

Chairman

Tom Bailer

Commissioners

David Reggiani

John Greenwood

Tom McGann

Scott Pegau

John Baenen

Allen Roemhildt

City Planner

Samantha Greenwood

Assistant Planner

Leif Stavig

PLANNING COMMISSION REGULAR MEETING

APRIL 8, 2014 AT 6:30 PM

LIBRARY MEETING ROOM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt

3. APPROVAL OF REGULAR AGENDA (voice vote)

4. APPROVAL OF CONSENT CALENDAR (voice vote)

- a. Minutes of 2-4-14 Regular MeetingPage 2-9
- b. Minutes of 3-11-14 Regular MeetingPage 10-17
- c. Minutes of 3-20-14 Special MeetingPage 18-20
- d. Record excused absence of Tom Bailer for the March 11, 2014 Regular Meeting

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

- a. Public Notice from Corps of EngineersPage 21-25

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
 - i. Danielle Verna (Copper River Watershed Project) - Snow ManagementPage 26-27
- b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORTPage 28

9. UNFINISHED BUSINESS

- a. Safe Routes to School Update.....Page 29-41
- b. 2014 Land Disposal Maps (voice vote)Page 42-58

10. PENDING CALENDAR

- a. April 2014 Calendar.....Page 59
- b. May 2014 CalendarPage 60

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

13. ADJOURNMENT

PLANNING COMMISSION REGULAR MEETING
FEBRUARY 4, 2014 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES
DRAFT

1. Call to order

Chairman **Tom Bailer** called the Planning Commission Regular Meeting to order at 6:30 PM on February 4, 2014 in the Library Meeting Room.

2. Roll Call

Present for roll call were Chairman **Tom Bailer** and Commissioners **John Greenwood, Tom McGann, Scott Pegau, John Baenen, and Allen Roemhildt.**

Also present was City Planner, **Samantha Greenwood.**

3. Approval of Agenda

M/Greenwood S/McGann to approve the Regular Agenda.

Upon voice vote, motion passed 6-0.

Yea: Bailer, McGann, Pegau, Baenen, Greenwood, and Roemhildt.

Nay: None.

Absent: Reggiani

4. Approval of Consent Calendar

a. Minutes of 01-07-14 Planning Commission Regular Meeting

M/Greenwood S/Pegau to approve the Consent Calendar.

Upon voice vote, motion passed 6-0.

Yea: Bailer, McGann, Pegau, Baenen, Greenwood, and Roemhildt.

Nay: None.

Absent: Reggiani

5. Disclosure of Conflict of Interest

None.

6. Correspondence

a. Update from FEMA Flood Maps

S. Greenwood explained that she is waiting for confirmation from state officials on the timeline to review the preliminary flood maps as they need to be reviewed and resubmitted to the state by the end of February. She stressed the importance of reviewing the maps very carefully b/c those homeowners affected will need to purchase flood insurance and if the maps aren't accurate, it can be very time consuming to get out of the flood zone.

7. Communications By and Petitions from Visitors

a. Guest Speakers

None.

b. Audience comments regarding items on the agenda

D. Reggiani arrived at the meeting at 6:35 pm.

Tim Joyce addressed the Commission regarding his proposal for one-way streets around the ball field next to the high school. His reasons are 1) safety for traffic leaving the school area and coming down Second Street trying to cross or enter the highway; and 2) coming around that way would deliver students to the front door of the school on the passenger side of the vehicle so they wouldn't have to walk across the street to get to the door; and 3) having the ball field so close, allowing people to go one way would eliminate congestion and kids wouldn't have to worry so much about traffic.

Joyce provided options: 1) do nothing; 2) make one part of the loop one-way which would cut off the traffic coming out onto CRH while still leaving two-way traffic on the other side. If did both streets, coming around the corner would allow people to come in, negotiate and go around which he has seen many people do already.

Dean Currin, 110 Sawmill Avenue, expressed concern for Joyce's proposal stating that it will box him in. He moves his boat in and out of his driveway every fishing period. He leaves through Sawmill Avenue b/c he can make that corner. He drives up the hill by the school and then down Sawmill Avenue to his house b/c he can't make the corner from the highway onto Sawmill Avenue with his boat. It will also block in Samuelson's house. He has lived there since 1995 and there has never been an accident that he is aware of.

George Wintle, Police Chief, PO Box 475, Cordova, as Chief. Commented on Joyce's proposal. He favors the entire loop around the ball field being one-way rather than

one section of the loop. He is not aware of blockage that occurs with little league. Emergency services would need to be able to enter the area during emergencies.

T. Bailer expressed appreciation to Chief Wintel for the police directing traffic after games.

Theresa Keel, School Superintendent, 1013 Whitshed Road. Has observed traffic flow at drop off and pick up times at the high school and does not see people coming up Sawmill Avenue to drop off and pick up their kids. Does not feel having the road one-way will change activity. It might help with traffic flow during large events. If the change went into affect, the school would educate the public by asking parents to drop off their kids on the school-side of the street. She recommended that the City have traffic data on hand to support this change before doing so.

c. Chairpersons and Representatives of Boards and Commissions
None.

8. Planner's Report

S. Greenwood provided copies of the Resolution for the land disposal maps to the Commission at the meeting. Recommended motion needs to be changed to include 14-03 and not 14-04. **T. Bailer** asked about the last item in S. Greenwood's report: "Working with Eagle Contracting and Malvin to get an agreement in place on 2 inch 1 sewer line and lift station." **S. Greenwood** explained that this pertains to Leif Jacobson's house located across from the baler. He wanted to hook up City sewer to his lot which sits in a low area requiring a lift station. The City usually requires 4 inch pipe for sewer lines. Don Sjostedt has installed some muni pump lift stations that have a very good track record so the City has made an agreement to allow a 2 inch line and a lift station. The City will not take any responsibility for the 2 inch line since it does not meet City standards. This will allow the Jacobson's to get off their septic system as it is very old. The agreement will be recorded and will run with the land so that future property owners will accept the agreement as well.

Manager Randy Robertson was present to explain his goals for combining the Public Works and Planning Departments. It's been his experience that these two departments report to the City Engineer. 1) Combining the two departments brings them together to provide better operational efficiency when considering projects. One instance, with the expansion of Camtu's business, during the planning process, many components of the public works side such as water, storm water treatment, and sewage were not discussed at the beginning but later in the process. It would

have been more beneficial to have everybody at the table in the beginning to consider all the issues involved. Another instance occurred in the LT2 process which will involve relocating lines, construction, right-of-way issues—all part of the same process.

2) He also plans to staff two new positions: a code enforcement officer and a building codes officer. Without these officials, the City is providing enforcement haphazardly. **R. Robertson** met with Sam within his first two months of being with the City to discuss her position. He feels that she is not utilized to her potential in just her roll as Planner. These positions provide leadership and professional development opportunities for Sam and whoever is in the Public Works director position.

3) Public Works Department needs some administrative support to process paper work, worker's comp claims, etc. in all the departments under the Public Works director.

D. Reggiani clarified that the Planning Department would become part of the Public Works Department.

9. NEW/MISCELLANEOUS BUSINESS

a. Discussion of proposed One Way Street – Sawmill Avenue (Discussion)

D. Reggiani asked Police Chief Wintle about the possibility of a traffic light at the intersection where Sawmill Avenue, South Second Street, and Fisherman Avenue all meet the highway. Wintle explained that it would be difficult and costly due to the angle of the roadway because Sawmill Avenue would require a separate light.

D. Reggiani also asked Chief Wintle about blockage on Sawmill Avenue to the kids going back and forth to the tot park while games are being held. Wintle suggested that since the games are held during the summer while school is not in session, that the traffic on Sawmill Avenue should be less. Since the season lasts about a month, he would support shutting the street down during that time if that's what the City prefers.

S. Pegau supports community education if the City makes Sawmill Avenue one way.

T. McGann doesn't see a problem. If people drive courteously, it shouldn't matter which direction they drive the loop.

J. Greenwood doesn't see a problem and hasn't been aware of a problem. People need to drive responsibly.

J. Baenen is not aware of a problem.

A Roemhildt recognizes potential for an accident in the intersection when there are people coming from all three directions, and trying to enter the highway; however, making Sawmill Avenue one-way could lessen that potential.

J. Greenwood has experienced problems from people coming down the hill on the highway, moving at a higher speed, especially when the light isn't flashing.

D. Reggiani supports one-way option. Needs more time to ponder. Recommended the Chief to look into traffic lights. The area is dark during winter, especially after basketball games. Crosswalks not lit very well.

S. Greenwood explained that DOT is looking into placing some brighter overhead lights at the intersection of Second Street and Copper River Highway.

Chief Wintle agreed that enforcement after games and better lighting in the intersection would enhance safety.

Superintendent Keel explained that the School is working with NVE to possibly get lights that are human driven. When someone approaches the intersection on foot, they press a button and the light will flash indicating someone is in the crosswalk. The school will pursue this as a possible grant opportunity. If it doesn't work out, she will approach the City about keeping the school zone signs, eliminating the flashing lights, and using mechanical lights that can be turned on to let people know there is somebody in the crosswalk.

T. Bailer supports using a flashing sign that shows your speed in the school zones as done in Anchorage.

J. Baenen suggested getting input from residents in the affected area.

S. Greenwood will do more research on lighting, and she will work with Chief Wintel and Ms. Kiel, maybe the Community Hour students could collect data.

b. 2014 Land Disposal Maps

M/S. Pegau S/J. Greenwood to approve Resolution 14-04, 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.

On page 26, the Old Town Area, the lots shaded in red as "Unavailable", north of the Water Tank, on Fifth Street: **S. Greenwood** explained that these three lots could be sold and developed. It would require some work to improve access. The Commission concurred to change the status of these three lots to "Available".

Page 29 and 30. **S. Greenwood** explained that since Camper Park and Ball Field properties were developed using federal funds, that they have to remain a recreational use, so if the City sells these properties, this restriction will need to be included on the deed. To change the land use, the owner will have to apply through the same federal grant process as when the land was developed.

Page 22, there was discussion about making the City Impound lot available for sale. Per **S. Greenwood**, this is a nonconforming lot. Per the attorney, this lot can be sold with disclosures about the nonconformity and development with regard to setback requirements. The City is looking into relocating the Impound area to another City-owned lot that is already locked up and unavailable such as the Water Sewer Treatment Plant or the Fire Substation at 5 Mile. The Commission concurred to make this lot available for sale to the public.

Page 22, the lot to the north of Bayside Storage, **D. Reggiani** supported making this lot available for sale. He also supported consideration of the lot across from Bayside Storage currently used for boat trailer parking.

It was suggested to refer to this item back to staff, have the Harbor Commission come back in with their master plan, and solicit input from the Harbormaster on changing the status of these two lots. **J. Greenwood** did not support making the lot currently used for boat trailer parking available for sale until another lot is made available for boat trailer parking.

M/D. Reggiani S/S. Baenen to postpone the motion until the next meeting with the caveat that the Harbormaster is expected to come forward with a report.

Upon voice vote, motion passed 6-1.

Yea: Bailer, Reggiani, Greenwood, McGann, Baenen, Roemhildt

Nay: Pegau

10. OLD BUSINESS

a. Discussion of Comprehensive Plan Update

S. Greenwood distributed the bid from Agnew and Beck for \$25,000. There is \$35,000 in the budget.

After discussion, the Commission concurred to direct the Planner to get an outline from Agnew and Beck on what they'll do for \$35,000 and have it available for the next meeting.

11. PENDING CALENDAR

The March meeting will take place on Tuesday, March 11th.

12. AUDIENCE PARTICIPATION

Tim Joyce, 1001 Pipe Street. 1) Thanked the Commission for taking up the issue with the intersection. He brought it up to try to get some public discussion and involvement by the neighbors. 2) Asked what Agnew and Beck provided regarding a lands study that was done in the last year. Per **S. Greenwood**, the goal of that project was to focus on the South Fill Commercial area, the need for expansion or not, and to develop a community based plan and ideas to move forward with. The document produced from the study is available on the City's website. No plan was actually determined, but the contractor did provide a list of options.

Dean Currin, 110 Sawmill Avenue. 1) Thanked the Commission for listening to his concerns and is available to discuss the proposal anytime. 2) With regard to the north lot with the boat ramp, Bill Bernard had tried to launch his personal boat last year, but some commercial boats had blocked the access. He cautioned the Commission that the bowpickers were being pulled out and left in the way of others trying to access the ramp.

13. COMMISSION COMMENTS

Bailer: Concerned that the Planning Commission is willing to pay \$35,000 to someone to do the Comp Plan, but the Harbormaster has no money in his budget to formulate a plan yet it has to be done. He stressed that the Harbormaster needs time and support to produce a plan.

14. ADJOURNMENT

M/D. Reggiani S/McGann moved to adjourn the regular meeting at 8:57 pm. With no objection, the meeting was adjourned.

Approved:

Lila Koplin

PLANNING COMMISSION REGULAR MEETING
MARCH 11, 2014 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES
DRAFT

1. Call to order

Acting Chairman **John Greenwood** called the Planning Commission Regular Meeting to order at 6:30 PM on March 11, 2014 in the Library Meeting Room.

2. Roll Call

Present for roll call were Acting Chairman **John Greenwood** and Commissioners **David Reggiani**, **Tom McGann**, **Scott Pegau**, **John Baenen**, and **Allen Roemhildt**. Commissioner **Tom Bailer** was absent.

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

3. Approval of Agenda

M/Reggiani S/McGann to approve the Regular Agenda.

Upon voice vote, motion passed 6-0.

Yea: Reggiani, McGann, Pegau, Baenen, Greenwood, and Roemhildt.

Nay: None.

Absent: Bailer

4. Approval of Consent Calendar

Nothing for the Consent Calendar per **S. Greenwood**.

5. Disclosure of Conflicts of Interest

None.

6. Correspondence

a. Letter from Greg LoForte

b. Letter from James Mykland

7. Communications By and Petitions from Visitors

a. Guest Speakers

Tony Schinella – Report on North Fill Ramp Area

Harbormaster Schinella was present to provide an update on lots located in the North Fill Development Park (NFDP) area legally described as Lots 3A, 4 and 5 Block 8, Lots 1 and 2 Block 6, and Lot 3 Block 5; the Harbor Department's accomplishments; and future plans for the area.

- This plan was devised last year for using this area for boat and trailer storage at the north ramp
- In the last year and a half, 6 vessels removed from Lots 3A, 4, and 5 Block 8 NFDP. The area has been cleaned up and reorganized.
- Maintenance area has 4 outlets for 110 volt. One water service installed last year. Plans include installing 2 more water service lines and filling and leveling the area to make it easier to work on boats.
- 14 vessels currently stored on Lot 3A and Lot 4 Block 8 mostly year round.
- 9 vessels stored on Lot 3 Block 5 for the last 6 months. During fishing season, had 15 vessels or trailers on this lot. This lot was previously used as a snow dump. This past year was the first year that it was opened up for storage.
- Lot 5 Block 8: barges used by Alyeska and SERVS. Twice a year, Alyeska does inspections and maintenance on these barges, and they use Lots 3A, 4, and 5.
- First year of the floating dock at the ramp. The maintenance area now gets more use in that area.
- Since opening up Lot 3 Block 5 for winter storage September 2013, has generated approximately \$4,000 for that time. In 2013 billed out about \$40,000 for storage on all of the lots combined. In 2012 billed out \$38,000 for storage. Lot 3, previously used as a snow dump, now generates some revenue and provides an area for fishermen to store their vessels.
- Photos available showing how little land available in Cordova for fishermen to store their vessels. Need to provide a service in that area to help the fishing industry to thrive in Cordova since fishing is our main industry.

- South Fill Development Park area has become occupied with businesses, and the fishermen and boaters have been pushed out of there. NFDP is the only place for them to go now since the canneries have filled up during the winter and cannot provide storage in the winter.
- Has received 11 additional letters of support for allowing the Harbor to continue managing the North Fill area described above.

