff report."

Samantha Greenwood ~ Can I just make a couple comments?

Bailer ~ Yes please.

Samantha Greenwood ~ Since the packet came out, there have been a lot of questions about public vs. private easements. I sent a question to the lawyer to get the questions answered. The lawyer hasn't gotten back yet. There are still good things to talk about, where and how the easement will be located, future use of the area down there. It may have to come back to staff for the legal terminology.

Reggiani ~ What's the purpose of a public access easement on public land?

Samantha Greenwood ~ That is another question I have for the lawyer.

Greenwood ~ I am not sure it is in the City's best interest to do the proposal like that without further discussion. I think we can give them access to their property with a little less property from the City.

Samantha Greenwood ~ I did research ATS 900 and we cannot sell that property. It has a deed restriction from the State. We can lease it. There is the existing public access easement on ATS 1610, the gravel road.

Bailer ~ Parks and Rec may have some interest in this lot for future development?

Samantha Greenwood ~ I spoke with Parks and Rec. They are working on their 10 year Master Plan and are just wrapping up the Odiak Campground, this is their next piece of property to discuss.

Bailer ~ It would be smart to hear what they have to say. There are two ways we can go, we can give them smaller access or create an easement that would also give the City access to Tract A, if the City was going to create a park. We can all agree that we want to give them legal access that is functional but we just have to figure out how to do it. I would like to refer it back to Staff to look into it more and speak with Parks and Rec.

Kirsti Jurika, resident of Flemming Spit ~ This easement that gives us access to Lots 4, 5 and 6, comes up to Lot 3 but there is a pretty substantial creek that we are trying to re-establish. That actually doesn't give good access to Lot 3. Just wanted that as part of the planning.

Reggiani ~ Would also like Sam to look into the public access that is adjacent to the pond. Can you do research and find out if that access easement is specific to foot traffic?

Bailer ~ I think we need to make an overall plan for this area to see what's best for Lot 3 and the City. Parks and Rec need to sit down and bring their idea to us.

McGann ~ The existing approach to Lots 4, 5 and 6 is terrible. Whose responsibility is that?

Samantha Greenwood ~ We've been talking to Public Works to get a handle on that. It is City property and it is a City public access. So that's another question of legal responsibility: maintenance, development all those things when you turn it to a public easement.

Bailer ~ Make a motion to refer it back to staff?

M/Greenwood S/McGann

"I move to refer this back to staff."

Upon voice vote, motion passed, 7-0

Yea: Bailer, McGann, LoForte, Pegau, Reggiani, Greenwood, Baenen

Nay: None

b. Safe Routes to School Sidewalk Project

Karen Swartzbart, Eccles Lagoon; Kathy Zamudio; Teresa Keel, Superintendent of Schools

After a long discussion, issues needing to be addressed by the Planning Staff and the Engineers are:

- drainage issues

- which side of the street is best for kids and home owners (might have to do with the drainage)
- has this project area been surveyed
- should stop signs be installed on Adams to help kids cross the street (three way street)
- what is the designated driveway easement (15' vs. the entire length of a homeowner's lot)
- should Third Street be a one way street?

All members agree that it is a good idea.

**c. Letter of Interest to lease a portion of the Cordova Jr./Sr. High School (voice vote)
M/Greenwood S/McGann**

"I move to recommend to City Council to dispose 1203 square feet of classroom and office space at the High School Building (USS 2637) by procedure #1."

Pegau ~ Is this a forgiveness issue?

Samantha Greenwood ~ No, a special use permit is in effect waiting for the longer term lease-5 year lease. This lease has to be approved by the City Manager and has to go to Council for approval.

Teresa Keel ~ The lease may change but will be amended accordingly.

Upon voice vote, motion passed, 7-0

Yea: Bailer, McGann, LoForte, Pegau, Reggiani, Greenwood, Baenen

Nay: None

K. Old Business

None

L. Miscellaneous Business

None

M. Pending Calendar

N. Audience Participation

None

O. Commission Comments

Greenwood ~ Would like to push the sidewalk through. It's good to get more projects going.

Bailer ~ Wants to keep updated with reports of (Safe Routes) project.

LoForte ~ Wanted to know the update on Samson's.

Samantha Greenwood ~ Moving forward on Samson's. They have the conduit down and are waiting for the move of the office and shop. The completion date is April 1st for the electrical. The boats and storage move may be ongoing.

Pegau ~ Would like to have an understanding of the existing driveway easements at Flemming Spit.

Baenen ~ Will not be able to make the March 12th meeting and cannot call in as he will be on the plane.

P. Adjournment

M/McGann S/Pegau

Motion to adjourn at 7:50 pm

February 27, 2013

Sam Greenwood
City of Cordova Planner
P.O. Box 1210
Cordova, Alaska 99574

RE: Proposed sidewalk on 3rd Street

Dear Sam:

This letter is in response to a letter I received from the City a few weeks ago informing me that the City is considering putting a sidewalk in front of our property on 710 3rd Street. In short my wife and I are in favor of the sidewalk as we think it will make it a lot safer for all the kids that walk and bike up the street to and from school. However, we do have some concerns that we would like addressed.

Our major concern is with the water pipes below the street that run to our house. We argued with the City over the ownership/responsibility of the water pipes that run to our property for approximately a year. The result was a change in City Code that now holds the City responsible for the maintenance and repair of water pipes up to the "curbside" of a landowner's property. The pipes that run down 3rd Street are old and need to be replaced. The pipes running to our house burst a year or so ago and rather than fix the pipes in their entirety the City replaced a small section of corroded pipe. I am sure the pipes will leak again in the near future. While we are not requesting that the pipes be replaced at this time (although that would be a smart move), we do request that the City, at a minimum, put a water shutoff valve curbside in front of our property and place new water pipes under the sidewalk prior to laying it down. Failure to do so will result in the City having to tear up the new sidewalk to replace the pipes below it in the near future. It would be a cost effective move for the City to do this in one fell swoop while all the construction equipment is on site in the event that the sidewalk is actually laid.

Our second concern is that the sidewalk be layed flush with our property so that in the winter when Wilson Construction plows snow out of our driveway the sidewalk is not a hindrance to the loader or is not destroyed.

Thank you,

Joe Arvidson

710 3rd Street
Cordova, AK 99574

Planners Report

To: Planning Commission
From: Planning Department Staff
Date: 3/12/13
Re: Recent Activities and updates

- Samson land swap is nearing completion, trenches have been dug and conduit laid
- No building permits issued.
- Safe Routes to School Project: Application, Project Agreement and Project Documents have been accepted by Steve Soenksen. We have now passed the project to Moe and Josh for completion. They will give updates to us to pass along to the Planning Commission.
- We forwarded Joe Arvidson's letter to Public Works for their review.
- Chapters 8 and 14 re-writes, which includes the water line issue, will be on the March 14, 2013 Special City Council meeting.
- Prince William Sound Community College proposed lease is being reviewed by lawyer.
- Nichols' and Camtu's purchase agreements signed, closing within 60 days.
- Waiting on Harbor Commission's input for land disposal maps. Hoping to have an answer by the next meeting.
- Mobile Grid Lease is on the 3/6/13 City Council Meeting. Will update during our meeting.
- Ski Hill : City contract with Sheridan Alpine Association is near completion. Negotiating through one clause in the contract.
- Chamber of Commerce lease is signed and in place.
- Addressing : Met with Chief Wintle and Dispatch Lead Nancy Gentry. Working through ALI/ANI database requirements. Also working on GIS requirements for 911.

Memorandum

To: Planning Commission

Thru: Planning Department Staff

Date: March 4, 2013

Re: Preliminary Plat

PART I. GENERAL INFORMATION

Requested Action: Conditional Use Permit for the construction of an 30' (thirty foot) ROHN Tower for VHF radio

Applicant: Marine Exchange of Alaska

Owner's Name: City of Cordova, Harbor Master Building (Land Owner)
Marine Exchange of Alaska (Tower Owner)

Address/Survey: 114 Nicholoff Way, Lots 1 and 12, Block 1 Southfill Development Park

Zoning: Waterfront Commercial

PART II. BACKGROUND

A completed application has been submitted by Marine Exchange of Alaska for a conditional use permit to place a telecommunication tower (VHF) on lots 1 and 12, Block 1 of the Southfill Development Park (Harbor Master Office Lots).

Marine Exchange of Alaska is a non- profit maritime organization that serves to enhance safe, secure, efficient, and environmentally responsible maritime operations. They provide a coastal Alaska vessel tracking network for a number of varying organizations throughout the world. The Coast Guard is a major supporter of their organization in that they use their network for response and compliance throughout AK. For additional background information their web site is www.mxak.org.

This tower is not a cell phone tower but according to the definitions in code of a telecommunication tower and telecommunication the conditional use process for telecommunication towers must be followed.

18.08.564 - Telecommunication tower.

"Telecommunication tower" means a structure intended to support equipment used to transmit and/or receive telecommunication signals including monopoles, guyed and lattice

steel structures. This definition does not include a tower that supports only one or more amateur radio antennas.

18.08.562 - Telecommunication.

"Telecommunication" means the transmission and reception of messages, impressions, pictures, and signals by means of electricity, electromagnetic waves, and any other kind of energy, force variations, or impulses whether conveyed by cable, wire, radiated through space, or transmitted through other media within a specified area or between designated points.

