

Chair

Nancy Bird

Vice Chair

Mark Hall

Commissioners

Tom McGann

John Baenen

Chris Bolin

Trae Lohse

Sarah Trumblee

City Planner

Leif Stavig

**PLANNING COMMISSION SPECIAL MEETING
MARCH 19, 2021 AT 5:00 PM
CORDOVA CENTER COMMUNITY ROOMS A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Nancy Bird, Commissioners Tom McGann, John Baenen, Chris Bolin, Trae Lohse, Mark Hall, and Sarah Trumblee

3. APPROVAL OF AGENDA

4. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items (3 minutes per speaker)

6. UNFINISHED BUSINESS

a. Final Plat Approval for Pettingill Subdivision (which may include a recess for a site visit)Page 2

7. AUDIENCE COMMENTS

8. COMMISSION COMMENTS

9. ADJOURNMENT

If you would like to participate telephonically please contact the Planning Department for call-in information.



AGENDA ITEM # 6a

Planning Commission Meeting Date: 3/19/21

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 3/18/21

ITEM: Final Plat Approval for Pettingill Subdivision

NEXT STEP: Approve Motion

☐ INFORMATION
☒ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Final Plat Approval
Applicant: Beth Pirtle
Owner: Beth Pirtle/Estate of Elizabeth Pettingill
Address: CRH MI 6.5 EYAK DR
Zoning: Unrestricted
Attachments: Location Map of unsubdivided property
Final Plat
Correspondence

II. RECOMMENDED ACTION / NEXT STEP:

Staff recommend that the commission recommend to City Council that the request for final plat approval be approved.

“I move to recommend to City Council to approve the final plat request for Pettingill Subdivision.”

III. FISCAL IMPACTS:

N/A

IV. BACKGROUND INFORMATION:

This plat creates 11 new lots by subdividing one large parcel.

All property owners within 300 feet of the subdivision were informed of the subdivision and the public hearing held on 3/9/21. Staff received two letters of correspondence which are attached.

A Certificate to Plat for this property has been ordered by the surveyor and must be submitted to the Planning Department prior to recording the final plat.

Staff findings:

1. The proposed plat conforms to the Comprehensive Plan and City Code.
2. There are no known physical conditions present which may be hazardous to the future inhabitants of these tracts.

Staff will provide an overview of the plat and other property information in more detail at the meeting. If the commission would like to perform a site visit, they can recess the meeting. Once on site, the commission should write down any questions or notes and avoid speaking about the subdivision until back in session.

3/9/21 – At the Planning Commission Regular Meeting, the commission discussed and referred the subdivision back to staff. From the unapproved minutes:

M/McGann S/Hall to recommend to City Council to approve the final plat request for Pettingill Subdivision.

McGann said there was two correspondences he hasn't had the chance to digest. He is not familiar with this area and wanted to do a site visit as they have done it in the past. **Hall** said that the plat meets City Code. Since there are not any dedications of city right of ways, the city doesn't have the ability to control construction of roads in the subdivision. The private property owner would have to obtain all of the required permits. The original subdivision happened when the area was outside city boundaries.

Hall had several minor corrections to be made before plat gets printed and signed:

- Verify what monuments were recovered (none shown). Also verify what monuments are/will be set.
- Update Legend.
- Verify that a rebar with a 2" cap is a "Primary" monument. Change "Typical Primary Monument" to "Typical Monument Set"
- Add existing adjoining easement information. See Plat 80-1.

- Add PO Box number to owner info.
- Add two lines in title block.
- Revise "Cordova City" to "City of Cordova."

Hall said that this area was in the Unrestricted District, so there is little the city can require. **Bird** said that is sounds like everyone is in agreement for a site visit. Perhaps they can look at options that allow the property owner to develop that doesn't hurt other private property and is sensitive to the environment.

Stavig said that he did want to keep the approval moving forward, as someone did submit an application and the commission needed to deal with the matter timely to get it to the City Council. **Stavig** said a site visit would be more of an observational time versus a discussion on site, due to open meetings requirements.

M/McGann S/Bolin to refer the item back to staff.