J. Baenen asked where the money goes that is generated for storage fees on these lots. **T. Schinella** explained that it goes into the Harbor Enterprise fund. The sales tax portion goes to the City. **T. Schinella** will provide information for storage fees on Alyeska barges alone. He explained that the amount is not significant because they are charged based on length, and they are stacked on top of each other. There are 5 stacks at 40 feet length at \$2.50/ft.

b. Audience comments regarding items on the agenda

Robert Beedle, 609 Spruce Street: A lot of time, money, and effort to clean up the North Fill area. Would like to see a “Harbor” designation for that area and would like to see more development there. Cleaning up the area was a positive move and has generated revenue. Sport boats are also stored in this area along with commercial gillnetters. In the summertime, PWSAC uses this area for staging. AML also needs additional staging area on occasion. Businesses in the North Fill area need room for snow storage as well. If the City fills up the area with buildings, it will put more pressure on the boat ramp in the Harbor, causing a safety issue for kids in the area.

Paul Swartzbart, Eccles Lagoon: Thanked the Planning Commission for their hard work. Expressed concern for the lack of space available for boat and trailer storage and a place to work on boats or hose them off. The fishermen have a small area on the North Fill for storage and 4 spaces behind the Harbormaster’s office with water and electricity. Towns all over the country are realizing that waterfront property is precious, and they need to determine a use that benefits the community.

Alexis Cooper, CDFU, 509 First Street: Has received positive feedback for the space provided to commercial fishermen in the last year. Continues to support retaining space in the North Fill area for use of commercial fleet waterfront access. Requests that the Planning Commission consider alternatives that would retain those lots for use by the Harbor Department in

a longer term to let this space use grow, let the fleet's awareness of the use of this space grow, and provide useful space to facilitate the commercial fishing fleet.

Jim Kacsh, 824 Woodland Drive: Spoke to North Fill Harbor Use and Comprehensive Plan. Suggested keeping the same 4 designations but lease the land to the Harbor, then it would move from "Not Available" to "Leased". Thanked everyone for their hard work.

8. Planner's Report

S. Greenwood reported on the following: 1) introduced Leif Stavig as the new Assistant Planner; 2) Provided an update on Sawmill Avenue, street light on the corner. State DOT is working with the electric company to get the light installed at that intersection, but it probably won't happen until this summer, during their new fiscal year which begins July 1st. She has not heard back from the Police Chief regarding the other stop light ideas. 3) During Pending Calendar, need to schedule special meeting with Ocean Beauty to discuss a site plan review for some modular housing.

D. Reggiani asked regarding the status of the City lot leased to Fish and Game, located on Center Drive. **S. Greenwood** responded that the lease term is 10 years. Fish and Game wants a 20-year lease because they want to make some improvements on the lot. Reggiani was asking because of the maximum lease term imposed by the City and how close they were getting to that limit. **S. Greenwood** explained that the City cannot issue a lease for more than 30 years. The State had a lease for 5 years, and during that lease, they asked for a 10-year lease because they were making improvements. They are currently in the middle of that lease and are requesting an additional 10 years because they want to continue to make improvements. It was stated by other Commissioners that they remembered the State utilizing this site for at least the last 30 years. **S. Greenwood** indicated that the State is not interested in purchasing this property.

T. McGann asked about the snow management study. **S. Greenwood** reported that Copper River Watershed received a state grant to fund Dowl Engineering to conduct an on-site evaluation of DOT's and the City's current snow management practices including where, how, and when snow is stored. They'll also provide Copper River Watershed with some testing criteria. The end goal is to come up with better management practices, if needed, on dealing with snow piles.

9. New/Miscellaneous Business

None.

10. Old Business

- a. Discussion of Comprehensive Plan Update

M/McGann S/Reggiani to approve Resolution 14-04.

T. McGann spoke against the motion. He likes the proposal from Andrew and Beck, but the community should decide what the final product should be. Doesn't feel the timeline is realistic to expect Planning staff to spend 40 hours a week, from April to September, working on the Comp Plan only. Don't think they would get genuine representative community input during the summer months.

S. Pegau spoke against the motion. He doesn't feel that the proposal is enough to accomplish what the Commission wants included in a comprehensive plan. He agrees that the Comp Plan is extremely important and needs to be done but is concerned that the cost will result in a lot of the work falling on Planning staff, and the resources are not in place. He suggested delaying the Plan for a year and then making sure the funds are available next year.

J. Baenen spoke against the motion. He would like to get organized in the meantime so that the Commission can get started again on January 1st.

D. Reggiani spoke against the motion due to the timing of the fishing season and budget concerns.

S. Greenwood agreed due to timing, budget, and staffing. She recommended that when this topic comes up again, that the Commission and staff be realistic about the cost to get it done right.

M/Reggiani S/McGann to refer Resolution 14-04 back to staff.

Upon voice vote, motion passed 6-0.

Yea: Reggiani, McGann, Pegau, Baenen, Greenwood, and Roemhildt.

Nay: None.

Absent: Bailer

b. 2014 Land Disposal Maps

M/Pegau S/Reggiani to approve resolution 14-03 a resolution of the Planning and Zoning Commission of the city of Cordova, Alaska, recommending 2014 land disposal maps to the City of Cordova's City Council.

Pegau said that all of the changes that had been requested at the last meeting had been implemented and he is satisfied. **Reggiani** referenced the North Fill area and said that the Harbormaster did a good job outlining the use and development of the area, however he thinks that the Commission should consider making the impound lot; Lot 3, Block 5; and Lot 3, Block 8 available. Land is scarce and there is need for businesses and economic development. In the past we have talked about filling the area between the North Fill and Copper River Seafoods and we need to pursue that. The Shipyard fill has also been on the docket for a while. He would like to put the three lots on the table to be considered as available. **Pegau** is definitely in opposition to making the lots available. He thinks that the City's available spaces have already been squeezed down to the minimum; there are certain functions that the City needs to be able to provide. Trailer parking is one of those critical things. The impound lot is a good function for that area. On Main Street there is a lot available for sale along with other properties in the Business District. At this point, there is business space available and we should try to maintain the City function. If there is new fill it would be worth revisiting. The best thing to do is leave it (the lots) as not available and to let it do the function that it has for the last year. That area is starting to pick up usage and in time will be used more.

Baenen said that there are big lots that the City can use, and that there are smaller lots, including the impound lot, that should be made available. The more businesses we have, the more the town will grow. There is plenty of room if we make those lots available. There is not that much revenue in boat trailer storage for the Harbor; it does not need to be a boat storage company. **Roemhildt** does not think it is too crucial to park trailers on Lot 3, Block 5 and would like to see some development for business. **Reggiani** said that maybe one lot should be considered at a time. **Greenwood** started with the impound lot (Lot 4A, Block 5). **McGann** said that it should be considered that it is a nonconforming lot. **S. Greenwood** said that as long as the setbacks are met, you can use the lot. It's not impossible to move the impound lot, but it will take some money and effort. **Reggiani** said the impound lot is not the best use. Just because it is made available doesn't mean it will be sold tomorrow. **Randy Robertson** said he would like the impound lot to be out of that area. **Greenwood** was also in favor of making the impound lot available. General consent was made to make the impound lot available. **S. Greenwood** said that the Commission could direct the changes and approve the resolution with changes. **Greenwood** directed discussion to Lot 3, Block 5. **Schinella** said that currently there are nine trailers/boat on that lot, and last summer there were 15. **Reggiani** said that 15 might sound like a lot, but it isn't in the grand scheme of things. Is this the City function? Is this the best use of public lands? If the lot were made available, a business would move in. **Greenwood** said that he is torn, not in favor until there is more land available. **McGann** said that one lot that has not been discussed is the one by AC (Lot 10A, Block 2). That is trailer parking and no one has mentioned using that. That seems to be an underutilized lot and that can certainly take the 15 trailers. **S. Greenwood** said the strategy of North Fill was to relieve congestion in the South Fill. **Reggiani** said that if that is the case than that lot should be considered available. **Greenwood** brought discussion back to Lot 3, Block 5. **Baenen** said that Lot 2, Block 8 (meaning Block 6) could have had all of the trailers on Lot 3, Block 5. **Pegau** pointed out that "Not Available" does not really mean not available. Let's leave it the way it is, our version of not available is that if you put in a good bid than it becomes available. **Schinella** said that Lot 2, Block 6 is needed for the boat ramp. 98% of harbors in Alaska have storage spaces for trailers. **Reggiani** said he hates that "Not Available" sometimes means something else. Most people would see this as black and white and not know that it could be available. (Procedural discussion)

Pegau withdrew his motion with no objection.

M/Pegau S/Reggiani to remove Special Circumstances to the Land Disposal language so that "Not Available" is strictly, once the maps are approved by Planning and Zoning and City Council, the identified properties are not available for sale.

Upon voice vote, motion **passed** 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Nay: None

Absent: **Bailer**

M/McGann S/Baenen to approve Resolution 14-03.

Greenwood resumed discussion on Lot 3, Block 5. **Baenen** said he would like to make it available. **Pegau** said he still favored leaving it as not available.

M/Reggiani S/Baenen to amend the main motion to convert Lot 3, Block 5 from “Not Available” to “Available.”

Upon voice vote, motion to amend **failed 3-3.**

Greenwood asked if there should have been an amendment for the impound lot. **Reggiani** said that there had been no objection to making that lot available.

Yea: Reggiani, Baenen, Roemhildt

Nay: Greenwood, McGann, Pegau

Absent: Bailer

M/Reggiani S/Baenen to amend the main motion to convert Lot 3A, Block 8 from “Not Available” to “Available.”

Pegau said he recognized this lot as a nonconforming lot. There are few businesses that could actually use the lot because of the squeeze. Also, the location of the water and electric is close to the corner of the lot.

Schinella confirmed. **Reggiani** said that there was an interested party last year and that it went to City Council, where there was significant debate. Council agreed to give the Harbor a year to see how the layout would go and how the use of that lot would work. He does not see a lot of use in that specific area. **McGann** said he was underwhelmed by the utilization of the land, but that he is willing to give the Harbor another year.

Roemhildt confirmed with **Schinella** that the electric is on Lot 4, not Lot 3A, but the water is on Lot 3A.

Schinella said that plan was to put two more water services on Lot 3A this year. **Baenen** verified with **S.**

Greenwood that the setbacks are zero for the sides of the lot. **Baenen** said that lot is used mostly as a road to get to the other lots.

Upon voice vote, motion to amend **failed 3-3.**

Yea: Reggiani, Baenen, Roemhildt

Nay: Greenwood, McGann, Pegau

Absent: Bailer

Greenwood brought the discussion back to the lot by AC (Lot 10A, Block 2). **McGann** said that he believes the lot is designated for trailer storage, but that there are rarely trailers there. **Reggiani** asked if there was a policy that said which department or enterprise fund controls City owned land. **Schinella** said he was told by the previous City Manager what lands he was going to manage. **Robertson** said that he doesn't think documentation exists that says who manages City owned land. **Reggiani** said that having nobody managing or utilizing the property is striking. **Pegau** said that besides trailer storage, long-term parking is another need for that area. **Greenwood** said that the reason that lot was listed as “Not Available” was because of the Sawmill Extension project. He asked what the current status was. **S. Greenwood** said there was no money for it. **McGann** verified that the land under the fuel dock was owned. **Reggiani** said that he was not in favor of the main motion and that he was not satisfied that the amendments failed 3-3, we are missing our seventh commissioner. He thinks it is important that it either passes or fails with a majority rather than a split commission.

M/Reggiani S/McGann to postpone the resolution to the next meeting.

Pegau said that it may be him that is missing next month. He said that they may be changing the final vote by who the six are at the table, he would rather they just move forward. There is a process in place that does allow for them to vote as a majority of the whole. He would rather this move forward than postpone another month because all that will change is membership. **Reggiani** said that was not his intent. He assumed that everyone would be there. His worry is that he does not support the main motion; it would be discouraging to have it fail 3-3 and not have a map recommendation for City Council. **Greenwood** said that he is torn and that he would like to keep the ball rolling. There are some lots that will be posted as available. **Pegau** asked if the motion failed, would it not be available to be brought back to the next agenda? Essentially it would just be a statement of the six members that are here. **Reggiani** said that it could be brought back, but that his understanding is that it would need to be in a substantially different form. You can't keep bringing back a failed motion until you get the right membership to pass it.

Upon voice vote, motion to postpone **passed 5-1.**
Yea: Reggiani, Baenen, Roemhildt, Greenwood, McGann
Nay: Pegau
Absent: Bailer

11. PENDING CALENDAR

S. Greenwood said that Ocean Beauty was looking to do a Site Plan Review. Special Meeting was scheduled for March 20, 2014.

12. AUDIENCE PARTICIPATION

Schinella thanked the commission for their time, but said that he was disappointed we didn't get through this and have to go through it again. **Robertson** said that hopefully by the next time the commission meets, **Richard Rogers**, the new Public Works Director will be there.

13. COMMISSION COMMENTS

Pegau said that it looks like the Harbor will remain an exciting place for a while. He looks forward to finalizing a set of plans one way or another. **Baenen** said that he understands **Tony's (Schinella)** disappointment; hopefully we'll come back again and we'll have seven people and it will end up one way or the other. **Reggiani** wanted to thank staff, in the Planning Department, welcome **Leif (Stavig)**, and **Tony (Schinella)** thank you for putting together a really good PowerPoint. **Roemhildt** thanked **Tony (Schinella)** and said he grew up fishing so he appreciates what he is doing; at the same time he thinks there is prosperity to be had outside of fishing. **McGann** said that he liked that the commission got rid of the Special Circumstances (in the Land Disposal Maps memo). He likes the notion that they will be back in a year and they can look at how the harbor has done. He is willing to give them another year. **Greenwood** welcomed **Leif (Stavig)** aboard. He wants to give the Harbor another shot with the land.

14. ADJOURNMENT

M/McGann S/Reggiani to adjourn the Regular Meeting at 8:15 PM; with no objection, the meeting was adjourned.

Approved:

Lila Koplin

Approved:

Leif Stavig, Assistant Planner

**PLANNING COMMISSION SPECIAL MEETING
MARCH 20, 2014 AT 12:00 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Chairman **Tom Bailer** called the Planning Commission Special Meeting to order at 12:00 PM on March 20, 2014 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman **Tom Bailer** and Commissioners **John Greenwood**, **Tom McGann**, **Scott Pegau**, **John Baenen**, and **Allen Roemhildt**. Commissioner **David Reggiani** was absent.

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

There was 1 person in the audience and 2 people connected via teleconference.

3. APPROVAL OF AGENDA

M/Greenwood S/Pegau to approve the Agenda.

Upon voice vote, motion **passed** 6-0.

Yea: Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt

Nay: None

Absent: Reggiani

4. DISCLOSURES OF CONFLICTS OF INTEREST

None.

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

None.

6. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review – Ocean Beauty Seafoods Modular Homes

M/Pegau S/Greenwood to recommend to City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods to construct eight 320 sq. ft. modular units on Lot 4, Block 2, Cordova Industrial Park based on the findings as contained in the staff report.