PART III. REVIEW CRITERIA

Applicable zoning regulations for this request are:
Chapter 18.60 Conditional Use Permits.

18.60.015 C

The planning commission may approve an application under this section, with or without conditions, if the application meets the following criteria:

1. **Location and Visual Impact.** The proposed location of the telecommunication tower will minimize the visual impact on the surrounding area while allowing the telecommunication tower to function in accordance with minimum standards imposed by the applicable telecommunications regulations and the applicant's technical design requirements. Telecommunication towers and attached antennas and equipment must be painted or coated in a color that blends with the surrounding environment. Muted colors, earth tones, and subdued hues, such as gray, shall be used. All associated structures such as equipment buildings, including the roofs, shall be painted with earth tone colors unless otherwise required under this code or other applicable law. Where necessary to make a telecommunication tower compatible with the historical, environmental or cultural character of its location, the planning commission may require that the telecommunication tower be disguised, hidden or screened, or integrated as an architectural feature of a structure, to reduce its visual impact.

The tower will be 14 feet above the Harbor Master building. The tower will be steel/gray color and should not be a visual impact to residential neighborhood across from Southfill.

2. **Inability to Collocate.** It is not feasible to locate the applicant's telecommunication antenna and other equipment on any existing structure or tower under the control of the applicant.

There are two telecommunication towers (see attached map) at the end of the road near the proposed site. Co-location on these two towers is not possible because of

interference with frequencies. Below is a summary of the emails between David Goss from NOAA, the planner, and Bryan from Marine Exchange of Alaska.

One thing that we have had problems with in the past in regards to NOAA facilities is that they tend to broadcast their weather information on 162MHz and our radios are receive only at 161.975MHz and 162.025MHz. This is rather detrimental to our radios in that when NOAA "broadcasts" our antenna will be damaged along with reduced coverage capability. I am not certain as to the activities that NOAA is partaking in at this particular tower but if they are doing any broadcasting it is best not to be near their equipment. (Bryan Marine Exchange)

According to information in my files, this is a data collection system which broadcasts meteorological readings. The frequency I have on file for this site is 162.55 Mhz, but I have asked the NWS office to confirm this. (Dave Goss NOAA)

The co-location with NOAA will not work for us due to our similar frequencies and close proximity. It is best to be as far from that transmitter as possible. Thanks for looking into that for us though as it is much appreciated.(Bryan Marine Exchange)

3. Location in a Residential Zoning District. An applicant seeking to locate a telecommunication tower in a residential zoning district must show that the area cannot be adequately served by a telecommunication tower located in a nonresidential zoning district for valid technical reasons.

N/A

4. Location on Public Property or Other Private Property. If the applicant proposes to acquire a site on private property for the telecommunication tower, the applicant must show that no available publicly owned site or available privately owned site occupied by a compatible use is suitable under applicable communications regulations and the applicant's technical design requirements.

N/A

5. Design for Future Use. A new telecommunication tower shall be designed to allow collocation of telecommunication antennas equal in number to the applicant's present and reasonably foreseeable future requirements.

The tower is not designed for co-location due to the frequencies issues.

6. Safety Code Met. The telecommunication tower meets all applicable laws and code requirements, including without limitation health, nuisance, noise, fire, building and safety code requirements.

The tower has stamped engineer drawings.

7. Distance from Existing Telecommunication Towers. A telecommunications tower shall not be approved if it is located within one-half mile (two thousand six hundred forty feet) of an existing telecommunication tower, unless the applicant certifies that the existing telecommunication tower does not meet the applicant's structural specifications and technical design requirements, or that a collocation agreement could not be obtained.

The closest telecommunication tower is on the ski hill and is over 4000 feet away.

8. Zoning Requirements. With the exception of requirements for setback and height, which are established in this section, the telecommunication tower must comply with all applicable zoning laws and regulations, including, without limitation, all laws governing land development, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, and sign, storage.

The tower while not an actual building is an accessory to the permitted principal uses of docks and harbor facilities. The harbor master can assist Coast Guard or other agencies if needed. The tower, which serves a water dependent activity also fits in to the purpose of the zone district.

18.39.010 - Purpose.

The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine—oriented lifestyle. Uses within the waterfront commercial park 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.

18.39.020 - Permitted principal uses and structures C. Docks and harbor facilities;

9. Setback. In all zoning districts, a telecommunication tower must be located no less than a distance equal to the tower height from all lot lines.

This requirement has been met and is shown in the attached site plan.

9. Signs. No signs may be located on a telecommunication tower except for identification signage.

Application has agreed to this requirement.

11. Lighting. No lighting may be located on a telecommunication tower except as reasonably required for safety purposes or as required by the Federal Communications Commission, Federal Aviation Administration or other government agency with jurisdiction.

Application has agreed to this requirement.

12. Fencing. A fence with a minimum height of eight feet must be placed on the perimeter of the site of a telecommunications tower site to limit access by the public.

The tower will be located inside the fenced portion of the harbor masters lot public access will be limited. Applicant would like to have this requirement waived because of the secured location of the tower.

13. Height. The height of a telecommunications tower may not exceed the maximum tower height specified in the conditional use permit or in this section.

The tower will not be more than the height stated in the condition use permit.

PART V. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the requested Conditional Use Permit to install a 30' (thirty foot) ROHN Tower for VHF radio by Marine Exchange of Alaska at 114 Nicholoff Way, Lots 1 and 12, Block 1 Southfill Development Park.

PART VI. SUGGESTED SPECIAL CONDITIONS

Staff recommends these special conditions

1. Before a building permit is issued a fence will be added to the site plan if P&Z does not feel that the Harbor master's locked gate is adequate to waive this requirement.

PART VII. SUGGESTED MOTION

I move to approve the requested Conditional Use Permit to install a 30' (thirty foot) ROHN Tower for VHF radio by Marine Exchange of Alaska at 114 Nicholoff Way, Lots 1 and 12, Block 1 Southfill Development Park with the special condition listed in the staff report dated March 4, 2013.

CONDITIONAL USE PERMIT APPLICATION

CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department 21 days prior to the next Planning Commission meeting date.

TYPE OF REQUEST	FEE
Site Plan Review	varies
Use Variance	\$200
Dimensional Variance	\$200
<input checked="" type="checkbox"/> Conditional Use Permit	\$200
Exception	\$200
Rezone	\$250
Signs (# of signs_____)	\$25 x_____
	total:


APPLICANT INFORMATION

Name	Bryan Hinderberger
Address	1000 Harbor Way Suite 204
Telephone [home]	907-957-0038
Business Name	Marine Exchange of Alaska
Business Address	1000 Harbor Way Suite 204
Telephone [business]	
Business FAX	
Project architect/engineer	
Address of architect/engineer	
Telephone of architect/engineer	

PROPERTY/PROJECT INFORMATION

Address of subject property	114 Nicholoff Way, 122 Harbor Loop Rd
Parcel identification number	02-074-100,02-473-122
Property owner [name/address]	City OF Cordova
Current zoning	Water Front Commercial
Proposed use	VHF Tower
Construction start date	
Estimated Cost of Construction	

Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	City of Cordova, PO Box 1210 Cordova AK
Real Estate Firm/Broker handling sale of property. Provide name and address. Note: <i>If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.</i>	NA
City Business License Permit Number (if applicable)	NA

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By:  (Signature)	By: _____ (Signature)
Name: <u>B.P. FARRELL</u> (Type/Print)	Name: _____ (Type/Print)
Date: <u>2/26/13</u>	Date: _____

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	
SITE PLAN CHECKLIST _____ APPLICANT	

18.60.015 Conditional use for Telecommunication Tower

1. The Marine Exchange of Alaska is a non-profit organization located in Juneau, AK. Our organization provides the maritime industry in AK with a safety network for vessel tracking. A number of different organizations throughout the state utilize this network in order to enhance safe, secure, efficient, and environmentally responsible maritime operations.

The Marine Exchange of Alaska (MXAK) has contacted Tony Schinella, Cordova Harbormaster, in order to find a suitable location for an installation of a ROHN tower that will provide both the Cordova Harbormaster along with MXAK a more suitable and permanent location for VHF antennas. The Marine Exchange of Alaska will be installing one VHF antenna on the tower. The antenna that MXAK would install would be a "receive" only antenna, therefore not transmitting at any time. The tower will also serve to provide space for the Harbormaster to install one VHF antenna in order to improve range on marine band communication in and around the Cordova area. We desire a tower at a height of approximately 40', above ground level, in order to clear any rooflines/obstructions in the near vicinity.

We have contacted Tony with the Harbormasters office in Cordova since his line of work is directly related to what we provide as an organization. Both of our organizations would benefit from the installation of this tower. We also require an internet backhaul to transmit data back to our servers in Juneau and the Harbormasters office would serve as the access point for that internet connection.

2. ROHN 25G 40' AGL Tower with a poured 5'x5'x5' foundation. One, 3 element Comprod antenna for MXAK purposes. This antenna is all aluminum.

3. See Attached Site Plan

4. See Attached Map of NOAA Weather Station and Tsunami Tower

5. SEE AK engineer report

6. Marine Exchange of Alaska will own the tower. There will be 1 VHF Directional antenna located on the tower.

7. See attached

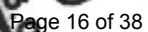
8. An FCC license is not required for the antenna that we are installing since it is a "receive only" antenna.