Yea: **Bird, McGann, Bolin, Lohse, Hall, Trumblee**

Absent: **Baenen**

V. LEGAL ISSUES:

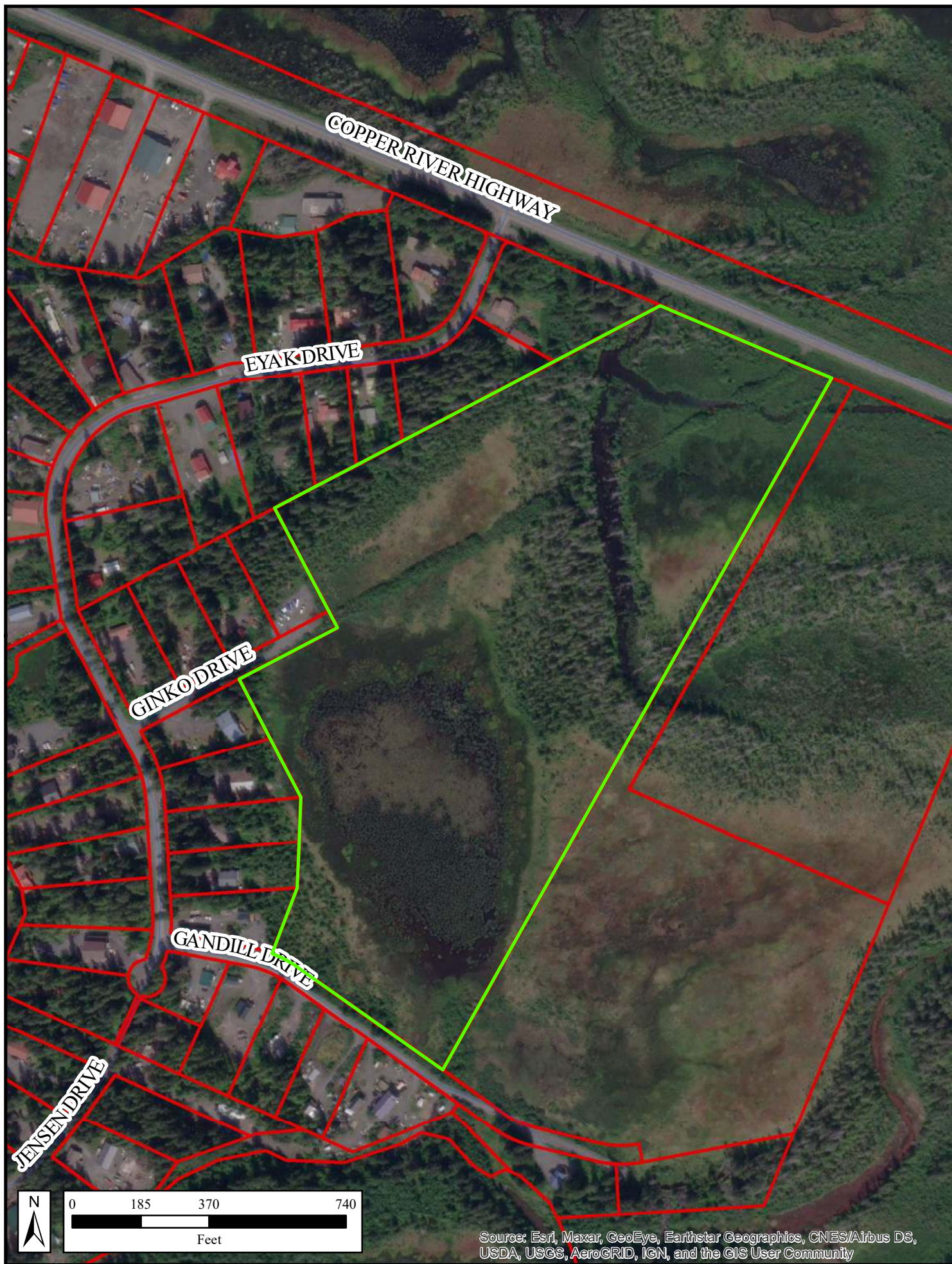
No legal review required.