Pegau asked if in the two lots that Ocean Beauty owns, one side has a 20 foot setback. **S. Greenwood** said the front. **Pegau** asked so the two lots have essentially two roads they could be fronted on? **S. Greenwood** confirmed. **Pegau** said the other lot (Lot 2) appears to have no setback so that could have been from either a variance or that could have been the back side of the lot. **S. Greenwood** said that we don't know. **Pegau** said the front end of lot does not have setback and location of foundation (for proposed modular housing) is right next to the roadway. **S. Greenwood** said that the Site Plan is drawn out for the front of the lot coming in from Jim Poor Ave through Lot 2. There probably wasn't a Site Plan for the original building that was built on Lot 2 and 4. **Pegau** asked Ocean Beauty how temporary is the housing; is it two year plan, ten year plan, or until they fall down? **Michael Clutter** (from Ocean Beauty) thinks of them as temporary in that they are likely to be moved. We're planning on moving over to another lot that we just finished purchasing. Preliminary thinking is in two years. **Pegau** said another sensitivity he had was parking. He acknowledged that Ocean Beauty requested to be waived parking. He counts nine parking spots that Ocean Beauty has for all of their employees. He has heard grumblings that the seafood industry has not been hiring locally. He doesn't want this to be used as an excuse for not hiring locally or in state. He would like to see parking incorporated on the side of proposed buildings on private property not the Right of Way. **S. Greenwood** clarified that there was existing parking on the Right of Way. **McGann** applauded Ocean Beauty for expanding; it's great for everyone in community, however he does have a problem with the proposal. Code 18.08.410 which is definition of front interior lot line says, "Interior front lot line needs a line separating the

lot from the street,” and he doesn’t see where you can turn that around and say that the portion that doesn’t abut the street is the front of the property. **S. Greenwood** said that she had a discussion about that and that one of the ideas was dissolving the lot line in between the two lots (Lot 2 and 4). **McGann** said that we need to be consistent; Trident asked for a variance of the 20 feet, granted there were snow issues, but the Commission said no. By definition, Industry Way is the front of that lot. **S. Greenwood** said the commissioners could add a special condition to this proposal that dissolves the lot line. **Baenen** verified that the sides and rear setbacks were zero and the front was 20 feet. **Greenwood** assumed on page three of packet under Special Conditions where Trident is written it should be Ocean Beauty. **S. Greenwood** confirmed typo. **Greenwood** asked what work can be done (in terms of construction), because he drove by the lot yesterday and they were working. **S. Greenwood** verified that the work has stopped. She said that you don’t need a building permit to grade. Putting a tube in starts working towards a foundation and Fire and Life Safety includes a foundation review and the foundation may have to move. Concrete has not been poured. Foundation work should not have started until this Site Plan review was done, which Ocean Beauty has now acknowledged. Fire and Life Safety is at Fire Marshall’s office and will not be completed until late April. **Greenwood** verified that elevation and exterior siding and roof as earth tone were in Site Plan. **Baenen** asked if because these are temporary and not permanent, if that factors into the 20 foot setback requirements. **Pegau** said if they’re affixed to the ground than they are not temporary. **Bailer** said that if there were two separate owners of the lots, Industry Way would be considered the front of the lot and there would need to be a 20 foot setback. If lot line was dissolved, Jim Poor could be considered the front of the lot. Solution would be to resurvey area and make it all one lot. **Clutter** said that Ocean Beauty had no issue with dissolving the lot line. **Bailer** wanted to talk more about the parking issue. **McGann** asked if the occupancy of all of the modular homes together was 16; two in each unit. **Clutter** thought it was more and asked where that number came from. **S. Greenwood** said that it was in the Site Plan. **Clutter** said that they intend to put more than two people in each unit. **S. Greenwood** said that when Trident built their bunkhouses, they showed additional parking in their complex with the understanding that units are usually filled with people from out of the state or country. **Clutter** said he thought that they would be putting five people in each unit. He asked how bunkhouses were treated in terms of parking; if there are 100 people staying in a bunkhouse, do you need 50 parking spots? **Baenen** asked what Trident did in their Site Plan for their bunkhouses in regards to parking. **S. Greenwood** said that they had a special condition in their Site Plan that identified a certain number of parking places they would provide in their complex, but it was a small amount because at that time 100 percent of the people staying in the bunkhouse were out-of-state or out-of-country. **Baenen** said that the bunkhouses were for those people as locals would stay at home. **Pegau** said he would go for a special condition that provides parking so that if Ocean Beauty did in-state recruiting, where people would be likely to come with a vehicle, they would have a spot. **Clutter** said they could remove the fence so that people could park on Industry Way and easily walk to units. **S. Greenwood** said there was also room next to the units on Ocean Beauty’s lot for parking. **Clutter** said he could also find more parking within their complex. The reality is that the people don’t come with cars. **S. Greenwood** reiterated that they should not take Right of Way parking for the bunkhouse. Ocean Beauty has room on the lot, they have Lot 1, Block 1; we don’t want to give up public parking to support the bunkhouse.

M/Bailer S/Greenwood to amend the main motion by adding the special conditions to dissolve the lot line between Lot 2, Block 4 and Lot 4, Block 4 Cordova Industrial Park and to provide four on-site parking spaces.

Upon voice vote, motion to amend passed 6-0.

Yea: Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt

Nay: None

Absent: Reggiani

Upon voice vote, main motion passed 6-0.

Yea: Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt

Nay: None

Absent: Reggiani

7. AUDIENCE PARTICIPATION

None.

8. COMMISSION COMMENTS

McGann mentioned that he likes to read packet online; if you can, make packet so you don't have to rotate the pdf. **Bailer** said **Michael (Clutter)** piqued his curiosity when he mentioned need for off-site storage. It would be helpful to staff and commission to get their needs out: What are you looking at in the future? **Clutter** said that they will need more property in the future. **Bailer** said that the commission has been making decisions with land disposal maps and having the industry's needs would help. If Ocean Beauty could put down their needs in writing it would be helpful. **Pegau** said it would be good to know processing, bunkhouse, and storage expansion and needs. If there's an opportunity to build up that would be good to know.

9. ADJOURNMENT

M/Greenwood S/McGann to adjourn the Special Meeting at 12:41 PM; with no objection, the meeting was adjourned.

Approved:

Leif Stavig, Assistant Planner

DRAFT



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	March 13, 2014
EXPIRATION DATE:	April 14, 2014
REFERENCE NUMBER:	POA-2012-439
WATERWAY:	Hartney Bay Subdivision

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Blake Romero at (907) 753-2735, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at Blake.A.Romero@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Mr. Steve Donaldson

AGENT: Solstice Alaska Consulting, Inc.

LOCATION: The project site is located within Section 11, T. 16 S., R. 4 W., Copper River Meridian; USGS Quad Map Cordova B-6; Latitude 60.4914° N., Longitude 145.8762° W.; Hartney Bay Subdivision, Block 1, Lots 7 and 8; approx. mile 6 Whitshed Road, in Cordova, Alaska.

PURPOSE: The applicant's stated purpose is to construct a private residence in the existing Hartney Bay Subdivision near Cordova, Alaska.

PROPOSED WORK: The applicant has proposed the placement of clean fill material into wetlands in order to construct a single family residence. Work would consist of the construction of a building pad 68-feet by 268-feet and an attendant driveway measuring 23-feet by 450-feet; both fill pads have a depth of 4-feet. In total, the applicant has proposed the placement of up to 2,756 cubic yards of fill material into no more than 0.65-acres of wetlands. In addition to the building pad and driveway, the proposed project would require the installation of a 24-inch diameter culvert to accommodate the flow of an existing stream through the proposed driveway. All work would be performed in accordance with the enclosed plan (sheets 1-5), dated January 13, 2014.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material. The following are direct statements from the submitted application:

a. Avoidance: "Complete avoidance of wetlands is not possible to meet the project purpose, since most of the project site is wetlands"

b. Minimization: "The applicant's original vision was to fill most of the property for outbuildings, equipment storage, and other activities. Upon learning that wetland avoidance was needed, various project alternatives were considered, and the fill footprint has been significantly reduced by choosing a design that only requires fill for a driveway and a building pad. To minimize impacts to waters of the U.S., the project uses the narrowest driveway and smallest building pad practicable."

c. Compensatory Mitigation: "The applicant proposes to offset unavoidable impacts to wetlands by placing a restrictive covenant on a portion of their property in Lot 7-A for the preservation of wetlands. The applicant understands that the wetlands on their property are of high value and proposed a 2:1 ratio for preservation"

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRs constitutes the extent of cultural resource investigations by the District Commander at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844).

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

No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authority:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

District Commander
U.S. Army, Corps of Engineers

Enclosures

SEAN PARNELL, GOVERNOR

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER
401 Certification Program
Non-Point Source Water Pollution Control Program

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-7564/FAX: (907) 334-2415

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. **POA-2012-439, Hartney Bay**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineer's Public Notice.

NOTICE TO EDITORS:

This public notice is provided as background information and is not a request or contract for publication.

NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continually placed until the expiration date.

**Project drawings
are available online at:**

<http://www.poa.usace.army.mil/Missions/Regulatory/PublicNotices.aspx>



Copper River Watershed Project

Voices for a Wild Salmon Economy

Copper River Watershed Project's Snow Management Analysis

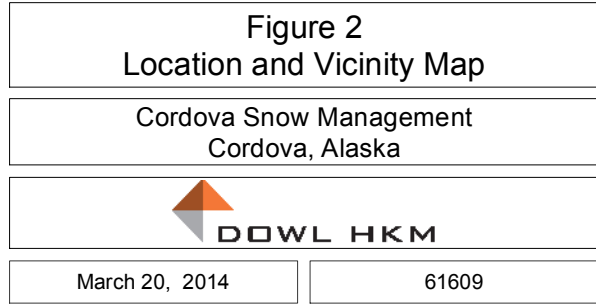
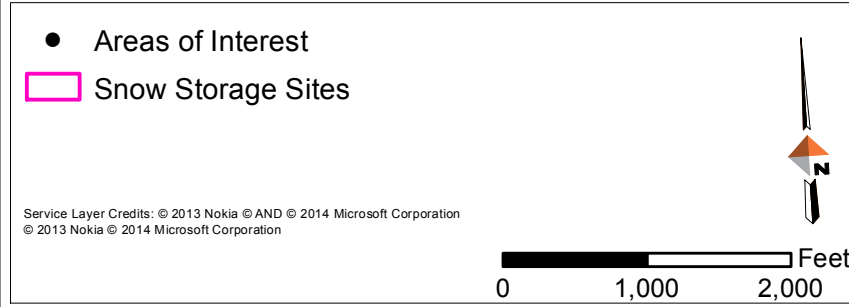
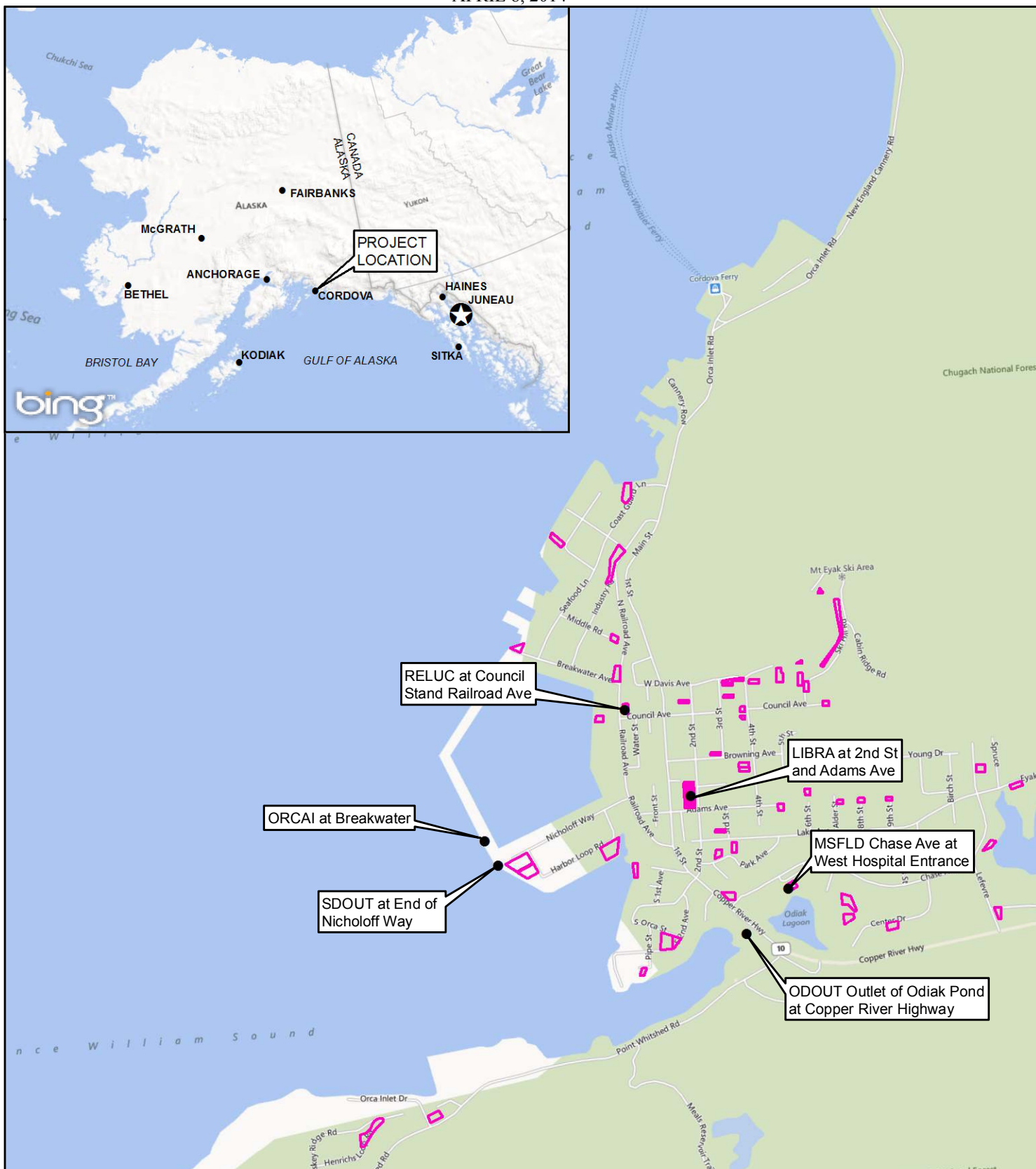
The Copper River Watershed Project has contracted DOWL HKM Engineering to conduct an analysis of snow management practices in Cordova with an objective of reducing polluted run-off from snow piles during spring melt. Over the course of a winter contaminants commonly accumulate in snow including oil, grease, sediment, nitrogen, phosphorous, and metals. Effective storage and handling of snow can greatly improve water quality of melt-water and receiving water bodies.

During a two day visit, March 13th – 14th, two engineers from DOWL, Valentine and Mel, met with the City Manager and members of the City Planning, Public Works, and Parks and Recreation departments, the Alaska Department of Transportation and Public Facilities (AK DOT&PF), and Eagle Contracting. Valentine and Mel also went on extensive “ride-alongs” with Bill Howard (Public Works) and Rob Mattson (AK DOT&PF) to learn how and why current snow management practices occur. During these outings they were able to view the variety of snow storage sites in town and discuss how weather conditions influence plowing and sanding operations. This site visit left DOWL and CRWP with an appreciation for the limited snow storage space in Cordova, particularly during years of heavy or extreme snow fall.

Using the information they collected, in conjunction with observations from an additional site visit planned for this spring, DOWL will make recommendations for procedural and structural best management practices to make snow management operations more efficient and improve fresh and marine water quality. They will also produce a snow management planning document for use by the City of Cordova and the Cordova Maintenance Station of the AK DOT&PF. Additional, funding dependent, identification and design services may be completed following the initial phase of analyses to advance implementation of DOWL's recommendations. For example, development of retention ponds, vegetated buffers, or other water treatment measures may be considered following input from CRWP, City of Cordova and AK DOT&PF.

Staff members of CRWP will be conducting assessments of water quality from snow melt and receiving water bodies at six locations around Cordova (see “Areas of Interest” denoted on “Figure 2 Location and Vicinity Map”). Parameters will include temperature, pH, turbidity, hardness, sediment load, dissolved oxygen, metals, and debris. These analyses will be used to monitor the quality of snow melt-water run-off before and after implementation of best management practices.

Project Contact: Danielle Verna, danielle@copperriver.org, 424-3334



Planner's Report

To: Planning Commission
From: Planning Staff
Date: 4/3/14
Re: Recent Activities and Updates

- One Building Permit issued – extended Building Permit for Pioneer.
- Strip of land next to Lot 1 Block1 that Ocean Beauty purchased closed.
- Working with Public Works on a variety of issues.
- Met with Public Works Director and streets to go over 95% drawings for Safe Routes to school drawings.
- Tideland Permit will be presented to City Council at the April 16th meeting per code section 5.16.120.
- Working with Ocean Beauty on Water & Sewer Permit for modular bunk houses.
- Working on easement format for City culvert on private property to drain puddle on Railroad Avenue near the Swimming Pool.
- Site plan review recommendation forwarded and passed by City Council.
- Working with Rich Rogers, the new Public Works Director.
- Identifying plan to start moving forward with the addressing project.
- Revising permits including building permits both paper and electronic copies.
- Reviewing AML lease for mandatory lease increase.
- Met with Harborside Pizza about extension for Performance Deed of Trust.

