

Elfin Cove Community Plan

Appendices

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Appendix A Elfin Cove Inventory of Community Characteristics

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Abbreviations

ADF&G	Alaska Department of Fish and Game
AHFC	Alaska Housing and Finance Corp
AK DMV	Alaska Division of Motor Vehicles
DOL&WD	Alaska Department of Labor and Workforce Development
AKDOR	Alaska Department of Revenue
AMHS	Alaska Marine Highway System
BEA	Bureau of Economic Analysis
CECNPC	Community of Elfin Cove Non Profit Corporation
CFEC	Alaska Commercial Fisheries Entry Commission
DCCED	Alaska Department of Commerce, Community and Economic Development
DEC	Alaska Department of Environmental Conservation
DOT&PF	Alaska Department of Transportation and Public Facilities
FAA	Federal Aviation Administration
RCA	Regulatory Commission of Alaska
SE Strategies	Southeast Strategies
Sperlings	Sperling's Best Places - Neighborhood Profiles (www.bestplaces.net/zip-code/)
USFS	USDA Forest Service
USNWS	U.S. NOAA - National Weather Service

Demographics

Category	Data	Unit	Percent	Year	Source
Current Population	25			2006	DOL&WD
2000 Population	32	Residents	100.0%	2000	Census
Age - Median Age	47.5	Years of Age		2000	Census
Under 5 years	0	Residents	0.0%	2000	Census
School Age (5-18)	5	Residents	15.6%	2000	Census
18 years and over	27	Residents	84.4%	2000	Census
62 years and over	7	Residents	21.9%	2000	Census
Sex				2000	Census
Male	19	Residents	59.4%	2000	Census
Female	13	Residents	40.6%	2000	Census
Race				2000	Census
White	30	Residents	93.8%	2000	Census
Native American	0	Residents	0.0%	2000	Census
Two or more races	1	Residents	3.1%	2000	Census
Asian	0	Residents	0.0%	2000	Census
Other	0	Residents	0.0%	2000	Census
Hawaiian Native	1	Residents	3.1%	2000	Census
Black	0	Residents	0.0%	2000	Census
Households - Total	15	Households	46.9%	2000	Census
Family Households	9	Households	60.0%	2000	Census
Non-family Households	6	Households	40.0%	2000	Census
Average Family Size	2.67	Members		2000	Census
Average Household Size	2.13	Members		2000	Census
Owner-Occupied Housing Units	13	Housing Units	86.7%	2000	Census
Income					
Per Capita Personal Income	\$21,837			2005	Sperlings
Individuals below poverty level	2	Residents	6.25%	2000	Census

Utilities

Category	Data	Unit	Year	Source
Electric				
Ownership	Elfin Cove Electric Utility	Company/Gvt/Entity	2007	DCCED
Power Source	Diesel Generator		2007	DCCED
Infrastructure Condition	Generators rebuilt		2007	CECNPC
Current Capacity	130.00	KiloWatts	2007	DCCED
Rates – Residential	\$0.53 before PCE subsidy	Dollars per kWh	2007	DCCED
Rates - Commercial	\$0.53 before PCE subsidy	Dollars per kWh	2007	DCCED
Future Plans	Distribution upgrade, Hydroelectric planned		2007	CECNPC
Water				
Ownership	Elfin Cove Community	Company/Gvt/Entity	2007	DCCED
Water Source	Surface Water (springs)		2007	DCCED
Facility Type	Piped and untreated		2007	DCCED
Infrastructure Condition	poor		2007	CECNPC
Residential Cost	\$20/yr		2007	CECNPC
Commercial Cost	\$20/yr		2007	CECNPC
Future Plans	Possible treatment		2007	CECNPC
Sewer				
Ownership	Individuals	Company/Gvt/Entity	2007	DCCED
Facility Type	Piped - some treatment		2007	DCCED
Refuse/Landfill				
Recycling	Private disposal		2007	CECNPC
Recycling	Individual		2007	CECNPC
Other				
Fuel Oil Distributors	Elfin Cove Fuel		2007	DCCED
Capacity	102,645 gallons		2007	DCCED
Laundromat	Cross Sound Marketing		2007	Community

