

**Chairman**  
John Greenwood

**Commissioners**  
Tom Bailer  
Tom McGann  
Scott Pegau  
John Baenen  
Allen Roemhildt  
Mark Frohnapfel

**City Planner**  
Samantha Greenwood

**Assistant Planner**  
Leif Stavig

**PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 8, 2015 AT 6:45 PM  
LIBRARY MEETING ROOM**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**  
Chairman John Greenwood, Commissioners Tom Bailer, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt, and Mark Frohnapfel
- 3. APPROVAL OF AGENDA** (voice vote)
- 4. APPROVAL OF CONSENT CALENDAR** (voice vote)
  - a. Minutes of July 14, 2015 Regular Meeting ..... **Page 2-4**
- 5. DISCLOSURES OF CONFLICTS OF INTEREST**
- 6. CORRESPONDENCE**
  - a. Environmental Protection Agency Letter ..... **Page 5-6**
  - b. State of Alaska DOT Public Notice ..... **Page 7-8**
  - c. Dept. of Labor and Workforce Development Notice..... **Page 9-12**
- 7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**
  - a. Audience comments regarding agenda items (3 minutes per speaker)
- 8. PLANNER'S REPORT** ..... **Page 13**
- 9. NEW/MISCELLANEOUS BUSINESS**
  - a. Final Plat Request for 'Vacating A.T.S. 220 T-4, Lot 9 Cannery Row Subdivision Plat 2003-3 and U.S. Survey 829 Amended Creating: Copper River Seafood Tract A and Lot 9A' ..... **Page 14-17**
  - b. Final Plat Request for 'Logan Subdivision' ..... **Page 18-20**
  - c. Resolution 15-12 ..... **Page 21-23**  
A resolution of the Planning Commission of the City of Cordova, Alaska recommending a Capital Improvement List to the City Council of the City of Cordova, Alaska
- 10. PENDING CALENDAR**
  - a. September 2015 Calendar ..... **Page 24**
  - b. October 2015 Calendar ..... **Page 25**
- 11. AUDIENCE PARTICIPATION**
- 12. COMMISSION COMMENTS**
- 13. ADJOURNMENT**

PLANNING COMMISSION REGULAR MEETING  
JULY 14, 2015 AT 6:30 PM  
LIBRARY MEETING ROOM  
MINUTES

1. CALL TO ORDER

Chairman **John Greenwood** called the Planning Commission Regular Meeting to order at 6:30 PM on July 14, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman **John Greenwood** and Commissioners **Tom Bailer**, **Tom McGann**, **John Baenen**, **Allen Roemhildt**, and **Mark Frohnappfel**. **Scott Pegau** was present via teleconference.

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

0 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Bailer to approve the agenda.

Upon voice vote, motion passed 7-0.

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

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of June 9, 2015 Public Hearing
- b. Minutes of June 9, 2015 Regular Meeting

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

Upon voice vote, motion passed 7-0.

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

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

- a. State of Alaska DOT Public Notice
- b. State of Alaska DNR Preliminary Decision

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Audience comments regarding agenda items

8. PLANNER'S REPORT

**Frohnappfel** verified that Alpine Diesel's site plan would go to the commission. He asked if it was considered a building that would need a site plan review and if it would be taxed. **Stavig** said that it was getting a plan review by the State Fire Marshal. **S. Greenwood** said she would get clarification from the City Clerk and assessor. She said the City had a mandatory pre-bid meeting for LT2 and eight contractors were present.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Resolution 15-10

**A resolution of the Planning Commission of the City of Cordova, Alaska adopting a new Official Zoning Map**

M/McGann S/Bailer to approve Resolution 15-10.

*J. Greenwood* said that this is just approving the map; it isn't making any changes.

Upon roll call vote, motion passed 7-0.

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

### b. Resolution 15-11

**A resolution of the Planning Commission of the City of Cordova, Alaska recommending to the City Council of the City of Cordova, Alaska to amend Chapter 19.04 of the Cordova Municipal Code in order to adopt the December 16, 2015 Flood Insurance Study and Flood Insurance Rate Map and to comply more fully with the National Flood Insurance Program Standards**

M/McGann S/Bailer to approve Resolution 15-11.

*McGann* said that they want people to have access to flood insurance, so they need to do it. *Stavig* explained that the City received a letter from FEMA informing them that the maps will become effective December 16, 2015, so that is the date that is on the maps. *S. Greenwood* said that they were required to adopt the maps prior to that date. *Pegau* said it was odd to adopt something that wasn't official. *Bailer* said that the definition of structure related to their previous conversation. *Baenen* verified that the code edits were from FEMA. *McGann* said that there was no definition for "mean sea level" in the code. *S. Greenwood* said that staff would look into it. *Pegau* said that different agencies use different measures, so it would be valuable to know what they are using. *Frohnappfel* asked if the maps affected anyone negatively. *S. Greenwood* said that more people may be required to get flood insurance now.

Upon roll call vote, motion passed 7-0.

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

## 10. PENDING CALENDAR

*S. Greenwood* said that the request for money for the code change would be at tomorrow's council meeting. The Salty Steer proposal is back also for the motion to rescind. She said that the City has stopped negotiations with the *Daskalos*.

## 11. AUDIENCE PARTICIPATION

## 12. COMMISSION COMMENTS

*Bailer* said it was the quickest meeting in 13 years.

*McGann* said he read Sam's write-up for the code change for the council packet and he thinks it is a good presentation and he hopes it passes.

