

**Chair**  
*vacant*

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

**City Planner**  
Samantha Greenwood

**Assistant Planner**  
Leif Stavig

**PLANNING COMMISSION REGULAR MEETING  
DECEMBER 8, 2015 AT 6:45 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**  
Commissioners Tom Bailer, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt, Mark Frohnapfel, and Heath Kocan
- 3. APPROVAL OF AGENDA** (voice vote)
- 4. APPROVAL OF CONSENT CALENDAR** (voice vote)
  - a. Minutes of November 12, 2015 Work Session ..... **Page 2-4**
  - b. Record excused absence for Tom Bailer from the November 10, 2015 Regular Meeting
- 5. DISCLOSURES OF CONFLICTS OF INTEREST**
- 6. CORRESPONDENCE**
  - a. Forest Service Public Scoping Letter for Elodea Herbicide Treatment..... **Page 5-8**
  - b. Letter from Cordova Drug Co., Inc. re: Library/Museum Disposal ..... **Page 9-10**
- 7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**
  - a. Audience comments regarding agenda items (3 minutes per speaker)
- 8. PLANNER'S REPORT** ..... **Page 11**
- 9. NEW/MISCELLANEOUS BUSINESS**
  - a. Site Plan Review – Ocean Beauty Seafoods, LLC ..... **Page 12-42**
  - b. Final Plat Approval for Ladd SLUP Lot..... **Page 43-47**
  - c. Preliminary Plat Approval for 2015 Cabin Lake SLUP Lots Subdivision ..... **Page 48-53**
- 10. PENDING CALENDAR**
  - a. December 2015 Calendar..... **Page 54**
  - b. January 2016 Calendar..... **Page 55**
- 11. AUDIENCE PARTICIPATION**
- 12. COMMISSION COMMENTS**
- 13. ADJOURNMENT**

**PLANNING COMMISSION WORK SESSION  
NOVEMBER 12, 2015 AT 6:30 PM  
CORDOVA CENTER EDUCATION ROOM  
MINUTES**

**1. CALL TO ORDER**

Co-Chairman **Tom Bailer** called the Planning Commission Work Session to order at 6:30 PM on November 12, 2015 in the Cordova Center Education Room.

**2. ROLL CALL**

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

Also present was Assistant Planner, **Leif Stavig**.

2 people were in the audience.

**3. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**a. Audience comments regarding agenda items**

**b. Guest Speakers**

**i. Ryan Stephens – DOWL Juneau**

**Rich Rogers**, Public Works Director, said that they had advertised the meeting and put out packets with the draft plans. They are at a point where they wanted the commission to discuss the project. They are looking at the high priority roads Nicholoff and Harbor Loop, with Railroad Avenue from the highway to Nicholoff as additive alternate one. They are planning to go out to bid in a week to get bids in before Christmas. This is a better time to bid than when they did it in the spring. The one thing that has changed is that the Harris asphalt plant has demobilized. **Stephens** has been the principal designer. The project that they bided in the spring was for just Nicholoff and Harbor Loop with one bid from Eagle Contracting at \$1.3-1.4 million (Note: actual bid was \$1.56 million), with the Engineer's Estimate at \$.9 million. The awarding of that contract was not authorized by City Council. The project is funded by the \$2 million bond. Unfortunately the timing was late when they bid the first time. This time **Rogers** asked the engineers to give him Railroad Avenue as an additive alternate.

**Stephens** explained some of the features of the project. The typical cross section is 10 inches with two inches of asphalt. On the corners there are three inches. The streets are very flat and there are not a lot of places for the water to go so it sits and erodes the sub basin beneath the asphalt. To help with that they are putting in concrete valley gutters and new catch basins. Most of the catch basins are at existing locations. The road section includes six inches of coarse shot rock.

**4. WORK SESSION TOPIC**

**a. Cordova City Streets Improvements**

**Bailer** said he thought the whole South Fill was shot rock. **Stephens** said the specified shot rock was open graded and had no fines so it drains the water quickly. On top of that is one-two inches of D-1. **Pegau** asked since a lot of the businesses go right to the road, how will you manage water between the road and the business? **Rogers** replied that there is a valley gutter similar to what is currently on Council. **Stephens** said

that they graded the road to allow water to drain from the property over the sidewalk to the gutter. **Pegau** verified with **Stephens** that it was designed off of Cordova rainfall. **Rogers** said that **Bill Howard**, Streets Superintendent, was going to be at the meeting, but he had to leave due to a family emergency. He has had a lot of input into the plans.

**Pegau** asked about the function of the pedestrian island at the intersection of Railroad and the highway. **Stephens** said there are two reasons: the intersection is about 100 feet wide and the island is a safe haven for pedestrians, and to help guide traffic. **Rogers** said that another thing it does is widen out the curb as an existing problem is people turning right off the highway towards Railroad go too fast. **McGann** clarified that the fence would stay there and that the existing sidewalk would be removed. **Stephens** explained that the sidewalk is on the opposite side of the road ends before the Nicholoff intersection and doesn't connect to the South Fill. He explained that the road was shifting east several feet because of property issues.

**Baenen** said when it went out to bid before he had talked to Eagle Contracting and was going to be a subcontractor. He ran all the numbers on the whole job. He doesn't believe the bid will be any less because it will take \$200,000 to get an asphalt plant to mobilize and demobilize. Costs won't be less to barge asphalt to Cordova. The current plan is a Cadillac plan and the only way to get it within budget is to make cuts. The valley gutters alone are \$200,000 and the storm drain system is \$200,000, so you would save \$400,000 by not doing either. You would save a whole bunch of money by not putting shot rock down. The South Fill is all shot rock. The existing road was paved 25 years ago and is still in pretty good shape in a lot of places. The idea of the bond was to keep it as simple as possible to get the most pavement down. The project is going to be beautiful and is going to be done right, but you are going to use up all the money on one job.

**Frohnappfel** asked if they needed gutters. The gutters are progress, but progress is expensive. **Rogers** asked if they don't have gutters, how do they get the water to go where they want? **Baenen** said it would be like every road in Cordova. **Rogers** said most roads are on slope and that this area was flat. **Baenen** said the storm drain system down there is perforated. The ground drains very well. **Frohnappfel** said if they were to have a crowned road with runoff could they maintain the edges with fill and everyday maintenance? He wanted to know if you could do it without the valley gutters and get a product that will last 20 years. **Baenen** said that the storm drain system has to be completely fixed if they want to do the valley gutters.

**Pegau** asked if the project addressed the issues with the potholes around the boat ramp area on Nicholoff. **Stephens** said that the road was being elevated there. **Frohnappfel** said that the project was great and that they should put it out to bid. He asked what the worst case scenario would be. **Rogers** replied that if the bid was over what they budgeted they could redesign and rebid in January. **Frohnappfel** asked if the current project was realistic or unrealistic for the community. **Stephens** replied that it was realistic, but there are risks with maintenance costs. The cost savings from using the existing fill may be substantial enough to allow them to do the project. **Baenen** said that the shot rock gradient is already down there. The state doesn't even replace the base course on a highway project. Most of their roads are paved over trees and other things, they just make sure there is a nice layer of D-1 on the surface. **Bailer** asked if what they are talking about is substantial savings. **Baenen** said that it was. **Bailer** asked how they would move forward with not having to excavate and not put new shot rock in. **Baenen** verified that the sidewalks were asphalt sidewalks. **Frohnappfel** said that he likes the idea, but they bonded the project and it went to the voters and it has already been a year. He said that if you look at what money they have put in the city's infrastructure it has not been much for the last 25 years.

**Baenen** said that with the gutters and the storm drains out, the city will save \$400,000. He is not saying to do that, he said to do it maybe after council decides to not award the project. **Stephens** said that if you got rid of valley gutters you can still grade and drain all the water into the catch basins. Since there is a sidewalk there has to be a swale. **Frohnappfel** asked if you could have an asphalt valley gutter. **Stephens** said you would have a seam at the bottom of the gutter which would cause it to deteriorate quickly. **Baenen** said on Nicholoff maybe you would want to keep the concrete valley gutter because it is so flat. **Bailer** asked if the asphalt could just end on either side of Harbor Loop and not have a swale or gutter. **Baenen** said you would have to have the drainage drain somewhere. **Bailer** said he would like to see enough cuts that they can get the work

on Railroad done. **Baenen** said that without gutters, the cost for storm drainage goes down. **Stephens** said that in the current design all of the catch basins are to be replaced with new concrete ones, so if they don't do the valley gutter on Harbor Loop are they just going to leave the existing ones? **Bailer** said they would use the existing storm drainage unless it needed to be adjusted.

**Pegau** said that in his mind, Railroad trumps Harbor Loop in priority. **Stavig** said the reason it was an additive alternate was because on the Roads Priority Paving List the order was Harbor Loop, Nicholoff, Railroad. **Baenen** said that was because Harbor Loop was in worse shape than Railroad. **Rogers** said that the NAPA intersection likely influenced people's opinion.

**Stephens** said the asphalt sidewalk on Railroad was a full curb with driveway cuts. **Rogers** said the island at the intersection of Railroad and the highway was one of the main reasons they decided to have a public meeting, because it's a new concept. **Bailer** summarized that their advice was to save money by keeping Nicholoff as designed and to just pave Harbor Loop. **Baenen** verified that the design was for one lift at 2 ½ - 3 inches, instead of two lifts as originally designed. He likes that there has already been some money savings.

**Bailer** said that while they were talking about pavement, he wanted to say that the new pavement accessing the Cordova Center next to Shoreside has sharp edges with no fill on it so it won't last.

## 5. AUDIENCE PARTICIPATION

## 6. COMMISSION COMMENTS

## 7. ADJOURNMENT

M/McGann S/Frohnappfel to adjourn the Work Session at 7:58 PM.  
With no objection, the meeting was adjourned.

Approved:

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

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



**File Code:** 2600  
**Date:** November 23, 2015

Dear Interested Party:

The USDA Forest Service, Cordova Ranger District is seeking public comment on a proposed project to apply fluridone, an herbicide, to reduce biomass or entirely eradicate a non-native invasive plant *Elodea* (waterweed) from three ponds/areas on the Copper River Delta while minimizing impact upon the native aquatic vegetation.

*Elodea* is the first known aquatic invasive plant in Alaska. The first record of *Elodea* in Alaska was from Cordova's Eyak Lake in 1982. In 2011 and 2012, the US Forest Service surveyed several locations throughout the lake, and found *Elodea* to be present in nearly all areas surveyed. During subsequent surveys *Elodea* has been found in McKinley Lake, the Alaganik Slough system, Martin Lake, Bering Lake, and several ponds and sloughs off Eyak River.



Photo by USFS of *Elodea* in boat prop in an area lake.

Outside its native range this plant has degraded water quality, grown so abundantly that boat traffic is hindered, reduced dissolved oxygen, and severely impacted native fisheries. Further, only a plant fragment is needed to infest a water body because it reproduces by fragments of vegetation breaking off, floating to new habitat, and becoming rooted. Recognizing the threat of this plant to aquatic ecosystems, the Alaska Department of Natural Resources issued a statewide quarantine for both *Elodea canadensis* and *Elodea nuttallii* in March 2014.



The purpose and need of the *Elodea* Herbicide Treatment project is to eradicate the non-native invasive plant *Elodea* in Eyak Cannery pond complex, Wooded and Wrong Way ponds, and evaluate the effectiveness of the treatment. These ponds are representative of the other ponds, lakes and river systems infested with this plant in the Copper River Delta. This project, if implemented, will also include monitoring to better understand the ecological role of *Elodea* where it has become established and the implications of broader-scale removal of *Elodea* across the Copper River Delta.

The project is proposed to be implemented in three locations:

Eyak Cannery Pond complex are uplifted ponds next to the Eyak River (Lat. 60.94°N, Long. -145.67°W), ½ mile south of the cannery ruins. The pond complex and surrounding sloughs is roughly 40 acres and consists of 5 ponds no larger than 12 acres each and about 2 miles of infested slough. The ponds in this area are considered a 'closed system' and are not directly connected to flowing water systems.

Wrong Way Pond is approximately 22 miles east of Cordova (Lat. 60.44°N and Long. -145.20°W). The pond is 18 acres in size. The water source is rainwater from the surrounding hills and glacier water from Saddlebag Creek. It is considered an open system because it is connected to other flowing water systems (Alaganik and Copper River Delta).

Wooded Pond is approximately 22 miles east of Cordova (Lat. 60.44°N, Long. -145.20°W). The pond is 16 acres in size. The water source is rainwater from the surrounding hills and glacier water from Saddlebag Creek. It is considered an open system because it is connected to other flowing water systems (Alaganik and Copper River Delta).

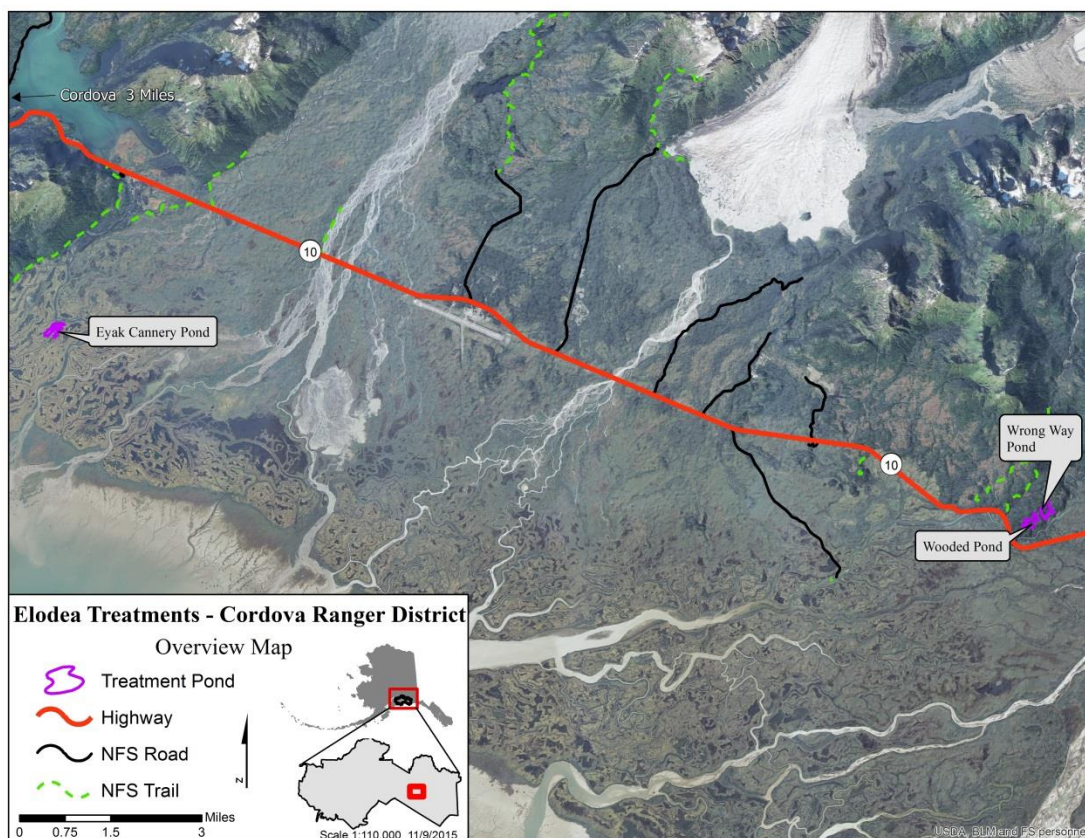
The proposed action is to apply Sonar\* A.S produced by SePRO Corporation, which contains the herbicide fluridone. The product is absorbed through the roots and shoots of *Elodea* and halts the photosynthetic process that sustains life in plants. Ongoing treatments of lakes on the Kenai Peninsula indicate that Sonar effectively kills *Elodea* at low concentrations with little or no effect to native plant species. Laboratory tests have found no effect to aquatic animal life at the concentrations proposed for this project. Sonar will be applied in the form of liquid and also pellets, as both applications are released at different time periods to improve effectiveness.

A consistent amount of  $\leq 5$  parts per billion for 2-3 years during the growing season is recommended for eradication; therefore multiple treatments between March and October each year over a few years may be necessary. During the application period, levels of fluridone will be measured every two weeks to ensure this level is met, but not substantially exceeded. Access to the sites and application of this herbicide would be by boat via the Eyak and Alaganik Rivers.

Pre-treatment data on plant community structure and abundance, macroinvertebrate assemblages, and water chemistry were collected from June-September 2015. Post-treatment monitoring would include data collection to help understand the role of *Elodea* in aquatic ecosystems.



Below is a map of the project area that contains the three aquatic areas where the proposed management might occur.