Memorandum

To: Planning Commission
From: Planning Staff
Date: 4/3/14
Re: Safe Routes to School Update

PART I – BACKGROUND

2/12/13 – Planning Commission heard public input and held discussion at a Regular Meeting.

4/9/13 – At the Planning Commission Regular Meeting questions were developed for the engineer of the project, public input was heard, and there was discussion. Staff was asked to look at 5th Street as an option.

5/29/13 – A Special Meeting was held to discuss 5th Street as an option and to review the survey of 3rd Street.

6/11/13 – At the Planning Commission Regular Meeting the following motions were made and passed:

"I move to recommend to City Council to approve the Safe Routes to School conceptual design for sidewalks and crosswalks as outlined in the USKH 3/23/2011 drawings."

M/Reggiani, S/Greenwood

"I move to recommend to City Council to direct staff to continue with the process to develop the Safe Routes to School on Third Street."

M/Pegau, S/Reggiani

6/19/13 – At the City Council Regular Meeting the following motion was made and passed:

M/Allison S/Reggiani to approve the Safe Routes to School conceptual design for sidewalks and crosswalks as outlined in the USKH 3/23/2011 drawings and to direct staff to continue with the process to develop the Safe Routes to School on Third Street.

3/24/14 – Planning Staff received 95% drawings from USKH, which are attached following this memo.

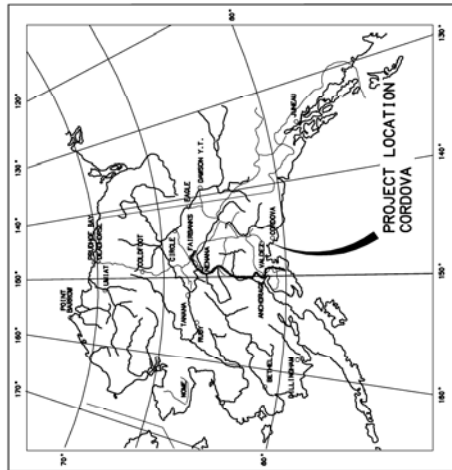
PART II – STAFF RECOMMENDATION

Staff would like to know if there are any comments that the Planning Commission would like to include in the engineer review of the drawings.

CITY OF CORDOVA

CORDOVA, ALASKA

CORDOVA SAFE ROUTES TO SCHOOL

VICINITY MAP

SHEET NUMBER	SHEET TITLE
1.01	TITLE SHEET
2.01	SHEET INDEX & ABBREVIATIONS
2.02	SURVEY
3.01	TYPICAL SECTIONS
5.01	SUMMARY TABLES
5.02	SUMMARY TABLES
6.01	CURB & STORM DRAIN DETAILS
6.02	CROSSWALK AND RAISED CROSSING DETAILS
6.03	CROSSWALK PLANS
6.04	CURB RAMP DETAILS
6.05	DETECTABLE WARNING DETAILS
7.01	THIRD STREET PLAN AND PROFILE

**95%
SUBMITTAL
3/4/14**

USKH
IMANUS VICKI LIMITED PARTNERSHIP
Architecture • Engineering • Surveying
Planning • Environmental Services

10713 274th Ave.
Suite 102
Kenner, Alaska 99101
(907) 452-1208

30110 Clifton Drive
Kenner, Alaska 99101
(907) 452-1208

201 W. Parks Highway
Kenner, Alaska 99104
(907) 276-1818

Project:
CORDOVA
SAFE ROUTES
TO SCHOOL

City of Cordova
Cordova, Alaska

Date: _____

By: _____

Revision

Project Mgr: LRG

Drawn WW CP

Checked SK WW

Date 28Feb14

TITLE SHEET

Date Stamp:

Sheet Contents:

Sheet No.:

1.01

USKH W.O. 1263401

1263401



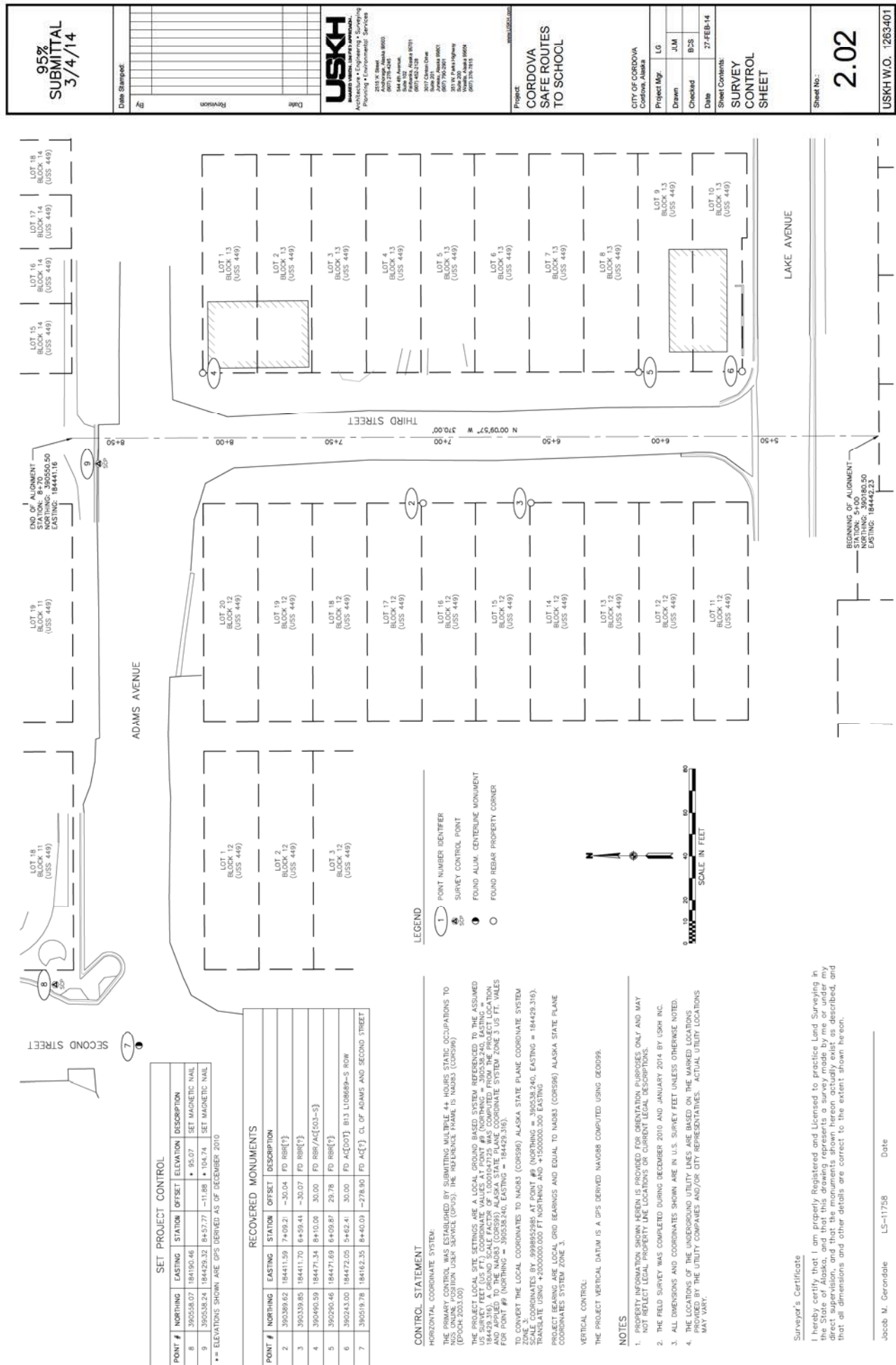
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APPROX - APPROXIMATE
BC - BACK OF CURB
ELEV - ELEVATION
EX - EXISTING
FC - FACE OF CURB
HMA - HOT MIX ASPHALT
MAX - MAXIMUM
PCC - PORTLAND CEMENT CONCRETE
RP - RADIUS POINT
RT - RIGHT
R/W - RIGHT OF WAY
STD - STANDARD
TBC - TOP BACK OF CURB
TYP - TYPICAL



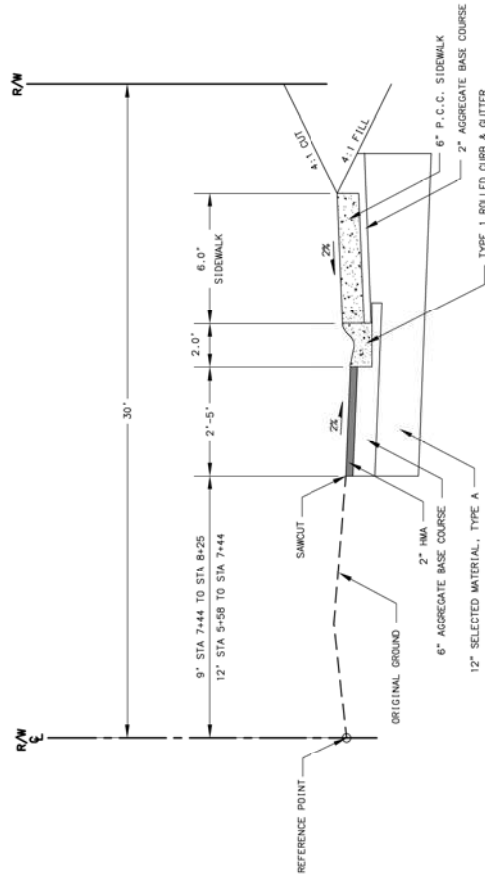
- NOTES:**
1. CONSTRUCT STRIPED CROSSWALKS IN ACCORDANCE WITH DETAILS ON SHEET 6.02. EXACT PLACEMENT SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD.
2. SEE SHEET 5.01 AND 5.02 FOR SIGN SUMMARY.

- LEGEND:**
① SIGN CALLOUT

95% SUBMITTAL 3/4/14	
Date Stamped	
By	
Revision	
Date	
USKH UNITED STATES K&H ARCHITECTURE • ENGINEERING • SURVEYING PLANNING • ENVIRONMENTAL SERVICES 2014 N. 1st Ave. Anchorage, Alaska 99501 (907) 452-1234 Fax: (907) 452-1235 www.uskh.com	
Project: CORDOVA SAFE ROUTES TO SCHOOL	
CITY OF CORDOVA Cordova, Alaska	
Project Mgr.	LRC
Drawn	WW
Checked	SK
Date	26-Feb-14
Sheet Contents: SHEET INDEX & ABBREVIATIONS	
Sheet No.	2.01
USKH W.O. 1263401	


















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USKH BENNETT VISION, UNITED APPROACH, ARCHITECTURE • ENGINEERING • SURVEYING PLANNING • ENVIRONMENTAL SERVICES 2014 W. Park Highway Juneau, Alaska 99801 (907) 586-1000 FAX: (907) 586-1001 www.uskh.com	
Project: CORDOVA SAFE ROUTES TO SCHOOL	
CITY OF CORDOVA Cordova, Alaska	
Project Mgr.	LRC
Drawn	WW
Checked	SL
Date	26-Feb-14
Sheet Contents: TYPICAL SECTIONS	
Sheet No.	3.01
USKH W.O. 1263401	



THIRD STREET

- NOTE:
- DESIGNATIONS FOR CURB TYPE, AGGREGATE MATERIALS, AND ASPHALT CONCRETE SURFACING REFERENCE STANDARD DETAILS AND SPECIFICATIONS OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (ADOT&P).

SIGN SUMMARY												
SIGN NO.	NORTHING	EASTING	SIGN CODE	LEGEND	SIZE		TOTAL AREA	THICKNESS		FACES	POST	REMARKS
					WIDTH	HEIGHT		UNFRAMED	BRACED			
1	390942.82	184124.81	S1-1		36.0	36.0	9.0			N	1-2.5*PT	
			W16-9P	AHEAD	36.0	18.0	4.5			N		
2	390494.17	183923.13	S1-1		36.0	36.0	9.0			W	1-2.5*PT	
			W16-9P	AHEAD	36.0	18.0	4.5			W		
3	390551.58	184136.70	S1-1		36.0	36.0	9.0			N	1-2.5*PT	SHARE POST WITH EXISTING STOP SIGN. INSURE MINIMUM MOUNTING HEIGHTS ARE MET.
			W16-7P		30.0	18.0	3.75			N		
4	390542.46	184187.96	S1-1		36.0	36.0	9.0			S	1-2.5*PT	
			W16-7P		30.0	18.0	3.75			S		
5	390533.63	184200.87	S1-1		36.0	36.0	9.0			E	1-2.5*PT	SHARE POST WITH EXISTING STOP SIGN. INSURE MINIMUM MOUNTING HEIGHTS ARE MET.
			W16-7P		30.0	18.0	3.75			E		
6	390494.17	184193.51	S1-1		36.0	36.0	9.0			W	1-2.5*PT	
			W16-7P		30.0	18.0	3.75			W		
7	390536.35	184567.06	S1-1		36.0	36.0	9.0			E	1-2.5*PT	
			W16-9P	AHEAD	36.0	18.0	4.5			E		
8	390168.84	184214.64	S1-1		36.0	36.0	9.0			S	1-2.5*PT	
			W16-9P	AHEAD	36.0	18.0	4.5			S		
9	390202.15	184364.97	S1-1		36.0	36.0	9.0			W	1-2.5*PT	
			W16-9P	AHEAD	36.0	18.0	4.5			W		
10	390241.09	184579.64	S1-1		36.0	36.0	9.0			E	1-2.5*PT	
			W16-9P	AHEAD	36.0	18.0	4.5			E		

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 USKH UNITED VISION, UNITED APPROACH. Architecture • Engineering • Surveying Environmental • Construction Services 2014 N. Dear Anchorage, Alaska 99503 Phone: (907) 452-1234 Fax: (907) 452-1235 Mobile: (907) 452-1236 Email: info@uskh.com 3017 Clinton Drive Anchorage, Alaska 99503 Phone: (907) 452-1237 Fax: (907) 452-1238 Mobile: (907) 452-1239 301 W. Parks Highway Anchorage, Alaska 99504 Phone: (907) 510-9101 Fax: (907) 510-9102		Project: CORDOVA SAFE ROUTES TO SCHOOL	
CITY OF CORDOVA Cordova, Alaska		Project Mgr.: LRG Drawn: WW CP Checked: SK WW Date: 26Feb-14 Sheet Contents: SUMMARY TABLES	
Sheet No.: 5.01		USKH W.O. 1263401	

Date Stamp				
	By	Revision	Date	

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SHARED VISION, LIMITED APPROACH.
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Planning • Environmental Services

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351 W. Parks Highway
Suite 200
Wasilla, Alaska 99654