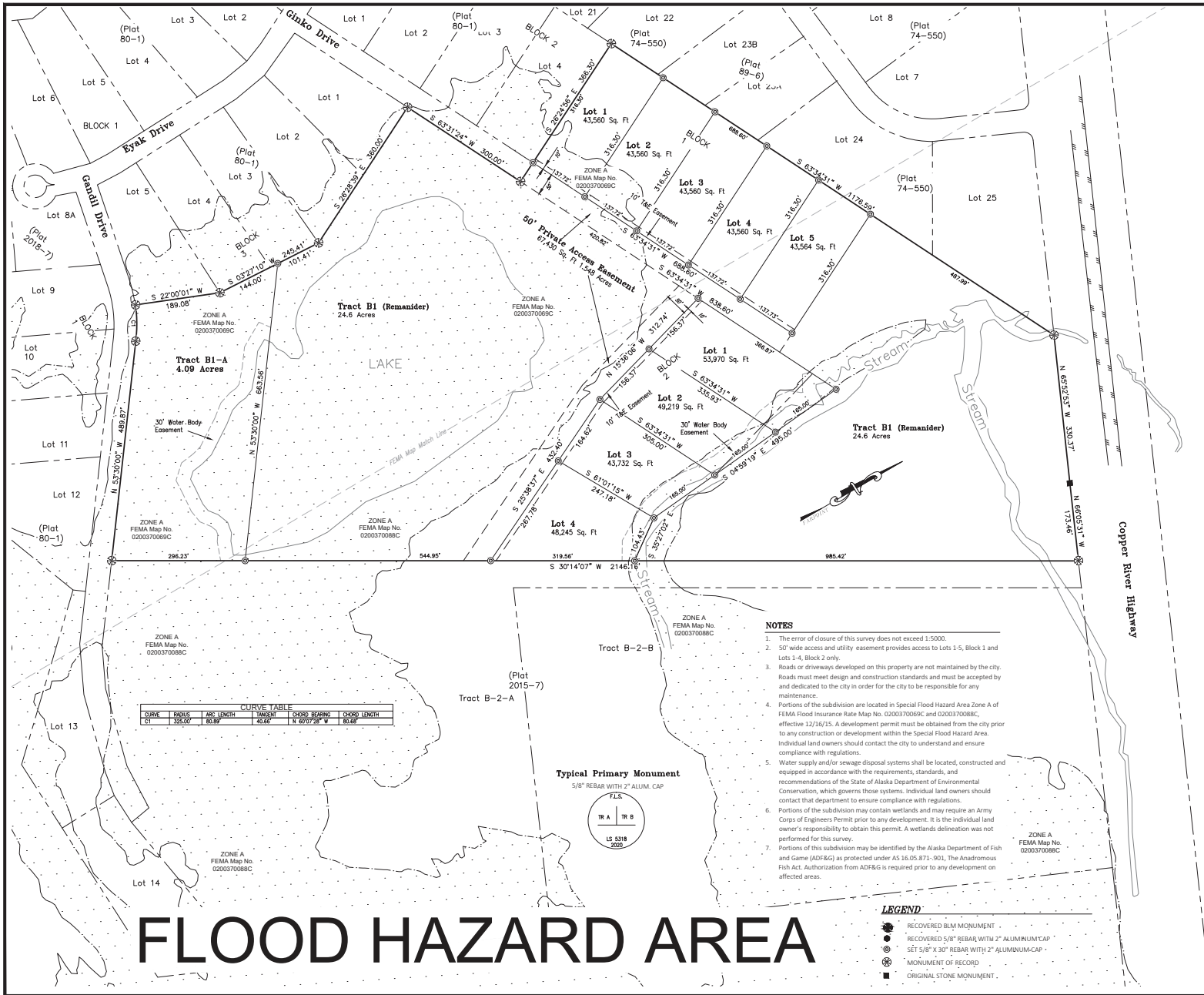
VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

N/A





OWNERSHIP DEDICATION

I hereby certify that I am the owner of the property shown and described herein. I hereby request approval of this plat showing such easements for public utilities, roadways, and alleys dedicated for public use.

Beth Pirle _____ Date _____
P.O. BOX xxx
Cordova, Alaska 99574

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this _____ Day of _____, 2021, for _____

Notary Public for the State of Alaska
My Commission Expires _____

PLAT 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.

City Manager _____ Date _____
Chairman, Planning & Zoning Commission _____ Date _____
Platting Official _____ Date _____

TAX CERTIFICATIONS

All real property taxes are levied by the City of Cordova on the area shown on this plat have been paid through _____

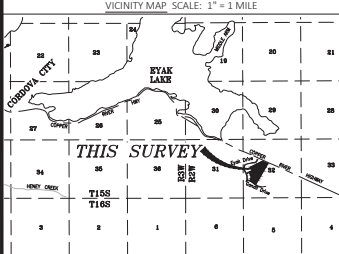
Attest: City Clerk _____ Date _____

SURVEYOR'S CERTIFICATE

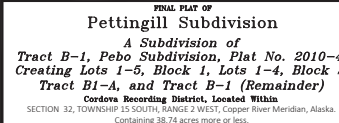
I, Michael J. Horne, hereby certify that I am properly registered and licensed to practice land surveying in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.