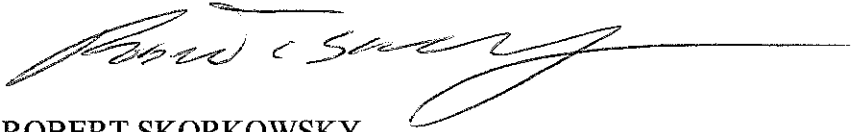
The Forest Service is seeking input from the public to gather information and identify specific issues and concerns associated with this proposal. All parties responding to this scoping who include sufficient contact information will be notified of the 30-day comment period after the Environmental Assessment is complete. When providing comments, please be specific to the proposal and area described in this notice. Comments are requested by January 7, 2016. For additional information about this project please contact Melissa Gabrielson, at (907) 424-4743 or by email at [melissagabrielson@fs.fed.us](mailto:melissagabrielson@fs.fed.us) or Karen Dillman, at (907) 772-5865 or by email at [kdillman@fs.fed.us](mailto:kdillman@fs.fed.us)

Comments on this proposal can be posted directly at the following website:  
<http://www.fs.usda.gov/projects/chugach/landmanagement/projects>

Additionally, written comments may be submitted to the Forest service in person, by FAX: (907) 424-7214 or by postal mail to:

Robert Skorkowsky, District Ranger  
 Att: Elodea Herbicide Treatment Project  
 P. O. Box 280  
 Cordova, Alaska 99574

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Skorkowsky", with a long horizontal flourish extending to the right.

ROBERT SKORKOWSKY  
District Ranger



**Cordova Drug Co., Inc.  
Box 220  
516 First Street  
Cordova, Alaska 99574**

(907) 424-3246 Fax (907) 424-3245  
email [cordovadrug@ctcak.net](mailto:cordovadrug@ctcak.net)  
November 30, 2015

RECEIVED  
NOV. 30 2015  
City of Cordova

Cordova City Council  
Cordova Planning and Zoning Commission

Re: Disposition of Land currently occupied by old Library and  
Museum

About 20 to 25 years ago three businessmen on First Street got proactive and purchased and improved the land between Seaman's and Northern Delights to turn it into much needed parking for First St. businesses. It was then sold to the City for \$1.00, providing a net gain of about 20 parking places.

In the early construction stages of the Cordova Center a parking lot which provided about 20 parking places on First St. was bought by the city and became part of the Cordova Center approach. This resulted in a net loss of 20 parking places, taking us back to where we were 25 years ago.

During early public information meetings for the Cordova Center those of us with businesses on First St. expressed concerns over this loss of parking. It was put to us that the plan was to level the museum and library building and use it for parking for the Cordova Center and for other First Street businesses.

Imagine yourself, or any other Cordova resident, arriving on First St. to attend an event in the Cordova Center, finding no parking places on First St. and therefore taking a spot in the parking lot next to Seaman's, leaving one less place for our customers to park. Old habits die hard and I doubt anyone will think of using the new parking lot down below—which is inadequate at best, with only about 15 places. This new parking lot is to supply enough parking for events that could attract around 200 people?

This weekend, Dec. 4<sup>th</sup> and 5<sup>th</sup>, when the Holiday Bazaar takes place in the Cordova Center, will be a great parking indicator (or lack of it) for users of the Center. First you have the 20 or 30 people that have booths. That's 20-30 vehicles right there. Then you have most of the rest of the town trying to attend. When the event was held at Mt. Eccles we had 50-75 parking places available all up and down Second St. and Adams, as well as the Forest Service Parking lot. None of these competed with the parking places for the businesses on First St. You might think we would welcome the fact that people had that short walk from the Cordova Center to our businesses, and I would expect some people would take advantage of that. We would welcome that---if the people had places to park close by in the first place.

Now the city is proposing that the library and museum building be turned into yet another business instead of a much needed parking lot. A business or businesses whose building will take up valuable parking space, and whose employees and customers will take up yet more parking places. This makes it even more difficult for customers of existing businesses to find parking spaces, discouraging shopping downtown.

The Cordova Museum and Library buildings now occupy two places in the business district; one at the old location and one at the new. Changing ownership of the old site does not help the congestion problem. It seems to me that the City of Cordova is encroaching upon and making it difficult for the core businesses of the city to operate.

I am all in favor of new businesses opening or moving around within the City, but not at the expense of existing businesses. I am asking the City to rescind its RFP for business expansion on this property and do the right thing by providing more public parking for the facility (Cordova Center) that moved right downtown with the rest of the businesses.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read "David A. O'Brien". The signature is fluid and cursive, with a long horizontal stroke at the end.

David A. O'Brien  
Owner  
Cordova Drug

# Planner's Report

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 11/30/2015  
**Re:** Recent Activities and Updates

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- Zero building permits issued since the last meeting.
- Museum/Library building RFP is out and was extended until January 5<sup>th</sup> 2016.
- Property disposal –
  - Hanson's purchase complete
  - Breakwater fill will be on the March Ballot
  - Waiting Site plan and fire marshal review for Alpine Diesel
- Working with State on acquisition of tidelands in front of harbor
- Final payment and close out of grant for Safe Routes to School
- Grant Land Trust will be guest speaker at the January 20<sup>th</sup> City Council meeting to discuss the process and possible land donation of the Stern Property. Property is located above ponds at Fleming Spit.
- Developed information paper for harbor flat water fee and public nuisance
- Working with Corps on maintenance of sloughing area in North Harbor. They will send an engineer in the spring to evaluate and determine if it is their responsibility to maintain the property.
- Working on budget and fee schedule for 2016
- Assisting Public works Director for roads project, LT2 and Crater Lake feasibility study
- Developing info paper on refuse charges for lots in North Fill area
- Publishing the Consumer Confidence Report (CCR) for the water department. Required by ADEC annually.

# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 12/1/15  
**Re:** Site Plan Review – Ocean Beauty Seafoods, LLC

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## **PART I – GENERAL INFORMATION**

Requested Actions: Site Plan Review  
Applicant: Ocean Beauty Seafoods, LLC  
Owner Name: Ocean Beauty Seafoods, LLC  
Address: 301 Jim Poor Ave.  
Legal Description: Lot 3A, Block 1, Cordova Industrial Park  
Parcel Number: 02-060-205  
Zoning: Waterfront Industrial District  
Lot Area: 84,522 sq. ft.

## **PART II – BACKGROUND**

Ocean Beauty Seafoods, LLC is proposing to construct a facility to process fish waste into fish oil and fishmeal. Ocean Beauty Seafoods has a performance bond with the city for the development of the property.

## **PART III – REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS**

### **Chapter 18.33 ZONING – WATERFRONT INDUSTRIAL DISTRICT**

The development of a fish and seafood processing facility is permitted.  
A Site Plan Review is required in the Waterfront Industrial District.

### **Section 18.42.010 ZONING – SITE PLAN REVIEW – Purpose.**

*Whenever required by this code or the city council, a site plan review shall be completed by the planning commission with a recommendation to the city council. Prior to the issuance of a building permit, the city council must approve the site plan for the project.*

### **Section 18.42.030 ZONING – SITE PLAN REVIEW – Required Information.**

*The site plan to be submitted as required herein shall contain the following information. If any of the information requested herein is not applicable to a given project, the reasons for the non-applicability of the information requested shall be stated in the site plan:*

- 1. Name, address and phone number of owner/developer;*
- 2. Legal description of property;*
- 3. A scale of not less than 1" = 20';*
- 4. Date, north point and scale;*
- 5. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties;*
- 6. The zoning and siting of all structures on the subject property and abutting properties;*

7. The location of each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building area, distances between structures and lot lines, setback lines and approximate location of vehicular entrances and loading points;
8. The location of all existing and proposed drives and parking areas with the number of parking and/or loading spaces provided and the location and right-of-way widths of all abutting streets;
9. Location and height of all walls, fences and screen plantings, including a general plan for the landscaping of the development and the method by which landscaping is to be accomplished and be maintained;
10. Types of surfacing, such as paving, turfing or gravel to be used at the various locations;
11. A grading plan of the area demonstrating the proposed method of storm drainage;
12. Size and location of proposed sewer and water lines and connections;
13. Front and side elevations of proposed structures;
14. Exterior finish and color.

#### Chapter 18.48 ZONING – OFF-STREET PARKING, LOADING AND UNLOADING

Manufacturing uses require “One space for every two employees, plus as required if retail or warehouse uses on premises.” Per 18.48.080, the planning commission may reduce the required number of parking spaces if the commission determines that an unreasonable amount parking spaces is required or that the required number of spaces does not meet the city's development goals or its land use needs. Attached email describes the employment needs for the addition.

A fire hydrant is located on the corner of Breakwater and Jim Poor Avenue. City Code states

- **16.45.10.206 - Obstruction of fire-protection equipment.**

No vehicle shall be parked within 15 feet of the front and 10 feet of the sides of a fire hydrant, Fire Department connection or fire protection control valve on private or public property. Fire Department connections and fire protection system control valves will be posted with an approved City "no parking" sign. The cost of such signs shall be borne by the property owner.

The attached drawing shows building B being a dock for container trucks to be loaded and unloaded. Per the drawing where driveway is shown it would eliminate approximately (not including the 15 feet either side of the fire hydrant on the corner) three parking places on Breakwater avenue.

Parking in the North Harbor is limited. Allowing a driveway along Breakwater is an acceptable option. Although another option might be to move the fire hydrant and light pole allowing the container trucks to back in from Jim Poor Avenue, this would keep truck traffic on Jim Poor Avenue and leave the public parking on Breakwater.

#### **PART IV – SUGGESTED SPECIAL CONDITIONS**

1. The Planning Department must be in receipt of a Plan Review from the State of Alaska Fire Marshal prior to issuance of a Building Permit.

#### **PART V – SUGGESTED MOTION**

“I move that the Planning Commission recommend to the City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods, LLC to construct a facility to process fish waste on Lot 3A, Block 1, Cordova Industrial Park based on the findings and with the special conditions as contained in the staff report.”

## Attachment A – Location Map





**From:** Jeff Backlund <Jeff.Backlund@OceanBeauty.com>  
**Sent:** Tuesday, December 01, 2015 11:02 AM  
**To:** Sam Greenwood  
**Cc:** Leif Stavig  
**Subject:** RE: Ocean Beauty  
**Attachments:** ocean beauty building site plan 12-1.pdf

Thanks Sam,

There is a revised drawing attached.

Parking - The meal plant facility will have at most 4 employees working with two at any one time. There are 4 parking spots shown on the drawing on the Jim Poor side of the building.

Water and Sewer- at this point we plan to tap into existing systems at the facility. We will confer with water department as the plan progresses.

Truck access - this is shown on the drawing with spaces for public parking noted.

We are finishing up the stamped drawings and will send those to the Fire Marshall by the end of the week.

I will try to stop by this morning.

Thanks,  
Jeff



November 20, 2015

City of Cordova  
Planning and Zoning Commission  
Site Plan Review  
602 Railroad Ave  
Cordova, Alaska 99574

To whom it may concern:

Ocean Beauty Seafoods, LLC is submitting the attached site plan with the intent of constructing a facility to process fish waste. The facility will process unutilized fish residue into fish oil and traditional dried fishmeal.

The processing facility is designed to include an oversized scrubber. We have also included in the design a secondary scrubber to further reduce any odor that may result from the process.

The engineers for the project building are:

Foundation Engineer -  
Ben Oien  
16922 Hansen Dr  
Eagle River, AK 99577  
907-694-0507

Structural Engineer -  
Rama Adhikary  
303 Halton Rd  
Syracuse, NY 13224  
303-304-0946

We are submitting this via email and mailing a check for the fees. If you have any questions please feel free to contact me at [jeff.backlund@oceanbeauty.com](mailto:jeff.backlund@oceanbeauty.com) or 206 465-4853.

Regards,

Jeff Backlund

## SITE PLAN REVIEW - ZONING APPLICATION CITY OF CORDOVA

### INSTRUCTIONS

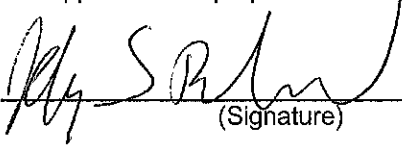
*Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to** the next Planning Commission meeting date.*

TYPE OF REQUEST		FEE
	Site Plan Review	varies
	Residential	\$50
	Multi-Family	\$100
X	Commercial	\$150
X	Industrial	\$200

APPLICANT INFORMATION	
Name	Jeff Backlund
Address	1100 West Ewing Street, Seattle, WA 98119
Telephone [home]	206 270-3470
Business Name	Ocean Beauty Seafoods, LLC
Business Address	1100 West Ewing Street Seattle, WA 98119
Telephone [business]	206 285-6800
Business FAX	206 770-7202
Project architect/engineer	See attached letter
Address of architect/engineer	
Telephone of architect/engineer	

PROPERTY/PROJECT INFORMATION	
Address of subject property	301 Jim Poor Lane Cordova, AK 99574
Parcel identification number	Lot 1 Block 1 of Plat 68-304, ATS 220
Property owner [name/address]	Ocean Beauty Seafoods, LLC
Current zoning	
Proposed use	Fish Oil and Fish Meal production facility
Construction start date	1/2/2016
WAA	

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

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By: <u></u> (Signature)	By: _____ (Signature)
Name: <u>Jeffrey S. Backlund</u> (Type/Print)	Name: _____ (Type/Print)
Date: <u>11/20/2015</u>	Date: _____
<p><b>Appeal Procedures:</b> A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.</p>	
CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing?	
Planning Commission:	
City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

### SITE PLAN REVIEW 18.42

A zoning compliance permit for property within the City of Cordova **expires eighteen (18) months after the date it is issued.** Excavation is not considered construction.

1. Please describe the proposed construction/alteration and intended use: \_\_\_\_\_  
Construction of a building and fishoil/meat facility

2. Please give dimensions and square footage of construction: 50x100 plus 20x20 total 5400 sqft

3. Intended use: { } Single Family { } Duplex { } Multifamily {x} Commercial/Industrial  
{ } Home Occupation (describe) \_\_\_\_\_ { } Mobile Building { } Change of use

4. No. of Living Units: 0 5. No. of Bedrooms: 0

6. Has a variance been granted? { } Yes { } No

7. Is there a new: { } Garage? { } Carport? No Is it attached to the residence? { } Yes { } No

8. Is there an apartment above the garage? { } Yes { } No

9. Off-street parking: Existing X Proposed \_\_\_\_\_

10. Required Setbacks: Front \_\_\_\_\_ Left Side \_\_\_\_\_ Right side \_\_\_\_\_ Rear \_\_\_\_\_ Height \_\_\_\_\_

11. Proposed Setbacks: Front \_\_\_\_\_ Left Side \_\_\_\_\_ Right side \_\_\_\_\_ Rear \_\_\_\_\_ Height \_\_\_\_\_

12. Sewage Disposal:  
{ } Private marine outfall: {x} Existing { } New Specify owner/location: \_\_\_\_\_  
{ } Private on-site sewer: { } ADEC Certification Attached

*NOTE: Property owners with a private system need an ADEC permit showing sewer system is operational before Permit can be issued. Please contact ADEC at (907) 225-6200*

13. Water supply: { } Cistern (show on site plan) {x} City

14. Is the construction occurring on a grandfathered structure (build prior to August 7, 1967)? No

15. Is there a building currently on the property? {x} Yes { } No building will be removed  
If YES, an As-built survey must be attached.

16. Which licensed surveyor will be doing your foundation/as-built Survey? \_\_\_\_\_

17. Is your driveway exit and adjoining roads shown on the site plan? {x} Yes { } No  
Are you building a new driveway that exits onto a State road or highway? { } Yes {x} No  
If YES, an ADOT Driveway Permit is required. (See bottom page 4)

18. Does this property contain drainages, creeks, wetlands, or other water features? { } Yes {x} No  
Does your lot abut salt water? {x} Yes { } No  
Have you or will you be using fill to develop your lot? { } Yes { } No

*(If you answered YES to any of the above three questions, you may need to contact the U.S. Army Corps of Engineers or other State agencies about additional permitting requirements.. Please see Planning staff for information.)*

19. Is this permit for a tax-exempt use? { } Yes { } No

20. Has a Conditional Use Permit been issued? { } Yes { } No

21. Is this permit for a mobile building? { } Yes {x} No  
Year \_\_\_\_\_ Model \_\_\_\_\_ Serial No. \_\_\_\_\_

22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) \_\_\_\_\_  
Elevation Certificate/Flood Hazard form attached

## APPLICATION INFORMATION

**Parking:** Each residential dwelling unit must have at least two (2) vehicular off-street parking spaces. Parking is permitted in the setbacks. The number of parking spaces required for public, commercial, or industrial uses can be determined by consulting the Planning Department.