Communications

Category	Data	Year	Source
Telephone - Local	ACS of the Northland	2007	DCCED
Residential Cost	\$14.50 plus taxes	2007	RCA
Telephone - Long Distance	AT&T Alascom	2007	DCCED
Telephone - Wireless	Various	2007	
Internet	Dish or Dialup	2007	
Postal Service	Yes - no home delivery	2007	
Television - local stations	ARCS - Public	2007	DCCED
Television - Cable	No	2007	DCCED
Television - Satellite	Various	2007	
Radio Stations	KINY-AM (Juneau)	2007	DCCED

Education and Health Services

Category	Data	Year	Source
Schools			
Number of Schools	0	2007	
Students in Home School	0	2007	
Health Care Facilities			
Operator	Elfin Cove EMS (EMS Region 3A)	2007	CECNPC

Transportation Facilities

Category	Data	Year	Source
Air Facilities			
Airport	Seaplane Facility	2007	FAA
Ownership	State of Alaska	2007	FAA
Classified	Community Airport	2007	DOT&PF
Length	10,000	2007	FAA
Width	1,500	2007	FAA
Hours Attended	Unattended	2007	DOT&PF
Paved	Water	2007	FAA
Lighted	No	2007	FAA
Instruments	No	2007	FAA
Fuel available	No	2007	
Repair Services Available	No	2007	FAA
Enplanements	345	2005	FAA
Operations	396	2005	FAA
Helicopter Facilities	Inner and Outer Harbors	2007	
Water Facilities			
Harbors/Marinas	2 (Inner and Outer Harbors)	2005	DOT&PF
Moorage slips	65	2005	DOT&PF
Permanent Moorage Rates	None	2005	DOT&PF
Transient Moorage Rates	None	2005	DOT&PF
Fuel Docks	Yes	2005	DOT&PF
Grids and Hoists	Grid - Inner Harbor	2005	DOT&PF
Ferry Dock	No	2007	DOT&PF
Freight/Fish Docks	Yes	2007	DOT&PF
Cruiseship Docks	No	2007	
Roads	Boardwalk	2007	
Ownership	State of Alaska	2007	
Number of Miles	About 1 mile	2007	SE Strategies
Condition	Repair scheduled	2007	SE Strategies
Links to Other Towns	No	2007	SE Strategies

Transportation Services

Category	Data	Year	Source
Air Transportation			
Air Carriers - scheduled regional svc.	Alaska Seaplane Services	2007	SE Strategies
Connections	Juneau and beyond	2007	SE Strategies
Equipment	3 to 10 passenger float planes	2007	SE Strategies
Air Taxis - Charter Service	Alaska Seaplane Services, Ward Air, Tal Air, others	2007	SE Strategies
Equipment	3 to 10 passenger float planes	2007	SE Strategies
Cruise Ships			
Providers	Cruise West, Earthbound Expeditions	2007	NW Cruise Ship Assn
Frequency	Cruise West = 10 trips	2007	NW Cruise Ship Assn
Capacity	Less than 100 pax per ship	2007	NW Cruise Ship Assn
Barge Service			
Providers	Sea Level Transport, others	2007	SE Strategies
Connections	Juneau and beyond	2007	SE Strategies
Frequency	As needed	2007	SE Strategies
Other			
Marine Services	Community Shop, Shipwright, Welder & Fiberglass Repair	2007	Community

Recreation

Category	Data	Year	Source
Public Use Cabins in area	1 USFS Cabin - White Sulfur Hot Springs, also yellow cedar camping shelter Bohemia	2007	USFS
Marinas	2	2007	DOT&PF
Museums	1	2007	SE Strategies
Public Use Libraries	2	2007	SE Strategies
Recreational Facility	Community Hall	2007	SE Strategies
Lodges/vacation rentals	10 in the area	2007	SE Strategies

Housing

Category	Data	Year	Source
Total Housing Units	35	2000	Census
Owner-occupied units	13	2000	Census
Rental units	2	2000	Census
Median Value	\$277,700	2005	Sperlings
Vacancy rate	57%	2000	Census
Heating			
Heat with electricity	0.0%	2000	Census
Heat with Fuel Oil	83.3%	2000	Census
Heat with wood	16.7%	2000	Census
All Other	0.0%	2000	Census