VICINITY MAP SCALE: 1" = 1 MILE



THIS SURVEY



FINAL PLAT OF
Pettingill Subdivision
A Subdivision of
Tract B-1, Pebo Subdivision, Plat No. 2010-4,
Creating Lots 1-5, Block 1, Lots 1-4, Block 2,
Tract B1-A, and Tract B-1 (Remainder)
Cordova Recording District, Located Within
SECTION 32, TOWNSHIP 33 SOUTH, RANGE 2 WEST, Copper River Meridian, Alaska.
Containing 38.74 acres more or less.



Farpoint Land Services, LLC
SURVEYING • PLATTING • LAND PLANNING • GIS
1131 E. 7th Ave., Suite 101 Anchorage, Alaska 99518
FarpointAL.com (907) 522-7770 survey@farpointal.com

Drawn: JLA Date: Feb. 23, 2021 Field BK/Pg: N/A W/O #: 20140
Checked: MHR Scale: 1"=200' Sheet: 1 of 1 Grid: N/A Case No: N/A

From: wolfgang <whagmuller@ctcak.net>
Sent: Saturday, March 6, 2021 10:04 AM
To: Leif Stavig
Subject: Pettingill Subdivision

To The City Planner and Planning Commission

The area under discussion used to be protected wet lands and Fish and Game designated it, after testing, as fish rearing area for smolt. The pond used to be larger before people started draining it. Years ago Mr. Borer wanted to fill in the area and built a road across. He had to stop because of lack of a Core of Engineers Permit and the objections of Fish and Game, and make cuts in the road so it would not interfere with the flow of water, as it worked as a dam and the water was higher on the side opposite the pond.

There is no drainage provided in the Eyak subdivision and when we get heavy rains, as we periodically do, many areas flood. After Mr. Borer built the road/dyke, the water came up to our house and my well was nearly three feet under water and drowned my pump. In the meantime the City has raised the road bed by several feet and my house, that used to be on a high point in this area, has its base below the road. This forces the water on our side of the road to drain only to the pond, which works as a buffer for the water. All the creeks, except the one by the road, have been filled in over time and there is no place for water to go. Everyone here has wells and septic tanks with drain-fields that all get affected by high water. Please consider what further filling in of the wetlands around us will do. As I mentioned before, there is no planning out here as far as drainage is concerned and only banks enforce sewer, when someone needs a loan. When we moved out here in 1981 there were less than 1/3 of the houses. It might be advisable to check if there is even a Core of Engineer Permit at hand and to see what Fish and Wildlife think of the plan.

Thank you for your consideration,

Wolfgang Hagmuller.

Elke Hagmuller

Brent & Joan Songer
PO Box 1019
Cordova, Alaska 99574

City of Cordova
Cordova Planning Commission
PO Box 1210
Cordova, Alaska 99574

March 5, 2021

To Whom It May Concern:

We were the second family to move into the Mile 6.5 subdivision in 1974. We lived in a trailer for 5 years while we built our home. We put in a shallow well, about 18 feet deep, and have had good water throughout the years until Dick Borer put in Gingko Drive. This changed the entire ecosystem in this area and our water was orange and foul tasting.

Many people in the Mile 6.5 area have shallow wells. Many have filtration systems that help alleviate the water discoloration and taste. When Gingko Drive was constructed these filtration systems had little affect.

When Gingko Drive construction was terminated (due to lack of proper permitting), and partially removed, the water returned to its previous state and we have had no problems since.

Our concerns are that without proper drainage ie culverts, to allow the water to flow naturally, we will once again have foul drinking water in this area.

Another concern is with another nine lots being developed will cause increased traffic on Eyak Drive. Currently people ignore the 15 mph speed limit and the police do not enforce it. So, we would like to see Gingko Drive extended out to the Copper River Highway with proper culverts to allow drainage so this does not affect the natural ecosystem, and alleviate more traffic in the area.

Thank you for your consideration in this matter.

Sincerely,



Brent Songer



Joan Songer