**Water and Sewer:** Applicants must obtain a water/sewer application from City Hall. Fees vary.

**Sewage Disposal:** All proposed sewage systems outside of City Limits (unrestricted district) must be designed by a registered professional engineer. The engineer must submit the proposed design to the Department of Environmental Conservation (DEC) for approval. A DEC "Certificate to Install" must be attached to the zoning permit application.

**Site plan, Building Height, and Building plan:** *Two copies* of a site, building height, and building plan, *drawn to scale (1"=x')*, must be submitted with the application. Plans must show all property lines, roads or water ways abutting the lot, the water tank, sewer lines, drain fields (if applicable), proposed setback distances, and parking areas. Plans should identify existing or proposed foundation location and extensions beyond the foundation, landings, decks, porches, and overhangs.

Please include a building height (elevation) drawing. *As-built surveys* prepared by a licensed land surveyor to establish the location of existing improvements on the property must be submitted within 60 days of issuance of Zoning Permit. Building without an as-built survey is done at your own risk.

**Snow and Wind loads:** 150 lbs. per square foot ground snow load and 100 mph wind load

**Lot and Yard Regulations:** Cornices, canopies, eaves or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed two ft.

**Seismic Zone:** D

### State-Owned Roads in Cordova

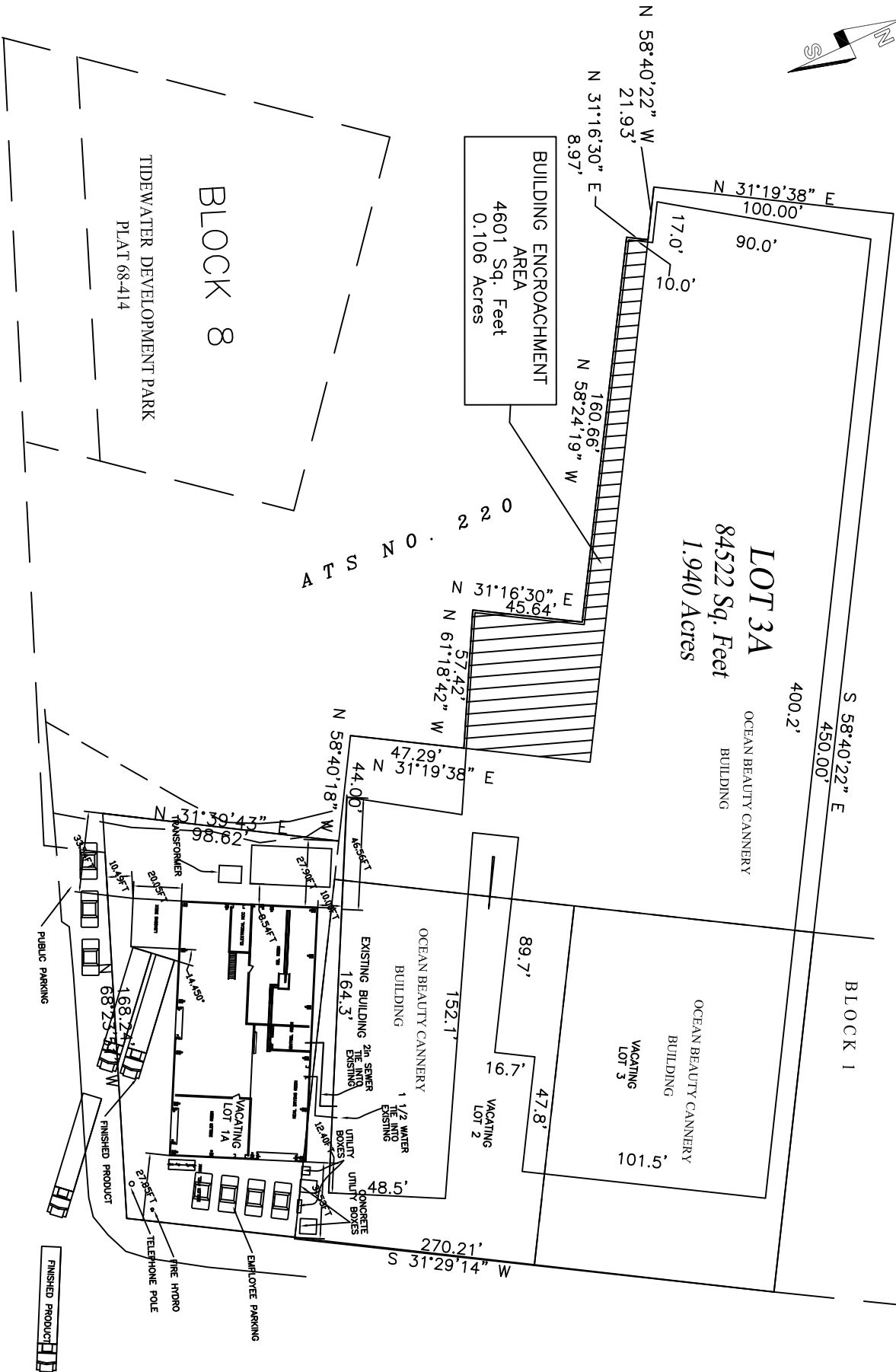
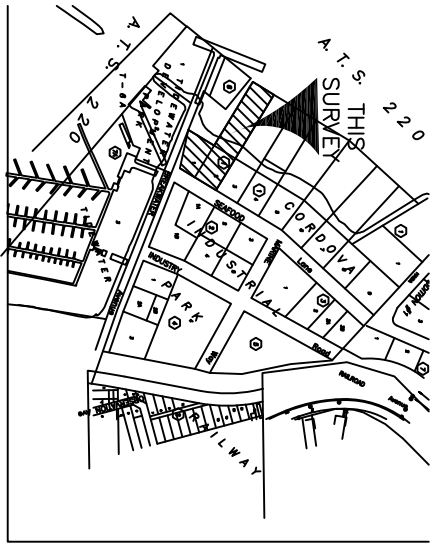
Lake Avenue

Power Creek Road

Copper River Highway/New England Cannery Road

Whitshed Road





- NOTES:
- SUBJECT TO ALL CONDITIONS, SERVITUDE'S, EASEMENTS, COVENANTS, RESERVATION, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
  - SUBJECT TO ALL COPY RIGHT LAWS
  - 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.

BASE OF BEARING PLAT OF CORDOVA INDUSTRIAL PARK (PLAT 65-304) BEARING OF S 42°43'30\"

- LEGEND**
- FOUND 2\"
  - (R) = RECORD DIMENSION
  - (C) = CALCULATED DIMENSION



#### 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 FAIRC, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

CITY OF CORDOVA REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_ 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 FAIRC, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

OCEAN BEAUTY REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_ DATE \_\_\_\_\_

#### NOTARY ACKNOWLEDGMENT

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

ON BEHALF OF THE CITY OF CORDOVA REPRESENTATIVE PRINT NAME AND TITLE \_\_\_\_\_

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

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

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

ON BEHALF OF OCEAN BEAUTY REPRESENTATIVE 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

#### 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.

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

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

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

Mark R. St. Denny  
No. 10197  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_

RECORDING NO.: \_\_\_\_\_

DATE & SIGNATURE: \_\_\_\_\_

RECORDED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM PERSONALLY REGISTERED AND LICENSED TO PRACTICE AS A LAND SURVEYOR IN THE STATE OF ALASKA. I HAVE REVIEWED THIS PLAT AND THE EASEMENTS AND INTERESTS SHOWN THEREON AND FIND THEM TO BE IN ACCORD WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THE ALASKA PROFESSIONAL LAND SURVEYOR ACT. I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THE EASEMENTS AND INTERESTS SHOWN THEREON AND FIND THEM TO BE IN ACCORD WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THE ALASKA PROFESSIONAL LAND SURVEYOR ACT.

RE-PLAT  
LOTS 1-8 BLOCK 1 OF PLAT 65-304, AND  
PART OF ALASKA TIDEWATER SURVEY No.220

CREATING:  
LOT 3A, BLOCK 1 CORDOVA INDUSTRIAL  
PARK ALASKA

DATE: 02-11-16  
SCALE: 1\"

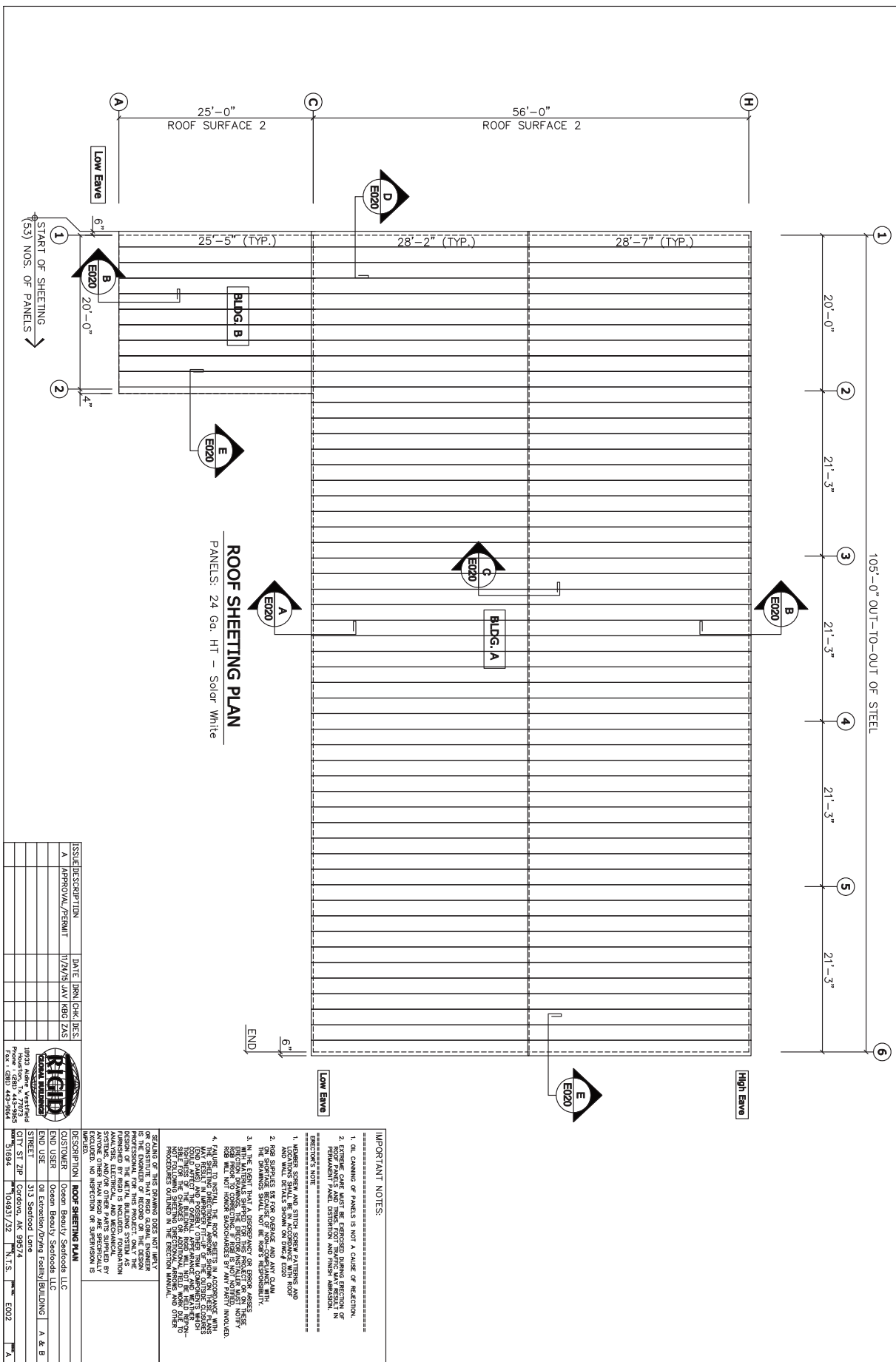
ST.DENNY SURVEYING, INC.  
P.O. BOX 966, KODIAK, ALASKA (907) 481-8500

OCEAN BEAUTY  
Cordova, Alaska 99574

PREPARED FOR:

[illegible]



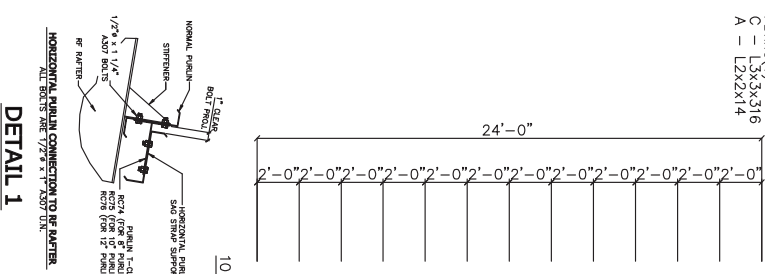


SPICE PLATE & BOLT TABLE					
Mark	Qty	Top	Bot	Int	Type Dia Length
SP-1	4	4	4	4	A325 1.000 2.50
SP-2	4	4	4	4	A325 0.875 2.50
SP-3	4	4	4	4	A325 1.000 2.50

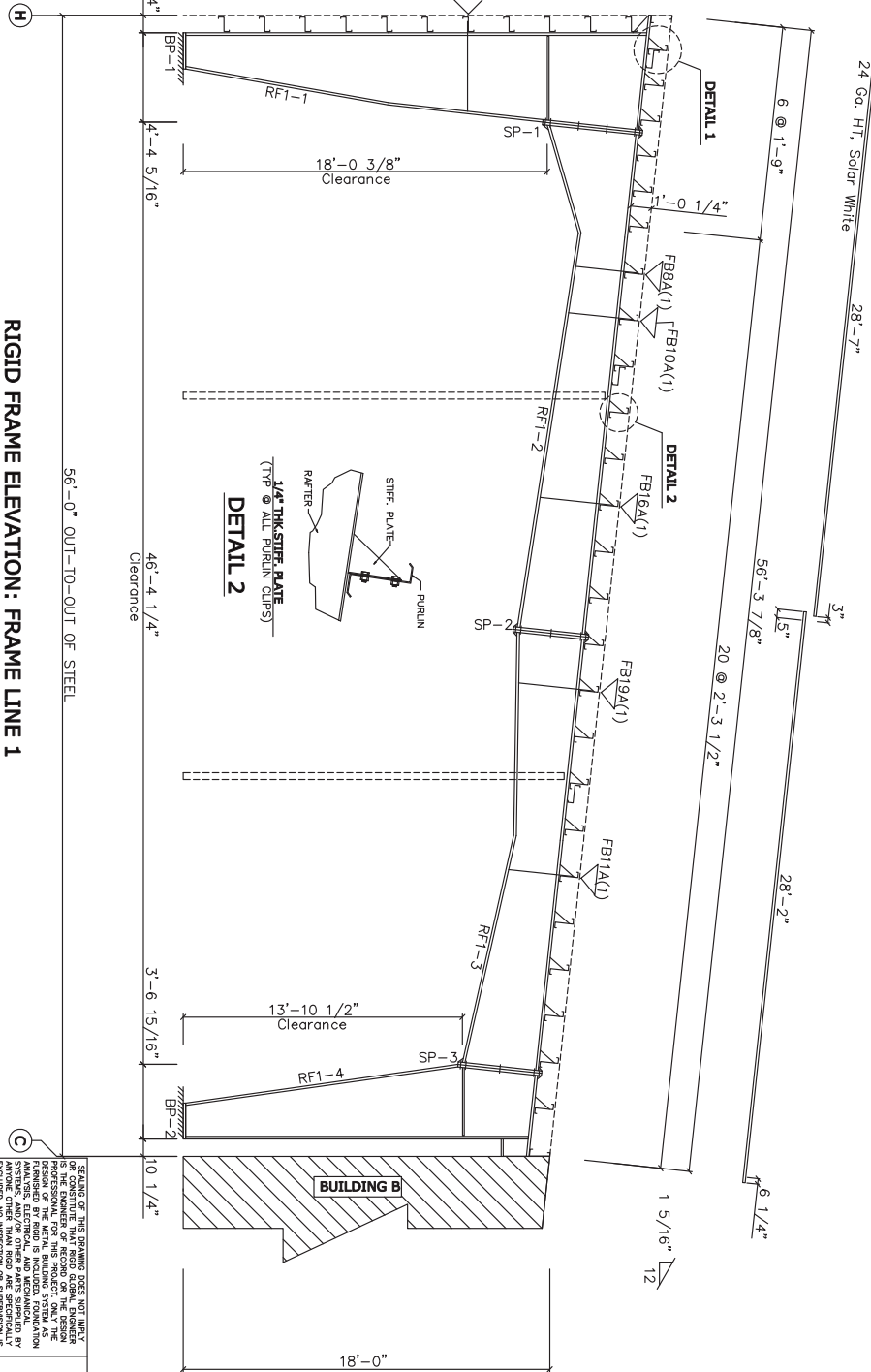
STIFFENER TABLE			
Mark	Stiff	Width	Plate Size
RF1-1	St-1	3.750	0.250 51.37
RF1-2	St-1	3.500	0.375 23.01
RF1-3	St-1	3.500	0.375 22.02
RF1-4	St-1	4.880	0.313 41.13