### 13. ADJOURNMENT

M/**Bailer S/Baenen** to adjourn the Regular Meeting at 6:50 PM.  
With no objection, the meeting was adjourned.

Approved:

\_\_\_\_\_  
John Greenwood, Chair

\_\_\_\_\_  
Leif Stavig, Assistant Planner





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 10

1200 Sixth Avenue, Suite 900  
Seattle, WA 98101-3140

OFFICE OF  
AIR, WASTE AND TOXICS

AUG 06 2015

City of Cordova  
Planning Department  
P.O. Box 1210  
Cordova, AK 99574

Dear Building Permitting Official:

On April 22, 2010, the U.S. Environmental Protection Agency issued the Lead-Based Paint Renovation, Repair and Painting Rule aimed at protecting the public from lead-based paint hazards associated with renovation activities. The Rule requires companies performing renovation projects in homes, child care facilities, and pre-schools built before 1978 to be certified by the EPA (or by an EPA authorized state) and to use certified individuals trained by EPA-approved providers. The Rule also requires lead-safe work practices.

Lead poisoning remains a serious health threat for both children and adults. For children, low levels of exposure can reduce intelligence and attention span, cause learning disabilities and behavioral problems, and hinder physical development. For adults, high levels of exposure can cause high blood pressure, headaches, memory problems, kidney damage, irritability, difficulty sleeping, nerve disorders, muscle or joint pain, and damage to the reproductive system. The EPA is concerned about a lack of public awareness of the requirements of the RRP Rule. Many homeowners and property owners are still unaware of the dangers of lead contaminated dust that renovations can generate, and many contractors continue to operate out of compliance with the RRP Rule.

The EPA is asking for your help to improve awareness about and compliance with the Rule. We are asking that your office require proof that the contractor is certified as an RRP firm and renovator as a condition of issuing permits for renovations of homes, childcare facilities, and pre-schools built before 1978. This requirement will benefit both consumers and contractors. It will help protect human health and allow contractors to compete equitably.

One way to alert contractors to the requirements is to provide an additional check box that asks whether the contractor is RRP-firm certified and RRP-renovator certified on an application for a permit to renovate, repair, or paint pre-1978 target housing.

Another way to alert contractors is to post the following information on your website:

**Required Licenses:** The state of Alaska requires that any individual or company performing electrical, HVAC, or plumbing work obtain the required licenses. The EPA requires that renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, childcare facilities, and schools be performed by an EPA Certified Renovator working for an EPA Certified Firm and that specific work practices be implemented to prevent lead contamination. More information is available at 1-800-424-LEAD [5323] or [www2.epa.gov/lead](http://www2.epa.gov/lead).

Some states have addressed non-compliance by updating building codes to include the lead-safe work practices from the EPA RRP Rule. The EPA understands that this may require legislative approval and, therefore, might not be the quickest way to address the problem, but it may be an option to consider in your jurisdiction.

The EPA will continue to provide detailed guidance to contractors who are seeking training, certification, or clarification on when and how the RRP Rule is applicable as well as continue to enforce the Rule.

More information on the RRP Rule can be found in the following publications.

- Renovate Right Pamphlet:

[http://www2.epa.gov/sites/production/files/documents/rr\\_english\\_color\\_book.pdf](http://www2.epa.gov/sites/production/files/documents/rr_english_color_book.pdf)

- Steps to Lead Safe Renovation, Repair, and Painting Guide:

[http://www2.epa.gov/sites/production/files/2013-11/documents/steps\\_0.pdf](http://www2.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf)

We appreciate the opportunity to work with you on this important matter. If you have any questions, please feel free to contact our Region 10 Lead Coordinator, Maria Tartaglia, at (206) 553-1128 or [tartaglia.maria@epa.gov](mailto:tartaglia.maria@epa.gov).

Sincerely,



Kate Kelly, Director  
Office of Air, Waste, and Toxics



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation  
and Public Facilities

STATEWIDE AVIATION  
Northern Region Aviation Leasing

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

**RECEIVED**

JUL 20 2015

**City of Cordova**

July 15, 2015

Re: Cordova Airport  
Lease ADA-71959  
Public Notice

**DISTRIBUTION**

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

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

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

Sincerely,

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

jkb

Enclosure: Public Notice

cc: Robert Mattson, Jr., Airport Manager

Distribution:

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

*"Keep Alaska Moving through service and infrastructure."*

**PROPOSAL TO EXTEND A STATE AIRPORT LAND LEASE:** The Alaska Department of Transportation & Public Facilities proposes to extend Lease ADA-71959 (Lot 1, Block 88), consisting of approximately 29,386 square feet, at Cordova Airport for an additional five (5) years, to expire 10/1/ 2020. Applicant: Copper River and Northwest Limited, Inc. Annual rent: \$3,203.07. Authorized uses: non-aviation – Operation and maintenance of activities for auxiliary uses, which may include a café, cocktail lounge, gift shop, in-flight catering, airfreight forwarding, taxicab service, rent-a-car agency, and hotel and/or newsstand.

This is an application filed under AS 02.15.090(c), which allows the Department to grant the proposed lease term extension without competition. Written comments must be received by 4:30 p.m., August 14, 2015, after which the Department will determine whether or not to extend the lease. The Department's decision will be sent only to persons who submit written comment or objection to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Diana M. Osborne, Aviation Leasing, 2301 Peger Road, Fairbanks, AK 99709-5399, (907) 451-5201. Anyone needing hearing impaired accommodation may call TDD (907) 451-2363.