9. Line of sight analysis. See Attached

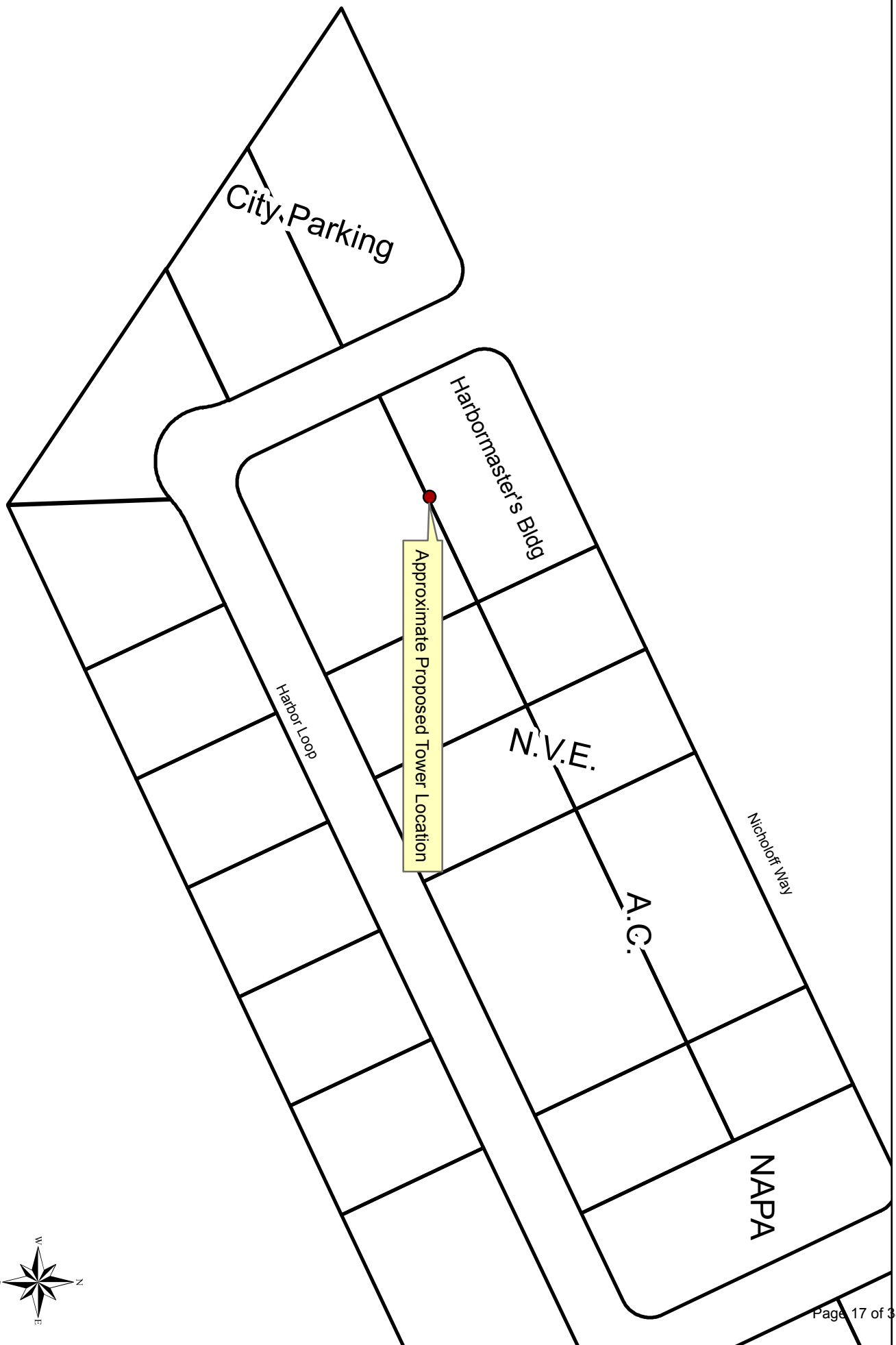
10. Written agreement, on form approved by city attorney, to remove tower and restore site to original specs if tower becomes unused.

11. Not Applicable

12. Engineer Certificate.



Location Map for Conditional Use Permit VHF Tower





1 Fairholm Avenue
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079

February 27, 2013

Marine Exchange of Alaska
Attn: Bryan Hinderberger
1000 Harbor Way
Suite 204
Juneau, AK. 99801

Reference: Cordova, Valdez Cordova County, AK

File Number: 205807 R1

Enclosed, please find the following for your use:

<u>Copies</u>	<u>Drawing Number</u>	<u>Description</u>
4	DWG-0617 R1	Design Drawing Sealed for the State of Alaska
4	DWG-0128 R2	Mat Foundation Sealed for the State of Alaska
4	B090548 R1	Foundation Notes Sealed for the State of Alaska

Contact Phone Number: 305 599 8766

Email Also: bryanhinderberger@mxak.org

Sincerely,

Joel Stone

he



1 Fairholm Avenue
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079

PURCHASER: MARINE EXCHANGE OF ALASKA

PRODUCT NAME: 30 FT 110 MPH 45G SELF-SUPPORTING TOWER
45SS030

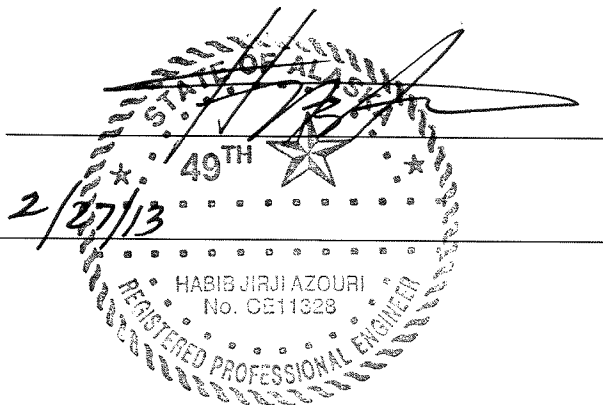
DRAWING NUMBER: DWG-0617 R1 AND DWG-0128 R2

I CERTIFY THAT THE DESIGN OF THE REFERENCED ROHN STANDARD PRODUCT HAS BEEN REVIEWED UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ALASKA. THE DESIGN IS IN ACCORDANCE WITH THE PURCHASER'S SPECIFIED REQUIREMENTS OF ANSI/TIA-222-G, 110 MPH 3-SEC GUST WIND SPEED, NO RADIAL ICE LOAD. THE FOUNDATIONS ARE STANDARD FOUNDATIONS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G PRESUMPTIVE CLAY SOIL PARAMETERS. THE DESIGN REVIEW DOES NOT VERIFY THE SUITABILITY OF THE REFERENCED PRODUCT OR THE STANDARD FOUNDATIONS FOR A SPECIFIC SITE OR APPLICATION.

THE T.I.A. STANDARDS REPRESENT THE ACCEPTED INDUSTRY MINIMUM STANDARDS AND PRACTICES FOR THE DESIGN OF STEEL ANTENNA SUPPORTING STRUCTURES AND MAY OR MAY NOT EQUAL OR EXCEED LOCAL, STATE OR FEDERAL REQUIREMENTS FOR A SPECIFIC APPLICATION. THE T.I.A. STANDARDS, AS WITH MANY BUILDING CODES, ARE NOT INTENDED TO COVER ALL LOCAL CONDITIONS WHICH MAY EXIST AT A SPECIFIC LOCATION AND THEREFORE SHOULD NOT BE RELIED UPON FOR A SPECIFIC SITE OR APPLICATION WITHOUT COMPETENT PROFESSIONAL EXAMINATION AND VERIFICATION OF ITS ACCURACY AND SUITABILITY.

CERTIFIED BY: _____

DATE: _____



90 MPH 3-SECOND GUST WIND SPEED																			
25G				45G				45GSR				55G				65G			
HEIGHT (FT)	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.				
	EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C					
10	26.8	21.3	25SS010	60.0	47.5	45SS010	95	84	45SR010	80	79	55SS010	95	95	65SS010				
20	18.5	13.4	25SS020	31.3	22.7	45SS020	95	71	45SR020	56	42	55SS020	95	95	65SS020				
30	7.9	4.1	25SS030	16.1	8.4	45SS030	87	58	45SR030	34	21	55SS030	95	71	65SS030				
35	4.4	1.2	25SS035	9.8	3.8	45SS035	76	52	45SR035	25	14	55SS035	80	54	65SS035				
40	1.3	-	25SS040	4.9	-	45SS040	60	40	45SR040	17	8	55SS040	62	41	65SS040				
45				0.7	-	45SS045	48	31	45SR045	11	3	55SS045	48	30	65SS045				
50							38	23	45SR050	5	-	55SS050	37	21	65SS050				
55							29	16	45SR055				28	14	65SS055				
60							22	11	45SR060				20	7	65SS060				

