



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final-revised Planning and Zoning Commission

Wednesday, April 28, 2021

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Planning & Zoning Commission Regular Meeting Minutes of April 14, 2021](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. NEW BUSINESS

2. [Preliminary Approval of Subdivision #21-01 - Alaska State Land Survey No. 2009-10. A Municipal Entitlement Selection - Mineral Creek Islands - ADL 201084.](#)
3. [Approval of Temporary Land Use Permit #21-07 for Fat Mermaid Restaurant for 600 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 1A, Block 39A, Harbor Subdivision](#)

VI. REPORTS

4. [Planning Director's Report](#)

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT

Please Note: The City Council and Planning & Zoning Commission will hold a joint work session on April 29, 2021 at 6:00 p.m. in Council Chambers for a presentation of the Draft City of Valdez Comprehensive Plan.



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 21-0240, **Version:** 1

ITEM TITLE:

Planning & Zoning Commission Regular Meeting Minutes of April 14, 2021

SUBMITTED BY: Sandra Mobley, Administrative Assistant

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

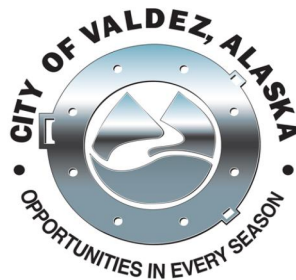
Receive and file

SUMMARY STATEMENT:

Planning & Zoning Commission Regular Meeting Minutes of April 14, 2021, attached for commission review.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Minutes Draft

Wednesday, April 14, 2021

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER**

Chair Jess Gondek called the meeting to order at 7:00 p.m. in the Valdez City Council Chambers.

II. ROLL CALL

Present 9 - Chair Jess Gondek
Commission Member Donald Haase
Commission Member Brandon Reese
Chair Pro Tempore Harold Blehm
Commission Member Stephen Goudreau

Excused 2 - Commission Member Rhonda Wade
Commission Member Roger Kipar

Also Present 3 – Planning Director Kate Huber
Administrative Assistant Sandra Mobley
Planning Technician Nicole LeRoy
Senior Planner Bruce Wall
Assistant City Manager Roxanne Murphy

III. PUBLIC BUSINESS FROM THE FLOOR**IV. NEW BUSINESS**

- 1. Approval of Temporary Land Use Permit 21-05 for the Roadside Potatohead Too, LLC for Six Months on 325 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision.**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve temporary land use permit 21-05 for the Roadside Potatohead Too, LLC for six months for a 325 square foot portion of public right-of- way immediately adjacent to Lot 12, Block 40, Harbor Subdivision. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

Yays: 5 - Commission Member Haase, Chair Gondek, Chair Pro Tempore Blehm, Commission Member Goudreau, Commission Member Wade

Excused: 2 - Commission Member Reese, Commission Member Kipar

- 2. Approval of Recommendation to City Council Regarding Adoption of Revisions to Title 17.48.140 Regarding Temporary Land Use Permits**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve recommendation to City Council regarding adoption of revisions to Title 17.48.140 regarding temporary land use permits.

The motion carried by the following vote after the following discussion occurred.

Mr. Haase asked if 140C is in lieu of a Conditional Use Permit. Ms. Huber explained within each zoning district there are uses permitted out-right and then there are conditional uses, both of which are intended for long-term use of the property. The intent of this provision is to allow for short-term temporary use that may not be permitted out-right within the zoning district. It could only replace a conditional use permit if it's for short-term use.

Mr. Haase then asked about something that isn't even a conditional use and is prohibited in that zoning district, would this supersede that? Ms. Huber replied it would on a short-term basis, given the provisions within the ordinance.

Mr. Goudreau asked what would happen if for example, Gold Rush wanted to use private property across from the Post Office? Ms. Huber answered the provision for non-city owned land would only be necessary in the case that it isn't for a use that's permitted out-right. Because the example Mr. Goudreau used is for something that is allowable in the Central Business District; no temporary land use would be required. If an event wanted to use a piece of property where a commercial use is not allowable, they may apply for a TLUP.

Ms. Wade commented one garage sale in any 4-month period would only be one per year for us here in the summer. After discussion she moved to modify the verbiage in 5A to read one garage sale in any 1-month period. The motion was carried unanimously.

VOTE ON THE MOTION:

Yays: 5 - Commission Member Haase, Chair Gondek, Chair Pro
Tempore Blehm, Commission Member Goudreau, Commission Member
Wade

Excused: 2 - Commission Member Reese, Commission Member Kipar

3. Approval of Recommendation to City Council Regarding Adoption of Ordinance Establishing a Conditional Use Permit for Telecommunication Towers over 35 feet in All Zoning Districts.

MOTION: Commission Member Haase moved, seconded by commission Member Goudreau, to Approve recommendation to City Council regarding adoption of an ordinance establishing a conditional use permit for telecommunication towers over 35 feet in all zoning districts. The motion carried by the following vote after the following discussion occurred.

Mr. Haase stated we have an ordinance dealing with wind tower height and suggested the cell towers should be similarly treated. Ms. Huber mentioned the ordinance included a report by a structural engineer to address the wind in our area to ensure the tower is built sufficiently. An overall height restriction wasn't put into the ordinance. Mr. Haase replied if a structural engineer says it's safe he's good with that.

Mr. Goodreau recommended staff looks at changing the wind turbine code and for a report to be provided by a structural engineer. Ms. Huber answered that staff will review the ordinance and bring any recommendations to the commission.

Mr. Blehm asked if anyone has asked for towers higher than 35'. Ms. Huber answered, yes. In having our legal department review Title 17, it was determined there isn't clarity in the way the ordinance is written related to height restriction. After consulting with the legal department it was decided that it would be best to introduce the new ordinance, to have a very clear process that incorporates public notice and input, but allows for telecommunication towers that will provide a benefit to the community and may need to exceed the 35'.

VOTE ON THE MOTION:

Yays: 5 - Commission Member Haase, Chair Gondek, Chair Pro

Tempore Blehm, Commission Member Goudreau, Commission Member Wade

Excused: 2 - Commission Member Reese, Commission Member Kipar

V. REPORTS

1. Planning Director's Report

Ms. Huber provided an update on the Comprehensive Plan. A draft plan will be ready to present to the public review the last week of April. Plans are to have a joint work session with City Council and the Planning & Zoning Commission. On Thursday, April 29, at 6:00 p.m. The commissioner confirmed their availability for the April 29, work session.

VI. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Haase thanked Ms. Huber and the rest of the staff for putting all the work into the ordinance rewrites. It's good to see what has been on the priority list for nearly 10 years finally come through.

Chair Gondek thanked the staff for all the work they have put into the ordinance changes.

Commissioner Wade thanked Ms. Huber for providing the call-in number for the meeting.

VII. ADJOURNMENT

There being no further business, Chair Gondek adjourned the meeting at 7:42 p.m.

Jess Gondek, Chair

Sheri Pierce, City Clerk

Date

Date



Legislation Text

File #: 21-0241, **Version:** 1

ITEM TITLE:

Preliminary Approval of Subdivision #21-01 - Alaska State Land Survey No. 2009-10. A Municipal Entitlement Selection - Mineral Creek Islands - ADL 201084.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Preliminary Subdivision #21-01 - Alaska State Land Survey No. 2009-10 - A Municipal Entitlement Selection - Mineral Creek Islands - ADL 201084.

SUMMARY STATEMENT:

The purpose of the Municipal Entitlement Act is to provide lands that create or expand a tax base, generate revenue through land sales and leases, and/or provide a land base that could be reserved for public areas or facilities as well as provide a land base for community expansion. Alaska Statutes Sec 29.65.070.

In March 2010, the State of Alaska, Department of Natural Resources issued the Survey Instructions to transfer state land ADL 201084, ASLS 2009-10 to the City of Valdez (see location Map attached). A survey of municipal entitlement land must be prepared by the City and accepted by the State Department of Natural Resources (DNR) in order to complete the conveyance procedures. Currently, Valdez has interim management authority for these lands, but cannot subdivide, sell, or develop them until formal conveyance occurs.

In 2010, Allen Minish of Wrangell Mountain Technical Services was awarded contract #955 and given the notice to proceed to survey ADL 201084. The scope of the work included survey and monumentation for the property boundaries of Mineral Creek Islands (Island E and Ammunition Island). When the survey instructions were issued it became apparent that the final island in the original Mineral Creek Islands selection, "Island C" was not included in the original survey

instructions. The City of Valdez consulted with the State of Alaska about it and decided the best course of action would be to issue a new set of survey instructions and put "Island C" into its own survey. Because both these surveys fall under the same entitlement selection, exist in the same approximate area, and are very closely tied to each other, it made sense to add the additional survey to the original Mineral Creek contract as a fixed fee change order, and applied to the original contract.

In June 2011, Wrangell Mountain Technical Services sent the preliminary plat to AK DNR for review. DNR issued a request for additional information in August of 2012 (attached). The preliminary plat was resubmitted to the DNR in November of 2020.

The plat presented in this agenda item reflects the results of years of back and forth between the State and our surveyor and represents a considerable amount of work both by the contractor and City staff. Both the preliminary and final plat must be approved by DNR and the Planning & Zoning Commission. Any input from the commission and/or the public will be included with comments from the DNR review, and be included on the final plat before it is brought forward for approval.

There are no additional property owners within 300 feet of the property (see attached 300 Radius Map)

VMC 16.04.090 Notification requirements.

A notice shall be sent by mail at least ten days prior to the first scheduled meeting of the Planning and Zoning commission to consider the preliminary plat approval to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel described in the application for subdivision.

Consideration of Evidence. The Planning and Zoning commission shall hear and consider evidence and facts from any person during preliminary and final plat approval or written communication from any person relative to the matter. The right of any person to present evidence shall not be denied for the reason that any such person was not required to be informed of such subdivision of land

Staff has not received any comments from neighbors, utilities, or other notified agencies on the subdivision.

Staff recommends the Planning & Zoning Commission grant preliminary approval of the plat.

NOTES:

1. THE ERROR OF CLOSURE FOR THIS SURVEY IS NOT GREATER THAN 1:5000.

2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 29.65 AND MSI 2009-10.

3. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER (MEAN HIGH WATER) LINE FORMS THE TRUE BOUNDS OF ASLS NO. 2009-10. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD. BASIS OF BEARING ON THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY USING LEICA GS1200, GS14 AND GS15 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING LEICA SOFTWARE.

5. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN FIFTY (50.00) FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A FIFTY (50.00) FEET EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.

6. MEAN HIGH TIDE WAS DETERMINED FROM 4240 L 1978 TIDAL BENCH MARK ON NOVEMBER 2, 2010 FROM DATA SUPPLIED BY NOAA.

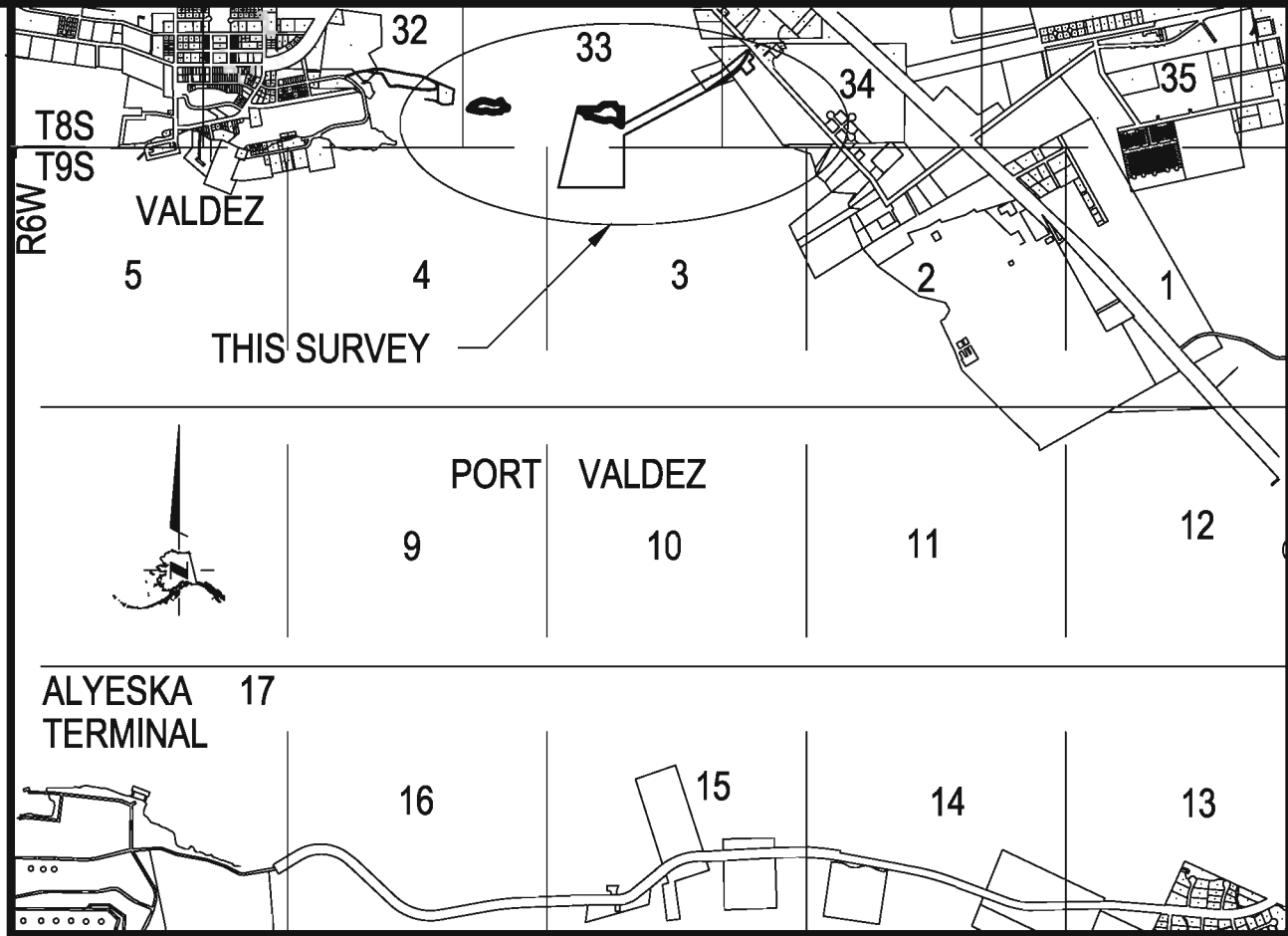
TIDAL STATION 4240 L 1978	
LAT N	61°07'39.0367"
LONG W	148°18'22.7912"
ELEV	34.40'
MHHW	12.1'
MHW	11.1'
MLW	1.5'
MLLW	0.0'

7. MEANDERS FOR TRACT 1 OF ASLS 2009-10 ARE DERIVED FROM AN UNRECORDED, CONSTRUCTION DRAWINGS PREPARED BY SANTA FE TECHNICAL SERVICES FOR THE CONSTRUCTION OF THE VALDEZ CONTAINER TERMINAL. DRAWING TITLE ARE DREDGING AND MARSHALLING YARD ROUGH GRADING PLAN, VALDEZ CONTAINER TERMINAL, VALDEZ, ALASKA, DRAWING NUMBER VCT-00-012 DATED 6/4/1980 ISSUED FOR CONSTRUCTION AND PROJECT RIGHT OF WAY, VALDEZ CONTAINER TERMINAL, VALDEZ, ALASKA, DRAWING NUMBER VCT-00-025 DATED 2/28/80. THE PRE-CONSTRUCTION MEAN HIGH WATER LINE OF AMMUNITION ISLAND, 11.2 FEET ABOVE MLLW WAS INTERPOLATED FROM DIGITIZED PLAN CONTOURS.