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

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

DATE: July 15, 2015

**PLEASE LEAVE POSTED AND FULLY VISIBLE THROUGH AUGUST 14, 2015**

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

NOTICE OF PROPOSED CHANGES TO UPDATE STANDARDS FOR PLUMBING AND  
ELECTRICAL WORK, AND ELEVATORS; ADOPT NEW BOILER/PRESSURE VESSELS AND  
ELEVATOR INSPECTION FEES; AND DEFINITIONS RELATED TO CERTIFICATES OF FITNESS  
IN THE REGULATIONS OF THE DEPARTMENT OF LABOR AND WORKFORCE  
DEVELOPMENT

BRIEF DESCRIPTION

The Department of Labor and Workforce Development, Division of Labor Standards and Safety proposes to change regulations to update Alaska's codes to correlate with the most recent editions of the National Electrical Code and American Society of Mechanical Engineers codes for elevators, and to correct clerical errors made in adopting the Uniform Plumbing Code. The changes also increase inspection fees for elevators, boilers, pressure vessels, refrigeration systems, and shops. Lastly, the changes clarify the experience requirements to obtain a certificate of fitness for electrical or plumbing work and the definition of "plumber journeyman."

The Department of Labor and Workforce Development proposes to adopt regulation changes in Title 8 of the Alaska Administrative Code, dealing with plumbing and electrical standards; testing laboratories; elevator, escalator, platform lift and stairway chairlift standards; elevator and boiler inspection fees; and the definition of legally obtained experience for electricians and plumbers, including the following:

- (1) 8 AAC 63.010(a) is proposed to be amended to correct clerical errors made when the 2012 edition of the Uniform Plumbing Code (UPC), was adopted by reference.
- (2) 8 AAC 70.025(a) is proposed to be amended to adopt by reference the current edition of the National Electrical Code (NEC).
- (3) 8 AAC 77.005(1)-(4) are proposed to be amended to adopt by reference the latest versions of: Safety Code for Elevators and Escalators, Safety Code for Existing Elevators and Escalators, Safety Standard for Platform Lifts and Stairway Chairlifts, and Guide for Inspection of Elevators, Escalators, and Moving Walks.
- (4) 8 AAC 77.065(a) is proposed to be amended to increase inspection fees for elevators, escalators, moving walks and similar devices.
- (5) 8 AAC 80.020 is proposed to be amended to adopt new inspection fees for boilers, pressure vessels, refrigeration systems and shops.
- (6) 8 AAC 90.890 is proposed to be amended to require that work experience for the purposes of obtaining a certificate of fitness be performed in compliance with the law of the state in which the work is performed, even if the work is on a federal military base.
- (7) 8 AAC 90.900(12) is proposed to be amended to revise the definition of "plumber journeyman."

You may comment on the proposed regulation changes, including the potential costs to private persons of

PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 8, 2015

complying with the proposed changes, by submitting written comments to Shannon Devon at Labor Standards and Safety Division, P.O. Box 111149, Juneau AK, 99811. Additionally, comments can be submitted by electronic mail at [shannon.devon@alaska.gov](mailto:shannon.devon@alaska.gov). All comments must be received no later than 5:00 p.m. on September 18, 2015.

Oral or written comments may be submitted at a hearing to be held on September 1, 2015, in Room 303, Third Floor of 3301 Eagle Street, Anchorage, Alaska. An option to provide comments telephonically are arranged by dialing 800-315-6338 6338 and then entering the code 56002 when prompted. The hearing will be held from 10:00 a.m. to 11:00 a.m. and might be extended to accommodate those present before 10:30 a.m. who did not have an opportunity to comment.

If you are a person with a disability who needs a special accommodation in order to participate in this process, please contact Shannon Devon at 907-465-4855 no later than August 24, 2015, to ensure that any necessary accommodations will be provided.

For a copy of the proposed regulation changes, contact Shannon Devon at [shannon.devon@alaska.gov](mailto:shannon.devon@alaska.gov), P.O. Box 111149, Juneau AK 99811, or go to <http://labor.alaska.gov/commish/regindex.htm>


After the public comment period ends, the Department of Labor and Workforce Development will either adopt these or other provisions dealing with the same subject, without further notice, or decide to take no action on them. The language of the final regulations may be different from that of the proposed regulations. **YOU SHOULD COMMENT DURING THE TIME ALLOWED IF YOUR INTERESTS COULD BE AFFECTED.**

**Statutory Authority:** AS 23.05.060, AS 18.60.580, AS 18.60.600, AS 18.60.705, AS 18.60.710, AS 18.60.800, AS 18.60.340, AS 18.60.360, AS 18.62.060

**Statutes Being Implemented, Interpreted, or Made Specific:** AS 18.60.180, AS 18.60.340, AS 18.60.360, AS 18.60.580, AS 18.60.600, AS 18.60.705, AS 18.60.710, AS 18.60.800, AS 18.62.020, AS 18.62.050, AS 18.62.060

**Fiscal Information:** The proposed regulation changes are not expected to require an increased appropriation.

DATE: 8/14/15

  
Heidi Drygas, Commissioner

ADDITIONAL REGULATIONS NOTICE INFORMATION  
(AS 44.62.190(d))

1. Adopting agency: Department of Labor and Workforce Development
2. General subject of regulation: Incorporating new editions of certain safety codes, fee increases for boiler and elevator inspections and updating definitions.
3. Citation of regulation (may be grouped): 8 AAC 63.010(a); 8 AAC 70.025(a); 8 AAC 77.005(1)-(4); 8 AAC 77.065(a); 8 AAC 80.020; 8 AAC 90.890, and 8 AAC 90.900(12)
4. Department of Law file number, if any: JU2015200497