100 MPH 3-SECOND GUST WIND SPEED															
HEIGHT (FT)	25G			45G			45GSR			55G			65G		
	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.
	EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C	
10	20.7	16.4	25SS010	47.4	39.5	45SS010	82	66	45SR010	78	63	55SS010	95	95	65SS010
20	14.0	9.9	25SS020	23.2	16.9	45SS020	74	55	45SR020	43	32	55SS020	95	95	65SS020
30	5.3	2.2	25SS030	9.7	4.8	45SS030	66	43	45SR030	24	14	55SS030	81	55	65SS030
35	2.1	-	25SS035	5.1	0.7	45SS035	59	38	45SR035	17	8	55SS035	61	40	65SS035
40				1.2	-	45SS040	46	30	45SR040	10	3	55SS040	47	29	65SS040
45							35	22	45SR045	5	-	55SS045	35	20	65SS045
50							27	15	45SR050				26	13	65SS050
55							20	9	45SR055				17	6	65SS055
60							13	4	45SR060				11	1	65SS060

110 MPH 3-SECOND GUST WIND SPEED																			
25G				45G				45GSR				55G				65G			
HEIGHT (FT)	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.	EPA		PART NO.				
	EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C		EXP. B	EXP. C					
10	16.5	12.7	25SS010	39.4	31.9	45SS010	67	53	45SR010	63	51	55SS010	95	95	65SS010				
20	10.6	7.2	25SS020	18.3	12.3	45SS020	59	43	45SR020	34	25	55SS020	95	81	65SS020				
30	3.1	0.4	25SS030	6.5	1.9	45SS030	51	32	45SR030	17	9	55SS030	65	43	65SS030				
35				1.7	-	45SS035	45	27	45SR035	11	4	55SS035	48	30	65SS035				
40							35	22	45SR040	5	-	55SS040	35	21	65SS040				
45							26	15	45SR045				25	13	65SS045				
50							19	9	45SR050				17	7	65SS050				
55							13	4	45SR055				10	-	65SS055				
60							7	-	45SR060				4	-	65SS060				

GENERAL NOTES:

1. TOWER DESIGNS ARE IN ACCORDANCE WITH APPROVED NATIONAL STANDARD ANSI/TIA-222-G, STRUCTURE CLASS 1, EXPOSURES B AND C, TOPOGRAPHIC CATEGORY 1.
2. ALL TOWERS MUST HAVE "FIXED" BASES. PINNED BASES MAY NOT BE USED.
3. TOWER DESIGNS ASSUME TRANSMISSION LINES SYMMETRICALLY PLACED AS FOLLOWS:

25G TOWER - ONE 5/8" LINE ON EACH FACE (TOTAL = 3)

45G TOWER - ONE 7/8" AND ONE 1/2" LINE ON EACH FACE (TOTAL = 3 @ 7/8" & 3 @ 1/2")

45GSR, 55G, & 65G TOWERS - TWO 7/8" LINES ON EACH FACE (TOTAL = 6)
4. ANTENNAS AND MOUNTS ASSUMED SYMMETRICALLY PLACED AT TOWER APEX. DO NOT INSTALL OR DISMANTLE TOWERS WITHIN FALLING DISTANCE OF ELECTRICAL AND/OR TELEPHONE LINES.
6. TOWER ERECTION AND DISMANTLING MUST BE DONE BY QUALIFIED AND EXPERIENCED PERSONNEL.
7. INSTALL WARNING PLATE (P/N ACWS) IN A HIGHLY VISIBLE LOCATION.
8. ALL ANTENNA INSTALLATIONS MUST BE GROUNDED (BY OTHERS) IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
9. FOR FOUNDATION DETAILS AND GENERAL FOUNDATION NOTES SEE DRAWINGS DWG-0128 AND B090548 RESPECTIVELY.
10. FOR 25G, 45G, 55G, AND 65G TOWER ASSEMBLY DRAWINGS AND MAXIMUM TOWER HEIGHTS, REFER TO DRAWING NUMBER 25GSS, 45GSS, 55GSS, AND 65GSS, RESPECTIVELY.

FILE NO.			
REVISIONS			
REV.	DESCRIPTION	DWN	CHK APP
1	ADDED NOTE 10	JHY	JDM
DATE: Jan/14/2013			HA

PO BOX 5999

PEORIA, IL 61601-5999

TOLL FREE 800-727-ROHN

ROHN

PRODUCTS

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

SELF-SUPPORTING G SERIES TOWERS

REV. G EFFECTIVE PROJECTED AREAS

(90-110 MPH 3-SEC GUST, NO ICE)

DWN: JHY

CHK'D: JDM

DATE: Oct/12/2012

ENGR: HA

SHEET #: 1 OF 1

PRJ. ENGR: SSM

PRJ. MANGR:

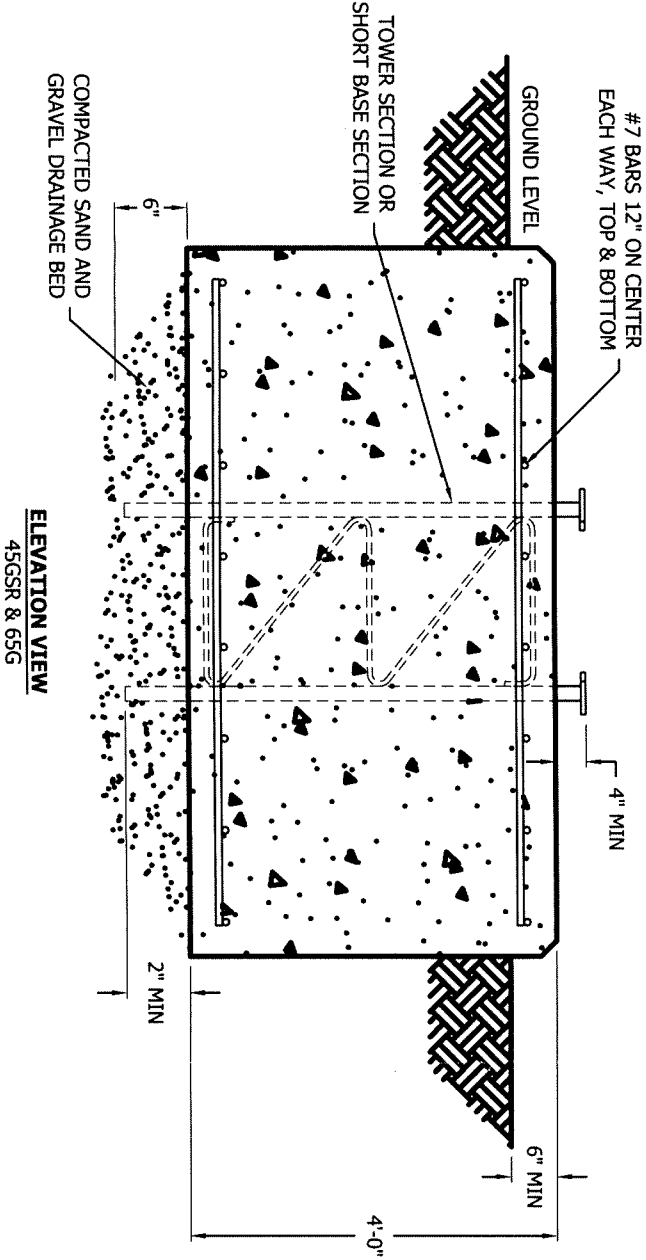
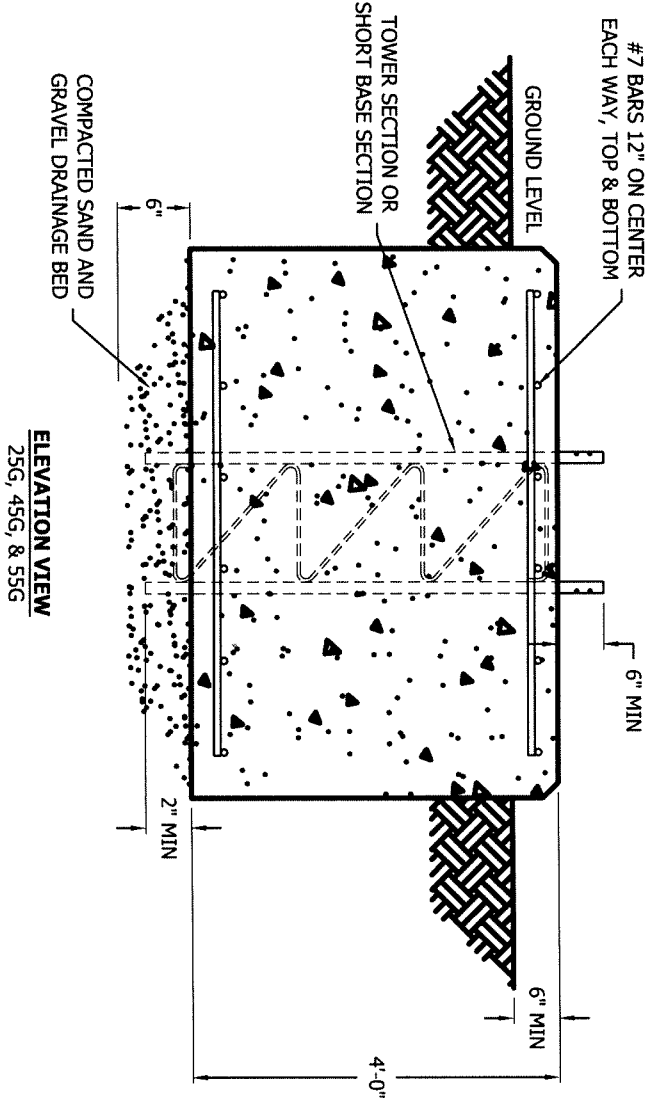
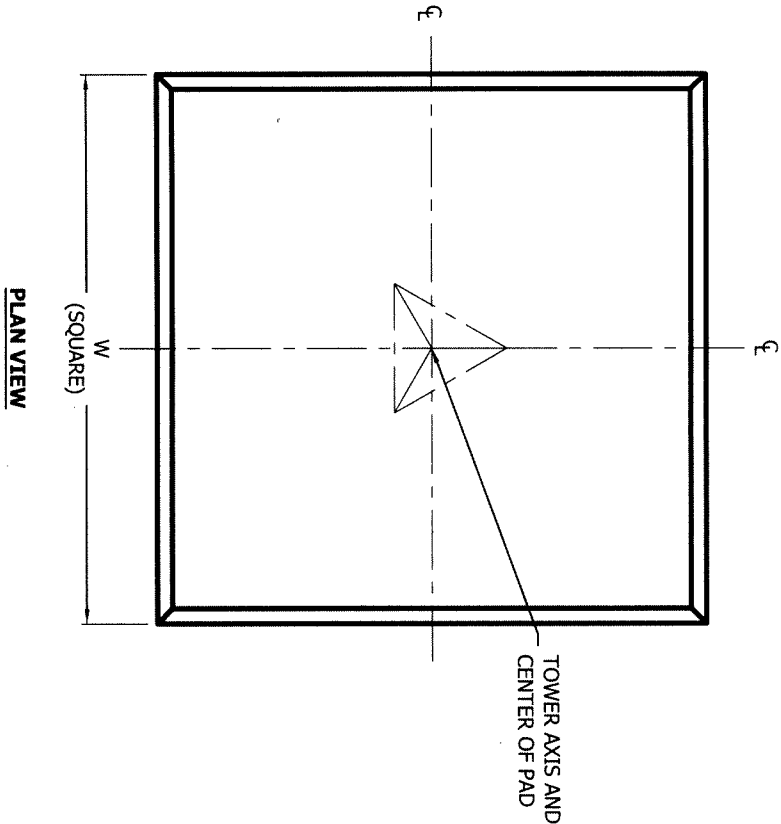
DRAWING NO: DWG-0617