Employment

Category	Data	Year	Source
Workforce			
Number in workforce	27	2000	Census
Unemployment	23.1%	2000	Census
Avg Annual Employment by Industry			
Total Industries	21	2006	DOL&WD
Agriculture, Forestry, Fisheries, Mining	0	2006	DOL&WD
Construction	0	2006	DOL&WD
Manufacturing	0	2006	DOL&WD
Wholesale Trade	0	2006	DOL&WD
Retail Trade	3	2006	DOL&WD
Transportation, Warehousing & Utilities	5	2006	DOL&WD
Information	0	2006	DOL&WD
Financial, Insurance & Real Estate	0	2006	DOL&WD
Professional & Admin Services	0	2006	DOL&WD
Education, Health & Social Services	0	2006	DOL&WD
Arts, Recreation & Entertainment	13	2006	DOL&WD
Other Services	0	2006	DOL&WD
Public Administration	0	2006	DOL&WD
Employment by Occupation			
Management, Professional & Related	0	2000	Census
Service	5	2000	Census
Sales & Office	2	2000	Census
Farming, Fishing & Forestry	3	2000	Census
Construction, Extraction & Maintenance	0	2000	Census
Production, Transport. & Material Moving	0	2000	Census

Employment continued

Category	Data	Year	Source
Self Employed			
Commercial Fishing			
Commercial Fishing Permits (residents)	26	2005	CFEC
Fishing Crew Licenses (residents)	13	2005	CFEC
Lbs of fish landed (residents)	583,330	2005	CFEC
Dollar value of fish landed (residents)	\$965,574	2005	CFEC
Charter fishing boats registered	31	2005	ADF&G
Individual business licenses	39	2007	DCCED
Major Employers (average employees)			
Tanaku Lodge			
Annual Average	5	2006	DOL&WD
Monthly Average - July	13	2006	DOL&WD
Monthly Average - January	0	2006	DOL&WD
Elfin Cove Fuel			
Annual Average	3	2006	DOL&WD
Monthly Average - July	4	2006	DOL&WD
Monthly Average - January	7	2006	DOL&WD
Elfin Cove Lodge			
Annual Average	3	2006	DOL&WD
Monthly Average - July	8	2006	DOL&WD
Monthly Average - January	0	2006	DOL&WD
Cross Sound Marketing (General Store)			
Annual Average	3	2006	DOL&WD
Monthly Average - July	5	2006	DOL&WD
Monthly Average - January	2	2006	DOL&WD
Eagle Charters			
Annual Average	2	2006	DOL&WD
Monthly Average - July	8	2006	DOL&WD
Monthly Average - January	0	2006	DOL&WD
The Cove Lodge			
Annual Average	2	2006	DOL&WD
Monthly Average - July	7	2006	DOL&WD
Monthly Average - January	0	2006	DOL&WD
Inner Harbor Lodge			
Annual Average	1	2006	DOL&WD
Monthly Average - July	4	2006	DOL&WD
Monthly Average - January	0	2006	DOL&WD

Employment continued

Category	Data	Year	Source
Commercial Vessels Homeported	26	2005	CFEC
Engines			
Diesel	14	2005	CFEC
Gas	12	2005	CFEC
Refrigeration	1	2005	CFEC
Company or Partnership Owned Vessels	3	2005	CFEC
Hull Type			
Aluminum	9	2005	CFEC
Fiberglass/Plastic	10	2005	CFEC
Iron/Steel/Allow	1	2005	CFEC
Wood	6	2005	CFEC
Activity			
Tender/Packer	1	2005	CFEC
Commercial Fishing	25	2005	CFEC
Gear Intended to be Used			
Longline	15	2005	CFEC
Mechanical Jig	1	2005	CFEC
Pot Gear	4	2005	CFEC
Ring Net	1	2005	CFEC
Troll - Hand	10	2005	CFEC
Troll - Power	12	2005	CFEC
Other Gear Types	1	2005	CFEC
Averages			
Age in years (in 2005)	30	2005	CFEC
Number of Gear Types per Vessel	1.8	2005	CFEC
Horsepower	164.8	2005	CFEC
Fuel Tank Capacity (gallons)	9,851.3	2005	CFEC
Hold Tank Capacity (cubic feet)	1,634.8	2005	CFEC
Live Tank Capacity (cubic feet)	200.0	2005	CFEC
Length (feet)	30.1	2005	CFEC
Length by Hull Type (feet)			
Aluminum	21.7	2005	CFEC
Fiberglass/Plastic	32.6	2005	CFEC
Iron/Steel/Allow	40	2005	CFEC
Wood	36.8	2005	CFEC