5. Reason for the proposed action:
  - ☐ Compliance with federal law or action (identify): \_\_\_\_\_
  - ☐ Compliance with new or changed state statute
  - ☐ Compliance with Federal or state court decision (identify) \_\_\_\_\_
  - ☒ Development of program standards
  - ☐ Other (identify): \_\_\_\_\_

6. Appropriation/Allocation: Labor Standards and Safety/Mechanical Inspection

7. Estimated annual costs in the aggregate to comply with the proposed action to:

The costs of the proposed increases in the boiler inspection program will amount to an increase of \$10 per device inspection and \$5 per Certificate of Operation issued. The actual annual costs to each owner (private, state or political subdivision) will vary as the inspection period varies between one and four years depending on the type of boiler or pressure vessel.

The costs of the proposed increases in the elevator inspection program will vary between \$75 and \$200 per device inspection. The actual annual costs to each owner (private, state or political subdivision) will vary depending on the type of elevator device. Escalators are on an annual inspection schedule; all other devices are on a two-year inspection schedule.

8. Cost of implementation to the state agency and available funding (in thousands of dollars):

	Initial Year	Subsequent
	FY <u>16</u>	Years
Operating Cost	\$ <u>0</u>	\$ <u>0</u>
Capital Cost	\$ <u>0</u>	\$ <u>0</u>
1002 Federal receipts	\$ <u>0</u>	\$ <u>0</u>
1003 General fund match	\$ <u>0</u>	\$ <u>0</u>
1004 General fund	\$ <u>0</u>	\$ <u>0</u>
1005 General fund/ program	\$ <u>0</u>	\$ <u>0</u>
1037 General fund/		

mental health	\$ 0	\$ 0
Other	\$ 0	\$ 0

9. The name of the contact person for the regulations:

Name: Shannon Devon

Title: Regulations Specialist II

Address: 1111 West 8th St. Room 304

Juneau, Alaska 99811

Telephone: 907-465-6002

E-mail address shannon.devon@alaska.gov

10. The origin of the proposed action:

☒ Staff of state agency

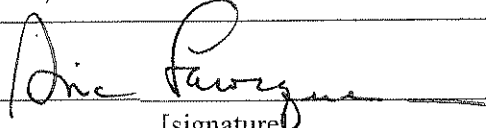
☐ Federal government

☐ General public

☐ Petition for regulation change

☐ Other (identify) \_\_\_\_\_

11. Date: 8/10/15

Prepared by: 

[signature]

Name (printed): Diane Larocque

Title (printed): Administrative Officer

Telephone: 907-465-6005

# Planner's Report

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 9/3/2015  
**Re:** Recent Activities and Updates

---

- Four building permits issued since the last meeting.
- Sidewalk, drainage and signage completed on 3<sup>rd</sup> street. Paving and creating the raised cross walk scheduled when paving company returns to town, sometime after 9/7.
- Tidelands acquisition request is past the preliminary decision phase and staff is working with the State on logistics with transferring management/ownership of the tidelands.
- Museum/Library building purchase and removal RFP is out.
- Baler work room and safety upgrade RFP is out.
- Property disposal - Hanson's purchase has been approved by City council, Plat is completed and purchase documents are being signed, Contract for Arvidson purchase of third street lot has been reviewed by buyers back at city lawyer to answer questions aiming to have contract on the September 16<sup>th</sup> City Council meeting, Breakwater fill lot contract being negotiated with City Council.
- Waterfront Commercial Park District Code Change Ordinance passed the first reading at the 9/2 council meeting.
- Changes to the flood ordinance and adoption of the maps will have its first reading at the 9/16 council meeting.
- City Council referred code money request be a budget line item in the 2016 budget.
- Working with FS and FEMA requirements for building into floodway. FEMA will require a hydrological report of impact of the structure in the floodway.
- Provided information and participated in meeting with Engineer for feasibility study for Crater Lake for Hydro and City water source.
- Working with State, Dawson and others on LT2.
- Scanning flat files and building permits in preparation for the move to new building.
- Gathered information for FOIA request.
- Organizing ICS training for Public Works crew with Joanie.

# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 9/3/15  
**Re:** Final Plat Request for ‘Vacating A.T.S. 220 T-4, Lot 9 Cannery Row Subdivision Plat 2003-3 and U.S. Survey 829 Amended Creating: Copper River Seafood Tract A and Lot 9A’

---

## **PART I – GENERAL INFORMATION**

Requested Actions: Final Plat Approval  
Applicant: Dan Scott  
Legal Description: ATS 220 T-4; Lot 9, Cannery Row Subdivision; and U.S. Survey 829 Amended  
Parcel Number: 02-060-890, 02-053-509, 02-060-900  
Zoning: Medium Density Residence