REV: 1

FILE NO.				
REVISIONS				
REV.	DESCRIPTION	DWN	CHK	APP
1	REDRAWN			
2		JHY	JDM	JOHA
DATE: Jan/10/2013				

FOUNDATION DETAILS				
TOWER NUMBER	OVER-TURNING MOMENT (FT-LBS)	TOTAL SHEAR (LBS)	MAT WIDTH "W"	CONCRETE VOLUME (CU. YDS.)
25G	7000	500	4'-0"	2.4
45G	12300	1000	5'-3"	4.1
55G	22100	1600	6'-0"	5.3
45GSR/65G	53100	3500	7'-9"	8.9

- GENERAL NOTES:**
- FOR STANDARD FOUNDATION NOTES, SEE DRAWING NUMBER B090548.
 - THE SHORT BASE OF 45GSR TOWER ONLY MAY NOT PROJECT BELOW FOUNDATION BOTTOM FOR DRAINAGE.
 - FOR 25G, 45G, 55G, AND 65G TOWER ASSEMBLY DRAWINGS AND MAXIMUM TOWER HEIGHTS, REFER TO DRAWING NUMBER 25GSS, 45GSS, 55GSS, AND 65GSS, RESPECTIVELY.



FOH PRODUCTS PO BOX 5999 PEORIA, IL 61601-5999 TOLL FREE 800-727-ROHN				
THIS DRAWING IS THE PROPERTY OF FOH. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.				
FOUNDATION MAT FND FOR SS G SERIES TOWERS				
DWN:	CHK'D:	HA	DATE:	
FAD			May/27/2010	
ENGR:	HA	SHEET #:	1 OF 1	
PRJ. ENGR:		PRJ. MANGR:		
DRAWING NO:	DWG-0128	REV:	2	

STANDARD FOUNDATION NOTES
ANSI/ITIA-222-G

1. STANDARD FOUNDATION DESIGNS ARE IN ACCORDANCE WITH ANSI/ITIA-222-G, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES", SECTION 9 AND ANNEX F FOR THE FOLLOWING PRESUMPTIVE CLAY SOIL PARAMETERS:

N (blows/ft) (blows/m)	φ (deg)	γ (lb/ft ³) (kN/m ³)	C (psf) (kPa)	Ultimate Bearing (psf) (kPa)	Shallow Fnd. (240)	Deep Fnd. (431)	Ultimate Skin Friction (psf) (kPa)	k (psi) (kN/m ²)	E _s
8 [26]	0	110 [17]	1000 [48]	5000 [240]	9000 [431]	500 [24]	150 [41,000]	0.01	

2. THE PURCHASER MUST VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED ANSI/ITIA-222-G PRESUMPTIVE CLAY SOIL DESIGN PARAMETERS AND THAT THE PENETRATION AND/OR ZONE OF SEASONAL MOISTURE VARIATION AT THE SITE. FOUNDATION DESIGN MODIFICATIONS MAY BE REQUIRED IN THE EVENT PRESUMPTIVE CLAY SOIL PARAMETERS ARE NOT APPLICABLE FOR THE ACTUAL SUBSURFACE CONDITIONS ENCOUNTERED.
3. A SITE-SPECIFIC INVESTIGATION IS REQUIRED FOR CLASS III STRUCTURES IN ACCORDANCE WITH ANSI/ITIA-222-G.
4. FOUNDATION DESIGNS ASSUME FIELD INSPECTIONS WILL BE PERFORMED BY THE PURCHASERS REPRESENTATIVE TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON THE CONDITIONS EXISTING AT THE SITE.
5. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS AND UNLESS OTHERWISE NOTED, THE LATEST REVISION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
6. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
7. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENT OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (27.6 MPa) IN 28 DAYS.
8. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
9. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SPLICES IN REINFORCEMENT SHALL NOT BE ALLOWED UNLESS OTHERWISE INDICATED.
10. REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING, THROUGHOUT PLACEMENT OF CONCRETE AND DURING EXTRACTION OF TEMPORARY CASING.
11. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