Project: **CORDOVA
SAFE ROUTES
TO SCHOOL**

CITY OF CORDOVA
Cordova, Alaska

Project Mgr.	LRG	
Drawn	WW	CP
Checked	SK	WW
Date	26-Feb-14	

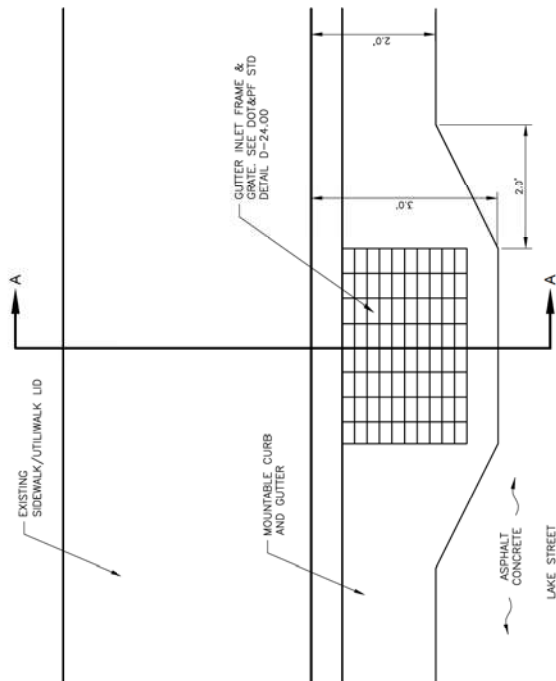
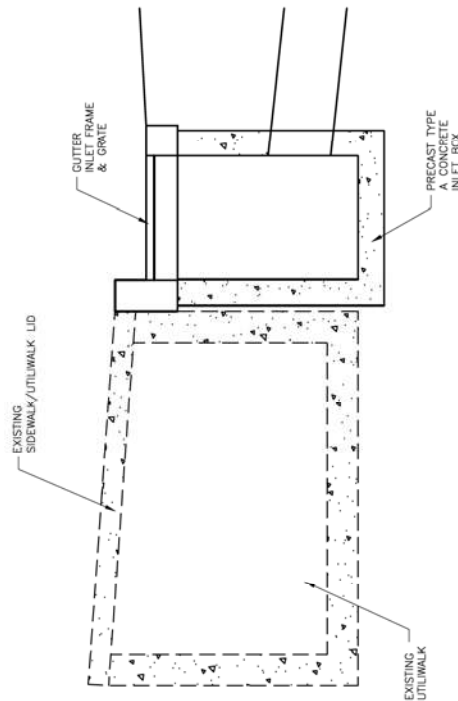
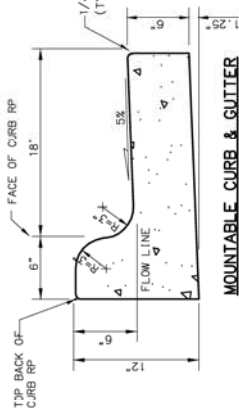
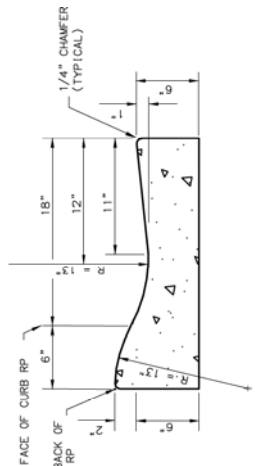
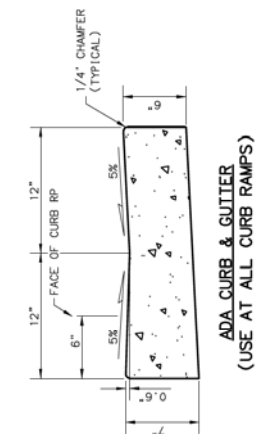
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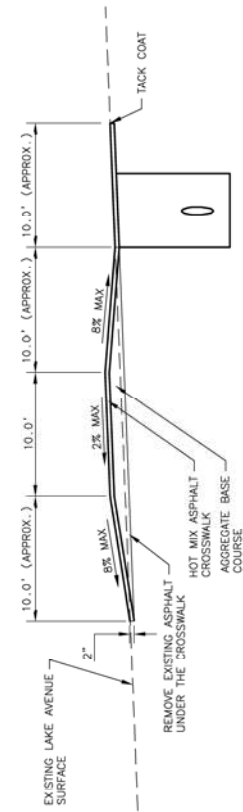
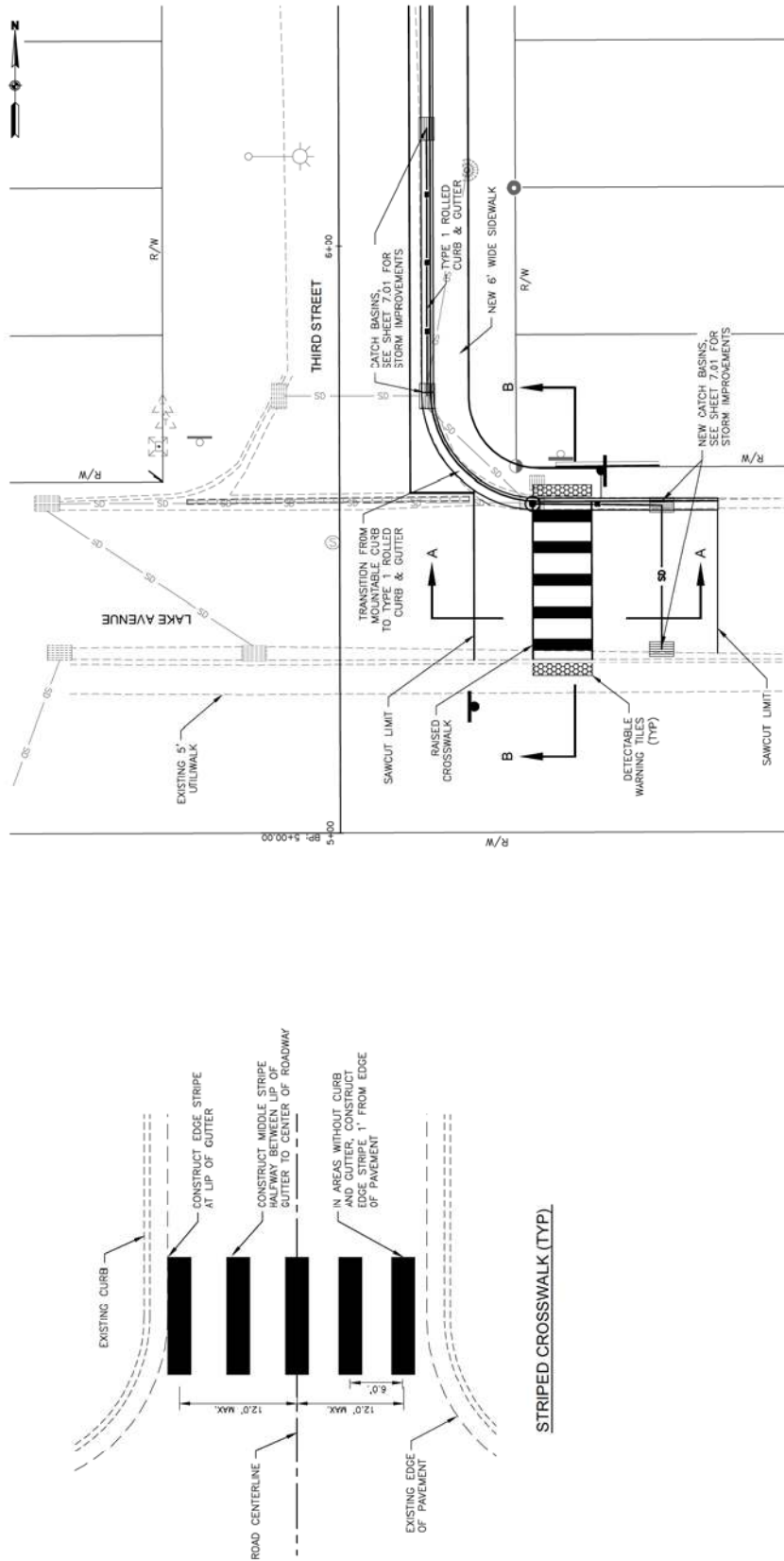
CURB & STORM
DRAIN DETAILS

Sheet No.:

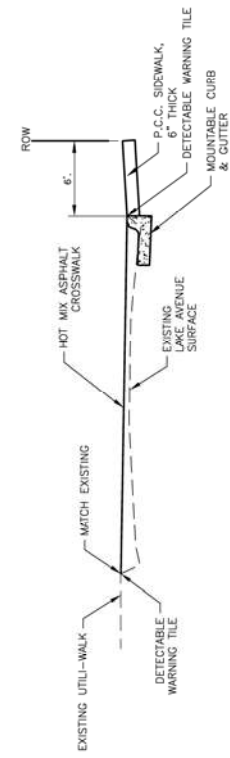
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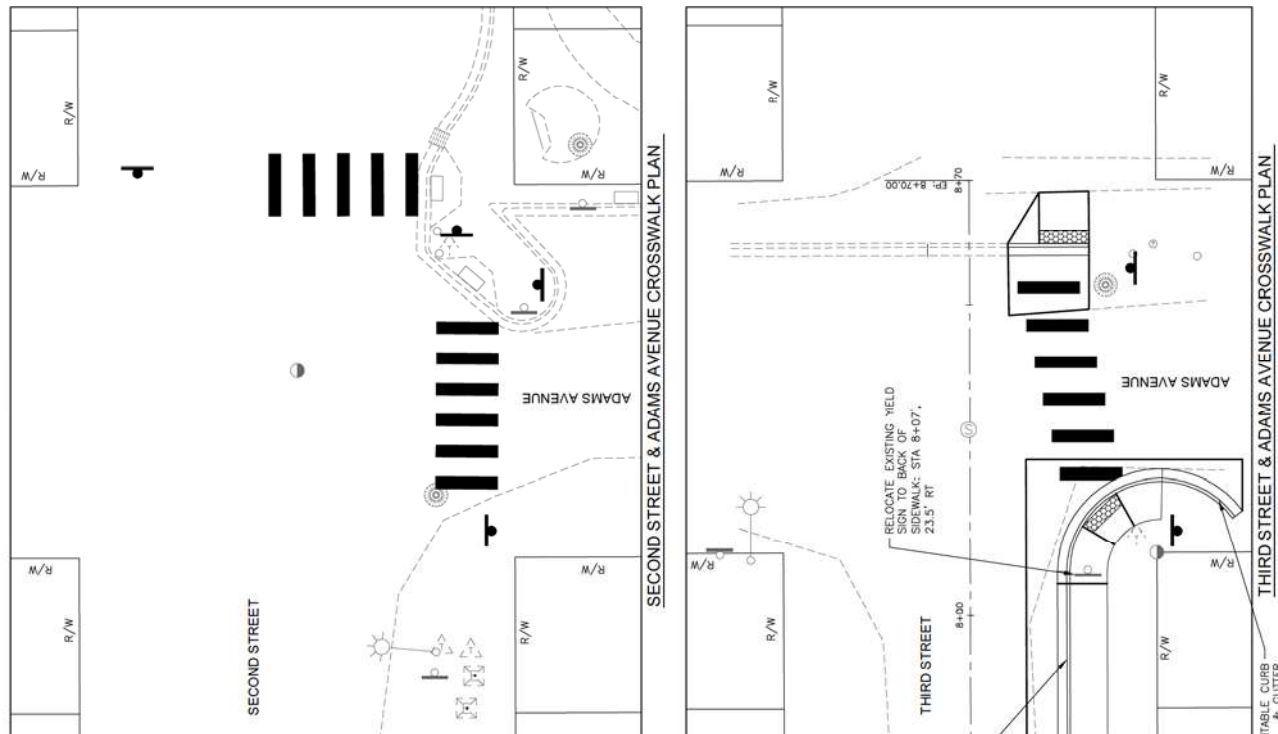


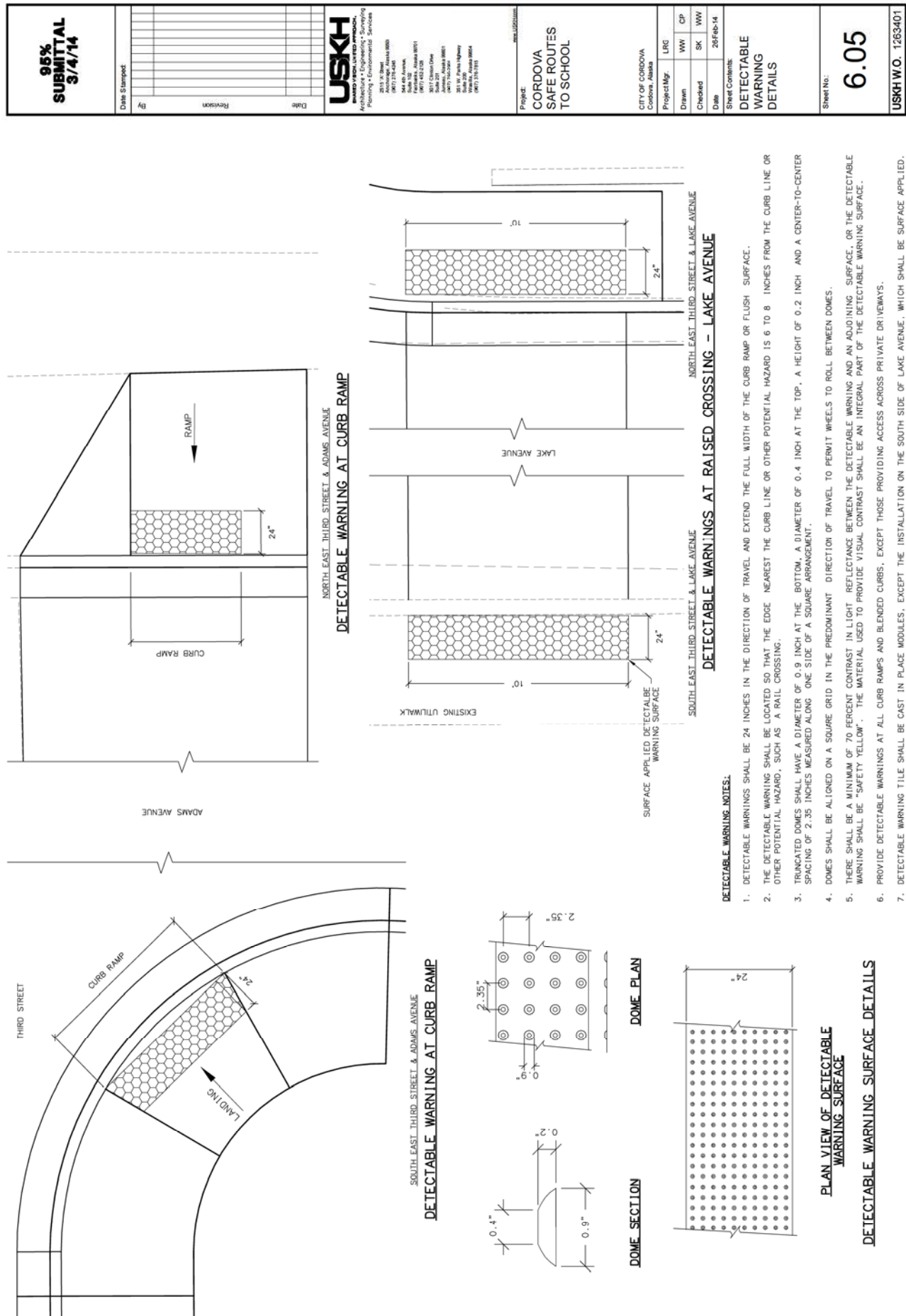
SECTION A-A



SECTION B-B

<div style="text-align: right;"> 95% SUBMITTAL 3/4/14 </div>	
Date Stamped:	
By	
Revision	
Date	
<div style="text-align: center;">  </div> <p> USKH UNITED STATES KIDNEY HEALTH A Division of USKH Engineering & Surveying 2015 N. 3rd Street Suite 100 Phoenix, Arizona 85004 Tel: 602.441.1000 Fax: 602.441.1001 Email: info@uskh.com Website: www.uskh.com </p>	
Project: CORDOVA SAFE ROUTES TO SCHOOL	
City of Cordova Cordova, Alaska	
Project Mgr:	LRC
Drawn	WW
Checked	SK
Date	25 Feb-14
Sheet Contents: CROSSWALK AND RAISED CROSSING DETAILS	
Sheet No.: 6.02	
USKH W.O. 1263401	





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3/4/14

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Revision

Date

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ARCHITECTURE & ENGINEERING - Surveying
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Website: www.uskh.com

Project:

CORDOVA
SAFE ROUTES
TO SCHOOL

City of Cordova
Cordova, Alaska

Project Mgr:
LRC

Drawn:
WW

Checked:
SK

Date:
26-Feb-14

Sheet Contents:

THIRD STREET
PLAN AND
PROFILE

Sheet No.
7.01

USKH W.O. 1263401

POINT	DESC.	STATION	OFFSET TO F.C.	LENGTH T.B.C.	ELEV. T.B.C.	RADIUS (FT)	RADIUS PT. STATION	RADIUS PT. OFFSET
A1	P1	5+57.04	64.46' RT	76.17	30.46			
A2	PC	5+57.04	34.00' RT	75.17	28.27	18.0	5+75.04	34.00' RT
A3	PT	5+75.04	16.00' RT	76.14	231.91			
A4	PC	8+06.95	16.00' RT	103.70	36.34	14.5	8+06.95	30.50' RT
A5	PT	8+15.56	42.17' RT	105.72				
B1	P1	8+59.74	6.20' RT	105.67	13.00			
B2	P1	8+59.74	19.20' RT	106.17				

PC = POINT OF CURVATURE, PT = POINT OF TANGENCY, P1 = POINT OF INTERSECTION

41 of 60

Memorandum

To: Planning Commission
From: Planning Staff
Date: 4/3/14
Re: Recommendation of 2014 Land Disposal Maps to City Council

ALL CHANGES TO THE MEMO SINCE THE LAST MEETING APPEAR IN RED.