## **PART II – SUGGESTED FINDINGS**

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

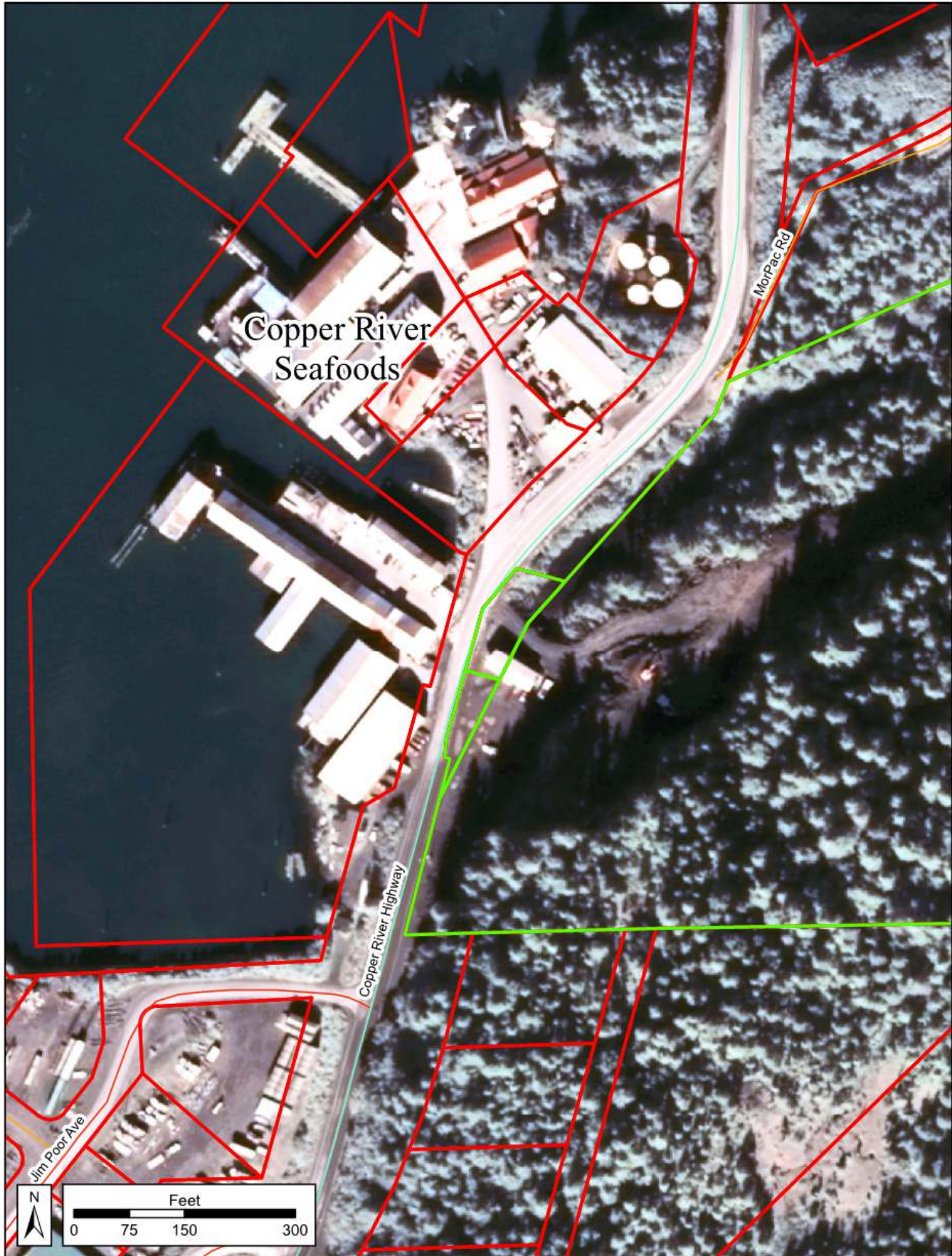
## **PART III – STAFF RECOMMENDATION**

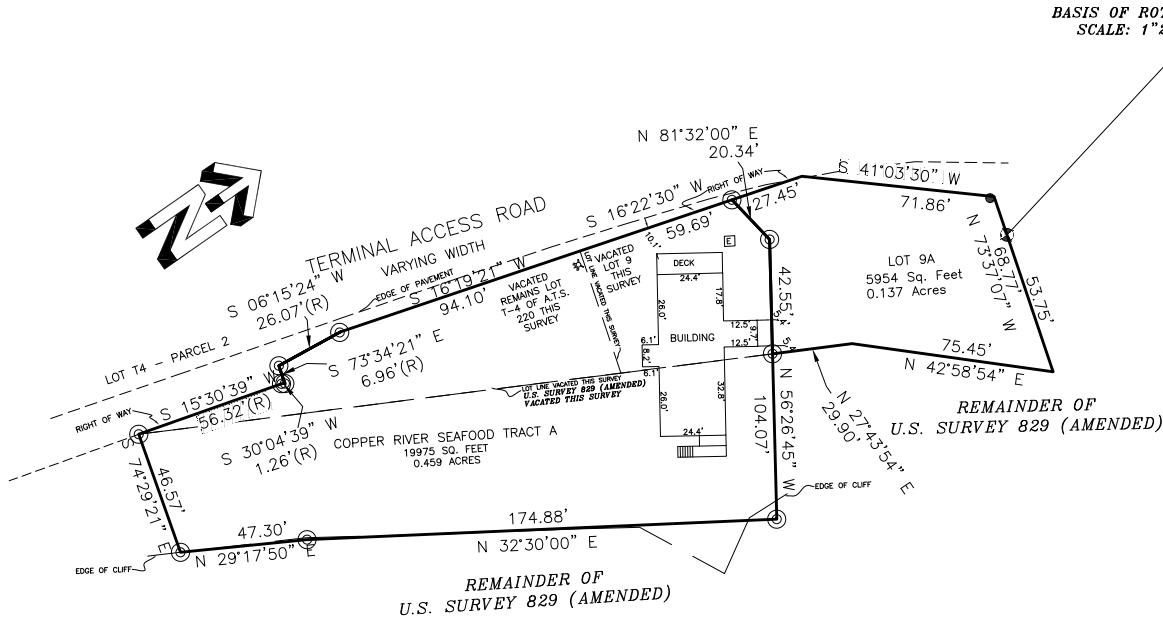
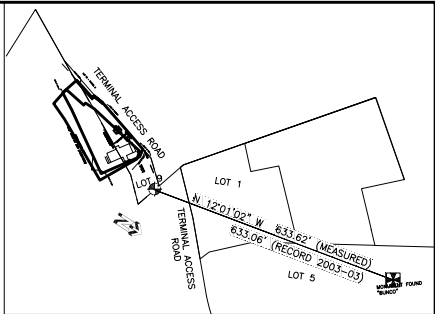
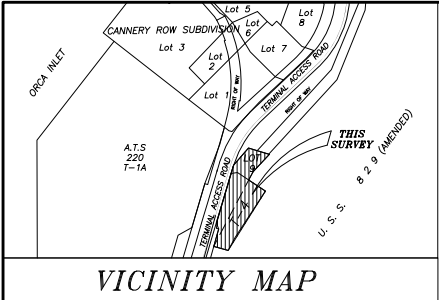
Staff recommend that the request for final plat approval be approved.