BASE PLATE TABLE			
Col	Plate Size	Width	Thick Length
BP-1	8"	3/4"	1'-7"
BP-2	10"	3/4"	1'-7 1/2"

FLANGE BRACES: Both Sides(U.N.)  
 FBxxC(1)  
 C - L3x3x3/16  
 A - L2x2x1/4



MEMBER TABLE					
Mark	Web Depth	Web Thick	Web Plate	Outside Flange	Inside Flange
RF1-1	18.0/39.5	0.313	120.0	8 x 5/16" x 27.3.5	8 x 3/8" x 121.8
RF1-2	39.5/51.5	0.313	92.2	8 x 5/16" x 68.4	8 x 1/2" x 93.0
RF1-3	51.5/57.4	0.375	61.3	8 x 3/8" x 61.9	8 x 3/8" x 66.9
RF1-4	51.5/57.0	0.375	23.5.9	8 x 5/16" x 23.5.9	8 x 3/8" x 23.6.1
RF1-3	26.0/25.0	0.250	120.0	8 x 3/8" x 297.9	8 x 1/4" x 120.0
RF1-4	42.0/18.0	0.313	207.7	10 x 5/16" x 47.9	10 x 5/8" x 183.9



RIGID FRAME ELEVATION: FRAME LINE 1

ISSUE DESCRIPTION	DATE	BY	CHK	DES
A APPROVAL/PERMIT	11/24/18	JAV	HGB	ZAS



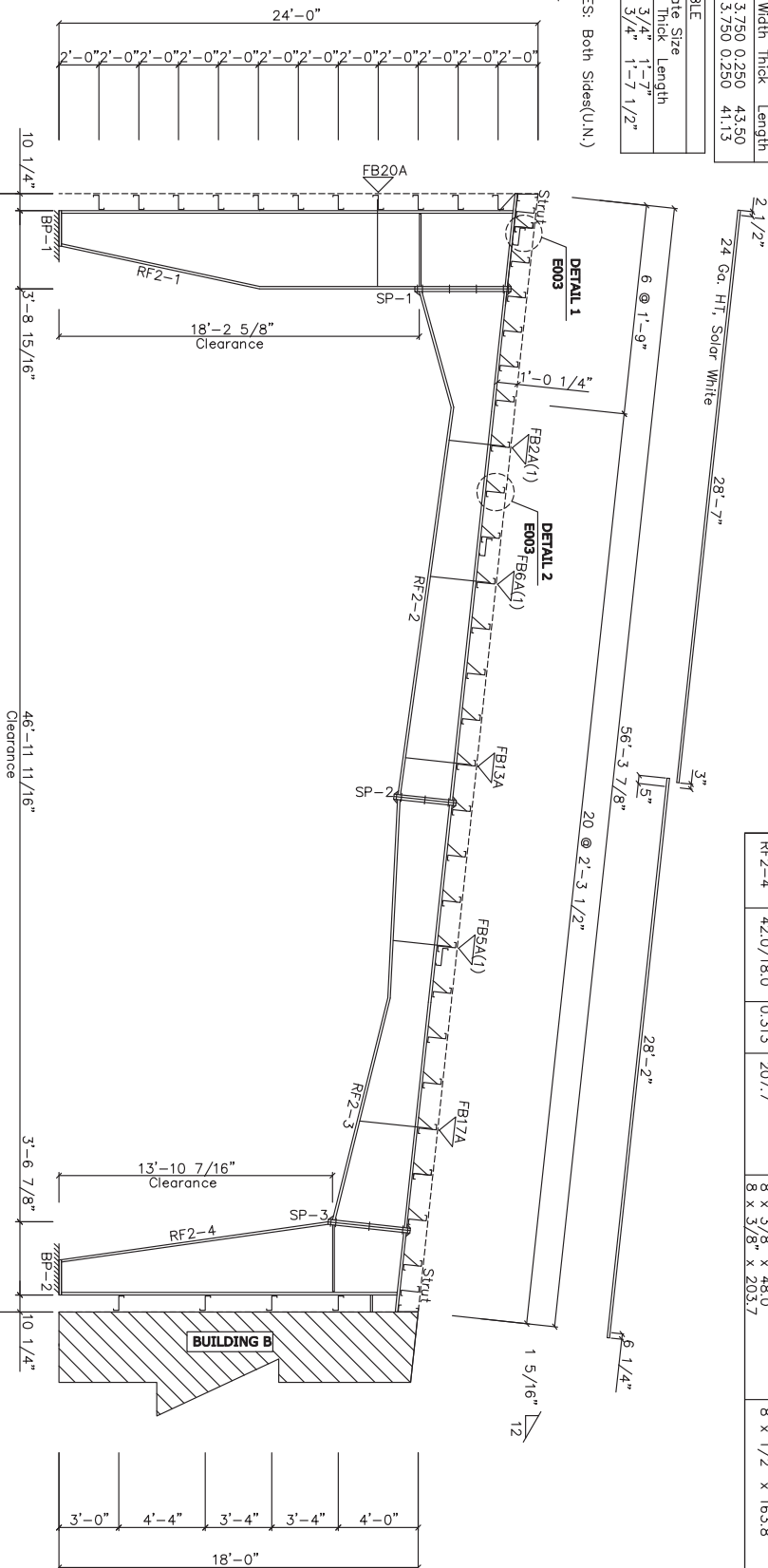
DESCRIPTION	RIGID FRAME ELEVATION LINE 1			
CUSTOMER	Ocean Beauty Seafoods LLC			
END USER	Ocean Beauty Seafoods LLC			
STREET	313 Seaford Lane			
CITY ST ZIP	Corvallis, AK 99574			
PROJECT NO.	51694			
DATE	11/24/18			
BY	JAV			
CHK	HGB			
DES	ZAS			

SPICE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	4	4	A325	1.125	3.00	10"	3/4"	4'-10 7/16"
SP-2	4	4	4	4	A325	1.000	2.50	8"	5/8"	3'-1 7/16"
SP-3	4	4	4	2	A325	1.000	2.50	8"	5/8"	4'-1 7/16"

STIFFENER TABLE			
Mark	Stiff	Width	Plate Size
RF2-1	St-1	3.750	0.250
RF2-4	St-1	3.750	0.250

BASE PLATE TABLE			
Col	Mark	Width	Thick
BP-1	8"	3/4"	1'-7 1/2"
BP-2	8"	3/4"	1'-7 1/2"

FLANGE BRACES: Both Sides(U.N.)  
FBxxA(1)  
A - L2x2x14



MEMBER TABLE					
Mark	Web	Depth	Web	Plate	Outside Flange
RF2-1	18.0/44.0	0.313	120.0	8 x 5/16" x 120.0	8 x 3/8" x 122.7
RF2-2	44.0/44.0	0.313	94.1	8 x 3/8" x 153.4	8 x 5/8" x 94.1
RF2-3	50.0/23.0	0.375	75.3	8 x 3/8" x 94.8	8 x 3/8" x 94.8
RF2-4	42.0/16.0	0.313	20.7	8 x 1/2" x 120.0	8 x 3/8" x 74.9

## RIGID FRAME ELEVATION: FRAME LINE 2

ISSUE DESCRIPTION		DATE		BY/CHK/DES	
A	APPROVAL/PERMIT	11/24/18	JAV HGB ZAS		
<b>ISSUE DESCRIPTION</b> <b>DESCRIPTION</b> RIGID FRAME ELEVATION: FRAME LINE 2 <b>CUSTOMER</b> Ocean Beauty Seafoods LLC <b>END USER</b> Ocean Beauty Seafoods LLC <b>END USE</b> On Extention/Drying Facility Building <b>STREET</b> 313 Seaford Lane <b>CITY ST ZIP</b> Corvallis, AK 99574 <b>PROJECT NO.</b> 51694 <b>DATE</b> 10/4/18 <b>SCALE</b> N.T.S. <b>PROJECT</b> E004 <b>MARK</b> A					

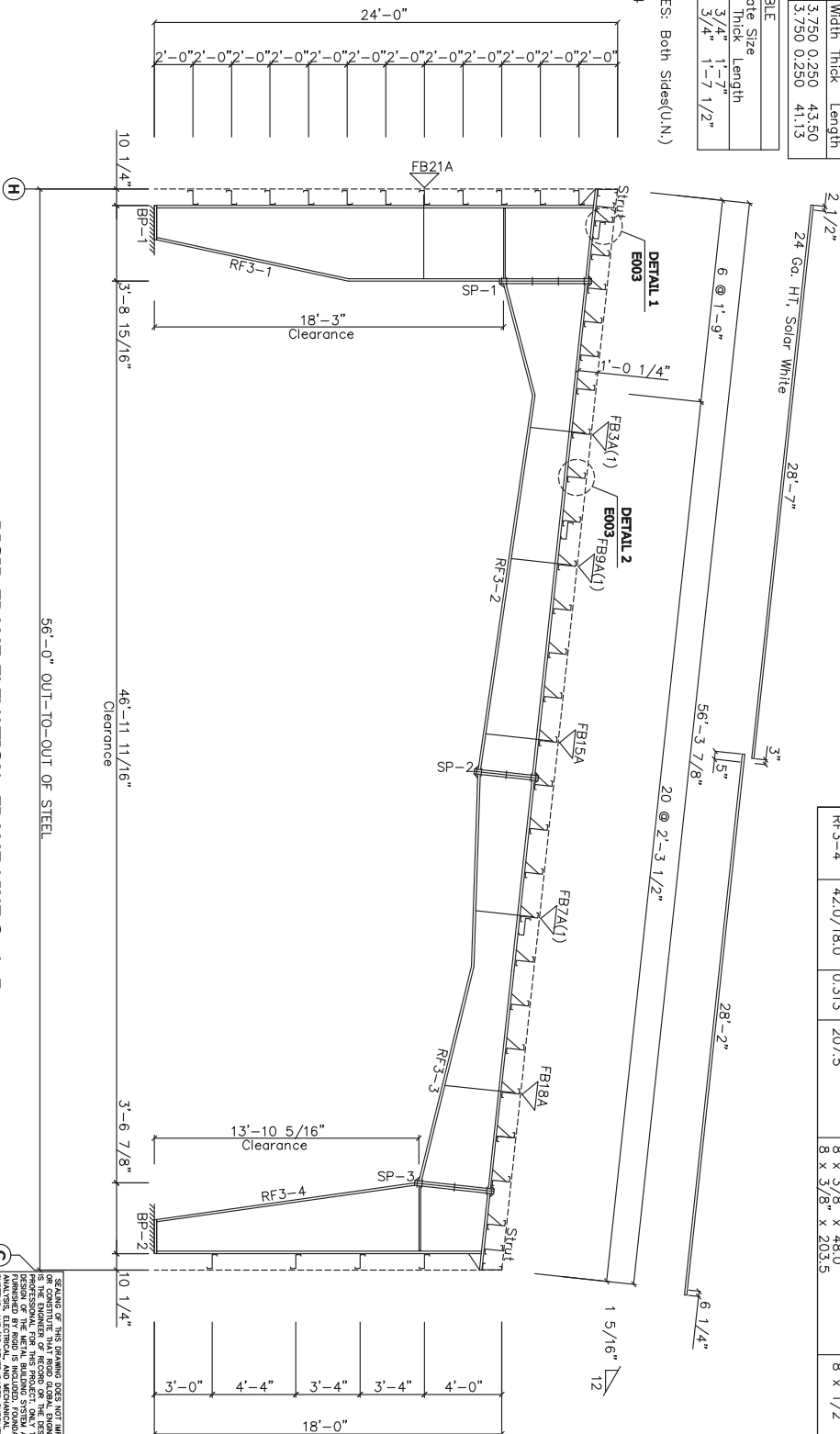


SPICE PLATE & BOLT TABLE					
Mark	Qty	Top	Bot	Int	Type Dia Length
SP-1	4	4	4	4	A325 1.125 3.00
SP-2	4	4	4	4	A325 1.000 2.50
SP-3	4	4	4	4	A325 1.000 2.50

STIFFENER TABLE			
Mark	Stiff	Width	Thick Length
RF3-1	St-1	3.750	0.250 43.50
RF3-4	St-1	3.750	0.250 41.13

BASE PLATE TABLE			
Col	Mark	Width	Thick Length
BP-1	8"	3/4"	1'-7" 1/2"
BP-2	8"	3/4"	1'-7" 1/2"

FLANGE BRACES: Both Sides(U.N.)  
FBxxA(1)  
A - L2x2x14



MEMBER TABLE					
Mark	Web Depth	Web Start/End	Web Thick	Web Plate Length	Outside Flange
RF3-1	18.0/44.0	0.313	0.313	120.0	8 x 5/16" x 120.0
RF3-2	44.0/44.0	0.313	0.313	94.5	8 x 1/2" x 153.3
RF3-3	49.5/23.5	0.313	0.313	75.3	8 x 3/8" x 54.8
RF3-4	42.0/16.0	0.313	0.313	207.5	8 x 1/2" x 120.0
					8 x 3/8" x 48.0
					8 x 3/8" x 203.5

### RIGID FRAME ELEVATION: FRAME LINE 3 4 5

ISSUE DESCRIPTION		DATE		BY/CHK/DES	
A	APPROVAL/PERMIT	11/24/18	JAV HGB ZAS		
<b>ISSUE DESCRIPTION</b> <b>RIGID FRAME ELEVATION LINE 3 4 5</b> CUSTOMER: Ocean Beauty Seafoods LLC END USER: Ocean Beauty Seafoods LLC END USE: On Extention/Drying Facility Building STREET: 313 Seaport Lane CITY ST ZIP: Corvallis, AK 99574 PHONE: 907.516934 FAX: 907.516934 T.I.S. E005 A					

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER HAS REVIEWED OR APPROVED THIS PROJECT. THE DESIGN OF THE BUILDING SYSTEM AS SHOWN HEREIN IS THE RESPONSIBILITY OF THE DESIGNER. RIGID GLOBAL ENGINEER HAS PROVIDED ANALYSIS, ELECTRICAL, AND MECHANICAL SERVICES ONLY. NO INSPECTION OR SUPERVISION IS PROVIDED.