PART I – BACKGROUND

2/4/14 – Land Disposal Maps were discussed at Regular Meeting and referred back to staff until Harbor Master provides report on North Fill Ramp usage.

3/11/14 – Land Disposal Maps were discussed at Regular Meeting. After some discussion about what specific lots should be made available, general consent was made to make the impound lot (Lot 4A, Block 5) available.

When discussion moved to other lots in the area, there was disagreement within the Commission about what lots should or should not be available and no general consent was made about any other lots.

After further discussion, the motion was withdrawn in order to make a motion to delete the Special Circumstances of this memo, effectively making the designation “Not Available” not available under any circumstances.

After that motion passed, the motion to approve the resolution was brought back. The following amendments were made and failed:

M/Reggiani S/Baenen to amend the main motion to convert Lot 3, Block 5 from “Not Available” to “Available.”

Upon voice vote, motion to amend **failed** 3-3.

M/Reggiani S/Baenen to amend the main motion to convert Lot 3A, Block 8 from “Not Available” to “Available.”

Upon voice vote, motion to amend **failed** 3-3.

There was general consent to make the impound lot available during discussion on the prior main motion before it was withdrawn. The general consent on the impound lot was referenced when the motion was brought back up. Staff interpret the reference of general consent to be a form of general consent as there were no objections. Thus, the main motion to approve the resolution now includes, along with the failed amendments, the designation of the impound lot as “Available.”

The main motion was voted to be postponed until the meeting on 4/8/14.

3/12/14 – The Cordova Harbor Commission passed Resolution 03-14-01, recommending to designate Lot 1, Block 4; Lot 2, Block 6; Lot 4, Block 8; Lot 5, Block 8; Lot 3A, Block 8; and Lot 3, Block 5 as Not Available. Resolution is attached after the memo.

4/3/14 – Maps have been slightly altered since the last meeting to fix errors with misplaced text. As per the general consent reached about the impound lot, that lot is now shown as “Available.”

It has also come to staff’s attention that the Fuel Dock is shown as “Leased.” Prior to City Council, staff will change that designation to “Other Land Owners.”

The Land Disposal Maps are required to be updated annually. At this time, the Planning Commission needs to review the updated 2014 Land Disposal Maps in order to make a recommendation to City Council to accept the Land Disposal Maps.

The map designations, update policy, and special circumstance are below. These are open for discussion if the commissioners feel there needs to be adjustments.

Final Map Designations

1. **Available-** means available to purchase, lease, or lease with an option to purchase.
2. **Not Available-** once the maps are approved by the Planning Commission and City Council, the identified property is NOT available for sale. A response will be sent to the interested party that this parcel is not available for purchase. These parcels included protected watersheds, substandard lots, snow dumps and other lots used by the city.
3. **Leased -**These lots are currently leased to a business or government entity by the City and are not currently available. We have leases that are short term renewing every two years and others are long term leases with substantial improvements on the property.
4. **Tidelands –** All requests to purchase tideland will be reviewed by the Planning Commission as they are received. The Planning Commission will make a recommendation on disposing of the tidelands to City Council.

Special Circumstances

~~It is understood that special circumstances may exist where a letter of interest is received on a property identified as “Not Available,” but the Planner and City Manager believe that letter of interest should be considered by the Planning Commission about the property. The Planner and the City Manager may put the letter of interest on the next Planning Commission Meeting Agenda for review and recommendation to City Council.~~

Final Update Policy

Maps will be updated on an annual basis by the Planning Staff, reviewed by the Planning Commission and recommended to City Council for approval. This update process will begin after the new fiscal year with updated maps being presented to the Planning Commission in January.

PART II – GENERAL INFORMATION

The Harbor Master has reviewed the land disposal maps and concurs with the current designations.

Parks and Recreation would like all parks and open spaces lands to remain designated as city property. Odiak Camper Park was developed with a grant from the Federal government and the State. One of the criteria of that grant was that the property if sold had to remain as a recreational facility. While the city has the right to sale this property, the buyer must be made aware of the requirement and understand the consequences of developing the property for another purpose.

At this time Public Works does not find it necessary to recommend any changes to the land disposal maps. They would appreciate the opportunity to continue to provide input on land disposal requests as they come up, especially when it falls under the designation of special circumstances.

Public Safety would like to be consulted as proposals and land disposal occurs as they have been in the past.

Explanation for addition of Property

USS 252 ASLS 2001-5 is the lot that Shelter Cove Camper Park is on. This was coded as a State lot in the GIS therefore it was not addressed in previous reviews of the land disposal maps. I added and designated this property as Not Available as a place holder it is open for discussion.

Some things to consider by map

Old Town Map:

I have highlighted three lots on 5th and Browning near the water tanks. Currently the road is not developed to those lots but the area is fairly flat and could be developed for residential use, while still providing a 2 lot buffer between the water tanks. I would recommend these lots be listed as available.

Whitshed Road Area:

I would suggest we change the extent of this area (map provided in packet) eliminate the showing the water treatment plant and Baler (this site is leased from the state) so that extent can be at a size reasonable to show the ball field and the camper park and the large area that the City owns which is the property with the most potential to be developed.

For the 2013 disposal maps this discussion occurred (from the 1/8/13 approved minutes):

Samantha Greenwood wanted a discussion about the difference between “City” and “Not Available”. **Bailer** asked for clarification. **Pegau** explained that some lots are designated as “City” and some lots as

“Not Available”. **Reggiani** wanted to know if any of the forest green that’s labeled “City” on the map was “Available”. **Sam** said that’s what they needed to define. An example was the North Fill and if they were going to keep that for boats how is that different than a City building? **McGann** said it would be clear to call that “City” since it’s going to be developed into Harbor storage. **Reggiani** asked them to think about going the other way with all “City” property just being “Not Available”. **McGann** clarified that people could still come in under special circumstances to request to purchase “Not Available” property. **Reggiani** explained that they were discussing Land Disposal Maps and that any other title than “Available” or “Not Available” would confuse the issue. **Greenwood** asked if there was any way of an outsider knowing if a “Not Available” lot was being used by the City. **Sam** said that they could submit a letter of interest. After a lengthy discussion, a decision was made to change “City”, “Snow Dumps” and “Not Available” to “Not Available”. ATS “Tidelands” will be labeled as “Tidelands” now so it’s clearer to potential buyers or lessees. Another subject that came up was only allowing people to request to re-designate areas from “Not Available” to “Available” once a year but after a lengthy discussion, it was decided that the current process of allowing people to request to re-designate at any time of the year was more beneficial to Cordova and public notice is part of the process. **Reggiani** wanted to discuss the Ocean Dock Area. He said it came up at their City Council meeting and they were talking about the CIP list, or basically the project request list that the City takes down to the legislature and lobbies for State money to come in. He said that basically the CIP list is a ranking by priority at what our top priorities are. They had a long discussion about a shipyard building and some of the members on the City Council thought that (a shipyard building) really wasn’t a City function to build a building and create more City infrastructure and have to staff the building for boat work and stuff like that. Some thought that it should be available for a private entity to come build a building and do whatever. **Reggiani** explained that it’s been in some people’s thoughts that developing a shipyard area would encourage businesses to come in (fiber glass companies, welders, machinists) and set up shops down there so that when the boats get hauled out they can go to one of the shops. He said, he thought the Planning and Zoning Commission would be ahead of ourselves to change any of these “Not Available” designations to “Available”. He’d really like to request that the Harbor Commission take a look at that and if they are really thinking that a City-owned shipyard building isn’t the direction they’d want to go to (they’d rather see that privatized) that’s won’t happen if it’s marked “Not Available”. **Reggiani** suggests the Harbor Commission look at the maps and make a recommendation as to what they believe is “Available”. **Bailer** agreed that the Harbor Commission should make the recommendation since he has been getting conflicting opinions as to which group wants the area and which doesn’t. **Pegau** said he thinks that the expansion and a big building was incorporated into a plan, but he may be wrong. He said that they have a really good Harbormaster who’s not afraid to handle anything or answer any questions and that he really enjoys working with him. **Pegau** requested clarification about what exactly the Planning and Zoning Commission would like to see from the Harbor Commission: were they in fact asking the Harbor Commission to essentially draw out what the new configuration would look like? **Bailer** said yes. **LoForte** said it would be nice if there was more delineation between short term and junk yard storage. **Sam** said they’re working on it. **Baenen** said he definitely wanted to see business promoted in Cordova and he would rather see businesses and companies rather than boat storage any day; more businesses means more people and they’re buying houses. He’d like to see land available down there. **LoForte** explained some things that have been kicked around for the North Fill Development Park Area. They are reviewing the best use of the area for a new ramp, electrical hookups and they want to eliminate the congestion by Baja Taco. **Reggiani** said that Council is considering two things: to expand the fill and another was to have a shipyard building. As soon as boats were hauled out they can roll into a building to get fixed. The two ideas are not combined but will be looked at separately. They are discussing which should be the priority. **Greenwood** stated that he was hoping fill was on the radar as we are running out of flat useable land. It will be money well spent. **LoForte** said that they are putting the new ramp and electrical in this summer to get rid of the congestion by Baja Taco. **Sam** said that we may want to get the land disposal status on the North Fill changed and that she is asking the Harbor to come up with a plan for Lot 3A by Bayside Storage to either utilize it or dispose of it, by possibly making it a standard lot as it is sub-standard currently. **McGann** requested clarification on the breakwater fill area: should be sale pending and the triangular area in front of Trident South should be “Not Available”. **Sam** said that it was a bad GIS layer but she will continue working on it. **Pegau** recommended the designation of Shell Beach as “Not Available”. **Sam** said she was not sure how to display that as it isn’t its own lot but she will work on ATS220 for the next meeting hopefully. **Sam** suggested that Shell Beach be designated as “Not Available” but it may be a

better way to say it would be reviewed every time and the answer would be yes or no instead of changing the designation, since it's not a platted piece of property within ATS220.

I have added ATS boundary to the land disposal maps. I left it as an outline versus a filled parcel because of the size of the ATS and the variety of ownership along the land side.

All City property and snow dumps show as not available on the maps.

This is the annual update of the land disposal maps. These changes below were made to the 2014 maps.

1. Lot 2 Block 3 Cordova Industrial Park from sale pending to private. (Tidewater Development Park and Cordova Industrial Map In process of being sold to Dan Nichols)
2. Added and designated as Not Available USS 252 ASLS 2001-5 (New England Cannery Road Map)
3. Changed ATS 220 Parcel A & B to private Ownership (Shoreside lots, Ocean Dock Area Map)
4. Changed Lots 3 and lot 5 Block 2 Southfill Development Park to Private (Roemhildt Purchase).
5. Changed Lot 6 Block 2 South fill Development Park to Sold (sold to Thai Vu and Camtu).
6. Changed Lots 1-4, Block 42 Original Townsite to Private (Americus Purchase)
7. Changed Lot 1 Block 1 CIP from leased to sold (Ocean Beauty)
8. Changed Lot 4A, Block 5 to Available (impound lot)

PART III – STAFF RECOMMENDATION

The staff recommends that the Planning Commission approve Resolution 14-03 that recommends the 2014 Land Disposal Maps to City Council.

PART IV – SUGGESTED ACTION

At this meeting, the Planning Commission will discuss the main motion that was postponed at the Regular Meeting on 3/11/14.

The motion to remove the Special Circumstances was a separate motion that passed, so regardless of whether the Resolution is approved or not, that change stands.

As explained above, the amendments that were voted on and failed remain a part of this motion and therefore cannot be discussed or voted on again. Additionally, the motion carries the general consent decision to designate the impound lot as "Available."

In order to bring back the motion that was postponed, it should be restated by the commissioner who made the motion.

To move forward with the postponed motion, McGann should state, "I move to approve Resolution 14-03."

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 03-14-01**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY
OF CORDOVA, ALASKA RECOMMENDING TO DESIGNATE
CITY LANDS WITHIN THE PORT OF CORDOVA AS NOT
AVAILABLE SPECIFICALLY LOT 1 BLK 4, LOT 2 BLK 6, LOT 4
BLK 8, LOT 5 BLK 8, LOT 3A BLK 8 AND LOT 3 BLK 5 OF THE
NORTH FILL DEVELOPMENT PARK TO THE PLANNING
COMMISSION.**

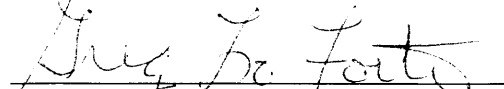
WHEREAS, the Planning Commission is conducting their annual review and update of the City of Cordova's Land Disposal Maps; and

WHEREAS, by the Cordova Municipal Code, "Port of Cordova" means the property beginning at the northeasterly corner of ATS 220 where it intersects USMS 902 thence N53 degrees 00 minutes W a distance of 2,047.36 feet being the westerly boundary of ATS 220 thence following the westerly boundary of ATS 220 to a point where it intersects with the Cordova Small Boat Harbor breakwater thence returning to the point of beginning using the shoreline as the eastern boundary and including all of ATS 1589, ATS 1004, and the Ocean Dock Subdivision. The Port of Cordova includes the Cordova Small Boat Harbor; and

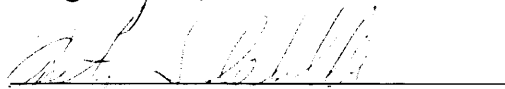
WHEREAS, at the regular meeting of 12 March 2014, the Harbor Commission reviewed the North Fill Development Park section of the harbors Master Plan as per 11.08.020 Section 8. The above as fore mentioned lots are essential to providing an essential service to the commercial and recreational community in the North Ramp area; and

NOW THEREFORE BE IT RESOLVED, the Harbor Commission of Cordova Alaska, hereby approves the recommendation designating city lands within the Port of Cordova as NOT AVAILABLE specifically Lot 1 Blk 4, Lot 2 Blk 6, Lot 4 Blk 8, Lot 5 Blk 8, Lot 3A Blk 8 and Lot 3 Blk 5 of the North Fill Development Park of the Port of Cordova.

PASSED AND APPROVED THIS 20TH DAY OF MARCH 2014.