## **PART IV – SUGGESTED MOTION**

“I move to approve the final plat request for ‘Vacating A.T.S. 220 T-4, Lot 9 Cannery Row Subdivision Plat 2003-3 and U.S. Survey 829 Amended Creating: Copper River Seafood Tract A and Lot 9A.’”

Attachment A – Location Map





BASIS OF BEARING-NORTH AMERICAN DATUM 83.  
BASIS OF ROTATION HELD WITNESS MONUMENT ON THE NORTHL Y LINE ON LOT 9 PLAT 2003-3 FOR POSITION  
AND THE MONUMENT CALLED "BUNCO" IN LOT 5 PLAT 2003-3 FOR LINE.

NOTES:  
1.U.S SURVEY 829 AMENDED WAS NOT SURVEYED - AREA VACATED FROM U.S. SURVEY 829  
12006 SQ. FEET 0.276 ACRES.

2. SUBJECT TO ALL CONDITIONS, SERVITUDE'S, EASEMENTS, COVENANTS, RESERVATION, RESTRICTIONS AND  
RIGHTS OF WAY OF RECORD.  
3. SUBJECT TO ALL COPY RIGHT LAWS.  
4.ST. DENNY SURVEYING INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS OF  
ANY KIND WHATSOEVER IN TERMS OF CONTENT SHOWN HEREON AND DISCLAIMS ALL WARRANTIES AND/OR  
CONDITIONS, EXPRESS OR IMPLIED, TO THE CONTENT INTO ANY MATTER RELATING TO THE INFORMATION  
SHOWN HEREON.

**LEGEND**

- = FIRE HYDRANT
- = ELECTRIC SERVICE BOX
- (R) = RECORD DIMENSION QUIT CLAIM DEED
- = 2" ALUMINUM CAP SET
- = FOUND 2" ALUMINUM CAP
- = FOUND MONUMENT
- = MONUMENT FOUND NOT USED THIS SURVEY



		SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT. DATE: _____ REGISTRATION NO. _____ MARK R. STENNY REGISTERED LAND SURVEYOR		VACATING A.T.S. 220 T-4, LOT 9 CANNERY ROW SUBDIVISION PLAT 2003-3 AND U.S. SURVEY 829 AMENDED  CREATING: COPPER RIVER SEAFOOD TRACT A CORDOVA AND LOT 9A ALASKA	
DATE 08-27-15	DRAWN BY M.ST.D.	CORDOVA RECORDING DISTRICT		PROJECT NO. 15-01 23	
SCALE 1" = 30'	SHEET 1 of 1	ST.DENNY SURVEYING, INC. P.O. BOX 388, KODIAK, ALASKA (907) 481-3500			

OWNERSHIP AFFIDAVIT

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

COPPER RIVER SEAFOOD REPRESENTATIVE FOR A.T.S 220 T-4 \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_. DATE \_\_\_\_\_

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

\_\_\_\_\_ DATE \_\_\_\_\_  
SADAK L.L.C. REPRESENTATIVE FOR LOT 9 CANNERY ROW SUBDIVISION  
\_\_\_\_\_. DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_

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

SADAK L.L.C. FOR U.S. SURVEY 829 AMENDED \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_. DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_

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

\_\_\_\_\_ DATE \_\_\_\_\_  
ORCA OIL INC. REPRESENTATIVE FOR LOT 9 CANNERY ROW SUBDIVISION  
\_\_\_\_\_. DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_

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

ORCA OIL INC. FOR U.S. SURVEY 829 AMENDED \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_. DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

ON BEHALF OF COPPER RIVER SEAFOOD REPRESENTATIVE FOR A.T.S 220 T-4  
PRINT NAME AND TITLE \_\_\_\_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

ON BEHALF OF SADAK L.L.C. REPRESENTATIVE FOR  
LOT 9 CANNERY ROW SUBDIVISION PRINT NAME AND TITLE \_\_\_\_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

ON BEHALF OF SADAK L.L.C. FOR U.S. SURVEY 829 AMENDED PRINT NAME AND TITLE \_\_\_\_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

ON BEHALF OF ORCA OIL INC. REPRESENTATIVE FOR  
LOT 9 CANNERY ROW SUBDIVISION PRINT NAME AND TITLE \_\_\_\_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

ON BEHALF OF ORCA OIL INC. FOR U.S. SURVEY 829 AMENDED PRINT NAME AND TITLE \_\_\_\_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

TAX CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY OF CORDOVA ALL  
TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE CITY OF CORDOVA  
ARE PAID IN FULL.