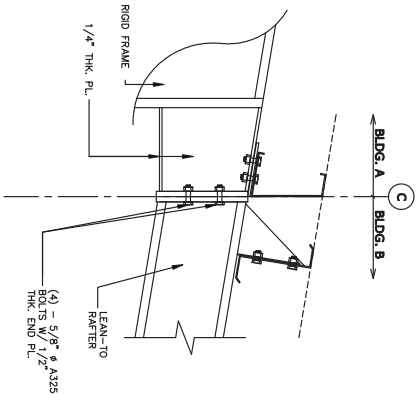


SPLICE PLATE & BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia
SP-1	4	0	0	0	A325	0.625
SP-2	4	0	0	0	A325	0.625
						1.50
						1.50

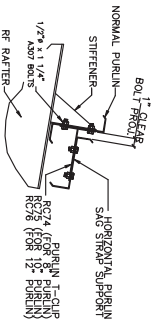
STIFFENER TABLE			
Mark	Stiff	Plate Size	Width
RF1-2B	St-1	3.500	0.375
		17.40	

BASE PLATE TABLE			
Col	Mark	Plate Size	Width
BP-1	8"	1/2"	11"

FLANGE BRACES: Both Sides(U.N.)  
FBxxA(1)  
A - L2x2x14



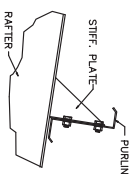
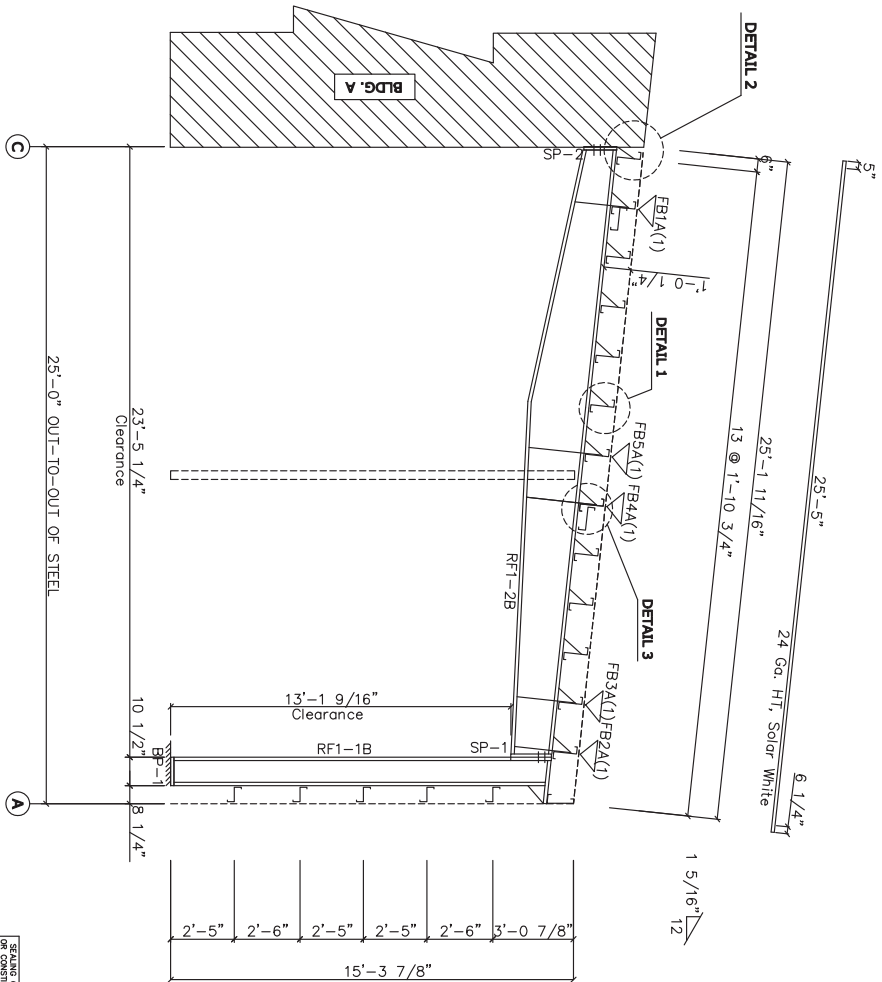
**DETAIL 2**  
ALL BOLTS ARE 1/2" Ø A307 M. BOLTS U.N.O



**HORIZONTAL PURLIN CONNECTION TO RF RAFTER**  
ALL BOLTS ARE 1/2" Ø x 1" A307 U.N.

**DETAIL 3**

MEMBER TABLE					
Mark	Web	Depth	Web	Plate	Outside Flange
RF1-1B	10.0	10.0	0.135	172.8	5 x 1/4" x 171.7
RF1-2B	15.5	25.0	0.188	163.8	5 x 1/4" x 186.6
	25.0	12.1	0.188	119.5	5 x 1/4" x 281.6

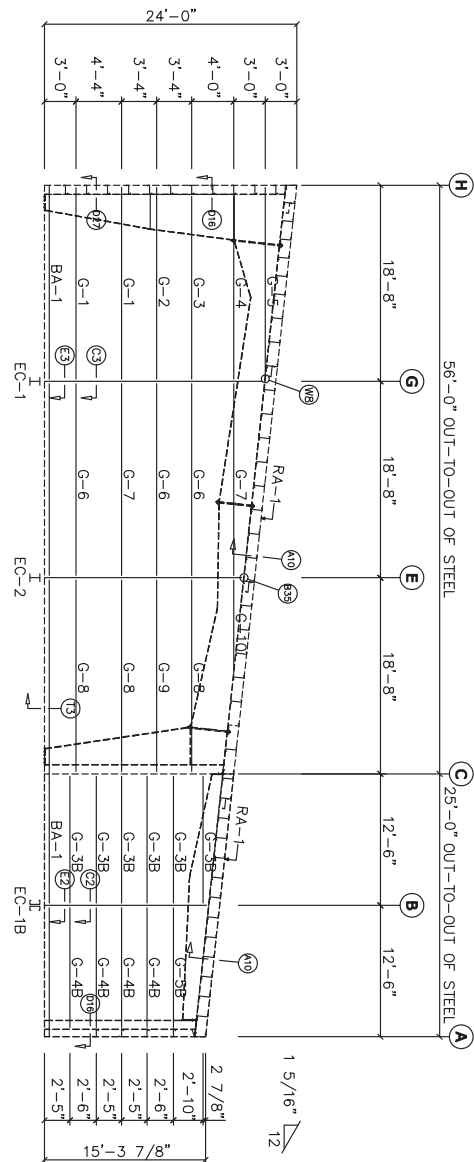


**DETAIL 1**  
1/4" THK. STIFF. PLATE  
(1/4" Ø ALL PURLIN CLIPS)

ISSUE DESCRIPTION			
A	APPROVAL/PERMIT	DATE	PREP. CHK. DES.
		11/24/18	JAV KGB ZAS

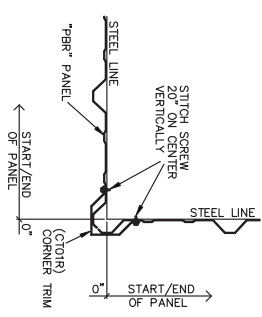
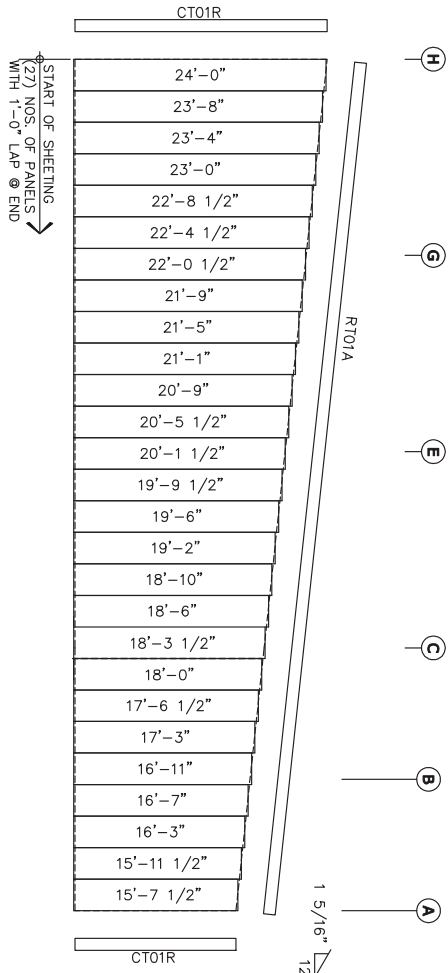
		<b>ISSUE DESCRIPTION</b> <b>RIGID FRAME ELEVATION LINE 2 1</b>	
<b>CUSTOMER</b> Ocean Beauty Seafoods LLC		<b>END USER</b> Ocean Beauty Seafoods LLC	
<b>STREET</b> 313 Seaford Lane		<b>CITY ST ZIP</b> Corvallis, AK 99574	
<b>PHONE</b> 907.516.9444		<b>FAX</b> 907.516.9444	



MEMBER TABLE		
FRAME LINE	MARK	PART
EC-1	W12x14	
EC-2	W12x14	
G-1	10x30212	
G-2	10x30212	
G-3	10x30212	
G-4	10x30212	
G-5	10x30212	
G-6	10x30212	
G-7	10x30212	
G-8	10x30212	
G-9	10x25212	
G-10	10x25212	
EC-1B	8x70D12	
G-3B	8x25216	
G-4B	8x25216	
G-5B	8x25214	

### ENDWALL FRAMING: FRAME LINE 1

NOTE: R-25" WALL INSULATION BY OTHERS

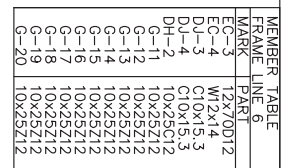


### OUTSIDE CORNER DETAIL ON MODULE

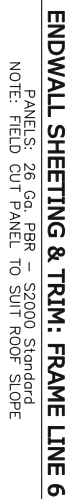
### ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - S2000 Standard  
NOTE: FIELD CUT PANEL TO SUIT ROOF SLOPE

ISSUE DESCRIPTION	DATE	PREP	CHECK	DESIGN
A APPROVAL/PERMIT	11/24/19	JAV	HGB	ZAS
				
18933 Auburn Vented Houston, TX 77032 Phone: (281) 443-9824 Fax: (281) 443-9824				
DESCRIPTION	ENDWALL SHEETING & TRIMS			
CUSTOMER	Ocean Beauty Seafoods LLC			
END USER	Ocean Beauty Seafoods LLC			
END USE	on Extension/Drying Facility Building			
STREET	313 Seaboard Lane			
CITY ST ZIP	Cortona, AK 99574			
PROJECT NO.	104831/25			
DATE	11/25/19			
BY	E008			



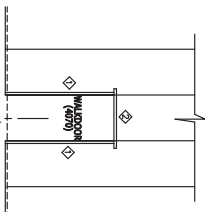
NOTE: R-25 WALL INSULATION BY OTHERS



**RIGID**  
GLOBAL BUILDINGS

18933 Alayne Westfield  
Houston, Tx. 77073  
Phone 1 (281) 443-9066  
Fax: (281) 443-9064

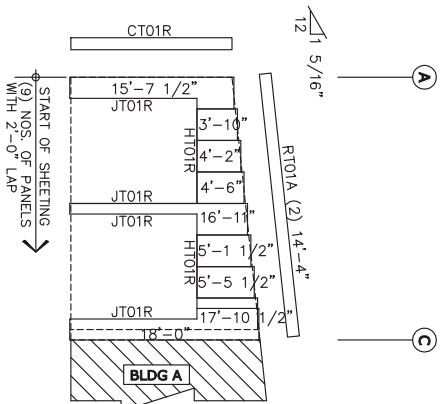
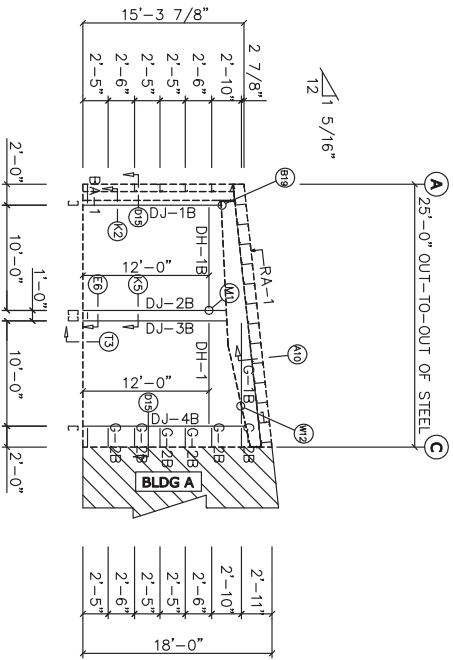
SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT ROYD GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS SHOWN ON THIS DRAWING IS THE RESPONSIBILITY OF ROYD GLOBAL ENGINEER. ALL MATERIALS, ELECTRICAL AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN ROYD ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.



**F.O TRIM DETAILS**  
(FOR FIELD LOCATE WALKDOOR/ 6 SETS)

TRIM TABLE		
◇ID	MARK	LENGTH
1	JT-01R	7'-3"
2	HT-01R	4'-6"

MEMBER TABLE		
FRAME LINE 2		
MARK	PART	
DJ-1B	8x30C12	
DJ-2B	8x25C12	
DJ-3B	8x25C12	
DJ-4B	8x25C12	
DH-1B	8x25C16	
G-1B	8x25Z16	
G-2B	8x25Z16	



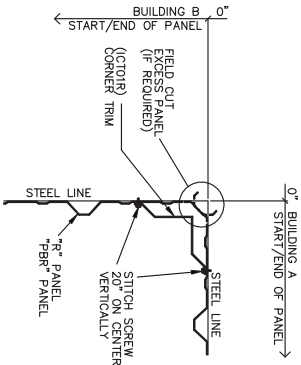
### ENDWALL FRAMING: FRAME LINE 2


NOTE: R-25 WALL INSULATION BY OTHERS

### ENDWALL SHEETING & TRIM: FRAME LINE 2

PANELS: 26 Ga. PBR - S2000 Standard  
NOTE: FIELD CUT PANEL TO SUIT ROOF SLOPE

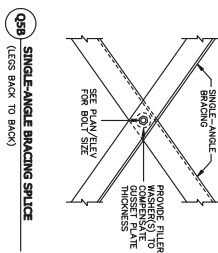
### INSIDE CORNER DETAIL ON MODULE



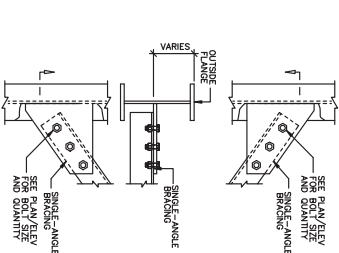
ISSUE DESCRIPTION		DATE	PREP	CHK	DES
A	APPROVAL/PERMIT	7/24/18	JAV	HGB	ZAS
					
18933 Alameda Westfield Houston, TX 77058 Phone: (281) 443-9654 Fax: (281) 443-9654					
DESCRIPTION		ENDWALL SHEETING & TRIMS			
CUSTOMER		Ocean Beauty Seafoods LLC			
END USER		Ocean Beauty Seafoods LLC			
STREET		313 Seaford Lane			
CITY ST ZIP		Corpus, AK 99574			
N.T.S.		104932			
A		E010			

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT REED GLOBAL ENGINEER IS THE ENGINEER OF RECORD FOR THE DESIGN OR THE MECHANICAL SYSTEMS AS ANALYSED, ELECTRICAL, AND MECHANICAL SYSTEMS. REED GLOBAL ENGINEER IS NOT RESPONSIBLE FOR ANY OTHER THAN THE SPECIFICALLY EXCLUDED, NO INSPECTION OR SUPERVISION IS

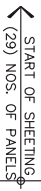




(LEGS BACK TO BACK)



**Q4 SINGLE-ANGLE BRACING**



**SIDEWALL FRAMING: FRAME LINE C**


with 3/8" thk. shear plate  
'R-25' WALL INSULATION BY OTHERS

**SIDEWALL SHEETING & TRIM: FRAME LINE C**

26 Ga. PBR - S2000 Standard

SPECIAL BOLTS				
Q ID	QUAN	TYPE	DIA	LENGTH WASH
2	6	A307	1/2"	1 1/4" 0
3	4	A307	1/2"	1 1/4" 0

MEMBER TABLE	
FRAME LINE C	
MARK	PART
DJ-1	10x25C12
DJ-2	C10x15.3
DH-1	10x25C12
E-1	L12x5x3E12
E-2	L12x5x3E14
E-3	L12x5x3E14
G-21	10x25Z12
G-22	10x25Z12
G-23	10x25Z12
G-24	10x25Z12
DB-1	L5x5x516
DB-2	L5x5x516

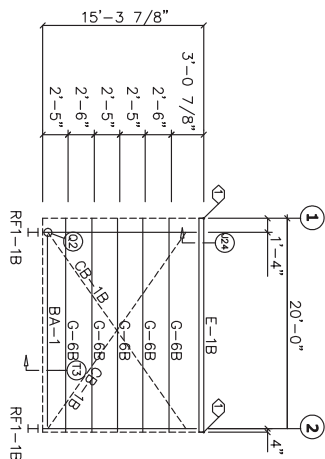
ISSUE DESCRIPTION	DATE	IRON / CHK. / DES.
A APPROVAL / PERMIT	11/21/15	JAY / HGB / ZMS
		
<b>DESCRIPTION</b> CUSTOMER Ocean Beauty Seaford LLC END USER Ocean Beauty Seaford LLC END USE Oil Extraction/Drying Facility BUILDING A STREET 313 Seaford Lane CITY ST ZIP Seaford, AK 98574 Phone: (360) 714-7973 Fax: (360) 443-9684		
<b>SUBMITTAL TRAINING, SHEETING &amp; TENDS</b> 516924 N.T.S. E011 A		

SEALING. THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIDGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIDGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIDGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS



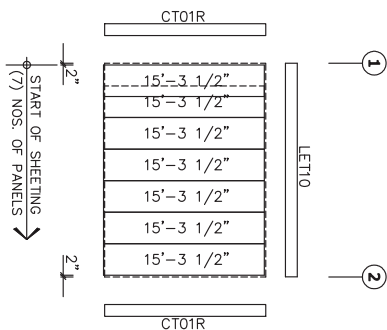
SPECIAL BOLTS					
Q	ID	QUAN	TYPE	DIA	LENGTH WASH
	1	2	A325	1/2"	1 1/4 0

MEMBER TABLE	
FRAME LINE A	PART
E-1B	L12X6X3/4
G-6B	8X25/212
CB-1B	CB0375



**SIDEWALL FRAMING: FRAME LINE A**

R-25 wall insulation by others.