8. REFERENCE MONUMENTS RM 4 AND RM 5 WERE REESTABLISHED BASED ON RECORD BEARINGS AND DISTANCE OF ALASKA TIDELANDS SURVEY 11 FROM THE TWO FOUND MONUMENTS OF A.T.S. 11 TRACT 1 AS ORIENTED TO A.S.P. ZONE 3.

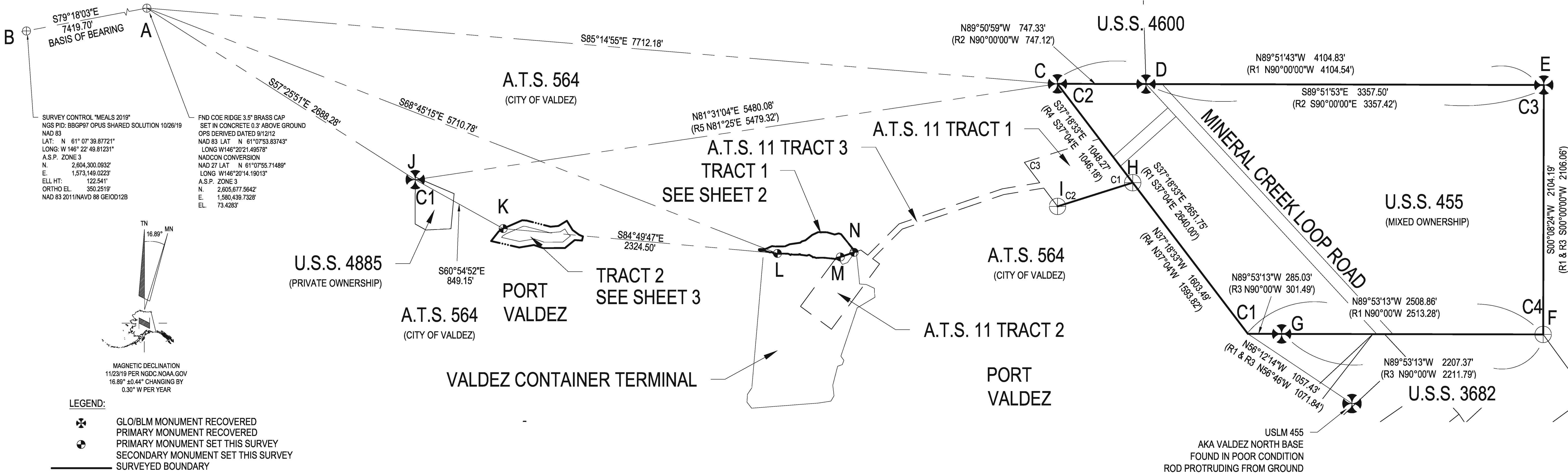
9. MEANDER CORNER 1 OF USS 455 WAS EXTENSIVELY SEARCH FOR AND NOT FOUND. IT WAS NOT FOUND IN 1961 DURING THE SURVEY OF USS 3682. LOCATION SHOWN ON THIS PLAT OF MC 1 OF USS 455 IS BASED ON INTERSECTION OF THE LINE FROM WCMC1 CORNER 3 OF USS 455 AND THE LINE FROM CORNER 2 USS 455 THROUGH CORNER 1 ATS 11.

10. TRACT 1 IS ALSO KNOWN AS ISLAND UPLANDS F AND AMMUNITION ISLAND OF ATS 564 AND TRACT 2 IS ALSO KNOWN AS ISLAND UPLANDS E OF ATS 564.



VICINITY MAP

SCALE 1"=1 MILE
(SOURCE: CITY OF VALDEZ GIS 2011)



LEGEND:

- ⊕ GLO/BLM MONUMENT RECOVERED
- ⊙ PRIMARY MONUMENT RECOVERED
- ⊙ PRIMARY MONUMENT SET THIS SURVEY
- ⊙ SECONDARY MONUMENT SET THIS SURVEY
- SURVEYED BOUNDARY
- SURVEYED MEANDERS
- SURVEYED OTHER BOUNDARIES
- SURVEYED OTHER BOUNDARIES
- EASEMENTS
- SURVEY TIES
- (R1) RECORD USS 455
- (R2) RECORD USS 4600
- (R3) RECORD USS 3682
- (R4) RECORD ATS 11
- (C) COMPUTED

TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO CERTIFY THAT AS TRACT 1 AND TRACT 2 ARE CURRENTLY STATE OWNED LAND, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PIERCE, MMC, CITY CLERK
CITY OF VALDEZ, ALASKA

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

JESS GONDEK
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ, ALASKA

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON AND I APPROVE THIS SURVEY AND PLAT.

MARK DETTER, MAYOR
ADL NO. 201084 TRACT 1 AND TRACT 2

ATTEST:

SHERI PIERCE, MMC, CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT STATE OF ALASKA IS OWNER OF A.S.L.S. NO. 2009-10 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, _____ FOR:

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

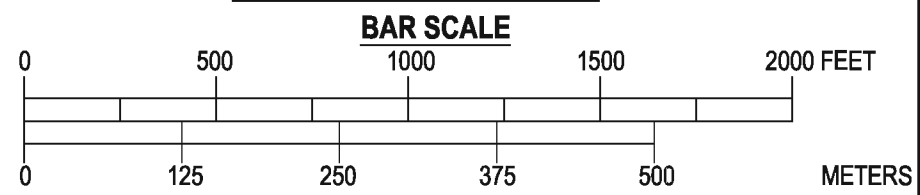
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

8205-S
REGISTRATION NUMBER

ALLEN D. MINISH, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 1 OF 4

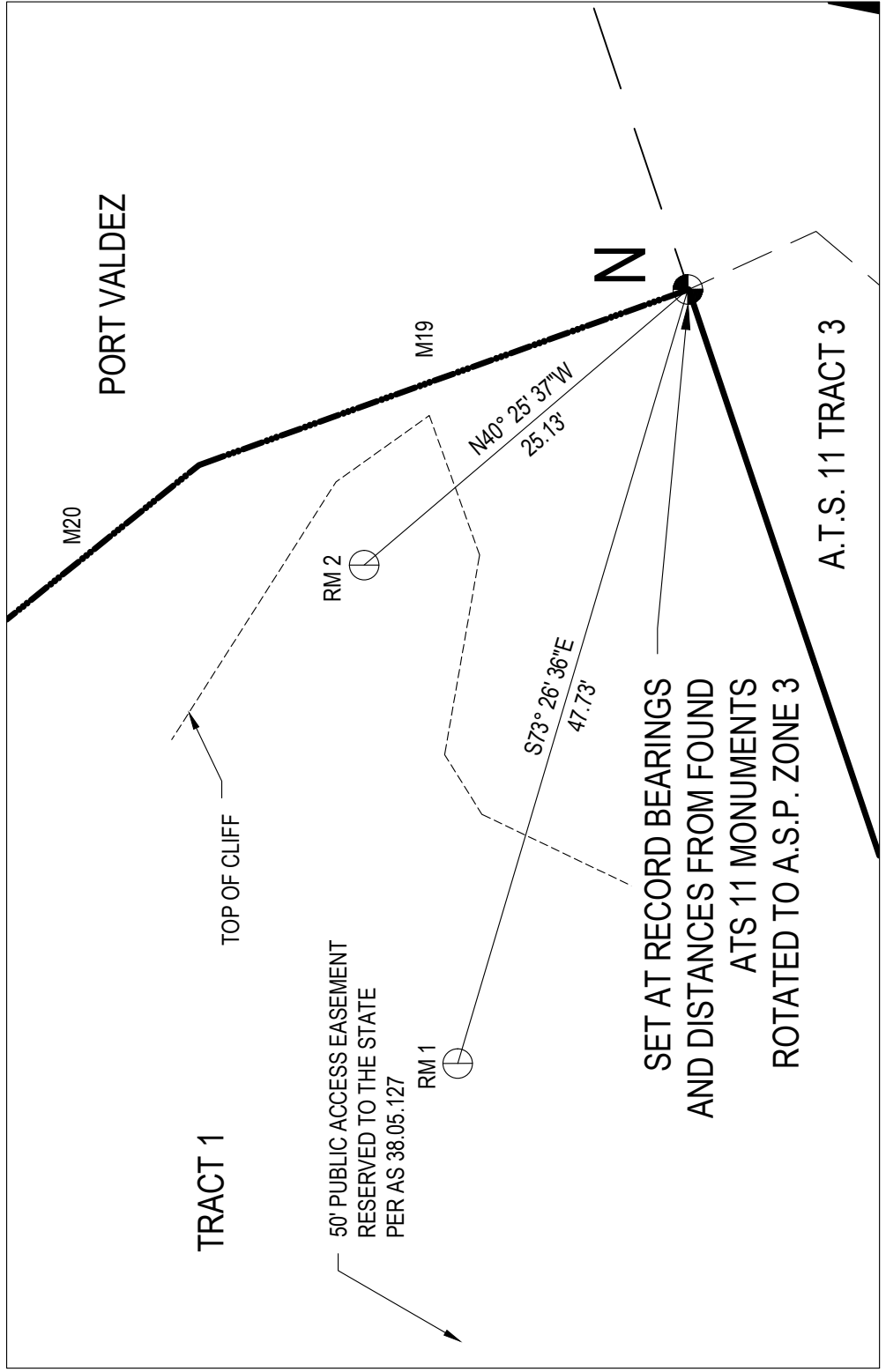
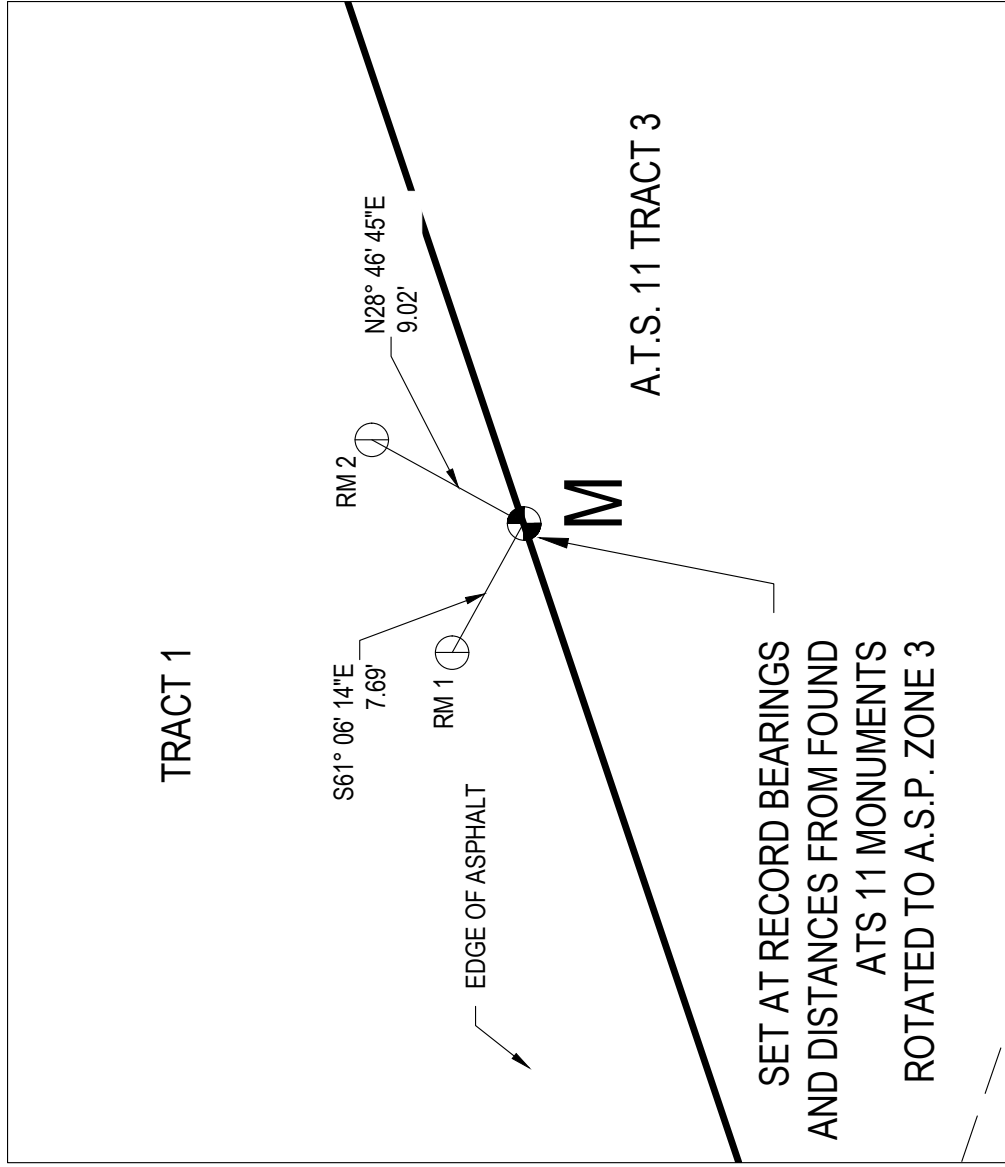
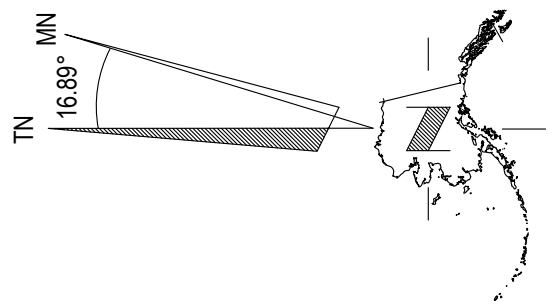
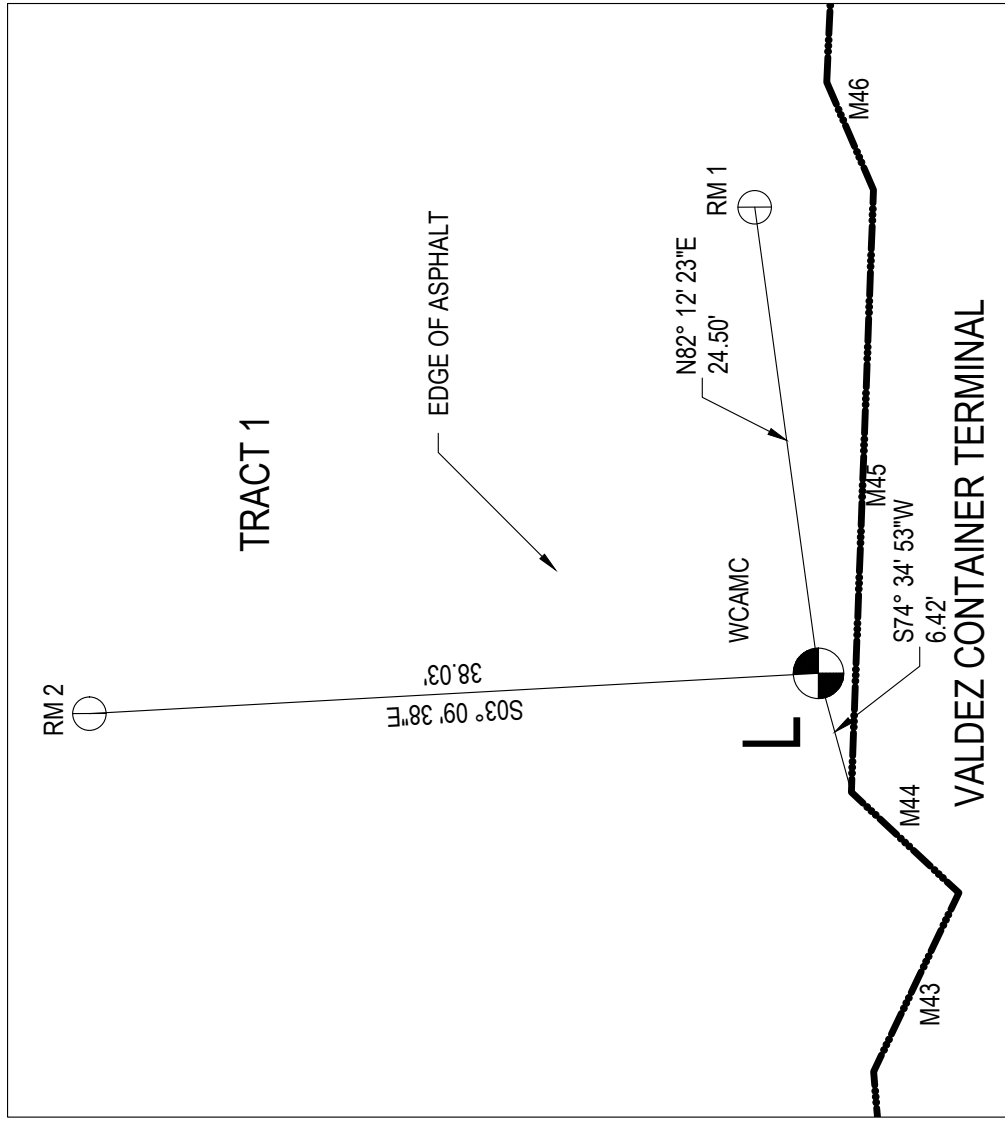