DATED AT CORDOVA ALASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015  
CITY OF CORDOVA

CITY CLERK \_\_\_\_\_

PLAT APPROVAL

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

\_\_\_\_\_ DATE \_\_\_\_\_  
CITY MANAGER

\_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING COMMISSION

\_\_\_\_\_ DATE \_\_\_\_\_  
PLATTING OFFICIAL

**VACATING A.T.S. 220 T-4, LOT 9 CANNERY ROW  
SUBDIVISION PLAT 2003-3 AND U.S. SURVEY 829  
AMENDED**

**CREATING: COPPER RIVER SEAFOOD TRACT A  
AND LOT 9A  
CORDOVA**

DATE 08-27-15	DRAWN BY M.ST.D.	CORDOVA RECORDING DISTRICT
SCALE 1" = 30'	SHEET 1 of 1	PROJECT NO. 15-01 23

**ST.DENNY SURVEYING, INC.**  
P.O. BOX 388, KODIAK, ALASKA (907) 481-3500

# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 9/3/15  
**Re:** Final Plat Request for 'Logan Subdivision'

---

## **PART I – GENERAL INFORMATION**

Requested Actions: Final Plat Approval  
Applicant: Dan Logan and Sue Kesti  
Legal Description: Lots 42 and 43 of US Survey 3601  
Parcel Number: 02-106-727 and 02-106-729  
Zoning: Unrestricted

## **PART II – SUGGESTED FINDINGS**

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

## **PART III – STAFF RECOMMENDATION**

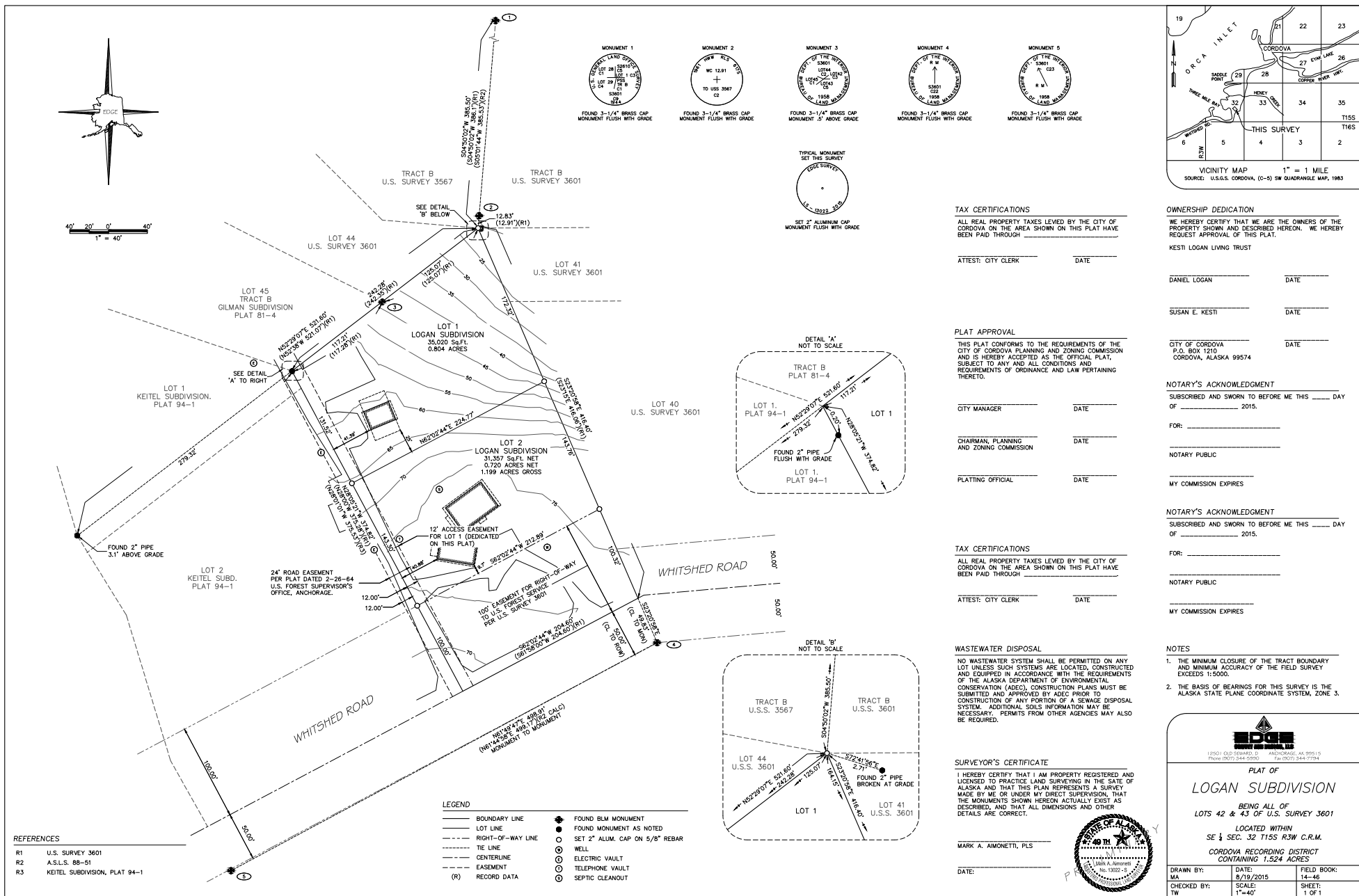
Staff recommend that the request for final plat approval for 'Logan Subdivision' be approved.