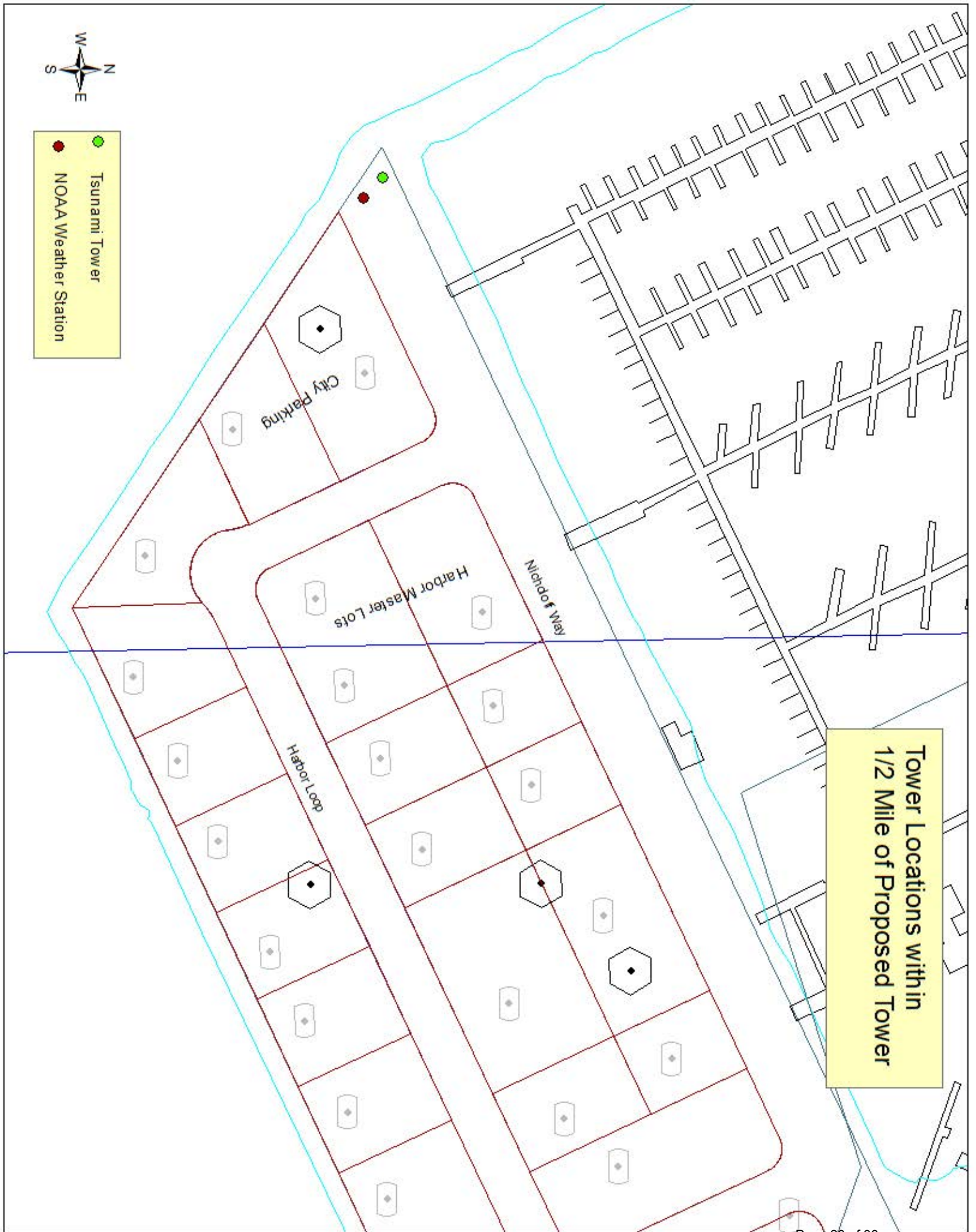
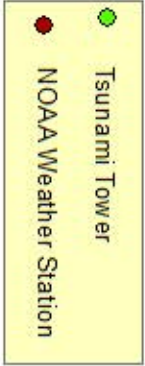
12. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES (76 mm) UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO INSURE A 3 INCH (76 mm) MINIMUM COVER ON REINFORCEMENT. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 mm) NOR BE LESS THAN 2 INCHES (51 mm).
13. SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF VERTICAL REINFORCING CAGES TO INSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
14. FOUNDATION DESIGNS ASSUME STRUCTURAL BACKFILL TO BE COMPACTED IN 8 INCH (200 mm) MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ADDITIONALLY, STRUCTURAL BACKFILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 100 POUNDS PER CUBIC FOOT (16 kN/m³).
15. FOUNDATION DESIGNS ASSUME LEVEL GRADE AT THE SITE.
16. FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.
17. FOR FOUNDATION AND ANCHOR TOLERANCES SEE DRAWING A810214.
18. LOOSE MATERIAL SHALL BE REMOVED FROM BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. SIDES OF EXCAVATION SHALL BE ROUGH AND FREE OF LOOSE CUTTINGS.
19. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, INFILTRATION OF WATER OR SOIL AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
20. FREE FALL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING SIDES OF EXCAVATION, FORMWORK, REINFORCING BARS, FORM TIES, CAGE BRACING OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
21. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL EXCEPT FOR PIERS OR PIER AND PAD FOUNDATIONS. FORMS FOR PIERS SHALL BE REMOVED PRIOR TO PLACING STRUCTURAL BACKFILL.
22. CONSTRUCTION JOINTS, IF REQUIRED IN PIER MUST BE AT LEAST 12 INCHES (305 mm) BELOW BOTTOM OF EMBEDMENTS AND MUST BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES NO OTHER CONSTRUCTION JOINTS.
23. CASING, IF USED, SHALL NOT BE LEFT IN PLACE. EQUIPMENT, PROCEDURES, AND PROPORTIONS OF CONCRETE MATERIALS SHALL INSURE CONCRETE WILL NOT BE ADVERSELY DISTURBED UPON CASING REMOVAL. DRILLING FLUID, IF USED, SHALL BE FULLY DISPLACED BY CONCRETE AND SHALL NOT BE DETRIMENTAL TO CONCRETE OR SURROUNDING SOIL. CONTAMINATED CONCRETE SHALL BE REMOVED FROM TOP OF FOUNDATION AND REPLACED WITH FRESH CONCRETE.
24. TOP OF FOUNDATION SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISHED. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" X 3/4" (19 mm X 19 mm) MINIMUM.
25. FOR ANCHOR BLOCK TYPE FOUNDATIONS, FOR GUYED TOWERS, ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED FOR STEEL GUY ANCHORS IN DIRECT CONTACT WITH SOIL. DESIGN ASSUMES PERIODIC INSPECTIONS WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE TO DETERMINE IF ADDITIONAL ANCHOR CORROSION PROTECTION MEASURES MUST BE IMPLEMENTED BASED ON OBSERVED SITE-SPECIFIC CONDITIONS.

FILE NO.		88
REVISIONS		
REV.	DESCRIPTION	DATE
1	REVISED NOTES AND DESCRIPTION	JAN 04
2		JAN 04
3		JAN 04
4		JAN 04
5		JAN 04
6		JAN 04
7		JAN 04
8		JAN 04
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PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-771-8040

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ANSI/ITIA-222-G STANDARD FOUNDATION NOTES	
DATE: NOV/20/2009	DATE: NOV/20/2009
ENGR: 14A	SHEET #: 1 OF 1
PROJ. ENGR: 14A	PROJ. MGR: 14A
DRAWING NO: B090548	REV: 1



Tower Locations within
1/2 Mile of Proposed Tower

Tower will be 24 feet above the building



Looking East



Looking West

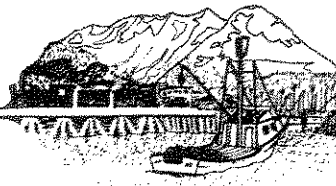


Looking North



Looking South

CITY OF CORDOVA



February 21, 2013

Bryan Hinderberger
AIS Technician
Marine Exchange of Alaska

Mr. Hinderberger:

The City of Cordova, as the property owner, hereby authorizes and supports the application for a VHF radio tower located at the Harbor Masters Office. The owner of the tower will be Alaska Marine Exchange of Alaska and will be responsible for maintenance of the tower.

Sincerely,

Donald L Moore, Interim City Manager

Memorandum

To: Planning Commission
Thru: Planning Department Staff
Date: February 26, 2013
Re: Preliminary Plat

PART I. GENERAL INFORMATION:

File No.: 02-072595 Lot 8 Block 5 Vina Young Subdivision
Requested Action: Preliminary Plat approval

Applicant: Louie and Nina Albers
Owner's Name: Louie and Nina Albers
Zoning: Low Density Residential (LDR)
Applicable Regulations: Title 17, Subdivision Regulations
Title 18, Zoning Regulations

PART II. BACKGROUND:

The proposed subdivision is to divide the current lot into two lots. Both lots will meet the Low Density Residential code requirements of minimum lot size of 4000 square feet, width requirements of 40 feet and setbacks requirements.

Lot 8B does not currently meet the use portion of zoning requirements for LDR because it does not have a residential component in the warehouse building. The warehouse is considered an accessory building which is a permitted use but as defined will not work in this situation, the definition of accessory building is

18.08.030 - Accessory building.

"Accessory building" means a detached building, the use of which is appropriate, subordinate and customarily incidental to that of the main building or to the main use of the land and which is located **on the same lot** as the main building or use. An accessory building shall be considered to be a part of the main building when joined to the main building by a common wall not less than four feet long or when any accessory building and the main building are connected by a breezeway which shall not be less than eight feet in width.

The owners of the property are asking to subdivide concurrently with starting the addition of a residential component to the warehouse. The lawyer said this is acceptable if the verbiage below is added as a plat note on the new plat and that the applicants have applied for and received a building permit prior to the approval of the final plat. This allows them to subdivide, sell the house and begin the process of adding a residential component to their warehouse.

4.THE GARAGE STRUCTURE LOCATED ON LOT 8B SHALL HAVE NO USE OR OCCUPANCY OF THE GARAGE STRUCTURE EXCEPT AS A ONE-,TWO- OR THREE-FAMILY DWELLING, OR AS AN ACCESSORY BUILDING TO A ONE-, TWO- OR THREE-FAMILY DWELLING LOCATED ON THE SAME LOT.

PART III. SUGGESTED FINDINGS:

1. The proposed subdivision conforms to the purposes and requirements of the Subdivision Ordinance; and the Comprehensive Plan Policies and serves the public use, health and safety
2. There are no known physical conditions present which may be hazardous to the future inhabitants with this Subdivision

PART III. SPECIAL CONDITIONS

Staff recommends this special condition be met prior to the final plat being presented to Planning and Zoning.

1. A building permit has been obtained from the planning department for the residential component for the warehouse.

PART V. STAFF RECOMMENDATION:

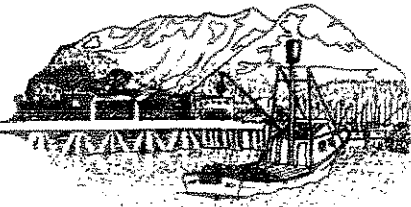
Staff recommends that the request for Preliminary Plat approval for Louie and Nina Albers, Lot 8A and Lot 8B, Vina Young Subdivision be approved by the Planning Commission.

PART VI. RECOMMENDED MOTION:

Motion for Approval:

"I move to approve the Preliminary Plat of Lot 8A and Lot 8B, Vina Young Subdivision."

CITY OF CORDOVA



SUBDIVISION - ZONING APPLICATION CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to the next Planning Commission meeting date.**

TYPE OF REQUEST		FEE
Subdivisions		varies
Preliminary Plat		\$150**
**plus \$20 per lot		
Final Plat	1/2 of Prelim Plat	
Plat Amendment		\$75***
**plus \$15 per lot		

APPLICANT INFORMATION

Name	Louie & Nina Alber
Address	1215 LAKE AVE Box 111 Cordova AK
Telephone [home]	907-424-7508
Business Name	
Business Address	
Telephone [business]	
Business FAX	
Project architect/engineer	
Address of architect/engineer	
Telephone of architect/engineer	

PROPERTY/PROJECT INFORMATION

Address of subject property	1215 LAKE AVE
Parcel identification number	02-072-595
Property owner [name/address]	LOUIE & NINA Alber
Current zoning	Residential
Proposed use	Residential
Construction start date	

ZONING APPLICATION

Owner of property (if different than applicant).
If multiple owners, list names and addresses
of each and indicate ownership interest.
Attach additional sheet if necessary.