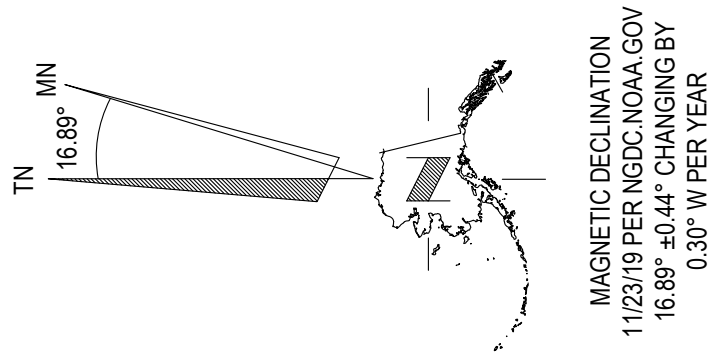
1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY: BEGINNING: 2010 ENDING: 2019 WMTS PROJECT: 10018	NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDGERTON HIGHWAY CHITINA, ALASKA 99566 907-823-2280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2009-10 CREATING TRACTS 1 AND 2 LOCATED WITHIN TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST UNSURVEYED SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA FORMER KNOWN AS UPLAND ISLANDS E AND F OF ALASKA TIDELAND SURVEY 564 CONTAINING 219,948.53 SF (5.049 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 4/14/21	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE
CHECKED BY: ADM DATE: 4/14/21	SCALE: 1" = 500' FILE NO. ASLS 20090010

PRELIMINARY SUBMITTAL APRIL 14, 2021

LINE TABLE		
LINE	BEARING	LENGTH
M19	N19°44'12"W	30.72
M20	N35°47'13"W	158.66
M21	N70°52'27"W	21.37
M22	S74°34'31"W	35.41
M23	N73°33'58"W	66.77
M24	N85°59'27"W	75.00
M25	S64°58'21"W	55.60
M26	S51°27'17"W	73.21
M27	S73°47'18"W	30.73
M28	S51°58'45"W	18.84
M29	S81°50'41"W	88.07
M30	S86°13'03"W	44.83
M31	S89°13'42"W	83.66
M32	N82°23'41"W	25.29
M33	S66°19'51"W	59.40
M34	S87°27'51"W	55.69
M35	S10°25'47"W	8.61
M36	S89°48'52"E	11.53
M37	S88°59'06"E	38.56
M38	S72°02'55"E	45.47
M39	N84°56'31"E	16.26
M40	S84°08'35"E	12.77
M41	S36°10'34"E	9.85
M42	N85°10'20"E	9.81
M43	S84°31'09"E	10.32
M44	N43°07'51"E	7.67
M45	S87°53'47"E	31.39
M46	N85°32'13"E	6.12
M47	S87°23'15"E	61.40
M48	S81°21'41"E	21.39
M49	N55°22'07"E	7.61
M50	S82°31'41"E	24.42
M51	S89°26'15"E	42.34
M52	N16°09'36"E	5.03
M53	S87°48'54"E	6.18
M54	S46°29'44"E	7.39
M55	S82°07'23"E	52.96
M56	N72°12'04"E	20.77
M57	S80°18'55"E	33.67
M58	S29°59'24"E	4.94
M59	N82°49'50"E	10.57
M60	S71°15'55"E	19.43
M61	N86°26'17"E	49.95
M62	S85°36'33"E	114.34
M63	S71°01'02"E	12.48
L64	N68°23'02"E	7.10
L65	S71°23'02"W	42.00
L66	S71°23'02"W	121.93
L67	S71°23'02"W	60.07





J *C1

USS 4885

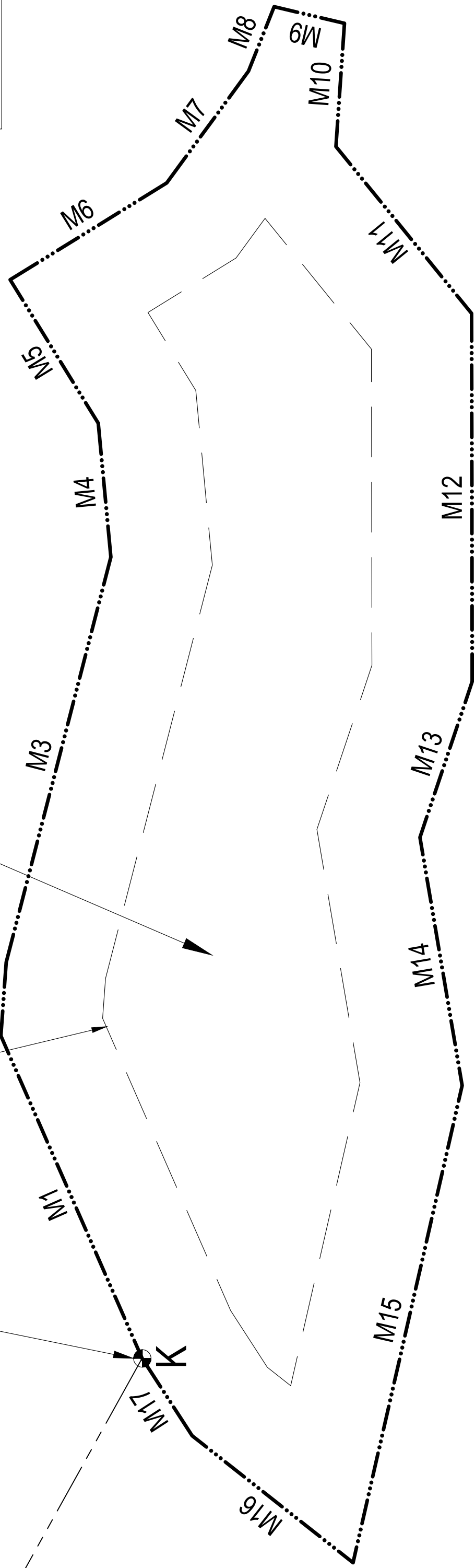
S60°54'52"E
849.15'

PORT
VALDEZ
A.T.S. 564
(CITY OF VALDEZ)

TRACT 2
123,486.08 SF (2.835 ACRES)

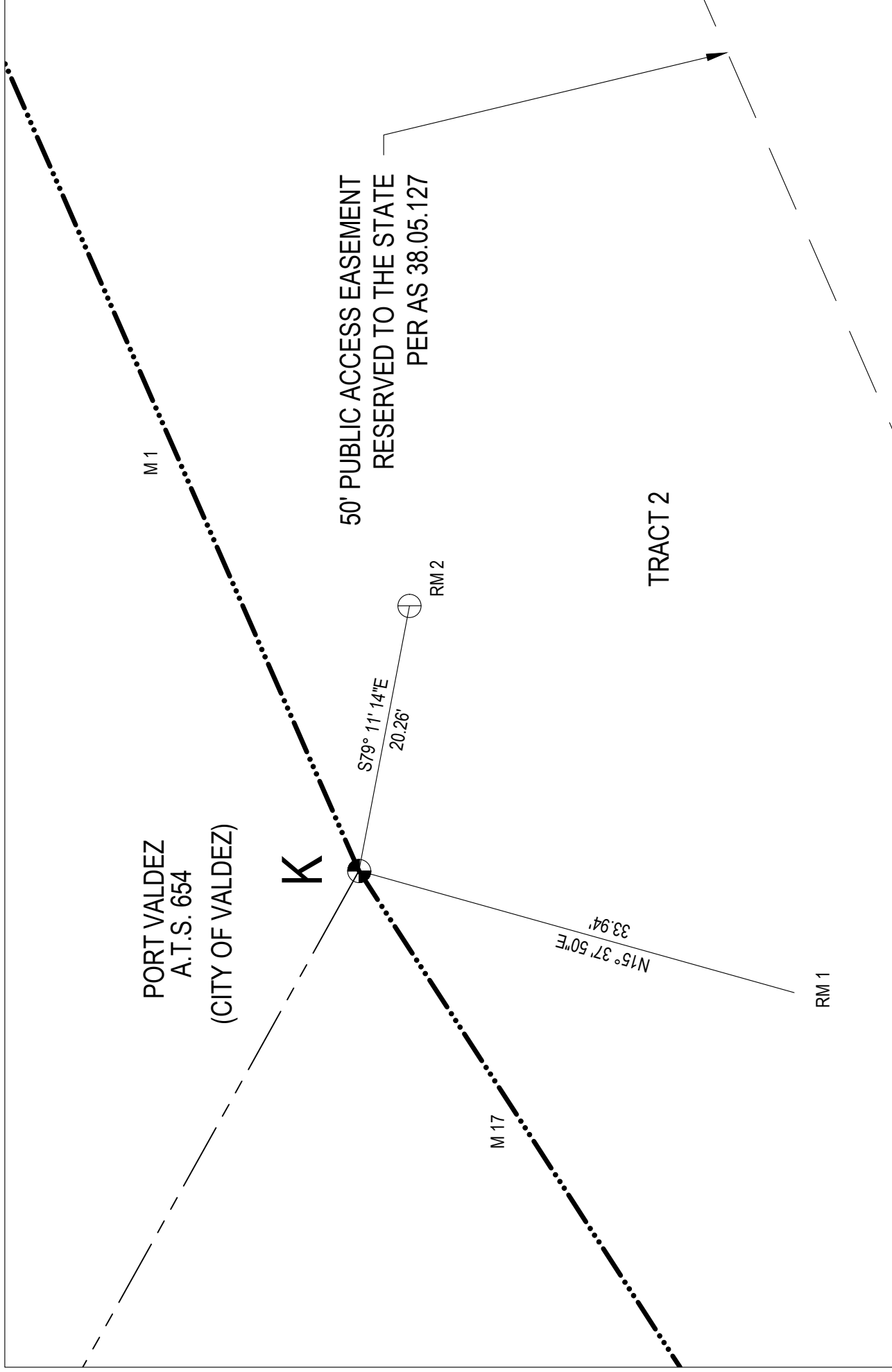
50' PUBLIC ACCESS EASEMENT
RESERVED TO THE STATE
PER AS 38.05.127

SEE DETAIL A



PORT
VALDEZ
A.T.S. 564
(CITY OF VALDEZ)