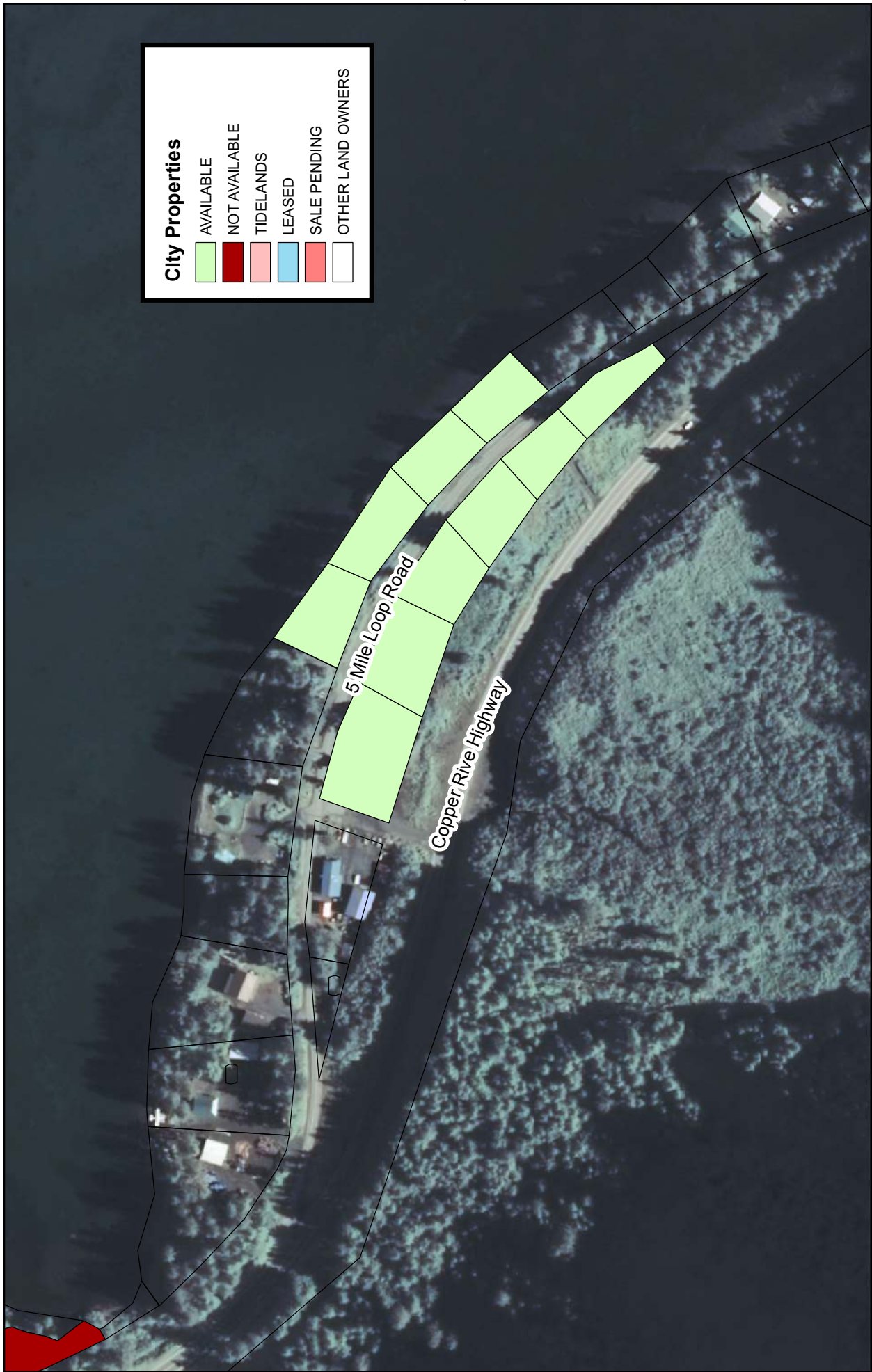
Greg Loforte, Co-Chairman



Anthony J Schinella, Harbormaster

5 Mile Loop Area

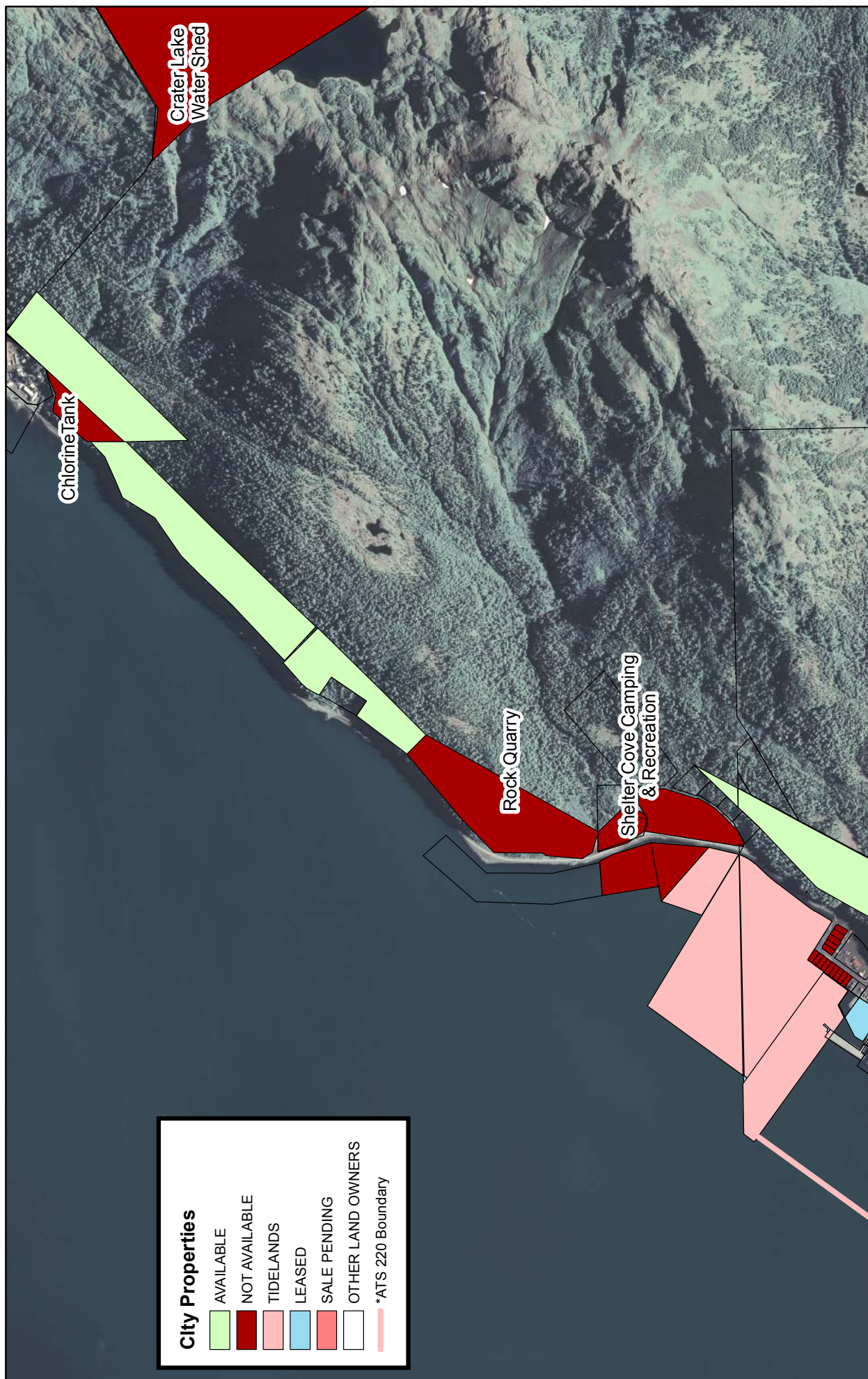
DRAFT



Note: All proposals for lease or sale are subject to P&Z and City Council review and approval

DRAFT

New England Cannery Road

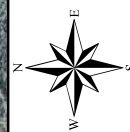


City Properties

	AVAILABLE
	NOT AVAILABLE
	TIDELANDS
	LEASED
	SALE PENDING
	OTHER LAND OWNERS
	*ATS 220 Boundary

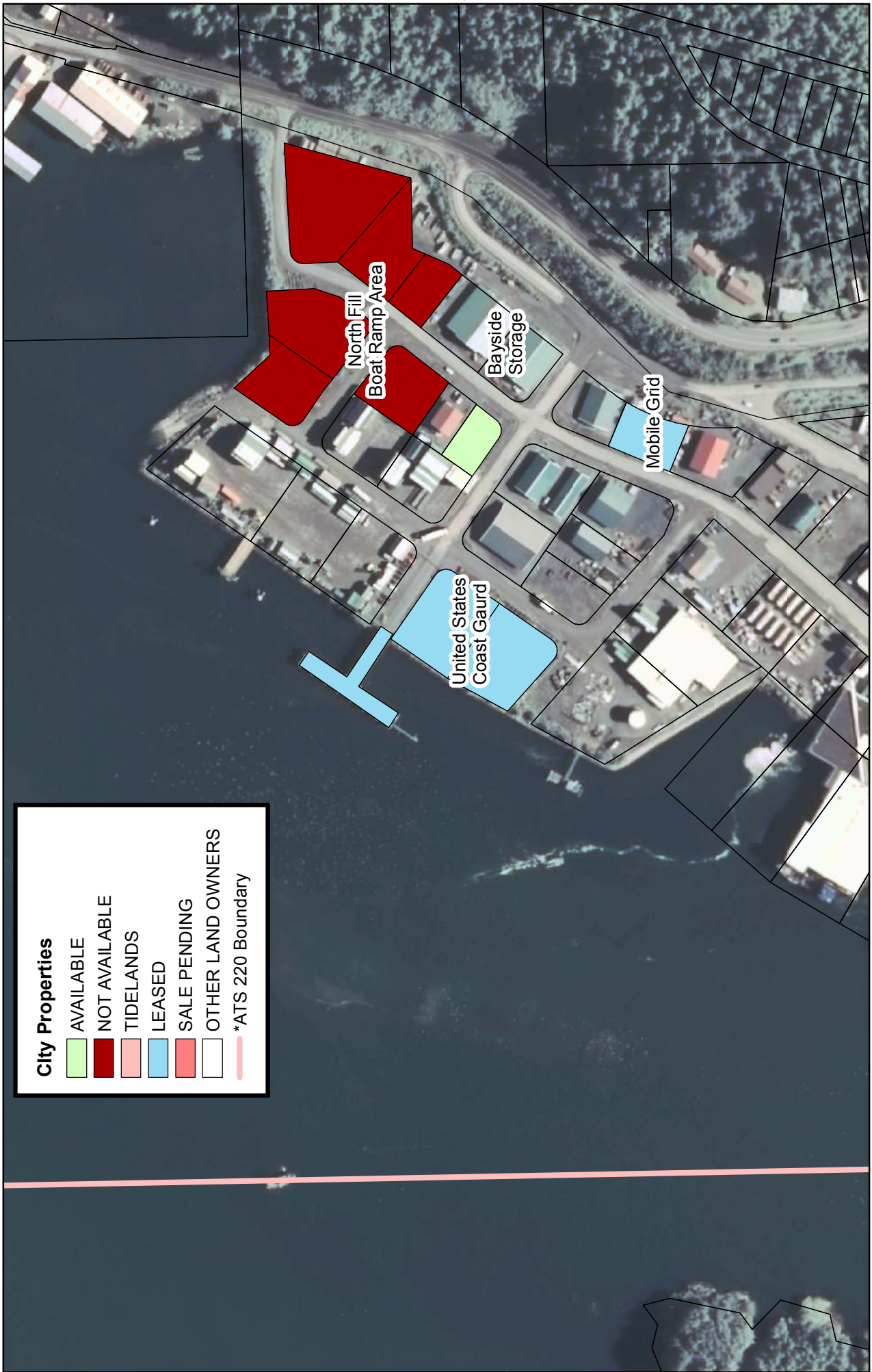
Note: All proposals for lease or sale are subject to P&Z and City Council review and approval