Real Estate Firm/Broker handling sale of
property. Provide name and address. *Note:*
If you do not own the property, you must
provide a copy of a Purchase Agreement or
instrument acceptable to the city indicating
the owner is fully aware of, and in agreement
with, the requested action.

APPLICANT CERTIFICATION

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

By: Louie E Alber By: Nina L Alber
(Signature) (Signature)

Name: Louie Alber Name: Nina Alber
(Type/Print) (Type/Print)

Date: _____ Date: _____

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of
Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision.
in accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION

ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing?	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

Location Map for Lot 8 Block 5



Memorandum

To: Planning Commission

Thru: Planning Staff

Date: March 4, 2013

Re: Final Plat

PART I. GENERAL INFORMATION:

File No.: Samson land Swap

Requested Action: Approval of Final Plat for Tract 1A Ocean Dock Subdivision
Addition #2 and Tract 1B Samson Tug and Barge Alaska
Tideland Survey #220

Applicant: City of Cordova and Samson Tug and Barge

Owner's Name: City of Cordova and Samson Tug and Barge

Zoning: Waterfront Industrial

Applicable Regulations: Title 17, Subdivision Regulations
Title 18, Zoning Regulations

PART II. BACKGROUND:

The City of Cordova and Samson Tug and Barge are finalizing a land swap. This final plat is the last steps to finalizing the land trade between the City of Cordova and Samson Tug and Barge; this land trade, as shown in the final plat will allow the ship yard area to be a contiguous piece of property.

PART III. REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS:

The listed City Code sections require that the Planning Commission must find that the following standards are met for approval of final plat:

1. The proposed subdivision conforms to the purposes and requirements of the subdivision ordinance, the City of Cordova Comprehensive Plan policies and the ordinances of the City of Cordova;
2. The proposed subdivision serves the public use, health, safety, and interest and that proper provisions are made for, but not limited to, the following:
 - (a) Adequate traffic circulation. Proposed streets and rights-of-way shall be aligned and built in such a way as to best facilitate the movement of vehicular and pedestrian

traffic and reduce the possibility of congestion and accidents and to serve adjacent properties;

The subdivision is adjusting lot lines and is in an industrial area. The flow of traffic has been addressed with the vacation of the ROW in the new Samson area. The vehicle traffic will be improved by having Samson closer to the city dock for loading and unloading of cargo. It will allow the boat haul out to consolidate their boats to one end of this industrial area.

- (b) Consideration shall be given to the physical characteristics of the land in relation to the number of persons, building or sites to be located thereon, and also the availability of public facilities, including but not limited to water supply systems, sewage collection and wastewater treatment facilities, surface water drainage systems, schools, streets and access, parks, and police and fire protection;

This re-platting of these two lots are in an existing subdivision where these requirements have already been reviewed. It is in an industrial zone; schools and parks is not permitted use of this type of zone. Water and sewer have been addressed in the land swap and is adequate for each lot.

- (c) The Planning Commission must consider the physical characteristics of the subdivision and may disapprove a subdivision of property which is subject to flood, inundation, swamp conditions, slope conditions or other physical characteristics which may be hazardous to the future inhabitants if the subdivision is approved. The Planning Commission may require productive and protective improvements, which will mitigate dangerous or undesirable physical characteristics;

This is a developed industry fill area and has been in existence for many years without any floods or other physical characteristics which may be hazardous to future use.

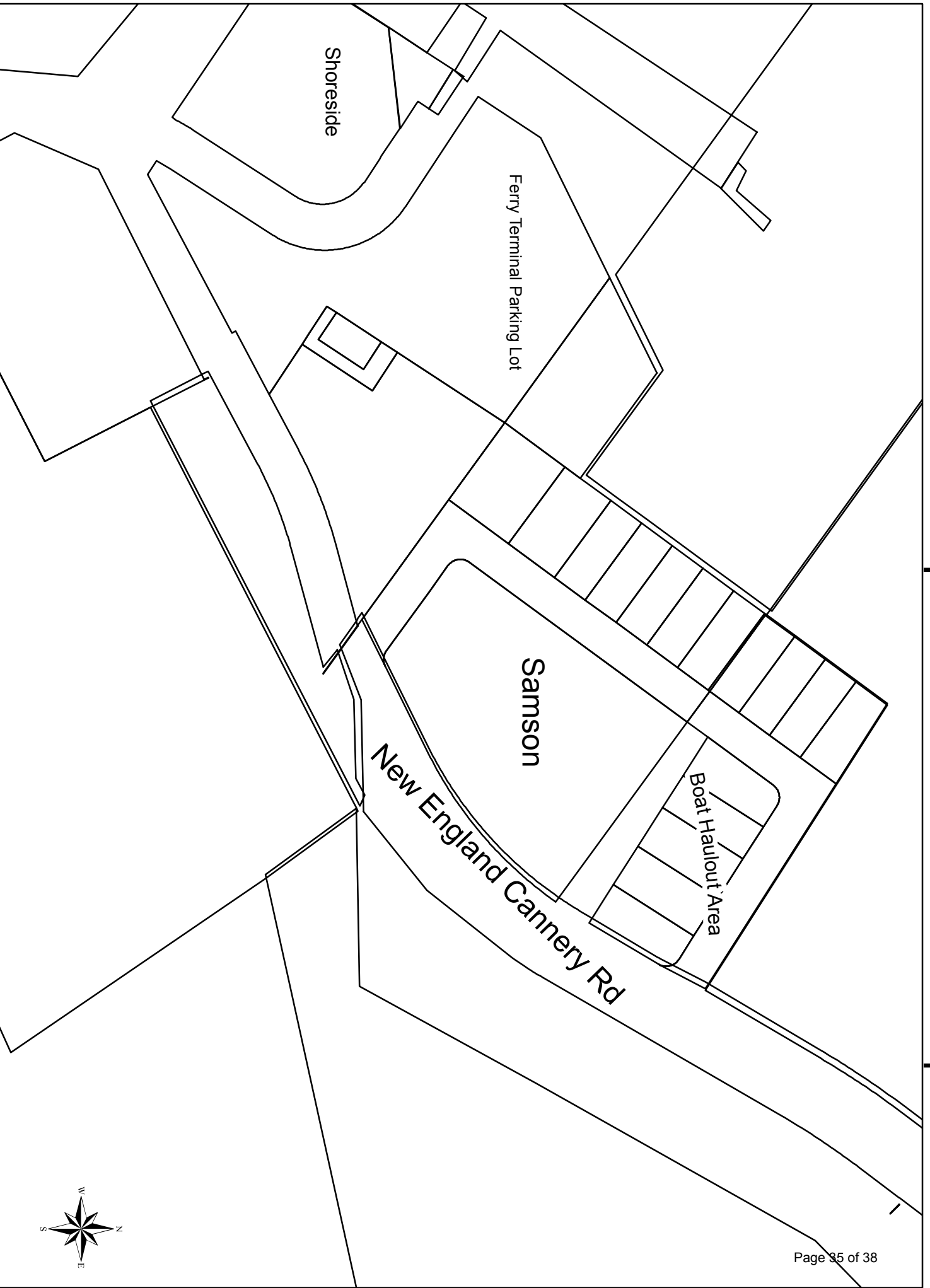
PART I V. STAFF RECOMMENDATION:

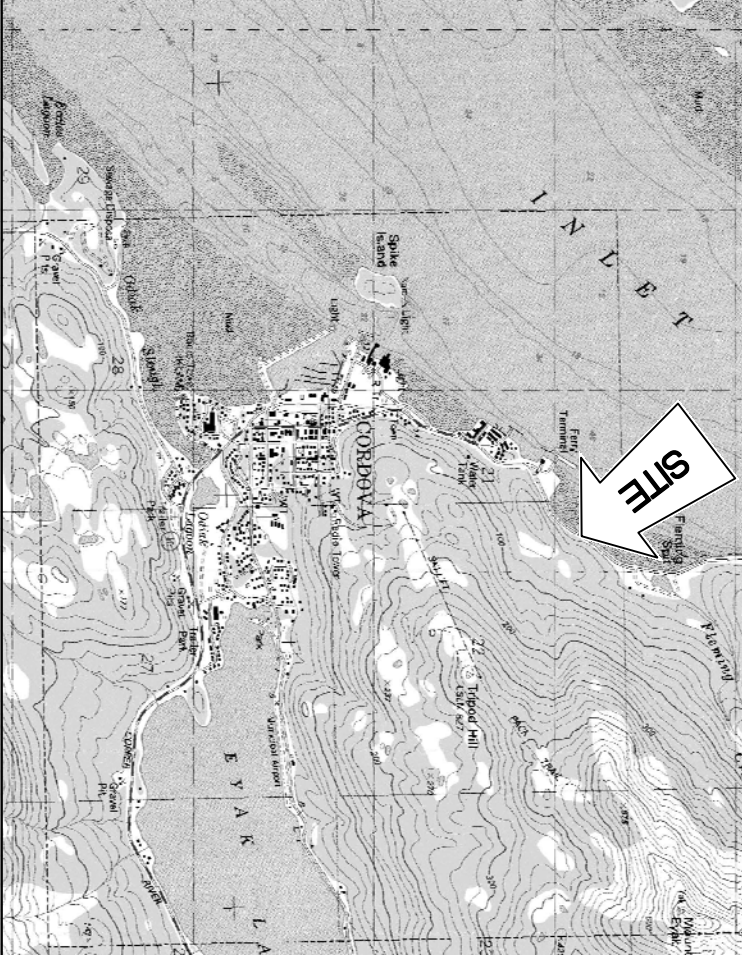
Staff recommends that the request for final plat approval for, Tract 1A Ocean Dock Subdivision Addition #2 and Tract 1B Samson Tug and Barge Alaska Tideland Survey #220 be approved by the Planning Commission.