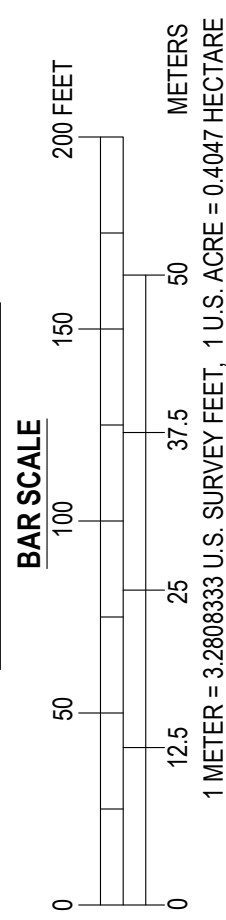
PORT
VALDEZ
A.T.S. 654
(CITY OF VALDEZ)



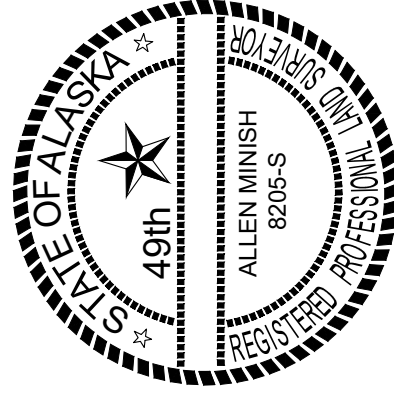
DETAIL A
SCALE 1" = 10'

LINE TABLE		
LINE	BEARING	LENGTH
M1	N66°19'25"E	175.49
M2	S85°49'57"E	36.79
M3	S75°30'02"E	208.55
M4	N84°35'34"E	67.04
M5	N58°26'03"E	83.91
M6	S31°42'21"E	91.81
M7	S53°46'58"E	69.04
M8	S68°18'42"E	34.57
M9	S13°15'22"W	36.05
M10	N86°02'09"W	61.57
M11	S50°51'25"W	107.22
M12	S89°54'14"W	183.52
M13	N71°26'12"W	81.90
M14	S80°20'17"W	125.46
M15	N77°06'28"W	243.95
M16	N38°14'58"E	102.21
M17	N57°06'09"E	45.96

SHEET 3 OF 4

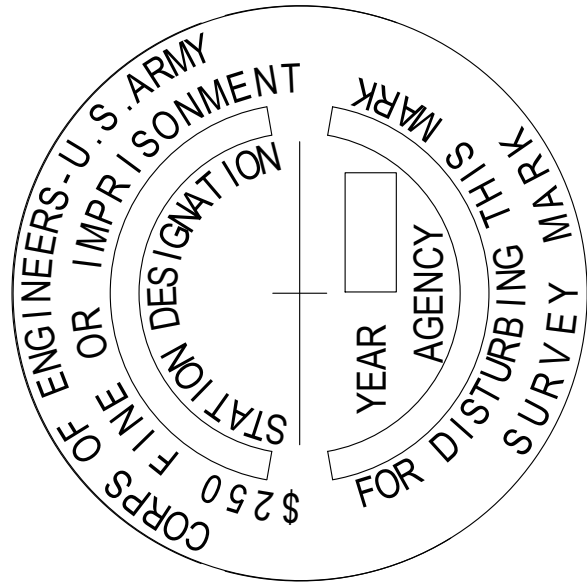


DATE OF SURVEY: 2010 DRAWING: 2019 ENDING: 2019 WMTS PROJECT: 10018	NAME OF SURVEYOR: VRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDGERTON HIGHWAY CHITINA, ALASKA 99566 907.8632280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2009-10 CREATING TRACTS 1 AND 2 LOCATED WITHIN TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST UNSURVEYED SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA FORMER KNOWN AS UPLAND ISLANDS E AND F OF ALASKA TIDELAND SURVEY 564 CONTAINING 219,948.53 SF (6.049 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 4/14/21	APPROVAL RECOMMENDED
CHECKED BY: ADM DATE: 4/14/21	STATEWIDE PLATTING SUPERVISOR SCALE: 1" = 500' FILE NO.: ASLS 2009010 DATE:



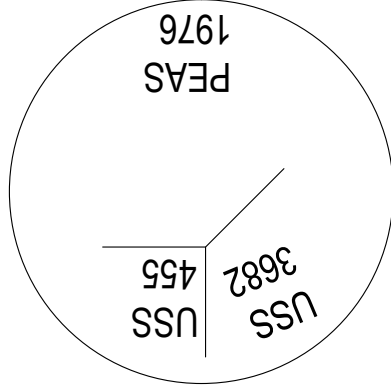
PRELIMINARY SUBMITTAL APRIL 14, 2021

A



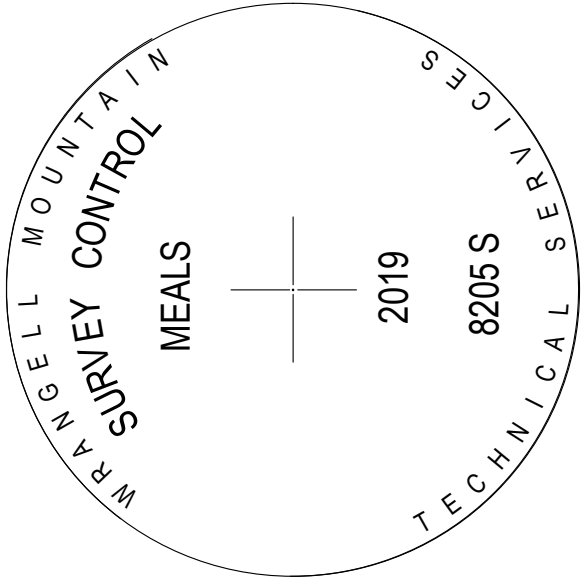
PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP CEMENTED INTO ROCK
ON TOP OF A RIDGE. THERE ARE NO
ADDITIONAL MARKS ON MONUMENT. THIS
MONUMENT WAS SET UNDER A.T.S. 564 IN
1974.

F



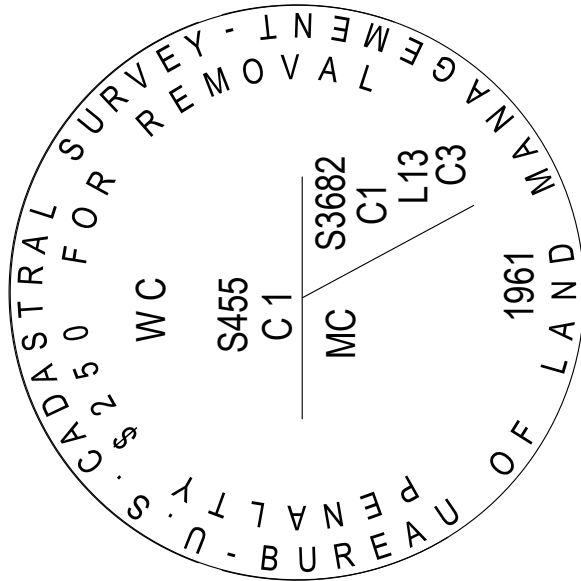
PRIMARY MONUMENT RECOVERED 2"
BRASS CAP WITHIN CONCRETE
IN IRON PIPE IN GOOD CONDITION 0.5'
ABOVE GROUND

B



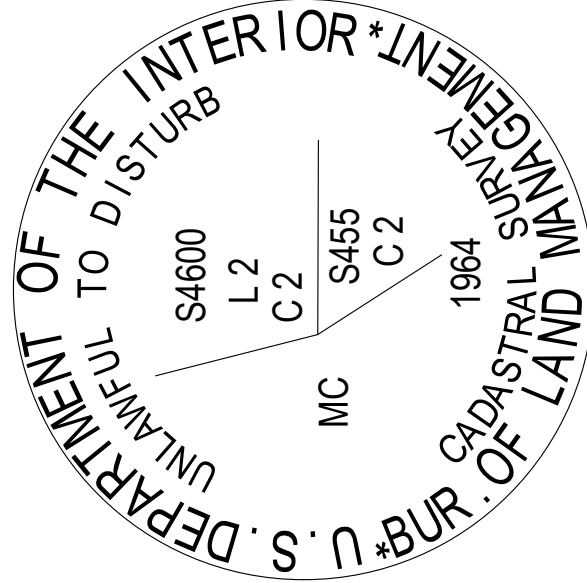
PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP CEMENTED INTO ROCK
ON TOP OF MEALS HILL.

G



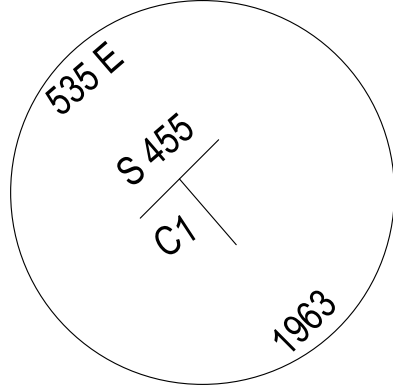
PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN
IN GOOD CONDITION 0.4' ABOVE GROUND
NO ACCESSORIES FOUND.

C



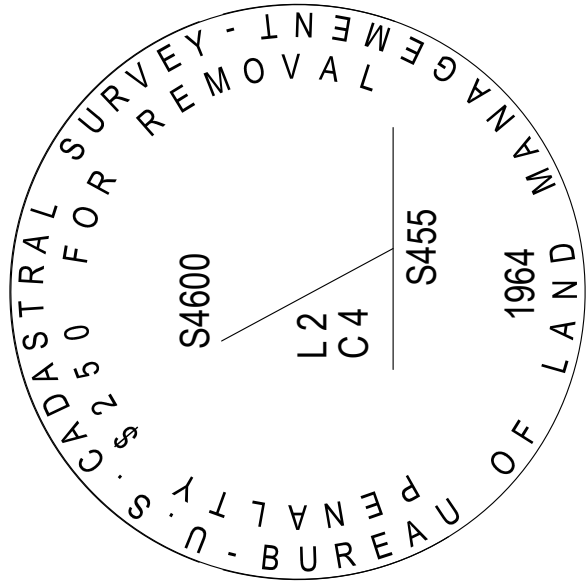
PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP ON IRON PIPE IN
IN GOOD CONDITION FLUSH WITH GROUND
NO ACCESSORIES FOUND.

H



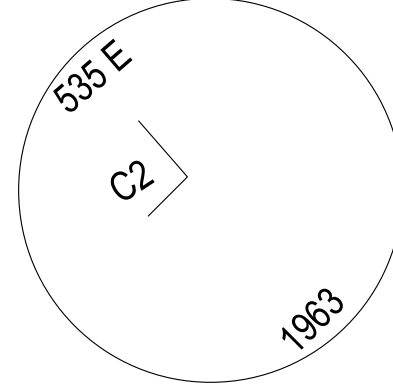
PRIMARY MONUMENT RECOVERED
2" BRASS CAP ON IRON PIPE IN GOOD
CONDITION 0.3' ABOVE GROUND

D



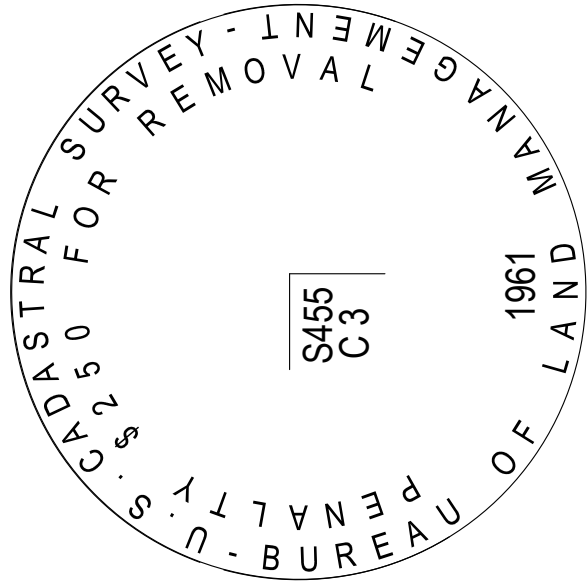
PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP ON IRON PIPE IN
IN GOOD CONDITION 0.4' BELOW GROUND
NO ACCESSORIES FOUND.

I



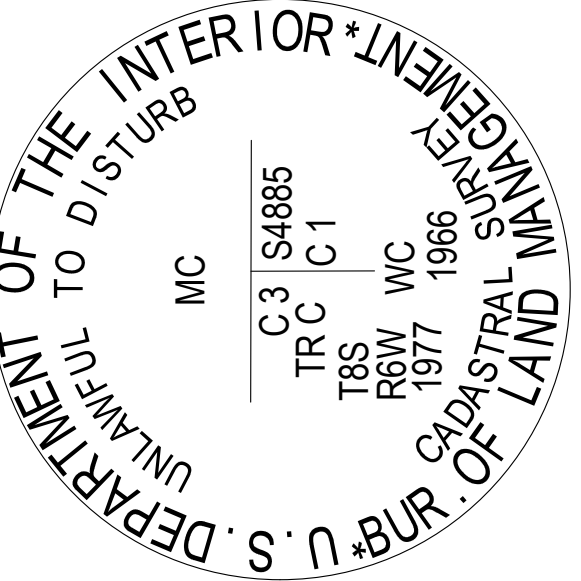
PRIMARY MONUMENT RECOVERED
2" BRASS CAP ON IRON PIPE IN GOOD
CONDITION 1.3' BELOW GROUND
MARKINGS HARD TO READ

E



PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN
IN GOOD CONDITION 0.6' ABOVE GROUND
NO ACCESSORIES SEARCHED FOR.

J

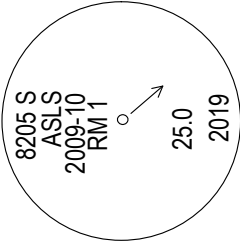


PRIMARY MONUMENT RECOVERED
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN
IN GOOD CONDITION FLUSH WITH GROUND
NO ACCESSORIES FOUND.