*Land inside ATS 220 Boundary is consider Tidelands



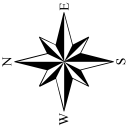
DRAFT

North Fill Development Park



City Properties

- AVAILABLE
- NOT AVAILABLE
- TIDELANDS
- LEASED
- SALE PENDING
- OTHER LAND OWNERS
- *ATS 220 Boundary

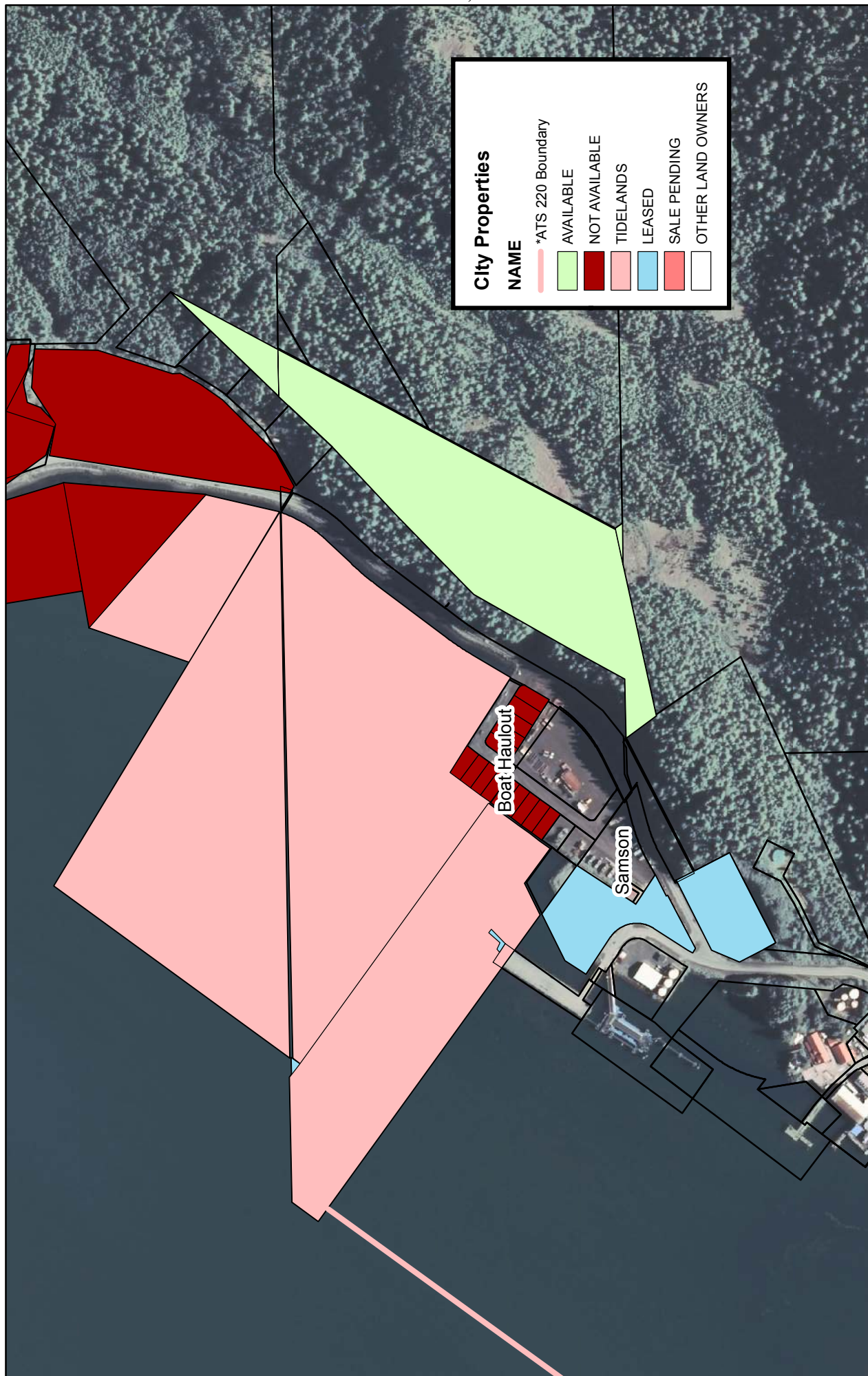


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DRAFT

Ocean Dock Subdivision

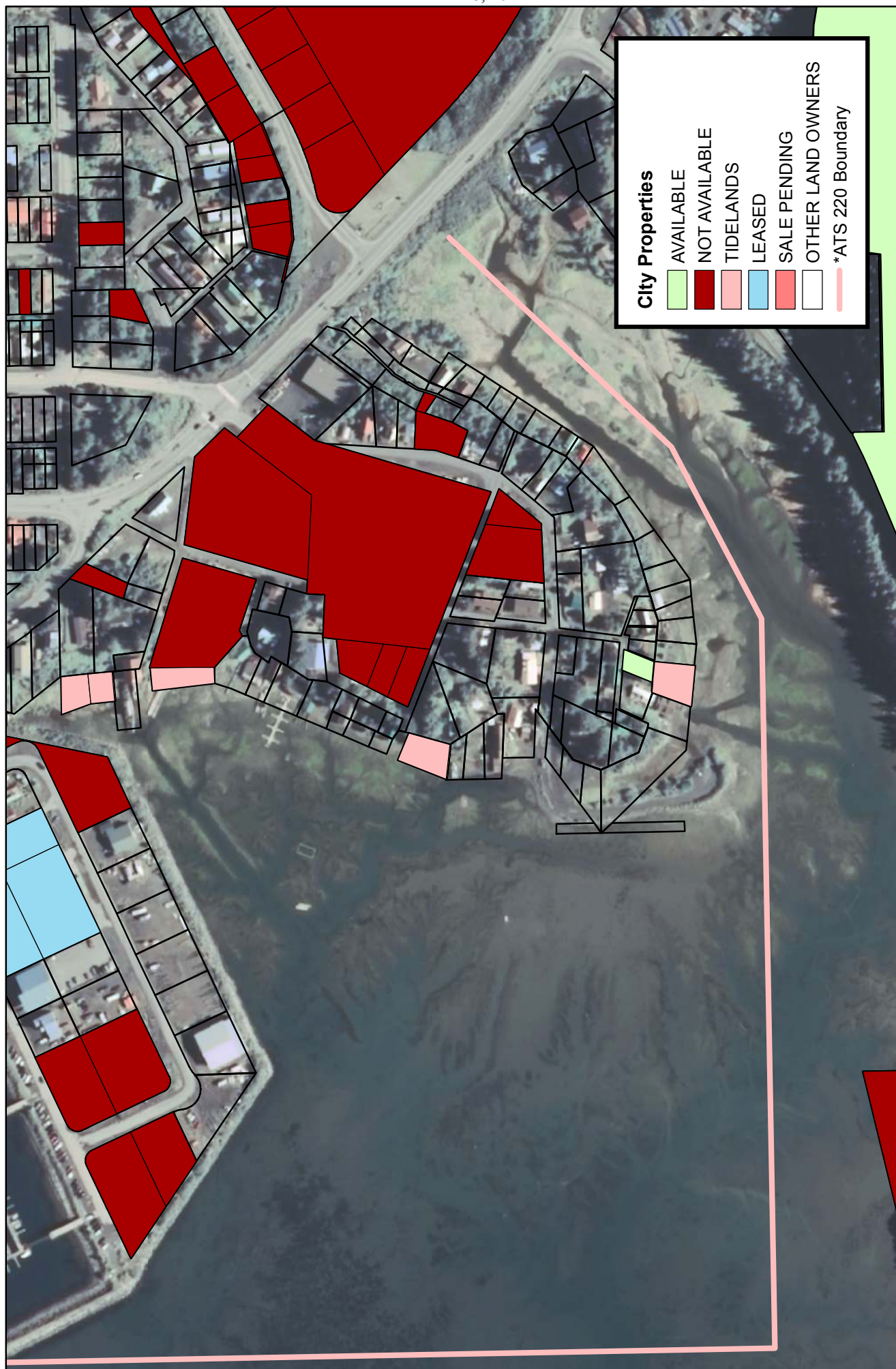


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Odiak Slough Area

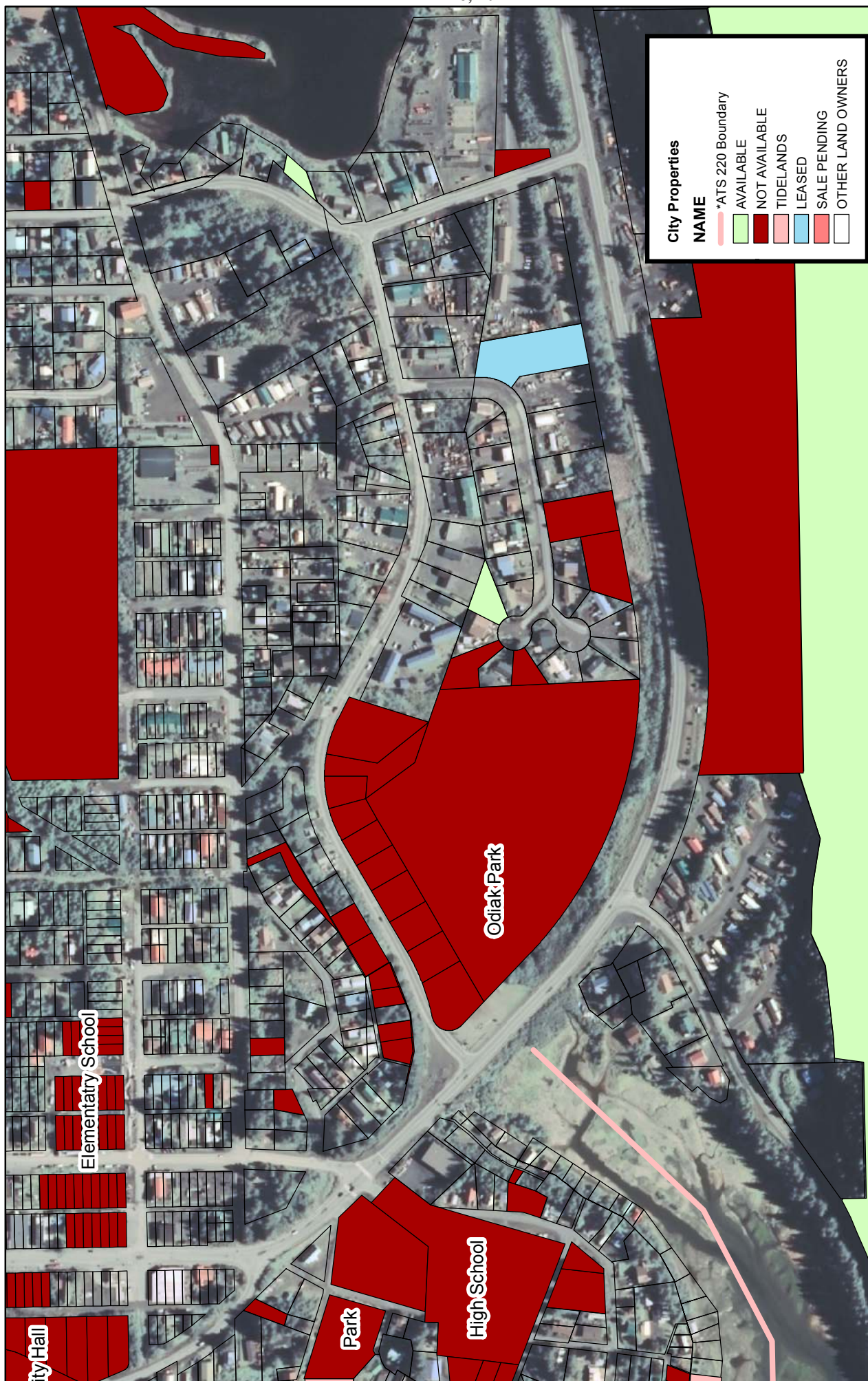


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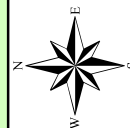
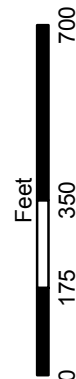
DRAFT

Odiak Park Area



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Old Town Area



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South Fill Development Park

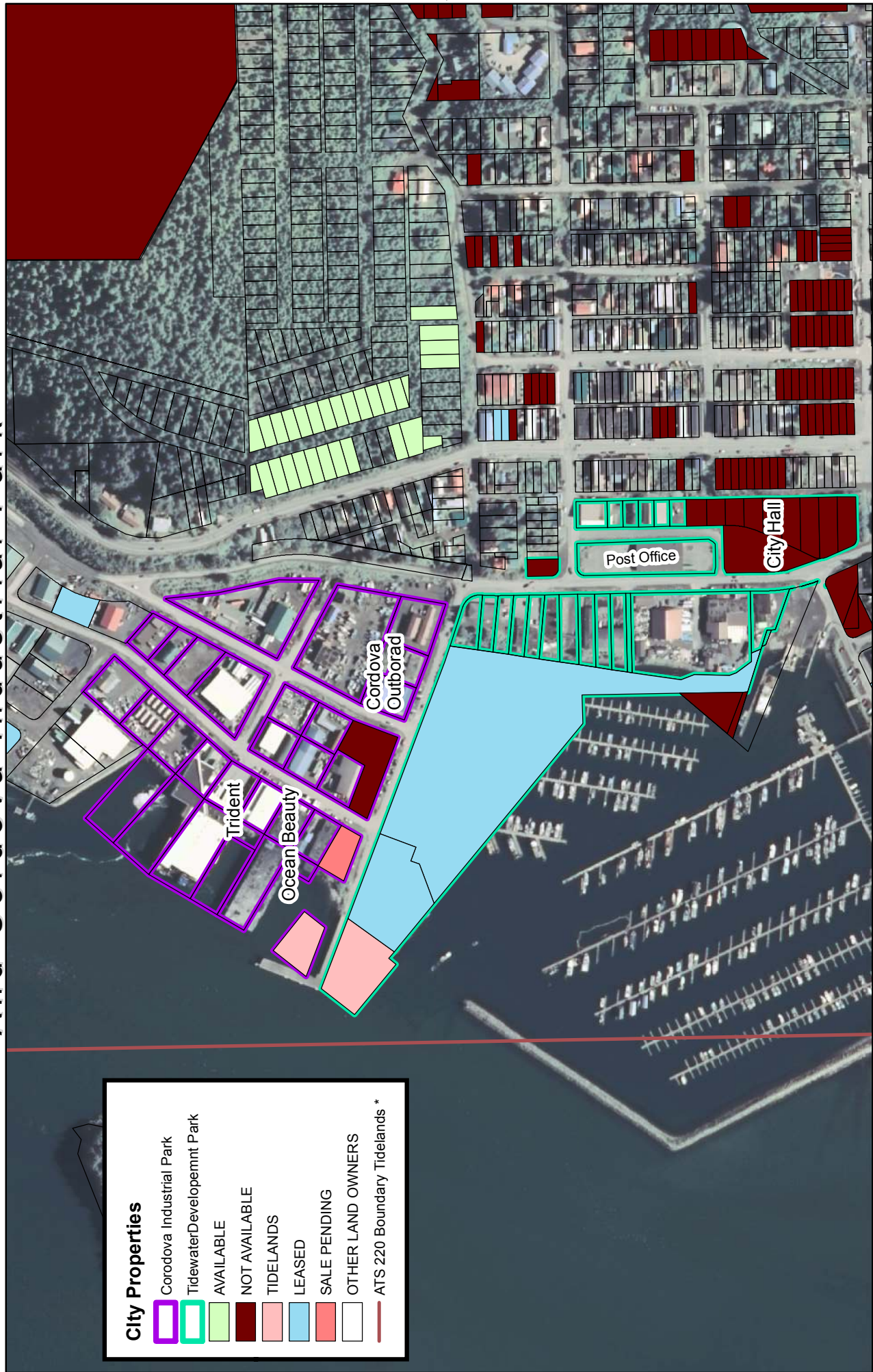


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*Land inside ATS 220 Boundary is consider Tidelands

TideWater Development Park & And Cordova Industrial Park

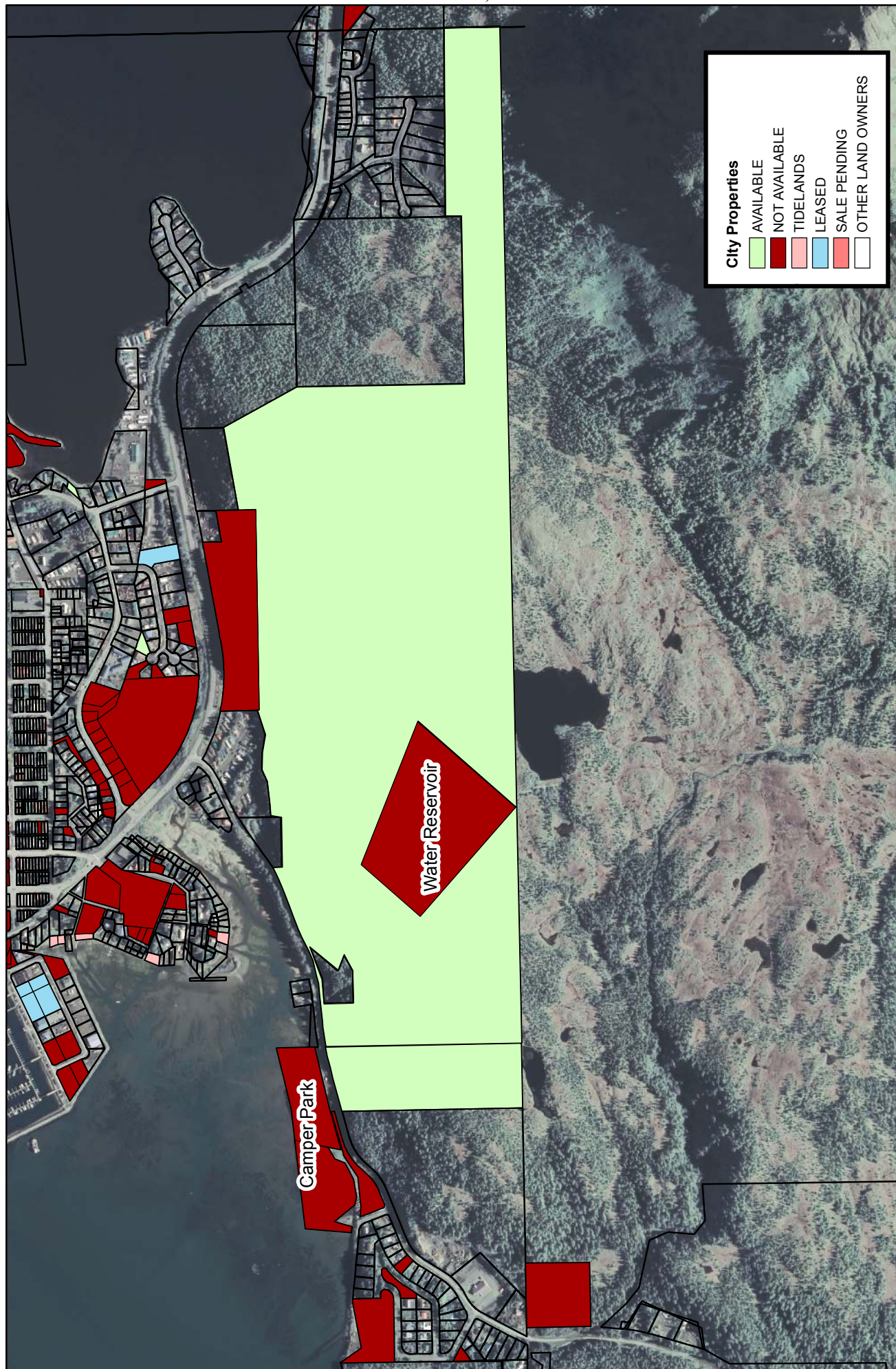
DRAFT



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*Land inside ATS 220 Boundary is consider Tidelands

Whitshed Road Area



Note: All proposals for lease or sale are subject to P&Z and City Council review and approval

**CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 14-03**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
CORDOVA, ALASKA, RECOMMENDING 2014 LAND DISPOSAL MAPS TO THE CITY
COUNCIL OF THE CITY OF CORDOVA, ALASKA,**

WHEREAS, the City of Cordova's city manager and city planner are directed by the Cordova Municipal Code Section 5.22.040(C) – Application to lease or purchase the city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning and Zoning Commission directed by the Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest; and

WHEREAS, the City of Cordova's Planning and Zoning Commission has determined that updating the initial land disposal maps from the 2006 land disposal committee and annually reviewing and recommending the maps for City Councils approval will enable the city manager and city planner to efficiently determine if land is available for purchase, lease or lease to purchase; and

WHEREAS, the City of Cordova's Planning and Zoning Commission has identified these land disposal maps as the most current and update version of land disposal maps to be used in the land disposal process; and

WHEREAS, having annually updated maps will benefit the citizens of Cordova by providing maps for public review; and

NOW, THEREFORE BE IT RESOLVED THAT the City of Cordova's Planning and Zoning Commission hereby recommends the 2014 Land Disposal Maps to the City Council of the City of Cordova, Alaska.

PASSED AND APPROVED THIS 8th DAY OF APRIL 2014.

Tom Bailer, Chairman

ATTEST:

Samantha Greenwood, City Planner

April 2014						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 City Council Regular Meeting Library Conference Room 7:30 PM	3	4	5
6	7	8 P&Z Meeting Library Conference Room 6:30PM	9 Harbor Commission Meeting 7:00 PM City Hall	10	11	12
13	14	15	16 City Council Regular Meeting Library Conference Room 7:30 PM	17	18 Good Friday	19
20 Easter Sunday	21	22	23	24	25	26
27	28	29	30			

May 2014						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7 City Council Regular Meeting Library Conference Room 7:30 PM	8	9	10
11 Mother's Day	12	13 P&Z Meeting Library Conference Room 6:30PM	14 Harbor Commission Meeting 7:00 PM City Hall	15	16	17
18	19	20	21 City Council Regular Meeting Library Conference Room 7:30 PM	22	23	24
25	26 Memorial Day City Closed	27	28	29	30	31