Natural Resources

Category	Data	Unit	Year	Source	Notes
Minerals					
Active mines	0		2004	DCCED	
Current economic prospects	0		2004	DCCED	
Development possibilities	Bohemia Basin				USFS: managed as wilderness area
Known minerals in the area.	Nickel, Copper and Cobalt		2004	DCCED	
Seafood					
Fish Harvest by Cove Res.					
Salmon	435,183	lbs.	2005	CFEC	
Herring	0	lbs.	2005	CFEC	
Halibut	148,147	lbs.	2005	CFEC	
Sablefish	NA	lbs.	2005	CFEC	Not available for reasons of confidentiality.
Other Groundfish	0	lbs.	2005	CFEC	
Crab	NA	lbs.	2005	CFEC	Not available for reasons of confidentiality.
Other Shellfish	0	lbs.	2005	CFEC	
Total (incl. Confidential)	583,330	lbs.	2005	CFEC	
Oyster Farms	1		2006	ADF&G	
Seafood Processors					
On Shore Processors	1		2007	DEC	License Lapsed
Dir. Marketing Fishing Vessels	1		2007	DEC	
Shuckers and Packers	1		2007	DEC	
Visitors					
Enplanements	345		2005	FAA	
Cruise ship stops	28		2007	NW Cruise Ship Assn	

Municipal Services

Category	Data	Year	Source
Local Government			
Type of Entity	Not Incorporated	2004/2005	DCCED
Police Department	None	2004/2005	DCCED
Other Law Enforcement	State Troopers in Juneau/Hoonah	2004/2005	DCCED
Fire and Emergency Services	Elfin Cove Volunteer Fire & EMS	2004/2005	DCCED
Full Time Personnel	0	2004/2005	CECPNC
Volunteers	12	2004/2005	CECPNC

Climate

Category	Data	Unit	Year	Source
Average Annual Rainfall	102.4	Inches	2006	Sperlings
Average Annual Snowfall	96.1	Inches	2006	Sperlings
Sunny Days	85	days	2006	Sperlings
Average High Temp. (July)	58.2	Degrees	2006	Sperlings
Average Low Temp. (Jan)	29.5	Degrees	2006	Sperlings
Comfort Index (higher is better)	87		2006	Sperlings
UV Index	1.5		2006	Sperlings
Elevation (ft.)	20	Feet	2006	Sperlings

Appendix B

Land Management Planning and Permitting Agencies

Although Elfin Cove is not an organized municipality, the CECNPC and community residents can participate in state and federal government agency planning and permitting processes. This section provides a brief overview of these processes.

Alaska Coastal Management Program (ACMP): Projects that affect coastal uses or resources in Alaska are reviewed to ensure they are consistent with the ACMP statewide standards in 11 AAC 112 and local enforceable policies. Since Elfin Cove is not a coastal district, there are no enforceable policies applicable to the area around the community. Residents may participate, however, in public reviews of development projects and submit comments to the State of Alaska.

National Environmental Policy Act: Most land use decisions involving a federal agency either require an environmental assessment or a more in-depth environmental impact statement (EIS). The EIS process requires disclosure of environmental impacts of a project, and it includes opportunities for public involvement.

Alaska Department of Natural Resources (DNR): The DNR completes area plans for state lands and waters. In addition to upland areas, the department manages most tidelands in the state. The DNR solicits public involvement during development of plans such as the Northern Southeast Area Plan, which includes Elfin Cove. Some of the most common permits issued by DNR divisions relevant to Elfin Cove are listed below.