SHEET 4 OF 4

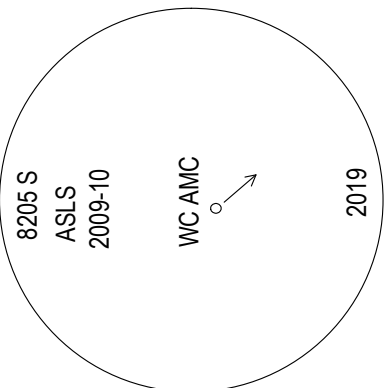
MONUMENT DESCRIPTION, LOCATION AND ACCESSORIES						
DESC.	NAD 83	REF. MON.	BEARING	DIST.		
ASLS 2009-10 K AMC 2010	3 1/4" ALU. CAP ON 3" STUD CEMENTED INTO BEDROCK WITH MAGNET LAT. N 61°07'35.6706" LONG. W 146°19'20.0574"	RM 1 RM 2	S 15° 37' 50" W S 79° 11' 14" E	33.94' 20.26'		
ASLS 2009-10 L WC AMC 2010	3 1/4" ALU. CAP ON 2 3/4" STUD CEMENTED INTO ROAD WITH MAGNET 0.1' BELOW ROAD GRADE LAT. N 61°07'33.7177" LONG. W 146°18'32.8972"	RM 1 RM 2	N 82° 12' 23" E N 3° 09' 38" W	24.50' 38.03'		
ASLS 2009-10 M BWCA ATIS 11 2019	3 1/4" ALU. CAP ON 2 3/4"x30" ALU. MONUMENT WITH MAGNETIC SET CAP FLUSH TO GROUND LAT. N 61°07'33.4495" LONG. W 146°18'22.0741"	RM 1 RM 2	N 61° 06' 14" W N 28° 46' 45" W	7.69' 9.02'		
ASLS 2009-10 N BWCA ATIS 11 2019	3 1/4" ALU. CAP ON 3" STUD CEMENTED INTO LARGE ROCK WITH MAGNET LAT. N 61°07'33.8387" LONG. W 146°18'19.7248"	RM 1 RM 2	N 73° 26' 36" W N 40° 25' 37" W	47.73' 25.13'		

REFERENCE MONUMENT FOR MONUMENTS
VIC AMC AND AMC 2" ALU CAP OR BRASS CAP

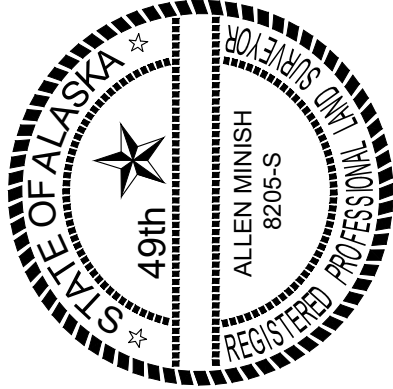


TYPICAL MONUMENT MARKINGS

PRIMARY 3 1/4" ALUMINUM CAP

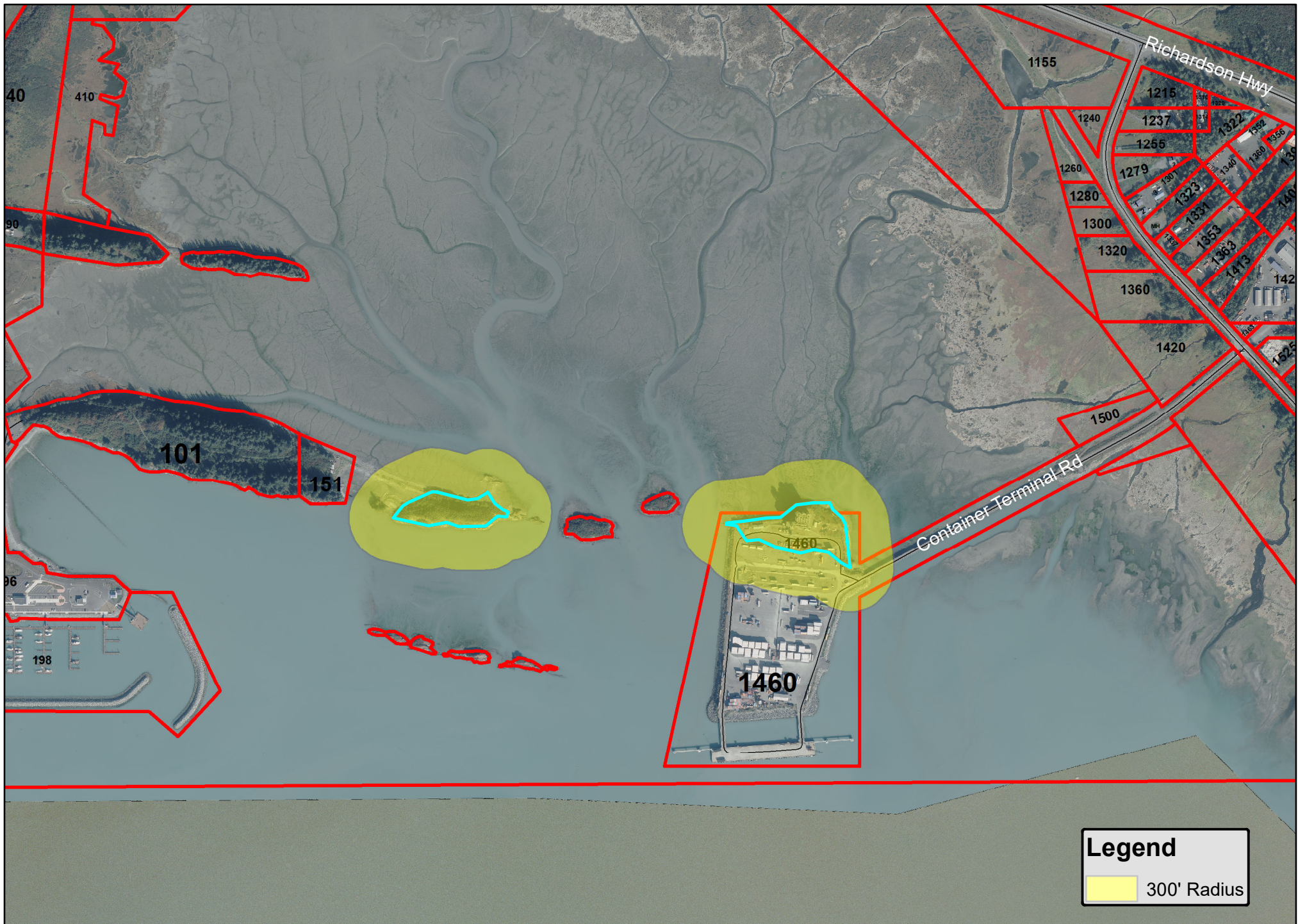


DATE OF SURVEY: STARTING: 2019 ENDING: 2019 WMTS PROJECT: 10018	NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDGERTON HIGHWAY CHITINA, ALASKA 99566 907.863.2280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2009-10	
CREATING TRACTS 1 AND 2 LOCATED WITHIN TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST UNSURVEYED SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA FORMER KNOWN AS UPLAND ISLANDS E AND F OF ALASKA TIDELAND SURVEY 564 CONTAINING 219.948 53 SF (6.049 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 4/14/21	APPROVAL: RECOMMENDED
CHECKED BY: ADM DATE: 4/14/21	STATEWIDE PLATTING SUPERVISOR SCALE: 1" = 500' FILE NO.: ASLS 2009010





ASLS 2009-10 Islands E and F 300' Radius



0 1,000 2,000 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF MINING LAND AND WATER SURVEY SECTION

SEAN PARNELL, GOVERNOR

550 WEST 7TH AVENUE, SUITE 650
ANCHORAGE, ALASKA 99501-5376

PHONE: (907) 269-8523

FAX: (907) 269-8914

March 19, 2010

City of Valdez
P.O. Box 307
Valdez, Alaska 99686
Attn: Carol L. Smith

RECEIVED

MAR 30 2010

BY CITY OF VALDEZ
COMMUNITY DEVELOPMENT

File: **ASLS No. 2009-10**
Subj: Survey Instructions
ADL No. 201084

Dear Ms. Smith:

Enclosed are the Municipal Entitlement Survey Instructions for **ASLS No. 2009-10 / ADL No. 201084**, approved for conveyance by final decision dated 5/25/82 for "Island E" and "Ammunition Island" to the City of Valdez. These instructions will be good for two years from the date of approval. The applicant is being notified of the issuance of the instructions by a copy of this letter.

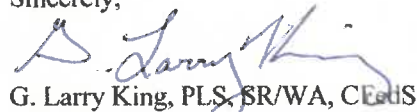
A waiver of any portion of the field survey requirements of the Survey Instructions must be requested and approved prior to completion of the fieldwork. A waiver of any portion of the platting requirements must be requested and approved prior to the submittal of the preliminary plat.

This survey is subject to review and approval by the City of Valdez Platting Authority. It is the responsibility of the surveyor to obtain this approval.

The Special Survey Instructions preparation fee of \$225.00 in accordance with 11 AAC 05.010(a)(13), was made payable to the State of Alaska Department of Natural Resources on February 20, 2009.

If you have any questions concerning these instructions, please feel free to contact me at 451-2758.

Sincerely,


G. Larry King, PLS, SR/WA, CEedS
Land Surveyor II

Enclosures:

Special Survey Instructions
Plan of Survey

cc: Mike Mitchell, RADS, DMLW
Applicant: City of Valdez, Carol Smith, Planning technician
Natural Resources Tech II: Ronda Wilson ADL 201084
Survey Tracking & Monitoring, Case Type: 311, Subtype: 0017

Develop, Conserve, and Enhance Natural Resources for Present and Future Alaskans.

Tech on 'kodiak' \1-Survey Unit Documents\SI & SD Subunit Folder\Survey Instructions\Documents Issued\ASLS 2009-10

Page 1

**STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
CADASTRAL SURVEY UNIT
550 W 7TH AVE., SUITE No. 650
ANCHORAGE, ALASKA 99501-3576**

SPECIAL SURVEY INSTRUCTIONS

ALASKA STATE LAND SURVEY NO. 2009-10

Authority: 11 AAC 53, Survey and Platting Requirements

These instructions provide for the survey and platting of 2 islands encompassing approximately 6.5 acres of land located within the unsurveyed Section 33, Tract A, Township 8 South, Range 6 West, Copper River Meridian, at Valdez, Alaska. The purpose of this survey is to facilitate the conveyance of title to the City of Valdez in accordance with AS 29.65, pursuant to the Final Finding and Decision for ADL No. 201084, approved May 25, 1982.

In the execution of the survey included under ASLS No. 2009-10, the surveyor is authorized and directed to perform the survey of ADL No. 201084, as set forth in these instructions. The surveyor will be guided by the State of Alaska's Survey and Platting Regulations, 11 AAC 53, the provisions of the following Special Survey Instructions, and such supplemental instructions as may be issued during the progress of work.

LIMIT AND CHARACTER OF WORK

The survey is limited to the establishment and monumentation of boundaries as shown on the Plan of Survey for ASLS No. 2009-10, the location of all improvements within the parcel, and the preparation of the survey plat. In the event that any needed BLM or GLO survey corner is missing or has been destroyed, it shall be reestablished per the appropriate BLM Manual of Surveying Instructions.

HISTORY OF SURVEYS

ADL Protraction Diagram CR5-5, for T. 8 S., R. 6 W., Copper River Meridian, was approved on June 12, 1968.

The USRS for T. 8 S., R. 6 W., Copper River Meridian, Tracts A - G was completed by Frederick Ward, Cadastral Surveyor, in 1976 and the plat was accepted by BLM on September 26, 1979. This plat created the parent parcel Tract A.

U.S. Survey No. 349 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1905 and the plat was accepted by Surveyor General's Office on August 23, 1905.

U.S. Survey No. 447 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1904 and the plat was accepted by Surveyor General's Office on May 20, 1905. It was then canceled in accordance with Director's memorandum 5.04b dated January 27, 1959, superseded and approved February 11, 1959.

U.S. Survey No. 448 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1904 and the plat was accepted by Surveyor General's Office on May 20, 1905. It was then canceled in accordance with Director's memorandum 5.04b dated January 27, 1959, superseded and approved February 11, 1959.

U.S. Survey No. 455 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1905 and the plat was accepted by Surveyor General's Office on April 21, 1905.

U.S. Survey No. 3682 was completed by Jim H. Tyer, Supervisory Cadastral Surveyor, in 1961 and the plat was accepted by Department of the Interior, Bureau of Land Management on February 28, 1963.

U.S. Survey No. 4600 was completed by Ralph J. Ellis, Supervisory Cadastral Surveyor, in 1964 and the plat was accepted by Department of the Interior, Bureau of Land Management on July 26, 1965.

U.S. Survey No. 4885 was completed by Hobart B. Hyatt, Supervisory Cadastral Surveyor, in 1966 and the plat was accepted by Department of the Interior, Bureau of Land Management on May 18, 1967.

The State of Alaska Department of Highways Right of Way Map, Highway Project No. ER-13(1), Richardson Highway, 1 to 6 Mile, was approved in 1964.

The State of Alaska Department of Highways Right of Way Map, Alaska Project F-071-1(14), SR-4, From ECL of Valdez West, was approved in 1964.

The following plats were filed/recorded in the Valdez Recording District:

ATS No. 11 was completed by Louis D. Rainery in 1964 and the plat was filed in the Valdez Recording District on July 9, 1965 as Plat No. 65-25M.

ATS No. 564 was completed by George C. Silides in 1966 and the plat was recorded in the Valdes Recording District on January 23, 1974 as Plat No. 74-3.

ASLS 78-139 was completed by Clinton Finstad in 1980 and the plat was recorded in the Valdez Recording District on February 25, 1983 as Plat No. 83-1.

METHOD OF SURVEY PROCEDURE

This survey shall be executed by a licensed land surveyor registered to practice in the State of Alaska.

The survey and plat of ASLS No. 2009-10 shall substantially conform to the Final Finding and Decision approved May 25, 1982, the Development Plan, and the enclosed Plan of Survey.

Instructions for establishing boundaries

Two tracts shall be created by this survey.

Tract 1 shall be a portion of Tract A of the USRS for T. 8 S., R. 6 W., Copper River Meridian, known as Ammunition Island of the Mineral Creek Islands, and also depicted as Island Uplands "F" of ATS No. 564. The undisturbed boundary along the northerly portion of the island shall be established by meander lines pursuant to 11 AAC 53.120(1). The boundary along the southerly portion of the island that has been altered due to fill shall be reestablished through the means of research of previous surveys, aerial photography and historical research to determine the best evidence of the mean high water location prior to placement of fill. The reference monuments (R.M. No. 4 and R.M. No. 5) associated with the survey of ATS No. 11, Tract No. 2, shall be recovered, or reestablished, and shall define that portion of the southerly boundary of ASLS No. 2009-10 which was previously platted as ATS No. 11. An Auxiliary Meander Corner (AMC) monument shall be established near the westerly end of, and along, the original southerly meander line of Ammunition Island and shall be tied to the parent parcel and to Tract 2 of ASLS No. 2009-10.