PART VI. RECOMMENDED MOTION:

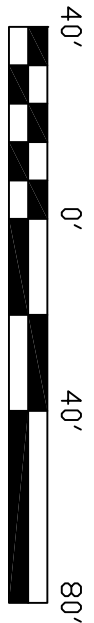
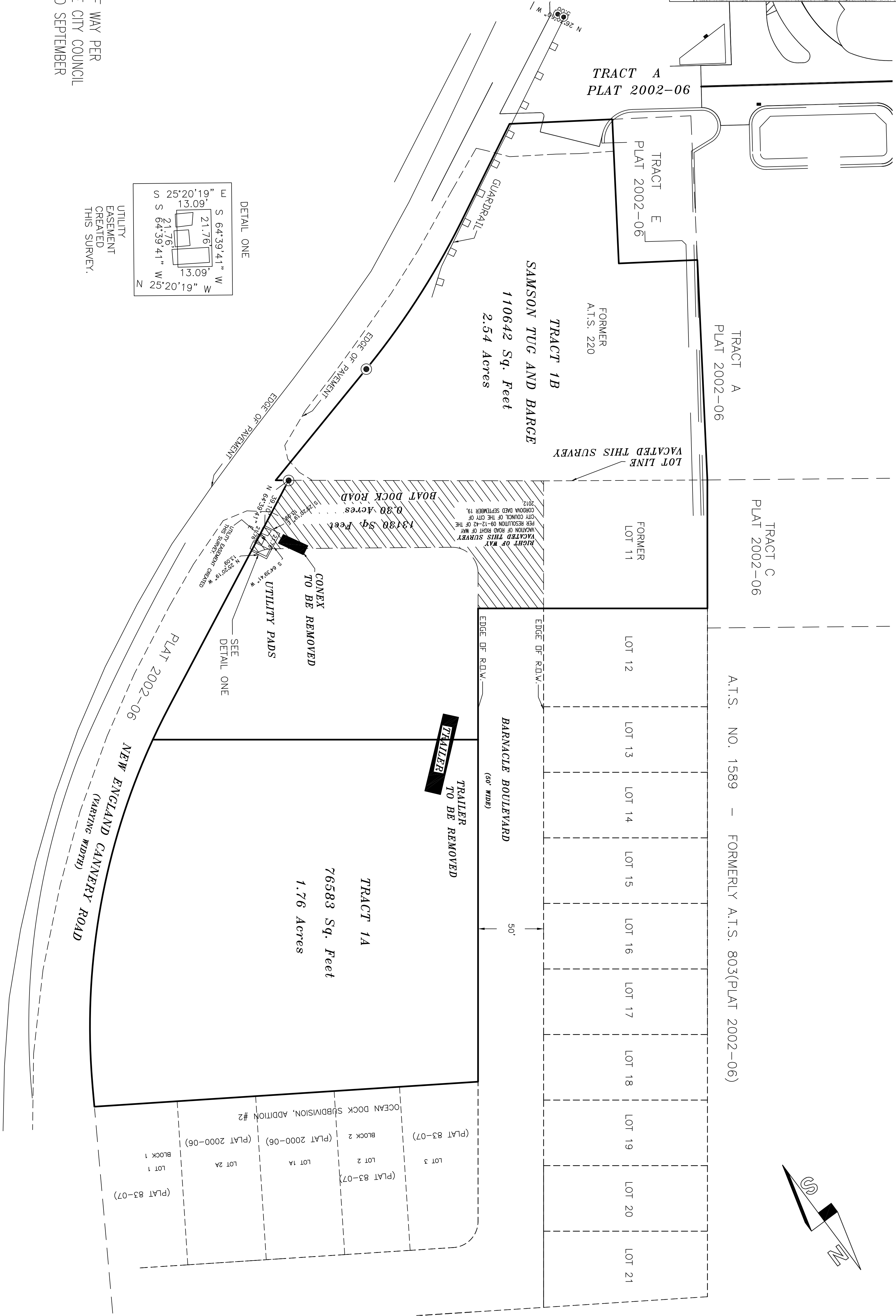
"I move to **APPROVE** the final plat of Tract 1A Ocean Dock Subdivision Addition #2 and Tract 1B Samson Tug and Barge Alaska Tideland Survey #220 “

Location Map for Samson Land Swap





VINCINITY MAP
SOURCE: USGS QUADRANGLE
CORDOVA (C-5) SW



- NOTES:
1. SUBJECT TO ALL CONDITIONS, SERVITUDE'S, EASEMENTS, COVENANTS, RESERVATION, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
 2. SUBJECT TO ALL COPY RIGHT LAWS.
 3. ST. DENNY SURVEYING INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER IN TERMS OF CONTENT SHOWN HEREON AND DISCLAIMS ALL WARRANTIES AND/OR CONDITIONS , EXPRESS OR IMPLIED, TO THE CONTENT INTO ANY MATTER RELATING TO THE INFORMATION SHOWN HEREON.
 - 4.LOCATION OF PUBLIC UTILITIES ARE PER FIELD INSPECTION AND AVAILABLE RECORDS WITH NO GUARANTEE OF THOROUGHNESS; SAID LOCATIONS ARE FOR GENERAL REFERENCE ONLY AND NOT TO BE USED FOR CONSTRUCTION OR ENGINEERING PURPOSES.

PRELIMINARY

OWNERSHIP AFFIDAVIT

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON. I HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THROUGH PASSES, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

OWNER _____ DATE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2012

NOTARY

TAX CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY OF CORDOVA ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE CITY OF CORDOVA ARE PAID IN FULL.
DATED AT CORDOVA ALASKA, THIS _____ DAY OF _____ 2012

CITY OF CORDOVA CLERK

PLAT APPROVAL

CITY OF CORDOVA PLANNING AND ZONING COMMISSION

APPROVED _____ DATE _____

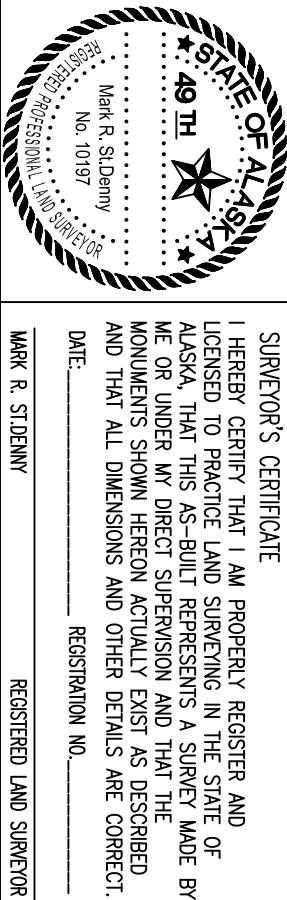
CHAIRMAN _____ DATE _____

THIS IS TO CERTIFY THAT WITHIN PLAT IS DULY APPROVED IN ACCORDANCE WITH THE CITY OF CORDOVA CITY CODE THIS _____ DAY OF _____ 2012

CITY MANAGER _____

CITY CLERK _____ DATE _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____



MARK E. STURDEVANT REGISTERED LAND SURVEYOR

REPLAT TRACT 1 OF
OCEAN DOCK SUBDIVISION ADDITION #2
AND PART OF ALASKA TIDE LAND SURVEY #220
ALSO VACATION OF PART OF BOAT DOCK ROAD
AND VACATION OF PART OF BARNACLE BOULEVARD
CREATING:
TRACT 1A OCEAN DOCK SUBDIVISION ADDITION #2
TRACT 1B SAMSON TUG AND BARGE
ALASKA TIDE LAND SURVEY #220

DRAWN BY DATE
MSTD 5-29-12
PREPARED FOR:
CITY OF CORDOVA, ALASKA
ST. DENNY SURVEYING INC.
P.O. BOX 398, KODIAK, ALASKA 99516 (907) 481-8800

March 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 Election Day	6 City Council Regular Meeting Library Conference Room 730	7	8	9
10	11	12 P&Z Meeting Library Conference Room 6:30PM	13 Harbor Commission Meeting	14	15	16
17	18	19	20 City Council Regular Meeting Library Conference Room 730	21	22	23
24	25 <i>Seward's Day</i> City Closed	26	27	28	29	30
31						

Cordova School District Spring Break is March 18-22, 2013.

April 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 City Council Regular Meeting Library Conference Room 730	4	5	6
7	8	9 P&Z Meeting Library Conference Room 6:30PM	10 Harbor Commission Meeting	11	12	13
14	15	16	17 City Council Regular Meeting Library Conference Room 730	18	19	20
21	22	23	24	25	26	27
28	29	30				