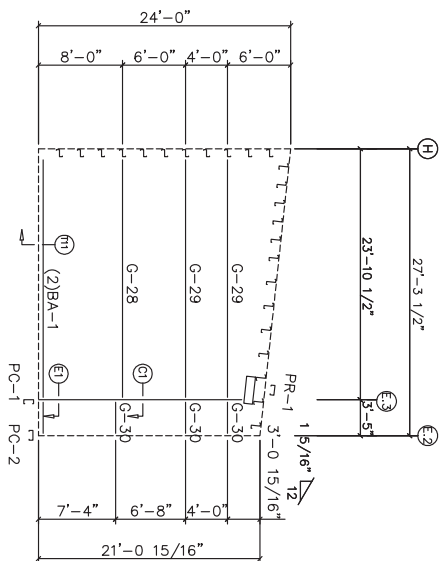
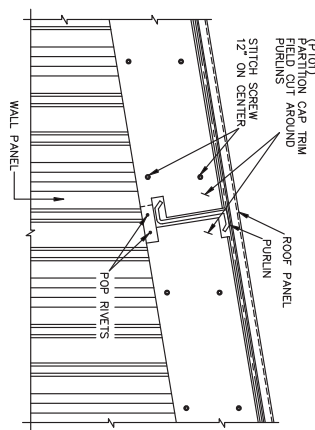


**SIDEWALL SHEETING & TRIM: FRAME LINE A**

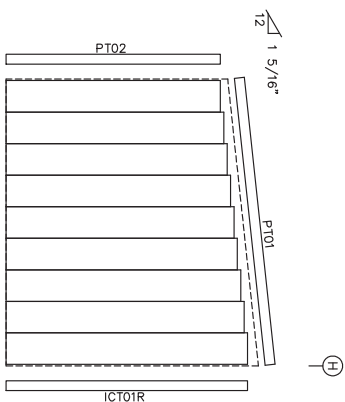
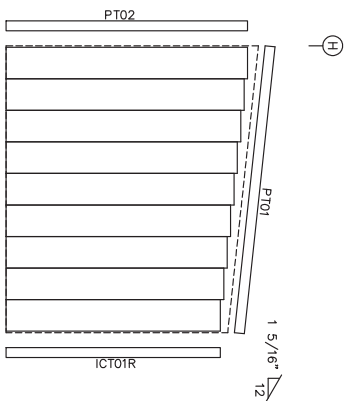
26 Ga. PBR – S2000 Standard

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	APPROVAL/PERMIT	11/24/93	JAV	MBG	ZAS
					
<p>SEALING OF THIS DRAWING DOES NOT IMPLY THE ENGINEER HAS REVIEWED THE DRAWING. IT IS THE ENGINEER'S RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT ONLY. THE ENGINEER'S REVIEW OF THE DRAWING DOES NOT WARRANTED BY ROAD IS INCLUDED. FOUNDATION SYSTEMS AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN ROAD ARE SPECIFICALLY EXCLUDED. NO GUARANTEE OR SUPERVISION IS IMPLIED.</p>					
DESCRIPTION	SEWERAL PUMPING, SHEDDING & TUNDS				
CUSTOMER	Ocean Beauty Seafoods LLC				
END USER	Ocean Beauty Seafoods LLC				
END USE	Oil Extraction/Drying Facility Building				
STREET	315 Seaboard Lane				
CITY ST ZIP	Cordonia, AK 99574				
PHONE	104932				
STATE	T.S.				
POSTAL	9073				

MEMBER TABLE	
PARTITION 3.1	
MARK	PART
PC-1	8x35C12
PR-1	8x35C12
G-28	8x25Z14
G-29	8x25Z16
G-30	8x25Z16



### PARTITION FRAME LINE 3.1




### PARTITION CAP TRIM DETAIL AT PURLIN

**PARTITION FRAME LINE 3.1 LEFT SHEETING & TRIM**

PANELS: 26 Gg. PBR – S2000 Standard

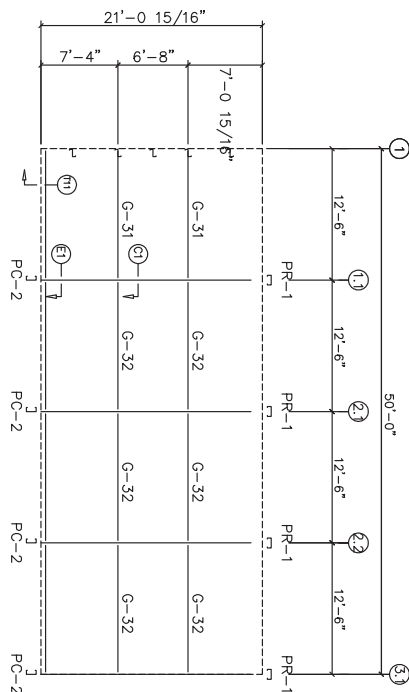
**PARTITION FRAME LINE 3.1 RIGHT SHEETING & TRIM**

PANELS: 26 Ga. PBR – S2000 Standard

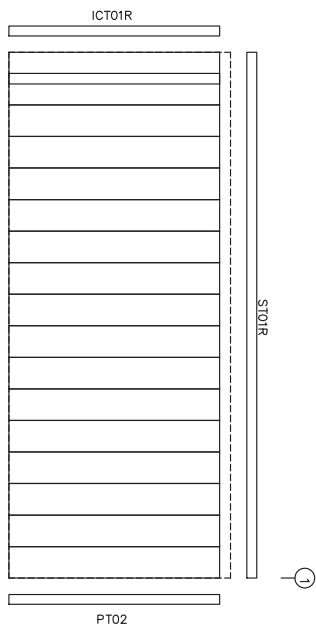
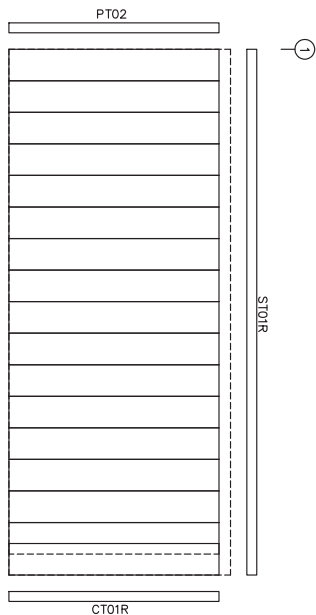
ISSUE DESCRIPTION	DATE	DRAWN	CHECKED
A APPROVAL/PERMIT	11/24/16	JAV	MBJ ZAS
			
<p>SEALING OF THIS DRAWING DOES NOT IMPLY            ANY GUARANTEE OR WARRANTY OF THE            ACCURACY OF THE INFORMATION CONTAINED            HEREIN. THE USER OF THIS DRAWING            IS THE BUILDER OR RECORD OR THE PERSON            PROFESSIONAL FOR THIS PROJECT. ONLY THE            PROFESSIONAL OF RECORD SHALL BE            RESPONSIBLE FOR THE INFORMATION CONTAINED            HEREIN. THE INFORMATION CONTAINED            HEREIN IS FOR INFORMATION ONLY. THE            INFORMATION CONTAINED HEREIN IS NOT            GUARANTEED BY ROAD IS INCLUDED. FOUNDATION            SYSTEMS AND/OR OTHER PARTS SUPPLIED BY            ANYONE OTHER THAN ROAD ARE SPECIFICALLY            EXCLUDED. NO WARRANTY OR GUARANTEE IS            MADE.</p>			
DISCREPTION	PARTITION PAINTING, SHEETING AND TRUSS		
CUSTOMER	Ocean Beauty Seafoods LLC		
END USER	Ocean Beauty Seafoods LLC		
PROJECT	Oil Extraction/Drying Facility BUILDING		
STREET	313 Seaford Lane		
CITY ST ZIP	Cordova, AK 99574		
PHONE	104831		
FAX	T.S.		
PROJECT NO	E014		
DATE	A		

NOTE: FIELD CUT PANEL TO SUIT ROOF SLOPE

MEMBER TABLE PARTITION E.2	
MARK	PART
PC-2	8x35C12
PR-1	8x35C12
G-31	8x25Z16
G-32	8x25Z16



## PARTITION FRAME LINE E.2



**PARTITION FRAME LINE E.2 FRONT SHEETING & TRIM**

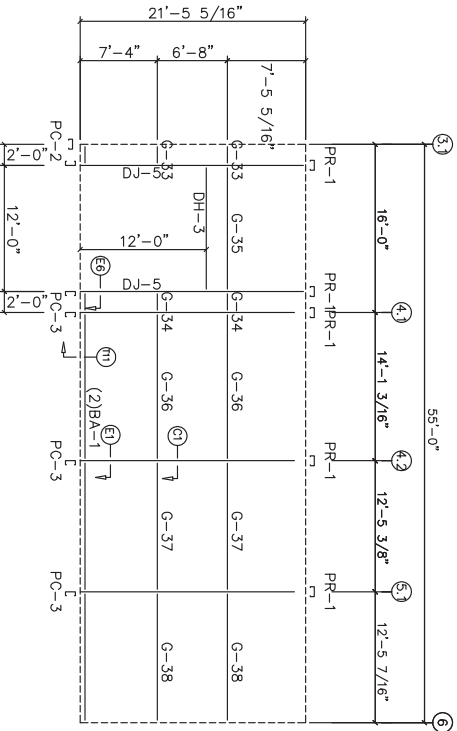
PANELS: 26 Gg. PBR – S2000 Standard

**PARTITION FRAME LINE E.2 BACK SHEETING & TRIM**  
 PANEL S: 26 Gd PBR - S2000 Standard

PANELS: 26 Ga. PBR – S2000 Standard

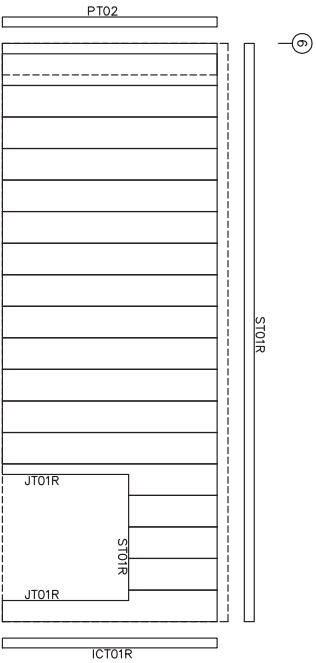
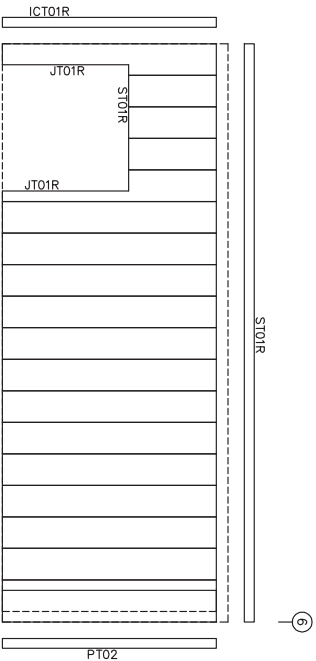
[illegible]

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MEMBER TABLE	
PARTITION E.3	
MARK	PART
PC-3	8x35C12
PR-1	8x35C12
DJ-5	8x25C16
DH-3	8x25C16
G-33	8x25Z16
G-34	8x25Z16
G-35	8x25Z16
G-36	8x25Z16
G-37	8x25Z16
G-38	8x25Z16

PARTITION FRAME LINE E.3



PARTITION FRAME LINE E.3 FRONT SHEETING & TRIM

PANELS: 26 Ga. PBR - S2000 Standard

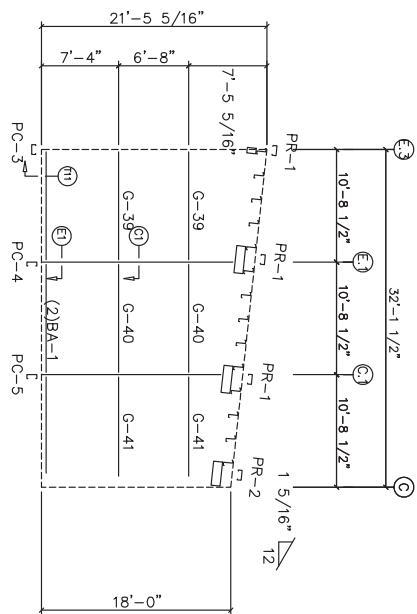
PARTITION FRAME LINE E.3 BACK SHEETING & TRIM

PANELS: 26 Ga. PBR - S2000 Standard

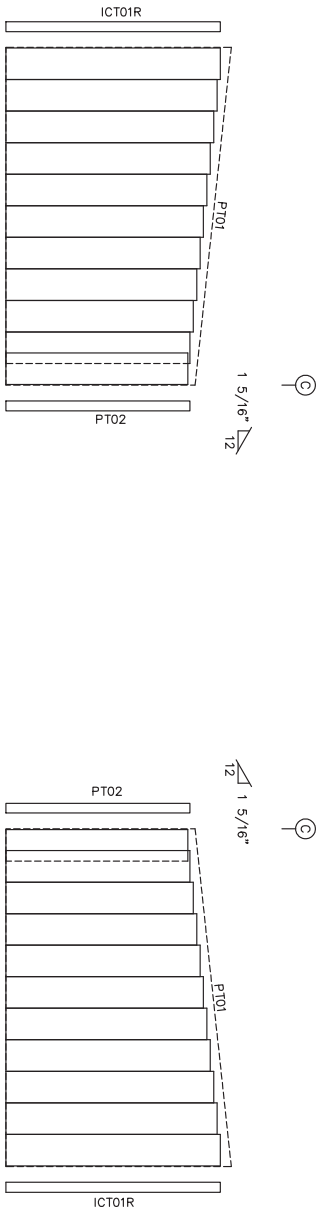
ISSUE/DESCRIPTION	DATE	PREP	CHK	DES
A	APPROVAL/PERMIT	11/24/18	JAV	HGB ZAS
DESCRIPTION	PARTITION FRAMING, SHEETING AND TRIMS	CUSTOMER	Ocean Beauty Seafoods LLC	
END USER	On Extension/Drying Facility Building			A
STREET	313 Seaford Lane			
CITY ST ZIP	Corpus, AK 99574			
PROJECT NO.	51694			
DATE	11/24/18			
BY	JAV			
CHK	ZAS			
DES				

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MEMBER TABLE	
PARTITION 4.2	
MARK	PART
PC-4	8x35C12
PC-5	8x35C12
PR-1	8x35C12
PR-2	8x35C12
G-39	8x25Z16
G-40	8x25Z16
G-41	8x25Z16