Tract 2 shall be a portion of Tract A of the USRS for T. 8 S., R. 6 W., Copper River Meridian, known as Island "E" of the Mineral Creek Islands, and also depicted as Island Uplands "E" of ATS No. 564. This island shall be meandered pursuant to 11 AAC 53.120(1) and a Witness Corner Auxiliary Meander Corner (WC AMC) monument shall be established. Ties shall be made to the parent parcel, to Tract 1 of ASLS No. 2009-10, and to the WCMC's of U.S. Survey No. 4885.

No markings of any kind shall be added to recovered monuments.

The Basis of Bearing shall be based on ties to the National Spatial Reference System. The Basis of Bearing may also be determined by High Precision GPS Survey Procedure. The Basis of Bearing must be clearly noted on the plat.

Geographic coordinates (NAD 1927 and NAD '83) are required to be shown at the monumented Auxiliary Meander Corner of Ammunition Island of ASLS No. 2009-10. The Basis of Coordinates shall be derived from a field tie to a NGS survey monument established by GPS or conventional methods. NGS monuments in the area are DH4913, UV3904 & UV 3905. NGS Data sheets are attached.

Geographic bearing and coordinates may also be derived from survey-grade GPS observations if sufficient to process through OPUS. Observations shall be on a primary monument, set or recovered, which shall be shown on the plat with ties to the survey. Documentation accompanying the first plat submittal must include recordable copies of the "NGS OPUS Solution Report," and a completed "GPS Station Observation Log." The NGS Opus Solution Report shall show a minimum of 120 minutes of static positioning data logged, with 240 minutes recommended.

For additional information regarding OPUS and the NGS OPUS Solution Report, see <http://www.ngs.noaa.gov/OPUS/Using_OPUS.html>. GPS Station Observation Log forms are available in pdf format at <<http://www.ngs.noaa.gov/PROJECTS/NGSforms/obslog.pdf>>.

Control monuments on record with the National Geodetic Survey (NGS) may be researched on-line at <http://www.ngs.noaa.gov/products_services.shtml#DataSheets>.

If GPS technology is used, it shall conform to the "Geometric Geodetic Accuracy Standards and Specifications for Using Relative Positioning Techniques," Version 5.0, May 11, 1988, reprinted with corrections, August 1, 1989. Copies of this document are available on-line at <http://www.ngs.noaa.gov/FGCS/tech_pub/GeomGeod.pdf> .

Determine the Mean High Water Mark in the field.

The seaward boundary of tracts abutting tidelands shall be along the natural mean high water line. This line shall be established pursuant to 11 AAC 53.120(1). The surveyor shall be cautious when determining the existing mean high water line to ensure that it is the natural line, and not an artificial one created by fill material. If it is impossible to determine the true line due to the fill, the surveyor shall establish the mean high water line using the best evidence of the mean high water location prior to placement of fill through the research of previous surveys, aerial photography and historical research. The toe of the fill shall be located and depicted on the plat. The tidal datum used shall be shown on the plat.

ASLS No. 2009-10 is subject to:

A public access easement along and 50 feet upland from the mean high water line pursuant to AS 38.05.127. (This easement shall be graphically depicted on the plat and labeled as such.)

The surveyor shall research the public record sufficiently to show on the plat the current legal identifiers of contiguous parcels.

All significant improvements and encroachments within this survey shall be field located and shown on the plat.

TECHNICAL SURVEY REQUIREMENTS

The lines surveyed and retraced by this survey shall have a closing error no greater than 1:5000. The surveyor must employ closed-traverse methodology or other field survey procedures which

self-check the survey and justify the claim of achieving the required degree of accuracy, with the actual field closure reflected in the field notes. Legible, annotated copies of all field notes and computations, a sketch showing traverse point relationships, and good photographs or legible rubbings of monuments recovered and established, must accompany the first plat submittal.

Previously existing monuments and accessories found in a disturbed condition must be returned to the original position and condition as nearly as possible or replaced so as to perpetuate the position.

All angle points on the exterior boundary of the survey must be monumented with a primary monument.

A primary monument must consist of a minimum two inch diameter metal pipe, at least 30 inches long, with a minimum four-inch flange at the bottom. A minimum two-and-one-half inch diameter metal cap must be permanently attached at the top. If both the cap and the pipe are of non-ferrous metal, then additives with magnetic qualities must be permanently attached at both the top and bottom of the monument. Every primary monument cap must be permanently stamped with the survey designation across the top, the corner identification in the center, and the surveyor's registration number and the year set on the bottom. This data must be oriented so that it may be read when the reader is facing north.

If the point for a primary monument is in a place that would be impractical to monument because of natural obstacles such as water bodies, a witness corner must be set. The witness distances must be shown on the survey plat from the true corner position to the monument as set. Except where otherwise required in these Survey Instructions and the Plan of Survey, witness corners must be set on a survey property line and at a distance considered reasonable and practical from the true corner point. Witness corners must comply with the standards for primary monuments. If it is impractical to set a primary monument due to surface or shallow subsurface rock, one of the following may be substituted, with monument accessories as required: (a) a cap grouted into firm rock; or (b), a durable tablet containing a minimum of 1,000 cubic inches of concrete and a cap marking the actual corner point.

All primary monuments must be referenced to three bearing trees or objects, if available, using methods that will secure a closure error no greater than 1:2000. Reference monuments must be set if no trees or other suitable objects exist within 100 feet.

- (1) If bearing trees or objects are used, they must be located as nearly as possible at equal angles, and may not be farther away than 100 feet from the monument. The distance to trees or objects must be measured at waist height, and in the case of trees, measured to the center of the tree, with distances reduced to horizontal equivalent. The surveyor shall have the option of marking the bearing trees with non-ferrous metal tags of at least nine square inches in size facing the monument and clearly and permanently marked with the bearing, distance, and corner nomenclature, or of scribing the trees as per Articles 4-85, 4-87 and 4-88 of the BLM Manual of Surveying Instructions, 1973. Reference monuments must be set if no trees or other suitable objects exist within 100 feet.

- (2) If reference monuments are necessary, two monuments meeting the requirements for secondary monuments must be used. These monuments must be placed on a property line or at right angles to the monument within the property being surveyed, and may not be further than 100 feet from the monument being referenced. In addition, they must be marked with the nomenclature and distance to the monument being referenced.
- (3) In addition to the accessories required above, witness posts of the minimum size of a nominal two-by-four, or fiberglass reinforced Carsonite witness posts, six feet in length with four feet protruding above ground, are required for all primary monuments. They shall be set at right angles to the line and no farther than one foot from the monument.

Secondary monuments must consist of at least a five-eighth inch metal rod, three feet long, with a one-and-one-half inch cap attached at the top.

All property corners must be numbered on the monuments and designated on the plat in a consecutive, preferably clockwise, direction.

PLAT REQUIREMENTS

The plats shall be constructed by the surveyor in accordance with the following:

- (1) The base sheets must be of good quality mylar at least three mils thick, and be one of three standard sizes: 18" x 24", 24" x 36" or 31½" x 34". There are no exceptions to the standard size requirement.
- (2) Use the standard DNR legend, an example of which is available on the DNR Survey Unit webpage at <<http://www.dnr.state.ak.us/mlw/survey/>> .
- (3) All sheets must have the official division title block, border configuration and standard legend.
- (4) All line work on the plat must be in the appropriate black drafting ink.
- (5) All lettering on the plat must be in the appropriate black drafting ink and be accomplished with mechanical lettering equipment.
- (6) All line work and lettering must be of professional quality and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion. In order for all plats to microfilm properly, all lettering must be minimum size 80 Leroy, or equivalent, with No. 100 recommended.
- (7) When more than one sheet is required, an index sheet must be added showing the entire parcel, with the sheets in numerical order, and each sheet showing the sheet number and total number. When more than one sheet is submitted, only the last need have the approval certificates, but all sheets must be the same size.

- (8) The plat must be in an appropriate engineering scale of one inch representing a multiple of 100 feet.
- (9) Details, as necessary, must be shown at an appropriate indicated scale.
- (10) The plat must have a vicinity map of at least 4x4 inches with a scale of one inch representing one mile in the upper right hand corner, showing sections, townships and ranges, boundaries such as national forest or municipal boundaries, and other prominent physical or natural features such as roads, lakes, or rivers. The source of the base map must also be indicated.
- (11) Nomenclature of the survey need appear in the title block only, unless the division specifically states otherwise.
- (12) The basis of bearings must be indicated. Bearings shown must be true bearings as orientated to the basis of bearing, and distances must be in the foot unit reduced to the true horizontal equivalent.
- (13) Bearings and distances must be shown within the accuracy commensurate with the class of survey being represented. Boundary line distances must be shown from monument to monument.
- (14) In compliance with PL 94-168, entitled "Metric Conversion Act 1975," a metric bar scale shall be shown on the plat, positioned directly above the title block. A corresponding foot scale shall be shown and similarly placed, and have a unit scale which is identical to that used in the drawing on the survey portion of the plat. Two equations shall be shown: 1 meter = 3.280833 U.S. survey feet, and 1 U.S. Acre = 0.4047 hectare.
- (15) The date of plat preparation and standard north arrow must be shown on the plat.
- (16) A recent magnetic declination must be shown below the north arrow with a date and source. The current declination may be computed utilizing the N.O.A.A. National Geophysical Data Center website at <<http://ngdc.noaa.gov/seg/geomag/declination.shtml>> .
- (17) Certificates must be shown substantially as follows, with the headings capitalized and underlined:

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS No. 2009-10, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or

private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated _____ (Signature in black ink)
Director, Division of Mining, Land & Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____,
20_____.

By _____.

Notary Public for Alaska
My Commission Expires _____

APPLICANT CERTIFICATE

(Use the singular or plural as applicable.)
(I/We), the undersigned, hereby certify that (I am/we are) the applicant(s) as shown hereon.
(I/We) hereby approve this survey and plat.

ADL No. 201084

_____(Signature in black ink)
Applicant's Name or _____ Date _____
Authorized Official and Title

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____,
20_____.

By Applicant's/Official's name to be handwritten in by Notary

Notary Public for Alaska
My Commission Expires _____

SURVEYOR'S CERTIFICATE

Date (date) (Mechanically lettered name)
Registered Land Surveyor

24

- b. All bearings shown are true bearings as oriented to the Basis of Bearings and distances shown are reduced to horizontal field distances.
- c. The error of closure for this survey is not greater than 1:5000.
- d. (For plats where the basis of bearing is derived solely from GPS observations, and not from monuments of record.) The Basis of Bearing on this plat was determined by a high precision (*brand and model*) GPS survey, differentially corrected and processed with (*name and version*) software.
- e. The natural meanders of the line of mean high water form the true bounds of ASLS No. 2009-10. The approximate line of MHW as shown, is for area computations only, with the true corners being on the extension of the side lines and their intersection with the natural meanders.
- f. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a fifty foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- g. A note shall be placed on the plat stating either:

Mean high tide was determined by time coordinated tidal observations on month day year as extrapolated from the NOAA Publication for the predictions of high and low waters for (year).

or

Mean high tide was determined from _____ tidal bench mark on month day year from data supplied by NOAA.

- h. The tidal datum information shall be shown on the plat in a manner similar to the following:

Tidal Station Name	Lat/Long
MHHW	X.XX'
MHW	X.XX'
MLW	X.XX'
MLLW	X.XX'

- (21) Both record and found bearings and distances shall be shown on the plat. In the event there are two sets of record data, the data from the latest plat of record shall be shown with the appropriate nomenclature. If record lines are not retraced or resurveyed but are used to compute closure, record monumentation along these lines must also be indicated.

- (22) The exact marks on all monuments recovered and set must be shown on the plat with data pertaining to bearing trees and/or monument accessories established.
- (23) All easements and rights-of-way shall be shown graphically on the plat in lieu of a "note" whenever possible to do so. This requirement applies to all easements and rights-of-way including those to and along public water bodies and shore lands. In unsurveyed sections, protracted section lines and associated easements shall also be computed and shown, with property line intersection dimensions, on the survey plat.
- (24) The current Division of Mining, Land and Water title block shall be placed in the lower right-hand corner of each sheet of the plat, and labeled as follows:

DATE OF SURVEY Beginning: mm/dd/yyyy Ending: mm/dd/yyyy		SURVEYOR (Name) (Address) XXXXXX XXXXXX, AK, XXXXX	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY NO. 2009-10			
WITHIN TRACT A, T. 8 S., R. 6 W., COPPER RIVER MERIDIAN (CREATING TRACTS 1 AND 2) LOCATED WITHIN UNSURVEYED SECTION 33 TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING 6.5 ACRES VALDEZ RECORDING DISTRICT			
DRAWN BY: ____ DATE: ____		APPROVAL RECOMMENDED	
SCALE 1" = XX'		CHECKED (Initials)	STATEWIDE PLATTING SUPERVISOR DATE FILE NO. ASLS 20090010

- (25) The sections and townships shown in the sample title block shall be modified as necessary, according to the surveyor's field location of parcel boundaries with respect to protracted or surveyed sections and townships.
- (26) A public access easement shall be provided along the bed and 50 feet upland of the ordinary high water mark of all public or navigable water pursuant to AS 38.05.127.

PLAT REVIEW PROCESS

Upon completion of the field survey and prior to submittal of the plat to a borough or municipal platting authority (if applicable), two blue-line copies of the plat shall be submitted, with the applicable fee, to the Department of Natural Resources for review. A copy of the final platting board conditions of approval or meeting minutes, and filing fees, will be required with submittal of the final plat.

Legible, annotated copies of all field notes and computations, a sketch showing traverse point relationships, and photographs or legible rubbings of monuments recovered and established must accompany the first plat submittal. For plats where the basis of coordinates is derived from GPS observations and not from monuments of record, recordable copies of the "NGS OPUS Solution Report" and "GPS Observation Station Log" must accompany plat submittal.

Plat review fees are \$200 for the first parcel or tract, and \$50 for each additional parcel or tract, in accordance with 11 AAC 05.010(a)(13). Please remit a check or money order payable to the Department of Natural Resources along with the first plat submittal.

FINAL MYLAR PLAT SUBMITTAL

Along with the final plat mylar, a *.dxf (drawing exchange format) or *.dwg (AutoCAD drawing format) file in standard media electronic format (CD, or DVD) shall be submitted. In lieu of a disk, the surveyor may make the drawing available through a FTP site on the internet or by e-mail attachment.