- **Division of Mining, Land and Water:** This division issues permits for various activities on state lands and waters including and use permits and water use permits.
- **Office of Habitat Management and Permitting:** This division issue permits for activities in waterbodies with fish rearing habitat and for water diversions or dams.
- **Office of Project Management and Permitting:** This agency issues ACMP consistency determinations and responses when an activity requires a federal permit or permits from more than one agency.

Alaska Department of Fish and Game (ADF&G): The ADF&G issues permits for uses in state game refuges, critical habitat areas and sanctuaries (AS 16.20). It also regulates commercial, sport and subsistence harvest of fish and game.

Alaska Department of Environmental Conservation (DEC): This agency issues permits for air emissions, seafood processing, water discharges and mariculture operations. The Division of Water manages a competitive grant program for capital improvements to drinking water systems, and the Division of Environmental Health regulates the community's drinking water system.

USDA Forest Service: National Forest lands are managed under the 1976 National Forest Management Act which requires public involvement in the development of management plans. The first Tongass Land Management Plan was developed in 1979, and it was revised in 1997 (USDA Forest Service 1997). A 2003 supplemental environmental impact statement (EIS) evaluated the need for designation of additional wilderness areas (USDA, Forest Service 2003).

The Forest Service issues special use permits for certain uses on national forest land. The lands adjacent to Elfin Cove are managed by the Hoonah Ranger District.

National Park Service: The National Park Service manages the adjacent Glacier Bay National Park and Preserve. The park is designated as a Biosphere Reserve, and it is recognized by the United Nations as a World Heritage Site. Opportunities for public involvement are provided for development of plans. Plans currently in place include:

- General Management Plan (1984),
- Strategic Plan 2000-2005 Strategic Plan (2000),
- Wilderness Visitor Use Management Plan (1989),
- Dry Bay Off-Road Vehicle Use Plan (2007),
- Vessel Management Planning (2005), and
- Alsek River Management Plan (1989).

A number of commercial operators based in Elfin Cove bring guests to Glacier Bay National Park, and the National Park Service issues commercial use authorizations for a variety of different types of uses.

Army Corps of Engineers: This agency regulates navigation aids and dredging and filling activities in marine waters. It also regulates onshore fill activities in wetlands.

National Marine Fisheries Service: This agency manages fisheries in close association with the North Pacific Fisheries Management Commission. It also regulates some marine mammals such as Steller sea lions and whales under the Marine Mammal Protection Act and the Endangered Species Act.

Fish and Wildlife Service: This agency manages national wildlife refuges, and it has some responsibilities for migratory birds and marine mammals such as polar bears under the Marine Mammal Protection Act and the Endangered Species Act.

Appendix C
Elfin Cove Water and Sewer Systems Survey

Community of Elfin Cove
Non-Profit Corporation

Water System
And
Sewage Disposal
Inventory

July 2007

By Jim Wild

DRINKING WATER SYSTEMS IN ELFIN COVE

DRINKING WATER

Contained in this report is a lot plat map showing the 3" mainlines for drinking water and the smaller branch lines on the tanked spring water system. The location of individual user's valves off the mainline are shown. Waterlines to the public dock and to the fuel dock are also mapped. Upon inspection, no significant leaks were observed throughout the system. Though, there are numerous small drips and leaks on private lines after the Corporate system.

The aspect of this report concerning the drinking water system will be updated after the 7/27/07 visit by Mr. David Khan, a drinking water engineer from Department of Environmental Conservation. Mr. Khan and I will spend the day doing what is called a sanitary survey, which basically is a thorough inspection of the water system. Water samples will probably be taken and sent to a Juneau lab for testing.

UPDATED 8/2/07

Mr. Khan's completed report and a copy of the sanitary survey will be sent to CECNPC as soon as possible. During the survey we observed some type of growth on the liner in the tank. Samples taken at the spring boxes, tank outlet, in town, and past the underwater section will be required for testing for coliform contamination. No samples were taken during Khan's visit. Lack of management oversight by CECNPC of the system is a major concern. Having a designated water operator, performing routine sampling for testing, routine maintenance of the spring boxes, tank, distribution lines and valves is necessary. Improvements are needed in the under the bay parts of the system to protect human health. The reliability of the system in winter and its vulnerability to both breaking and freezing are of concern and will need further study and design before implementation of changes.