## **PARTITION 4.2 FRAMING**



**PARTITION FRAME LINE 4.2 LEFT SHEETING & TRIM**

PANELS: 26 Ga. PBR – S2000 Standard

**PARTITION FRAME LINE 4.2 RIGHT SHEETING & TRIM**

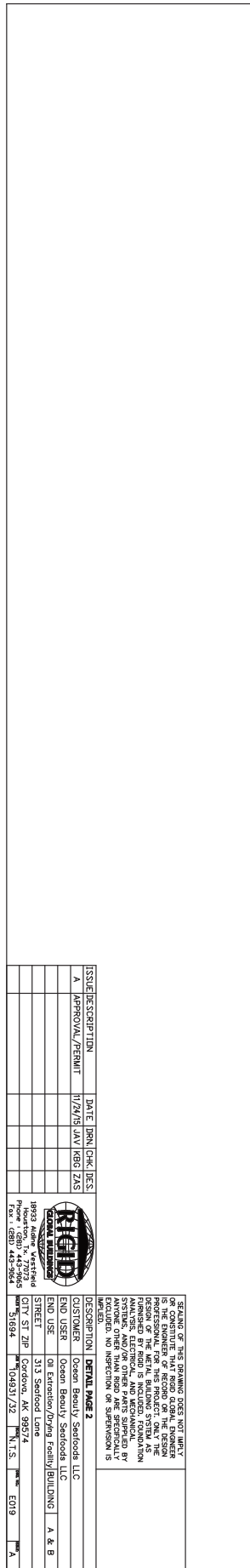
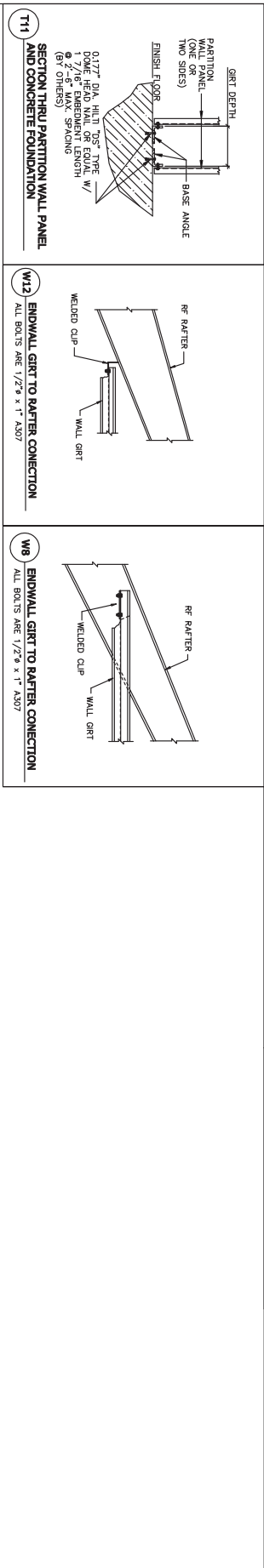
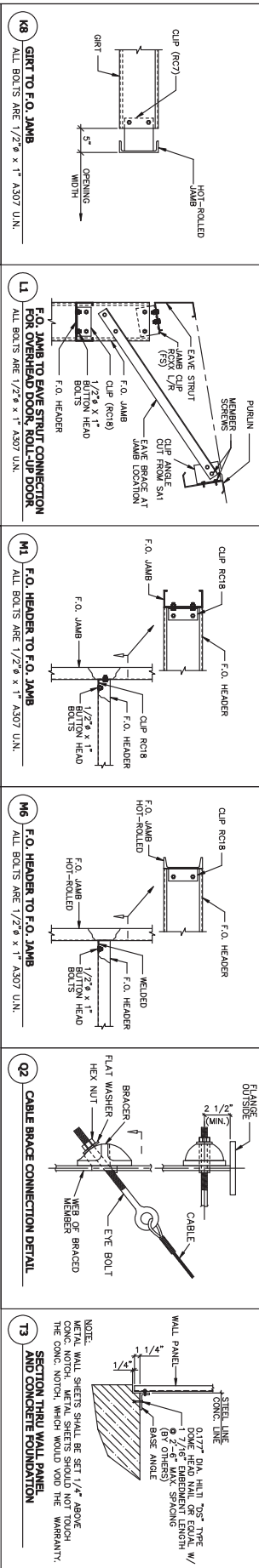
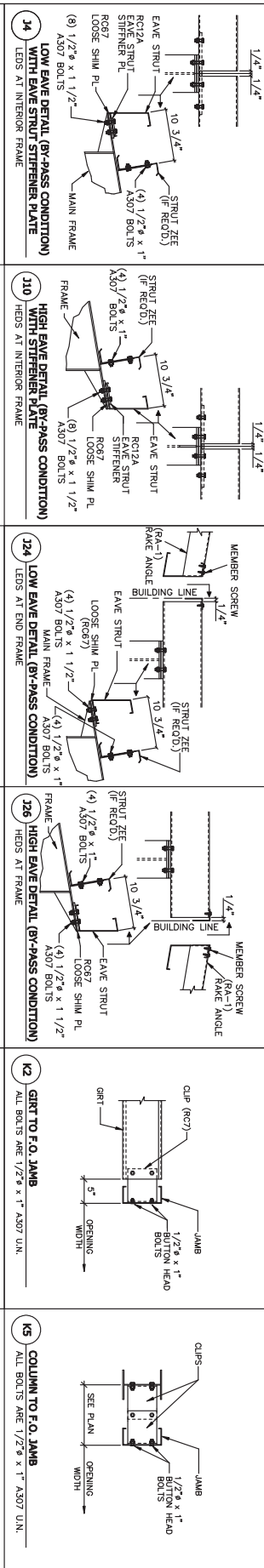
PANELS: 26 Gg. PBR – S2000 Standard


ISSUE/DESCRIPTION	DATE	IRON	CHK	DES
A	APPROVAL/PERMIT	11/24/15	JAY	1803_ZAS
				
<b>DESIGNATION: PARTITION PLACING, SHEETING AND TRIMS</b>				
CUSTOMER	Ocean Beauty Seafoods LLC			
END USER	Ocean Beauty Seafoods LLC			
END USE	On Extension/Drying facility BUILDING			
STREET	313 Seaboard Lane			
CITY ST ZIP	Cordova, AK 99574			
189393 Adale Westfield				
Houston, TX 77073				
Phone: (281) 984-9684				
Fax: (281) 434-9684				
104931	N.T.S.			
E017				
A				

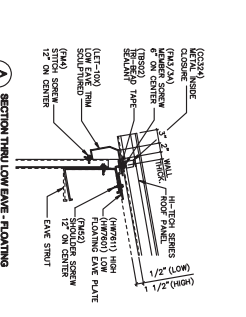
NOTE: FIELD CUT PANEL TO SUIT ROOF SLOPE



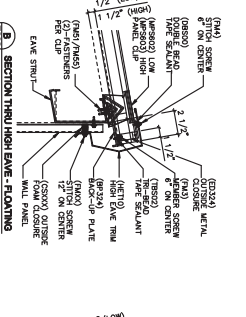




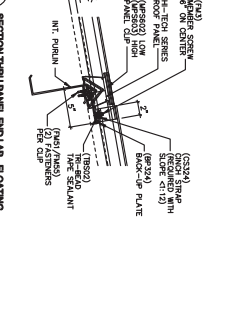
ISSUE/DESCRIPTION	DATE	PREP	CHK	DES
A APPROVAL/PERMIT	11/24/18	JAV	HGB	ZAS
				
18933 Auburn Vestedfield Houston, TX 77058 Phone: (281) 443-9222 Fax: (281) 443-9824				
CUSTOMER	Ocean Beauty Seafoods LLC			
END USER	Ocean Beauty Seafoods LLC			
STREET	313 Seaboard Lane			
CITY ST ZIP	Cortova, AK 99574			
DESCRIPTION	DETAIL PAGE 2			
PROJECT NO.	104831/22			
DATE	11/29/18			
BY	E019			



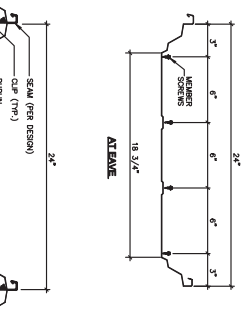
A SECTION THRU LOW EAVE - FLOATING WITH SCULPTURED EAVE TRIM



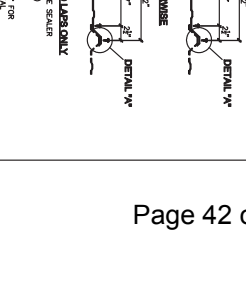
B SECTION THRU HIGH EAVE - FLOATING WITH SCULPTURED TRIM



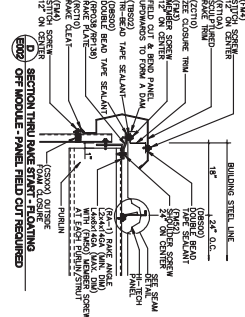
C SECTION THRU PANEL END LAP - FLOATING STANDARD CLIP



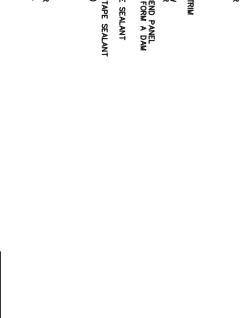
FOR ALL MEMBER END LAP DETAIL



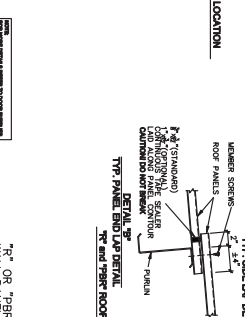
FOR ALL MEMBER END LAP DETAIL



D SECTION THRU PANEL END - FLOATING



E SECTION THRU PANEL END - FLOATING



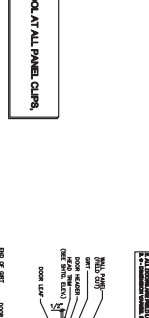
H-TECH PANEL FASTENER LOCATION



TYP. PANEL END LAP DETAIL



F.O. JAMB AND TRIM DETAIL



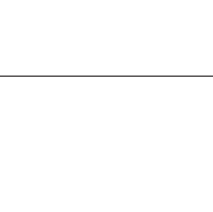
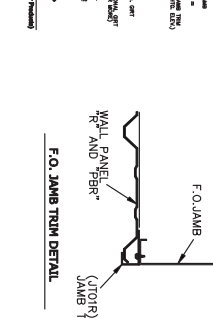
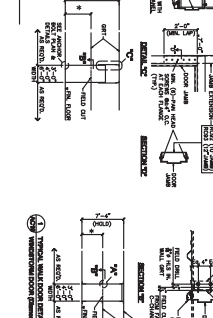
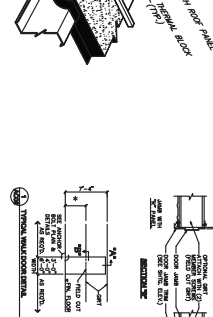
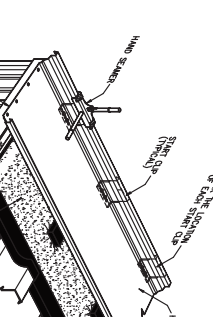
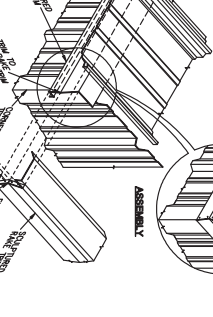
F.O. JAMB AND TRIM DETAIL



F.O. JAMB AND TRIM DETAIL



F.O. JAMB AND TRIM DETAIL



# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 12/1/15  
**Re:** Final Plat Approval for Ladd SLUP Lot

---

## **PART I – GENERAL INFORMATION**

Requested Actions: Final Plat Approval  
Applicant: Bob Ladd  
Address: N/A  
Zoning: Unrestricted  
Attachments: Location Map  
Application  
Final Plat

## **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 Ladd SLUP Lot.”

## Attachment A – Location Map



NOV 06 2015

City of Cordova

# SUBDIVISION - ZONING APPLICATION

## CITY OF CORDOVA

**INSTRUCTIONS**

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

TYPE OF REQUEST		FEE
<input type="checkbox"/>	Subdivisions	varies
<input type="checkbox"/>	Preliminary Plat **plus \$20 per lot	\$150**
<input checked="" type="checkbox"/>	Final Plat 1/2 of Prelim Plat	
<input type="checkbox"/>	Plat Amendment **plus \$15 per lot	\$75**

Final Plat  
Only  
\$85.00

**APPLICANT INFORMATION**

Name	Bob Ladd
Address	Box 1306 Cordova, AK 99574
Telephone [home]	cell 907 253 4332 (No home phone)
Business Name	
Business Address	
Telephone [business]	
Business FAX	
Project architect/engineer	
Address of architect/engineer	
Telephone of architect/engineer	

**PROPERTY/PROJECT INFORMATION**

Address of subject property	4.4 mile White shed Road
Parcel identification number	
Property owner [name/address]	
Current zoning	Annexed, Unrestricted
Proposed use	
Construction start date	



ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	Syak Corporation Box 340 Cordova, AK 99574
Real Estate Firm/Broker handling sale of property. Provide name and address. <b>Note:</b> <i>If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.</i>	

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By: <u>Bob Ladd</u> (Signature)	By: _____ (Signature)
Name: <u>Bob Ladd</u> (Type/Print)	Name: _____ (Type/Print)
Date: _____	Date: _____
<p><b>Appeal Procedures:</b> A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.</p>	

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



# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 11/30/15  
**Re:** Preliminary Plat Approval for 2015 Cabin Lake SLUP Lots Subdivision

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## **PART I – GENERAL INFORMATION**

Requested Actions: Preliminary Plat Approval  
Applicant: Eyak Corporation  
Address: N/A  
Zoning: Unrestricted  
Attachments: Location Map  
Application  
Preliminary Plat

## **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**

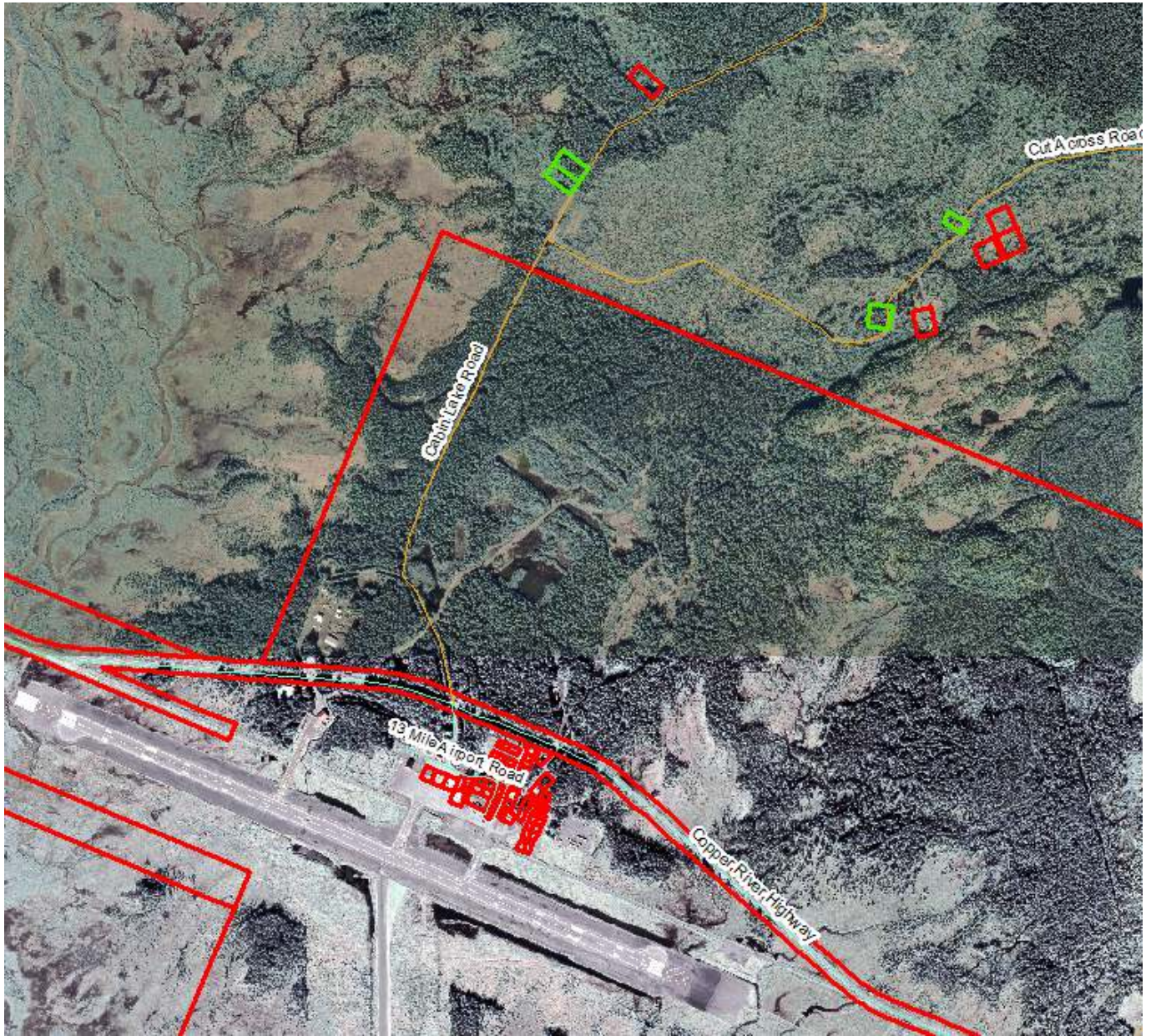
If no changes are needed, staff recommend the Planning Commission approve the Preliminary Plat.

## **PART V – SUGGESTED MOTION**

“I move to approve the Preliminary Plat request for 2015 Cabin Lake SLUP Lots Subdivision.”



## Location Map





# SUBDIVISION - ZONING APPLICATION

## CITY OF CORDOVA

### INSTRUCTIONS

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

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

### APPLICANT INFORMATION

Name	EYAK Corporation
Address	P.O. Box 340, Cordova Ak 99574
Telephone [home]	
Business Name	"As above"
Business Address	"As above"
Telephone [business]	(907) 424-7161.
Business FAX	(907) 424-5161.
Project architect/engineer <del>Surveyor</del>	Farpoint Land Services
Address of architect/engineer	1131 E 76 <sup>th</sup> Ave, Suite 101, Anchorage 99507
Telephone of architect/engineer	907 522-7770

### PROPERTY/PROJECT INFORMATION

Address of subject property	EYAK LANDS - CABIN Lake.
Parcel identification number	Sec's 5 & 6, T16S, R1W, C.R.M., Alaska.
Property owner [name/address]	EYAK Corp (see above)
Current zoning	N/A
Proposed use	Lease lots for shareholder use.
Construction start date	N/A.