The submitted drawing shall contain a special layer named "DNR". The following specifications apply only to the "DNR" layer; other layers need not be altered. The "DNR" layer must be in model space and not paper space when the submitted drawing is opened in AutoCAD. The "DNR" layer shall show the surveyed lines, interior lot/tract lines as well as the exterior boundary, the tie to the basis of bearing and the tie to the basis of coordinates. The basis of coordinates shall be labeled with its name/identifier, geographic coordinate values and datum. All parcels must close with lines having clean snapped intersections, with no overshoots or undershoots; snapped lines that close are preferred over polygons. On the "DNR" layer, do not include extraneous text (area, title block, bearings or distances, details, etc) other than the labels for the basis of bearing and the basis of coordinates.


The plat filing fee is \$20.00 for the first sheet and \$5.00 for each additional sheet.

MODIFICATION OF INSTRUCTIONS

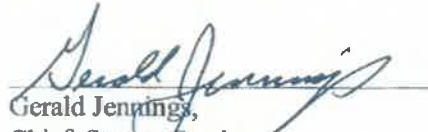
Should conditions arise appearing to require additional instructions or interpretation of these instructions, or which make these instructions inoperable, a report shall be submitted promptly to the Statewide Platting Supervisor describing the situation and making recommendations for its resolution.

In the event that the survey is not completed, these instructions will become void at 5:00 p.m., AST, two years from the date of approval. Survey Instructions may only be extended once after their original issuance. A written request for an extension with justification and applicable fee is required.

Prepared by:


Brett A. Wilmot
Land Survey Specialist I

Approved by:


Gerald Jennings,
Chief, Survey Section

Date:

Mar 23, 2010

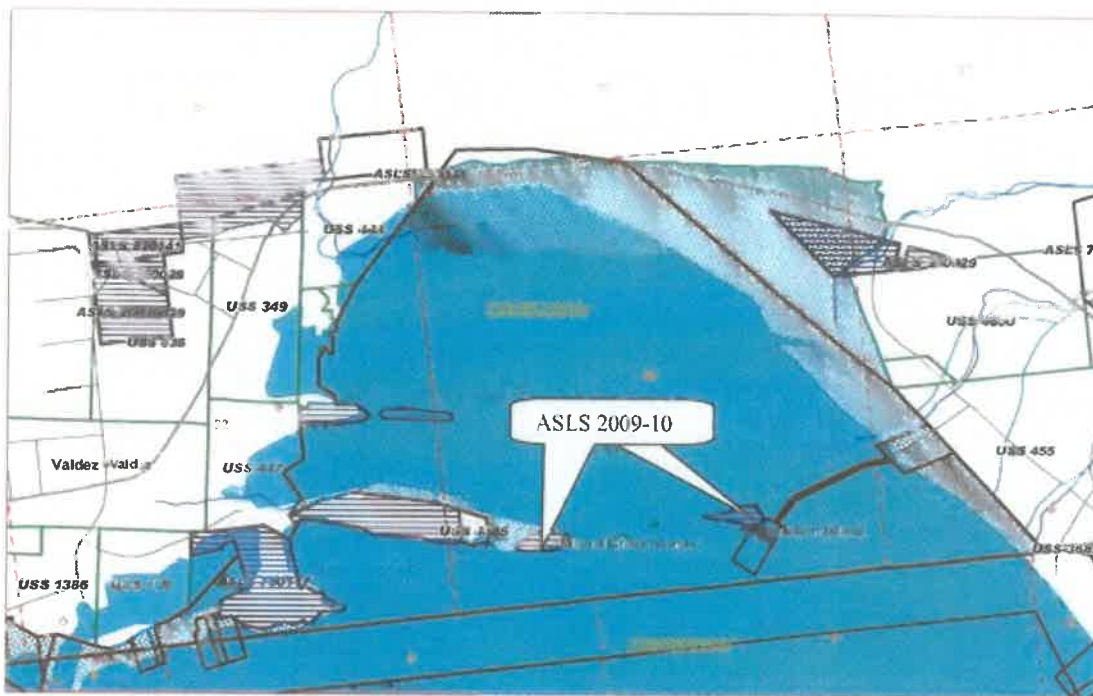
GDJ: BW: bw

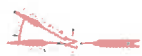
Enclosures:

Plan of Survey
Preliminary Finding and Decision
Final Finding and Decision
NGS Data Sheets,

cc: Michael Mitchell, RADS, DMLW
Survey Tracking & Monitoring: ADL 201084 (Case Type 311, Subtype 0017)

ASLS 2009-10
ADL 201084





VICINITY MAP
SCALE: 1"=3000'



PLAN OF SURVEY

ASLS 2009-10

ADL 201084

LOCATED WITHIN UNSURVEYED SECTION 33,
TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST
COPPER RIVER MERIDIAN, ALASKA



USS 4600

USS 455

ASLS 2009 10, ADL 201084,
MINERAL CREEK ISLANDS

Lat.
Long.
NAD 27 &
NAD 83

ISLAND "E"

USS 4885

WC AMC Tract 2

33

AMC Tract 1

AMC Tract 2

AMMUNITION ISLAND

RMS

FWA

Public Access Easement along and 50' upland from mean high water line pursuant to AS 38.05.127

T8S, R6W

T9S, R6W

Filed Tidelands

PORT VALDEZ

4

LEGEND



DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
550 W. 7TH AVE., SUITE 650
ANCHORAGE, ALASKA 99501
(907) 269-8523

SCALE: 1" = 600'

DRAWN: BM

DATE: 3/15/2010



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Natural Resources

Division of Mining, Land & Water
Surveys Section

550 West 7th Avenue, Suite 650
Anchorage, Alaska 99501-3576

Main: 907.269.8523

TDD: 907.269.8411

Fax: 907.269.8914

RECEIVED

RECEIVED

AUG 30 2012

BY CITY OF VALDEZ
COMMUNITY DEVELOPMENT

August 27, 2012

Allen D. Minish, PLS
Wrangell Mountain Technical Services
P.O. Box 118
Chitina, Alaska 99566

File: **ASLS No. 2009-10 // ADL No. 201084**
Subj: Intermediate Plat Review

Dear Mr. Minish:

A second review has been completed and it has been noted that all but two of the June 2, 2011 review comments (copy enclosed), including the request for the \$250 review fees, were not addressed.

Failure to address the previous comments and make a submittal in accordance with the requirements of 11AAC 53 wastes staff's time and penalizes other surveyors and their clients by delaying their projects.

In addition to the initial plat review fees of \$250, which haven't been paid, you are being assessed the third review fees of \$300 for the first parcel and \$100 for each additional parcel. The total review fees for this plat are \$650 in accordance with 11 AAC 05.010(a)(13). Your check or money order should be made payable to the Department of Natural Resources, please reference the survey number 2009-10 on the check.

Additional fees may be assessed if your next submittal doesn't thoroughly address these comments.

All pending review fees (\$650) are required before this plat will be reviewed further.

Regarding Tract 1:

- a. The Survey Instructions (SI) indicates that the fixed and limiting boundary of Tract 1 should be as close to the pre-fill mean high water line as possible. Since the City of Valdez received patent for the tidelands surrounding Tract 1, we want to avoid issuing patent for uplands that were previously conveyed as tidelands.
- b. Provide a copy of the 1985 VEI Plat that was the source of the pre fill meanders.
- c. Show ATS 11 Tract 2 and Tract 3, exclude Tract 2, ATS 11 from the Tract 1, ASLS 2009-10.
- d. How were Mons C & D reestablished?
- e. Clearly show the relationship of Tract 1, ASLS 2009-10 to Tract 2, ATS 11.
- f. Identify boundaries fixed by fill as "fixed and limiting"; for clarity, a unique line type may be used.


- g. Depict and label the current mean high water line for Tract 1 along the northern boundary that is unaffected by fill per the SI.
 - h. Depict and label the public access easement for Tract 1 along the northern boundary that is unaffected by fill per the Plan of Survey
2. Regarding the Basis of Bearing:
 - a. If USS 4600 is the intended record plat, note the date the plat was accepted by the BLM.
 - b. Verify the markings on USS 4600 Lot 2 C4/Lot 1 C5. USS 4600 field notes refer to the parcels as "lots" not "tracts"; when were the lots renamed? According to the field notes of USS 4600, the monument was not marked "WCMC2". Was the original USS 4600 BLM monument recovered or has it been replaced and apparently mismarked?
 3. For Monument A, AMC for Tract 2, remove the "WC" from the cap markings per submitted photo or note the witness distance if there is one.
 4. Per "Plat Review Process", page 12 of the Survey Instructions, provide legible photos or rubbings of all recovered monuments, and calculations, including lot summary reports.
 5. Show the parcels adjacent to Tract 1 that were depicted on the first plat submitted for review but have been deleted from this plat.
 6. Depict the location of the tidal benchmark 4240 L 1978 by adding a tie or show the benchmark's location in the vicinity map.
 - a. The tidal datum information varies slightly from the published data for Station No. 9454240; please explain in more detail the source of your data.
 - b. Truncate the latitude and longitude values to those published by NOAA for Valdez.
 7. On Tract 2 show the "50' public access easement", and label to read: "50' public access easement reserved to the State per A.S. 38.05.127".
 8. Regarding the notes:
 - a. Note 2: correct "great" to "greater".
 - b. Delete Note No. 4.
 - c. Note 5: add "except where fill has been placed contiguous with the boundary of Tract 1" to the beginning of the note.
 9. Remove the DNR Plat Approval Certificate, the City of Valdez is the platting authority.
 10. Add a note stating the geographic coordinates were derived from the OPUS report for static GPS observation on date using (type) GPS equipment, with the NAD83 coordinate transformed to NAD27 using XX software.

11. With regards to the Vicinity Map, cite the source map used.
12. In the Applicant Certificate, correct the ADL No. : "ADL No. 201084, Tract 1 & Tract 2".
13. Remove symbols from the legend that are not depicted in the graphics.
 - a. Remove "(see note 1)" from the primary monument set label.
 - b. Ensure all line types used are listed in the legend.
14. Ensure the margins are minimum ½" on three sides and 1½" on the binding side per the Recorder's Office.
15. With regards to the title block:
 - a. Adjust the acreage in the title block.
 - b. Initial the checked by block.

Please correct all other items as shown in red on the enclosed copy of the plat.

Upon completion of the above-mentioned corrections, please submit two full size prints to this office for a third review.

Sincerely,


G. Larry King, PLS, SR/WA, CFedS
Statewide Platting Supervisor

GLK:BW:bw

Enclosure: Redlined Print
June 8, 2011 Letter

cc: City of Valdez
Gerald Jennings, Chief Survey Section, DMLW
Mike Mitchell, DML&W, RADS
Survey Tracking & Monitoring ASLS 2009-10 (Case Type 311, Sub Type 0017) ADL 201084



Legislation Text

File #: 21-0242, **Version:** 1

ITEM TITLE:

Approval of Temporary Land Use Permit #21-07 for Fat Mermaid Restaurant for 600 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 1A, Block 39A, Harbor Subdivision

SUBMITTED BY: Nicole LeRoy, Planning Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve temporary land use permit #21-07 for Fat Mermaid Restaurant for 600 square feet of public right-of-way immediately adjacent to Lot 1A, Block 39A, Harbor Subdivision with conditions.

SUMMARY STATEMENT:

On April 16, 2021, Karen Ables, owner of the Fat Mermaid Restaurant, applied for a temporary land use permit for seasonal outdoor seating adjacent to her restaurant at 143 North Harbor Drive. This is the fourth year Ms. Ables has pursued a permit of this type. Per her attached application, Ms. Ables has requested use of a 600 square foot portion of public right-of-way for outdoor restaurant seating. Ms. Ables requested the permit for May 15th - October 1st of 2021.

When this type of temporary land use permit was first processed in 2018, staff recommended that compliance with the Americans with Disabilities Act (ADA) be a condition of the permit approval to allow all pedestrians an accessible route through the public right-of-way. There was debate at the time as to the required slope of the sidewalk for qualification as an accessible route as defined by the ADA. Through inspection of the site, it was determined that the slope of the accent strip exceeded the 2% maximum slope mandated by the ADA, effectively disqualifying it as an approved accessible route. As such, it was determined by staff that 36" of flat, clear sidewalk would need to be maintained in order to meet the ADA minimum clearance for accessible routes (see attached guidelines.) Staff recommends that approval of this temporary land use permit also requires Ms. Ables to meet the ADA minimum as a condition of issuance this year.

In addition, per Valdez Municipal Code 17.48.140, the permanent alteration of City property is prohibited under a permit of this type. To satisfy this code requirement, staff recommends that the temporary land use permit approval condition that all barricades for the permitted area be temporary

and moveable, and that no modification to the sidewalk occurs.

Per Valdez Municipal Code 17.48.140 B 2e, temporary land use permit requests not to exceed six months in duration may only be granted by the Planning and Zoning Commission if the desired use is in conformance with the existing zoning and/or comprehensive plan. The area of public right-of-way requested by Ms. Ables is adjacent to 143 North Harbor Drive, zoned general commercial. The general commercial district permits a wide variety of commercial activities including eating and drinking establishments. The temporary structure and use proposed by Ms. Ables is within the character of the district. As such, staff recommends approval of temporary land use permit 20-02 with the conditions listed above.

Fees temporary land use permits were established by City Council with Resolution #12-36. The resolution states that “for permits not exceeding two acres in size and for a period of six months or less, the fee shall be \$250 per month.” For the six month period Ms. Ables has requested, a permit of this type will be \$1,500.00.

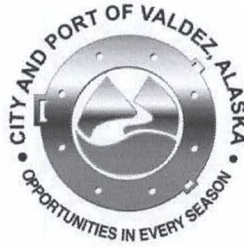
Staff submitted the temporary land use permit application to Capital Facilities, Public Works, and Ports and Harbor for their comments and received no objection to the permit.

Per VMC 17.48.140 B2k, if temporary land use permit 21-07 is approved by the Planning and Zoning Commission, the decision will be reported to City Council. Only upon no objection from City Council will the permit become effective after which, staff will prepare a temporary land use permit using standard language approved by City attorneys and include any conditions required by the Commission. If Ms. Ables is granted approval of temporary land use permit 21-07, she will need to apply for a building permit for construction of the awning structure and, once issued, schedule required inspections.

Staff recommends that the temporary land use permit request by Karen Ables and the Fat Mermaid Restaurant be approved only with the conditions that Ms. Ables be required to comply with all ADA guidelines, make no permanent alteration to the area, and obtain a building permit and required inspections for the proposed structure.