## **PART IV – SUGGESTED MOTION**

"I move to approve the final plat request for 'Logan Subdivision.'"

Attachment A – Location Map





# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 9/3/15  
**Re:** Resolution 15-12 – Capital Improvement List

---

## **PART I – GENERAL INFORMATION**

The Planning Commission is required by the City Code to:

*Submit annually to the city council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year (CMC 3.40.080 B).*

Last year's Capital Improvement List recommended to City Council by Resolution 14-04 was as follows:

1. Street Repair and Improvements/Paving - \$2,000,000
2. Unfinished Baler Development – ???
3. Sewer treatment plant and infrastructure – as needed
4. Shipyard Expansion (Public Process) - \$15,000
5. Sidewalks between HS and Harbor Loop SW 2 & SW 6 (before paving) - \$200,000
6. Survey City roads and property - \$40,000
7. N. Side of Harbor – 25' fill (extend parking and walkway) - \$800,000
8. Vacation of Adams Avenue between 8<sup>th</sup> Street and 9<sup>th</sup> Street: includes survey, water/sewer lines, fire hydrants - \$100,000
9. Comprehensive Plan Update - ???

Staff have placed this list in the current resolution just as a placeholder to be amended. After making the motion to approve the resolution, the commission can discuss and make changes to the list.

## **PART II – DEPARTMENT COMMENTS**

### **Planning**

The Planning Department encourages the commission to keep as priorities:

- Comprehensive plan update \$100,000
- Survey City roads and property \$15,000
- Waterfront property plan including shipyard expansion
- N. Side of Harbor – 25' fill (extend parking and walkway) - \$800,000

## **Public works**

### Streets

- Flip Screen Gravel Saver -\$83,000 - 5 yr. payback, saves purchase of gravel
- Chip seal 2 tanks 1.8 miles maintenance work
- Streets Hook Truck \$280,000
- Breakwater Avenue North harbor parking sluffing

### Refuse

- New Hook Truck - \$270,000
- Landfill Loader - \$400,000
- Well testing and water flow analysis
- Capping the C&D pile
- Closing Cell 1 and opening Cell 2

### Water/Sewer

- 3 – Variable Frequency Drive WWTP Pumps \$135,000
- Expose & Raise water value boxes, sewer man holes and clean outs
- Clean inside of the 6 steel water tanks -by divers vacuuming silt
- Paint 5 exterior steel water tanks 1.5, Morpac, Mews, Ski Hill, Meals
- Metal siding for shop
- Build lean to for equipment storage

## **PART III – STAFF RECOMMENDATION**

After making the motion to approve the resolution, the commission can discuss and make changes to the list. Ideally, the commission should prepare a new list and amend the resolution once.

## **PART IV – SUGGESTED MOTION**

“I move to approve Resolution 15-12.”

**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 15-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,  
ALASKA, RECOMMENDING A CAPITAL IMPROVEMENT LIST TO THE CITY COUNCIL  
OF THE CITY OF CORDOVA, ALASKA**

**WHEREAS**, the City of Cordova's Planning Commission is directed by Cordova Municipal Code 3.40.080(E) to *Submit annually to the City Council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year; and*

**WHEREAS**, the City of Cordova's Planning Commission has identified and prioritized a Capital Improvement List that will benefit the citizens of Cordova; and

**WHEREAS**, the City of Cordova's Planning Commission has identified the following Capital Improvement List as being critical to the future wellbeing and economy of Cordova and the surrounding area:

1. Street Repair and Improvements/Paving - \$2,000,000
2. Unfinished Baler Development – ???
3. Sewer treatment plant and infrastructure – as needed
4. Shipyard Expansion (Public Process) - \$15,000
5. Sidewalks between HS and Harbor Loop SW 2 & SW 6 (before paving) - \$200,000
6. Survey City roads and property - \$40,000
7. N. Side of Harbor – 25' fill (extend parking and walkway) - \$800,000
8. Vacation of Adams Avenue between 8<sup>th</sup> Street and 9<sup>th</sup> Street: includes survey, water/sewer lines, fire hydrants - \$100,000
9. Comprehensive Plan Update - ???

**NOW, THEREFORE BE IT RESOLVED THAT** the Planning Commission of the City of Cordova, Alaska hereby recommend a capital improvement list to the City Council of the City of Cordova, Alaska.

**PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2015**

\_\_\_\_\_  
John Greenwood, Chair

ATTEST:

\_\_\_\_\_  
Samantha Greenwood, City Planner

September 2015

September 2015							October 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5			1	2	3		
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 30	31	Sep 1	2 7:00pm City Council Regular (Library)	3	4	5
6	7 City Closed - Labor Day	8 6:30pm Planning Commission Regular (Library)	9 7:00pm Harbor Commission Regular (City Hall) 7:00pm School Board Regular (High School)	10	11	12
13	14	15	16 7:00pm City Council Regular (Library)	17	18	19
20	21	22	23	24	25	26
27	28	29	30	Oct 1	2	3

October 2015

October 2015							November 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	1	2	3	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28
							29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 27	28	29	30	Oct 1	2	3
4	5	6	7 7:00pm City Council Regular (Library)	8	9	10
11	12	13 6:30pm Planning Commission Regular (Library)	14 7:00pm Harbor Commission Regular (City Hall) 7:00pm School Board Regular (High School)	15	16	17
18	19 City Closed - Alaska Day	20	21 7:00pm City Council Regular (Library)	22	23	24
25	26	27	28	29	30	31