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	Same
Real Estate Firm/Broker handling sale of property. Provide name and address. <b>Note:</b> If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.	None

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By: <u>Angela Butler</u> (Signature)	By: _____ (Signature)
Name: <u>Angela Butler</u> (Type/Print)	Name: _____ (Type/Print)
Date: _____	Date: _____
<p><b>Appeal Procedures:</b> A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.</p>	
CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing?	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	



TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED	
(Please see submittal requirements below)	
<p style="text-align: center;"><b>MINOR SUBDIVISION</b></p> <p style="text-align: center;">(Changing or creating 3 or fewer lots)</p> <p><input type="checkbox"/> Zero lot line (Common wall)</p> <p><input type="checkbox"/> "Panhandle" Subdivision</p> <p><input type="checkbox"/> Townhouse Development</p> <p><input type="checkbox"/> Lot Consolidation</p> <p><input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Accretion Survey</p> <p><input type="checkbox"/> Subdivision resulting in 3 or fewer lots</p> <p><input type="checkbox"/> Other: _____</p>	<p style="text-align: center;"><b>MAJOR SUBDIVISION</b></p> <p style="text-align: center;">(Changing or creating greater than 3 lots)</p> <p><input checked="" type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Plat Amendment</p> <p><input type="checkbox"/> Zero Lot line</p> <p><input type="checkbox"/> Townhouse Development</p> <p>Planned Unit Development:</p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Other: _____</p>
<p><b>UTILITIES AVAILABLE</b></p> <p>WATER: {    } Public { <input checked="" type="checkbox"/> } On Site</p> <p>SEWER: {    } Public { <input checked="" type="checkbox"/> } On Site</p>	

<p><b>PRELIMINARY PLAT REQUIREMENTS</b></p> <p>The following information and material must be submitted by the applicant.</p> <p>Other information may be required in some cases.</p>
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- ☐ **PRE-APPLICATION CONFERENCE:** Prior to application submission for major and minor subdivisions, the applicant shall meet with the City Planner to discuss the proposed development activity and the Preliminary/Final Plat procedure. Please call (907) 424-6220 for an appointment.
- ☒ **Application.** The application must be signed by the owner(s) and include all information requested on the application form.
- ☒ **Application fee.** (\$230<sup>00</sup>)
- ☒ **Submit one (1) 24" x 36" print of the preliminary plat and ten (10) 11" x 17" reduced copies.** Scale not less than 1" = 20'

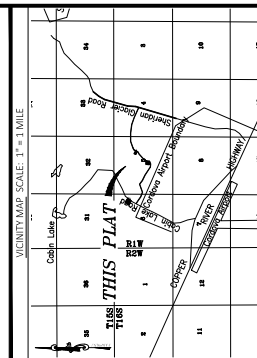
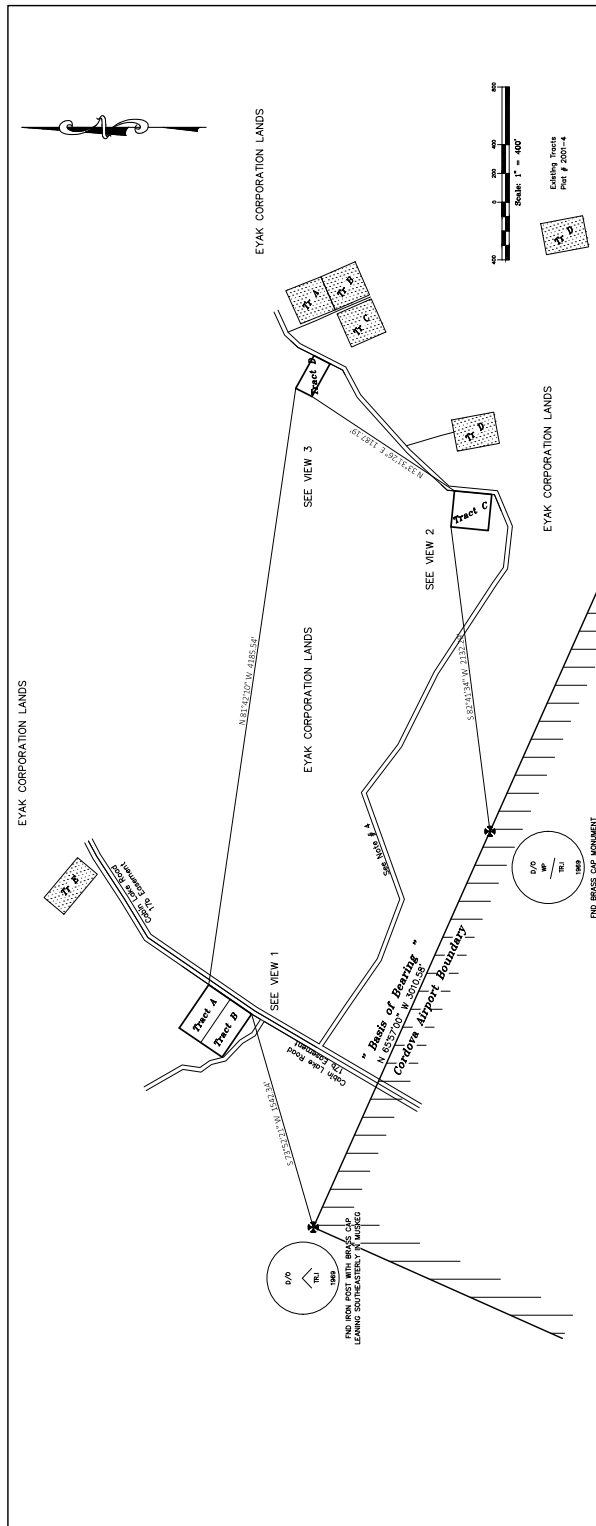
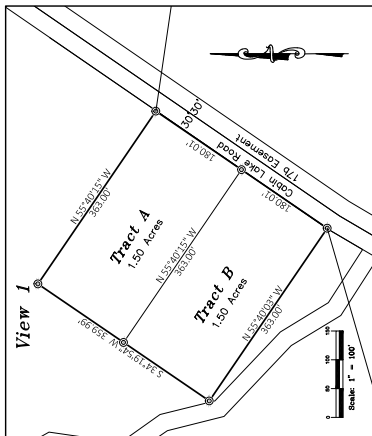
The preliminary plat must include:

- ☒ A topographical map of area to be subdivided *Not Available*
- ☒ The location of present property and section lines, streets, buildings, lakes and watercourses;
- ☒ Any existing water mains and culverts within the tract or immediately adjacent thereto. The location and size of the nearest water main are to be indicated in a general way upon the plat;
- ☒ The proposed location and width of streets, alleys, lots, building and setback lines and easements;
- ☒ The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract;
- ☒ The names and adjoining boundaries of all adjoining subdivision and the names of recorded owners of adjoining parcels of unsubdivided land and vicinity sketch at a legible scale;
- ☒ A north arrow, scale and date of map;

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS AS DEDICATED FOR PUBLIC USE.

**NOTARY ACKNOWLEDGEMENT**

NOTARY PUBLIC



cts A, B, C &  
A SUBDIVISION OF

EYAK CORPORATION LISTS  
A SUBDIVISION OF

**Cordova Recording District, Located Within**  
SECTION 5 & 6, TOWNSHIP 16 SOUTH, RANGE 1 WEST, COOPER RIVER MERIDIAN, ALASKA,  
CONTAINING 5.25 ACRES MORE OR LESS.



**Farpoint Land Services, LLC**  
SURVEYING, MAPPING, LAND PLANNING, GIS  
81 E. 76th Ave., Suite 101 Anchorage, Alaska 99518  
800-451-2464 [www.farpointak.com](http://www.farpointak.com) (907) 522-7770 [survey@farpointak.com](mailto:survey@farpointak.com)

TAX CERTIFICATION

**REAL PROPERTY TAX CERTIFICATION**

ATTEST: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**PIAT APPROVAL.**

THIS PLAT CONFORMS TO THE REQUIREMENTS OF 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 THERETO.

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CHAIRMAN, PLANNING &amp; ZONING COMMISSION

PLATTING OFFICIAL

**SUPERVISOR'S CERTIFICATE**

**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



## NOTES

- The minimum closure of the tract boundary and the minimum accuracy of the field survey exceeds 1:5000.
- All bearings are "True Bearings" as orientated to the "Basis of Bearing".
- All distances shown hereon are reduced to horizontal field distances.
- The plat creates a 30 foot private easement centered on the existing roads as shown T-10, T-11, T-12, T-13, T-14, T-15, T-16, T-17, T-18, T-19, T-20, T-21, T-22, T-23, T-24, T-25, T-26, T-27, T-28, T-29, T-30, T-31, T-32, T-33, T-34, T-35, T-36, T-37, T-38, T-39, T-40, T-41, T-42, T-43, T-44, T-45, T-46, T-47, T-48, T-49, T-50, T-51, T-52, T-53, T-54, T-55, T-56, T-57, T-58, T-59, T-60, T-61, T-62, T-63, T-64, T-65, T-66, T-67, T-68, T-69, T-70, T-71, T-72, T-73, T-74, T-75, T-76, T-77, T-78, T-79, T-80, T-81, T-82, T-83, T-84, T-85, T-86, T-87, T-88, T-89, T-90, T-91, T-92, T-93, T-94, T-95, T-96, T-97, T-98, T-99, T-100, T-101, T-102, T-103, T-104, T-105, T-106, T-107, T-108, T-109, T-110, T-111, T-112, T-113, T-114, T-115, T-116, T-117, T-118, T-119, T-120, T-121, T-122, T-123, T-124, T-125, T-126, T-127, T-128, T-129, T-130, T-131, T-132, T-133, T-134, T-135, T-136, T-137, T-138, T-139, T-140, T-141, T-142, T-143, T-144, T-145, T-146, T-147, T-148, T-149, T-150, T-151, T-152, T-153, T-154, T-155, T-156, T-157, T-158, T-159, T-160, T-161, T-162, T-163, T-164, T-165, T-166, T-167, T-168, T-169, T-170, T-171, T-172, T-173, T-174, T-175, T-176, T-177, T-178, T-179, T-180, T-181, T-182, T-183, T-184, T-185, T-186, T-187, T-188, T-189, T-190, T-191, T-192, T-193, T-194, T-195, T-196, T-197, T-198, T-199, T-200, T-201, T-202, T-203, T-204, T-205, T-206, T-207, T-208, T-209, T-210, T-211, T-212, T-213, T-214, T-215, T-216, T-217, T-218, T-219, T-220, T-221, T-222, T-223, T-224, T-225, T-226, T-227, T-228, T-229, T-230, T-231, T-232, T-233, T-234, T-235, T-236, T-237, T-238, T-239, T-240, T-241, T-242, T-243, T-244, T-245, T-246, T-247, T-248, T-249, T-250, T-251, T-252, T-253, T-254, T-255, T-256, T-257, T-258, T-259, T-260, T-261, T-262, T-263, T-264, T-265, T-266, T-267, T-268, T-269, T-270, T-271, T-272, T-273, T-274, T-275, T-276, T-277, T-278, T-279, T-280, T-281, T-282, T-283, T-284, T-285, T-286, T-287, T-288, T-289, T-290, T-291, T-292, T-293, T-294, T-295, T-296, T-297, T-298, T-299, T-300, T-301, T-302, T-303, T-304, T-305, T-306, T-307, T-308, T-309, T-310, T-311, T-312, T-313, T-314, T-315, T-316, T-317, T-318, T-319, T-320, T-321, T-322, T-323, T-324, T-325, T-326, T-327, T-328, T-329, T-330, T-331, T-332, T-333, T-334, T-335, T-336, T-337, T-338, T-339, T-340, T-341, T-342, T-343, T-344, T-345, T-346, T-347, T-348, T-349, T-350, T-351, T-352, T-353, T-354, T-355, T-356, T-357, T-358, T-359, T-360, T-361, T-362, T-363, T-364, T-365, T-366, T-367, T-368, T-369, T-370, T-371, T-372, T-373, T-374, T-375, T-376, T-377, T-378, T-379, T-380, T-381, T-382, T-383, T-384, T-385, T-386, T-387, T-388, T-389, T-390, T-391, T-392, T-393, T-394, T-395, T-396, T-397, T-398, T-399, T-400, T-401, T-402, T-403, T-404, T-405, T-406, T-407, T-408, T-409, T-410, T-411, T-412, T-413, T-414, T-415, T-416, T-417, T-418, T-419, T-420, T-421, T-422, T-423, T-424, T-425, T-426, T-427, T-428, T-429, T-430, T-431, T-432, T-433, T-434, T-435, T-436, T-437, T-438, T-439, T-440, T-441, T-442, T-443, T-444, T-445, T-446, T-447, T-448, T-449, T-450, T-451, T-452, T-453, T-454, T-455, T-456, T-457, T-458, T-459, T-460, T-461, T-462, T-463, T-464, T-465, T-466, T-467, T-468, T-469, T-470, T-471, T-472, T-473, T-474, T-475, T-476, T-477, T-478, T-479, T-480, T-481, T-482, T-483, T-484, T-485, T-486, T-487, T-488, T-489, T-490, T-491, T-492, T-493, T-494, T-495, T-496, T-497, T-498, T-499, T-500, T-501, T-502, T-503, T-504, T-505, T-506, T-507, T-508, T-509, T-510, T-511, T-512, T-513, T-514, T-515, T-516, T-517, T-518, T-519, T-520, T-521, T-522, T-523, T-524, T-525, T-526, T-527, T-528, T-529, T-530, T-531, T-532, T-533, T-534, T-535, T-536, T-537, T-538, T-539, T-540, T-541, T-542, T-543, T-544, T-545, T-546, T-547, T-548, T-549, T-550, T-551, T-552, T-553, T-554, T-555, T-556, T-557, T-558, T-559, T-560, T-561, T-562, T-563, T-564, T-565, T-566, T-567, T-568, T-569, T-570, T-571, T-572, T-573, T-574, T-575, T-576, T-577, T-578, T-579, T-580, T-581, T-582, T-583, T-584, T-585, T-586, T-587, T-588, T-589, T-590, T-591, T-592, T-593, T-594, T-595, T-596, T-597, T-598, T-599, T-600, T-601, T-602, T-603, T-604, T-605, T-606, T-607, T-608, T-609, T-610, T-611, T-612, T-613, T-614, T-615, T-616, T-617, T-618, T-619, T-620, T-621, T-622, T-623, T-624, T-625, T-626, T-627, T-628, T-629, T-630, T-631, T-632, T-633, T-634, T-635, T-636, T-637, T-638, T-639, T-640, T-641, T-642, T-643, T-644, T-645, T-646, T-647, T-648, T-649, T-650, T-651, T-652, T-653, T-654, T-655, T-656, T-657, T-658, T-659, T-660, T-661, T-662, T-663, T-664, T-665, T-666, T-667, T-668, T-669, T-670, T-671, T-672, T-673, T-674, T-675, T-676, T-677, T-678, T-679, T-680, T-681, T-682, T-683, T-684, T-685, T-686, T-687, T-688, T-689, T-690, T-691, T-69

# December 2015

January 2016

December 2015

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 29	30	Dec 1	2 7:00pm City Council Regular (CC Comm. Rooms A & B)	3	4	5
6	7	8 6:30pm Planning Commission Hearing (CC Comm. Rooms A & B) 6:45pm Planning Commission Regular (CC Comm. Rooms A & B)	9 7:00pm Harbor Commission Regular (CC Comm. Room B) 7:00pm School Board Regular (High School)	10	11	12
13	14	15	16 6:45am City Council Public Hearing (CC Comm. Rooms A & B) 7:00pm City Council Regular (Library)	17	18	19
20	21	22 6:00pm Parks and Rec. Commission Regular Meeting (CC Comm. Room B)	23	24	25 City Closed - Christmas	26
27	28	29	30	31	Jan 1, 16	2

# January 2016

January 2016

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

February 2016

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 27	28	29	30	31	Jan 1, 16 City Closed - New Year's	2
3	4	5	6 7:00pm City Council Regular (CC Comm. Rooms A & B)	7	8	9
10	11	12 6:30pm Planning Commission Regular (CC Comm. Rooms A & B)	13 7:00pm Harbor Commission Regular (CC Comm. Room B) 7:00pm School Board Regular (High School)	14	15	16
17	18 City Closed - MLK Day	19	20 7:00pm City Council Regular (Library)	21	22	23
24	25	26 6:00pm Parks and Rec. Commission Regular Meeting (CC Comm. Room B)	27	28	29	30
Page 55 of 55	Feb 1	2	3	4	5	6