RECEIVED

By nleroy at 4:25 pm, Apr 16, 2021



**CITY OF VALDEZ
TEMPORARY LAND USE PERMIT APPLICATION FORM**

Application Fee: \$50.00 (Non-Refundable) Waived 2017 per Resolution #12-72

File No. 21-07

Date Recv'd. 4/16/2021

Directions:

1. Please type or print legibly.
2. Please submit this application form to the Office of Community & Economic Development, P.O. Box 307, Valdez, Alaska 99686.
3. Please answer all questions on this form, or put N/A (not applicable) in the spaces provided, as the answer applies.

Applicant name: Karen Ables

Mailing address: P.O. Box 1999

City, State, Zip: Valdez AK 99686

Daytime telephone: 907 831 0274

SIGNATURE: Karen Ables

Representative name: SAME

Mailing address: _____

City, State, Zip: _____

Daytime telephone: _____

Legal Description of Property Affected by Application:

Located in Township _____ Range _____ Section _____, CRM
Lot/Block/Tract/Subd. _____ Plat # _____
Street Address/Other description 143 N. Harbor Dr
Tax # _____ Size of Property 600 adjacent ROW

Type of business to be placed on the property: restaurant seating
600 sf public ROW (NL verbally confirmed with applicant)

Size of temporary building(s) to be placed on the property: wood frame

Duration of lease requested (6 months maximum): May 15th to Oct 1st

Special lease requirements: _____

Submitted materials attached - The following submitted materials must be submitted when applying for a lease on City land.

1. Plot Plan – A drawing of the proposed lease property showing:
- a. Size of lot (to scale)
 - b. Placement and size of buildings, storage units, miscellaneous structures planned (to scale)
 - na c. Water & sewer lines, locations of septic tanks, if needed
 - na d. Parking spaces (numbered on the drawing with a total number indicated).
2. Fees – All applicable fees must be submitted prior to the execution of a lease.
- a. Application Fee (\$50.00). Covers the costs associated with processing the application (Non-refundable).

_____ 3. Liability Insurance – The Permittee shall, at its own expense, maintain and keep force during the terms of this Permit adequate insurance to protect both Valdez and Permittee against comprehensive public liability claims arising from the use of the property in the minimum limit of ONE MILLION DOLLARS (\$1,000,000) combined single limit to protect against liability for personal injury, death or property damage.

_____ 4. Financial Data – The applicant is a:

Sole proprietorship _____

Partnership _____

Corporation X

Other (Please explain) _____

_____ 5. Partnership Statement – If applicant is a partnership, answer the following:

a. Date of Organization _____

b. General partnership () / Limited partnership ()

c. Statement of partnership recorded? () yes () no

Where _____

d. Has the partnership done business in Alaska?

() yes () no

When _____

Where _____

e. Name, address and partnership share of each general and limited partner. If a partner is a corporation, complete page for corporation.

Limited/ General	Name	Address	Share
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

f. Attach a complete copy of the partnership agreement.

____ 6. Corporation Statement—If applicant is a corporation, answer the following:

a. Date of incorporation 11 15 2010

b. Where incorporated Alaska

c. Is the corporation authorized to do business in Alaska?

☒ yes

☐ no

If so, as of what date _____

d. The corporation is held:

Publicly ☐

Privately ☒

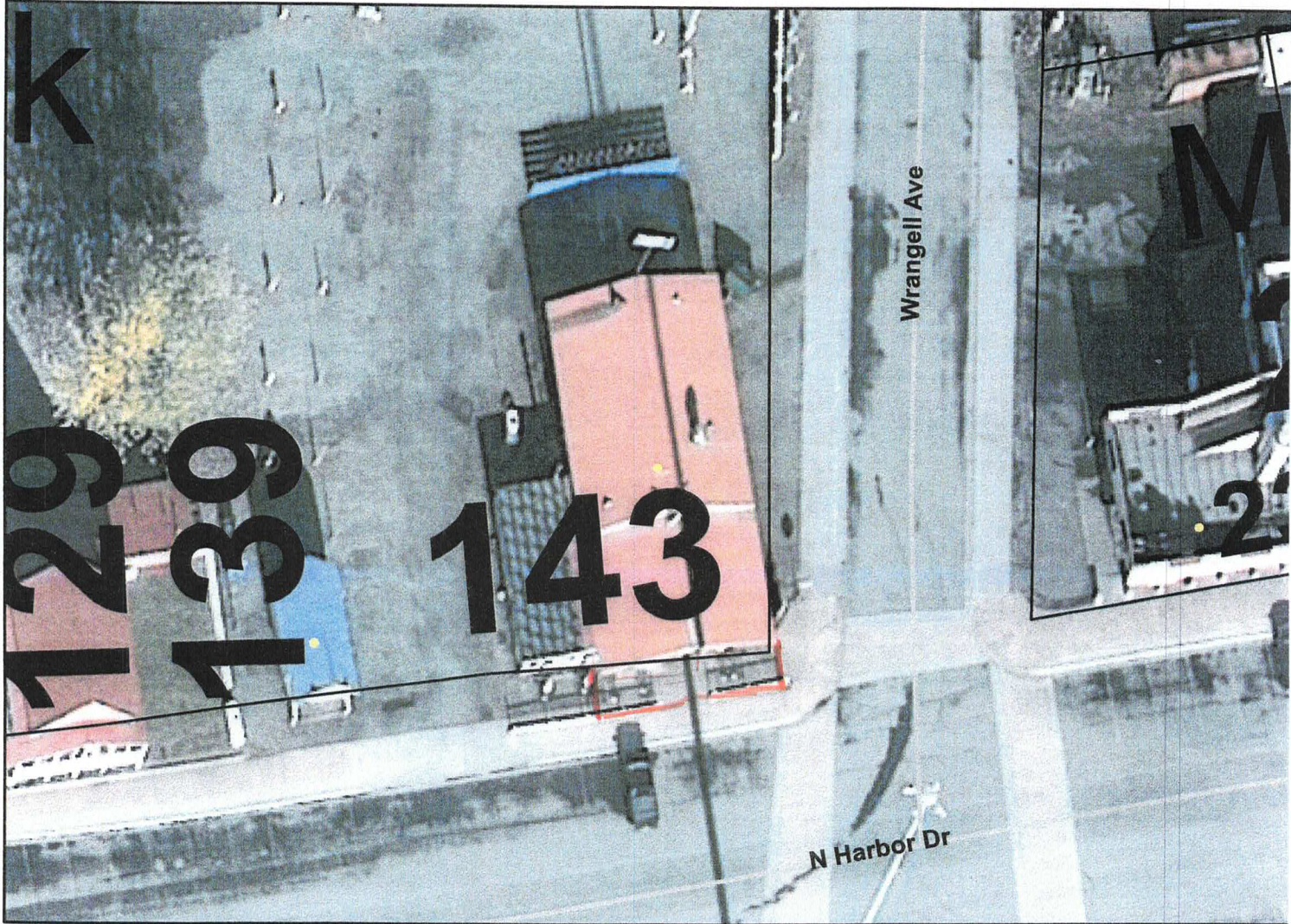
e. If publicly held, how and where is the stock traded?

f. Furnish the name, title, and address of each officer and in addition, the same information for each principal stockholder owning more than ten percent of the corporation.

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Share</u>
Karen Ables	President	Box 1999	100

g. Furnish the names of the officers specifically authorized to execute contracts and other corporate commitments under the corporate articles and/or by-laws.

Karen Ables, Director, President, Shareholder
Secretary & Treasurer
J



NOTE: Map depicting approximate parcel boundary only.
Use recorded plat for accurate delineation.

Awning goes side by side by 12' however there is a 52" clear pathway between street side walk and awning, leaving ample room for pedestrians

March 5, 2020

William Wyatt Administrative Trust

P.O. Box 1458

Valdez Alaska

To whom it may concern;

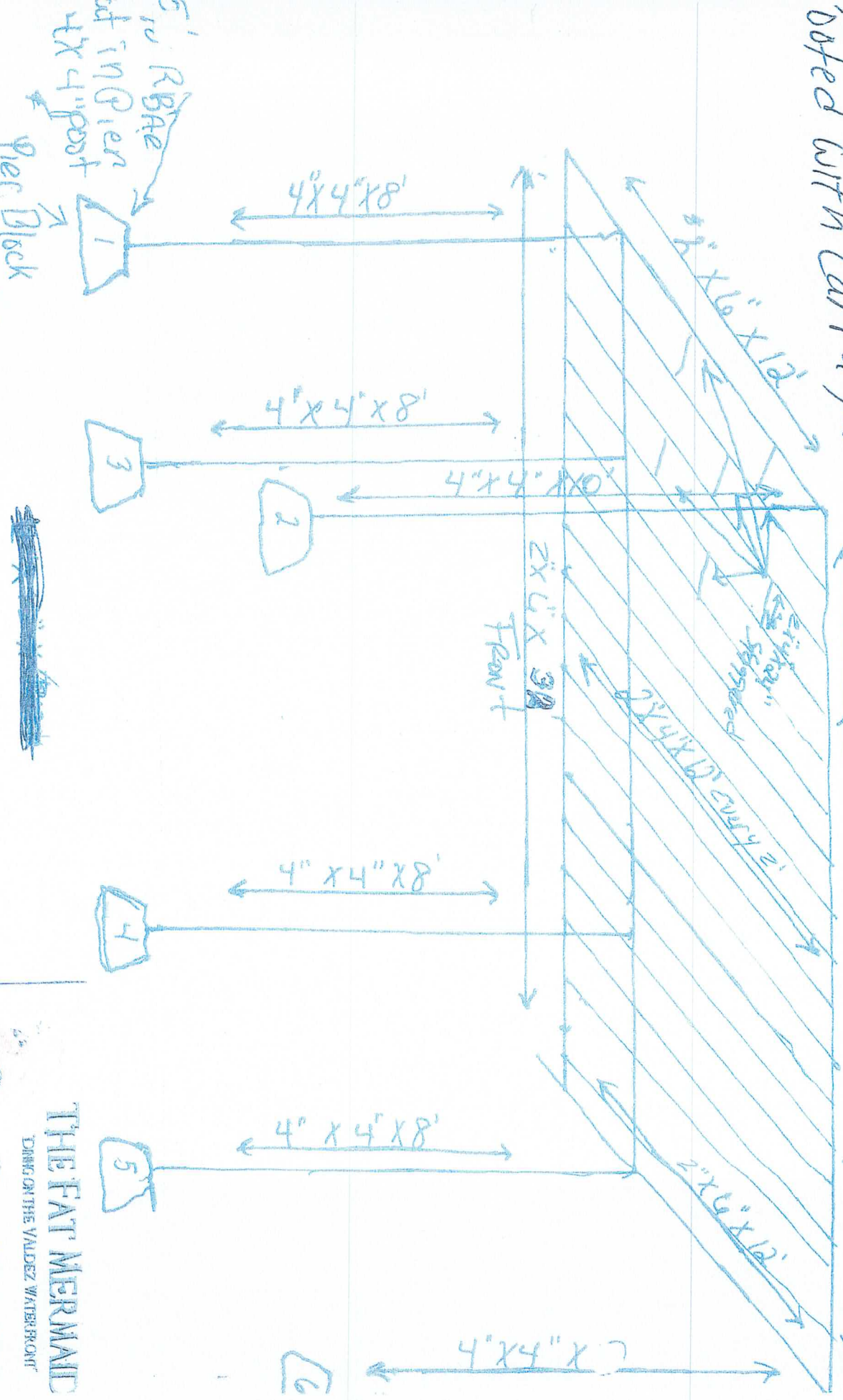
As the landlord for Karen Ables, dba The Fat Mermaid restaurant I grant her permission to render permits for the business as needed while she is renting property located at 143 N. Harbor drive in Valdez Alaska.



Priscilla Gregg

Trustee

12' X 32' - SEZE
 20' x 12' x 30' - Back
 20' x 12' x 30' - Front



THE FAT MERMAID
 DRINK ON THE VALDEZ WATERFRONT

KAREN ABLES
 (907) 835-3000
 (907) 831-0274

143 N HARBOR DR
 PO BOX 1000

ADA Guide for Small Towns



**A guide for small local governments
including towns, townships, and rural counties.**

Reproduction

Reproduction of this document is encouraged.

Additional copies of this publication may be obtained by calling the ADA Information Line at 800-514-0301 (voice) 800-514-0383 (tty) or by visiting the Department's ADA Home Page on the World Wide Web (<http://www.ada.gov/index.html>).

Disclaimer

The ADA authorizes the Department of Justice to provide technical assistance to individuals and entities that have rights or responsibilities under the Act. This document provides informal guidance to assist you in understanding the ADA and the Department's regulation. However, this technical assistance does not constitute a legal interpretation of the statute.

B. Accessible Route

When a walk, pathway, or pedestrian route is necessary to provide public access to a program, service, or activity, an accessible route must be provided. An accessible route is an unobstructed pedestrian path that connects accessible elements and spaces such as accessible parking spaces, accessible entrances, accessible meeting rooms, accessible toilet rooms, etc. It can be a walkway, hallway, part of a courtyard, or other pedestrian space. An accessible route must be at least 36 inches wide, have no abrupt vertical changes in level (such as a step), have a running slope no more than 1:12 in most cases, and meet other requirements for cross slope, surface conditions, vertical height, and passing spaces. The width of an accessible route can be as narrow as 32 inches wide, such as at a doorway or a narrow section of hallway, but only for a distance up to 24 inches long.



An accessible route connects accessible parking (right) with the accessible entrance.



Legislation Text

File #: 21-0243, **Version:** 1

ITEM TITLE:

Planning Director's Report

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Report only.

SUMMARY STATEMENT:

The Planning Director will give a verbal report during the meeting.

Also, please see attached flyer for the Comprehensive Plan Draft presentation at the joint work session of the Planning & Zoning Commission and City Council on Thursday, April 29th at 6:00 P.M. in Council Chambers. For more information on the forthcoming draft, please visit the project website at <https://valdezcompplan.blogspot.com/>.

PLAN VALDEZ

OLDTOWN | NEWTOWN | YOURTOWN



**JOIN VALDEZ CITY COUNCIL AND
PLANNING & ZONING COMMISSION FOR A
JOINT WORK SESSION**

Comprehensive Plan Draft Presentation

Thursday, April 29th at 6:00 PM
Valdez Council Chambers

**Visit the project website for more information.
<https://valdezcompplan.blogspot.com/>**

Following the release of the draft plan,
public comments will be accepted online or in writing
at the Planning Window in City Hall through May 20th.

Stay tuned for a public hearing held in late May.