The separate pond water system, which is designed to supply water to the docks of the sport lodges, is not operational at this time, therefore not being utilized. Mapping of this system can be done when the repairs and user hook ups are in place and the system becomes operational.

Submitted by:

Jim Wild

July 26, 2007,
update 8/2/07

SEWAGE DISPOSAL SYSTEMS IN ELFIN COVE

The tabulation of the sewage disposal portion depicts on each developed lot whether a septic tank is utilized or not, number of toilets on the premises and disposal method for the gray water. This information was gathered from the people residing on the lots by phone and in person.

The table show the sewage disposal system for each lot as reported by the resident. There has never been any formal pumping of the septic tanks so the level of influent sludge is not known. It was thought important to ask gray water disposal questions separately. Most toilets are only used for the May - September months.

Total number of toilets is 136:

- 70 empty into 22 separate septic tanks
- 36 empty as 17 separate ocean outfalls
- 30 empty into 3 separate treatment tanks.

The current state of sewage disposal in Elfin Cove is the result of the location of the community on bedrock at the edge of the sea. Many residents expressed concern for the health of the environment and of the residents. Ocean outfall into the tidal marine environment was the logical and easiest disposal method since most buildings are situated on bed rock and there was thought to be good flushing of the harbors. There are currently three primary treatment plants and more septic tanks are being installed and utilized. Direct ocean outfalls are also still utilized. A community wide sewage treatment system should be considered in order to provide a safe and healthy environment that protects human health. Eventually meeting regulatory standards will be required. Further study is needed to provide residents with information to make informed decisions on further and appropriate improvements in sewage disposal.

See attached map for lot numbers.

Profile of Sewage Disposal in Elfin Cove as reported by Lot Owners-July 2007

	Septic Tank	Treatment Plant	Ocean Outfall	Toilets	Gray Water
Lot 1a	Septic Tank			9	GWI
Lot 1b			Ocean Outfall-2	15	GWO
Lot 2			Ocean Outfall	1	GWO
Lot 4	Septic Tank			2	GWI
Lot 6a		Treatment Plant		10	GWO
Lot 6b	Septic Tank			4	GWI
Lot 7			Ocean Outfall	1	GWO
Lot 8		Treatment Plant		11	GWI
Lot 9	Septic Tank			7	GWI
Lot 10	Septic Tank			1	GWO
Lot 11			Ocean Outfall	1	GWO
Lot 12a	Septic Tank-unused		Ocean Outfall	3	GWO
Lot 12b	Septic Tank			1	GWO
Lot 12c	Septic Tank			2	GW unknown
Lot 13		Treatment Plant		6	GWO
Lot 13a		Treatment Plant	Ocean Outfall	3	GWI
Lot 14	Septic Tank-unused		Ocean Outfall	2	GWO
Lot 15			Ocean Outfall	1	GWO
Lot 17			Ocean Outfall	2	GWO
Lot 20	Septic Tank			5	GWO
Lot 22	Septic Tank			3	GWI
Lot 24	Septic Tank			4	GWO
Lot 29			Ocean Outfall	1	GWO
Lot 30a	Septic Tank			7	GWO,GWI
Lot 30b	Septic Tank			1	GWI
Lot 30c	Septic Tank			2	GWO
Lot 31			Ocean Outfall	1	GWO
Lot 39			Ocean Outfall	1	GWO
Lot 40	Septic Tank-2			2	GWO
Lot 44			Ocean Outfall	1	GWO
Lot 46	Septic Tank			1	GWO
Lot 51	Septic Tank			1	GWO
Lot 52	Septic Tank			3	GWO
Lot 55			Ocean Outfall	1	GWO
Lot 62	Septic Tank-2			14	GWI
Lot 67			Ocean Outfall	0	GWO
Lot 68	Septic Tank-unused		Ocean Outfall	3	GWO
Lot 70	Septic Tank-w/drain field			1	GWO
(2) float houses			Ocean Outfall	2	GWO

Key:

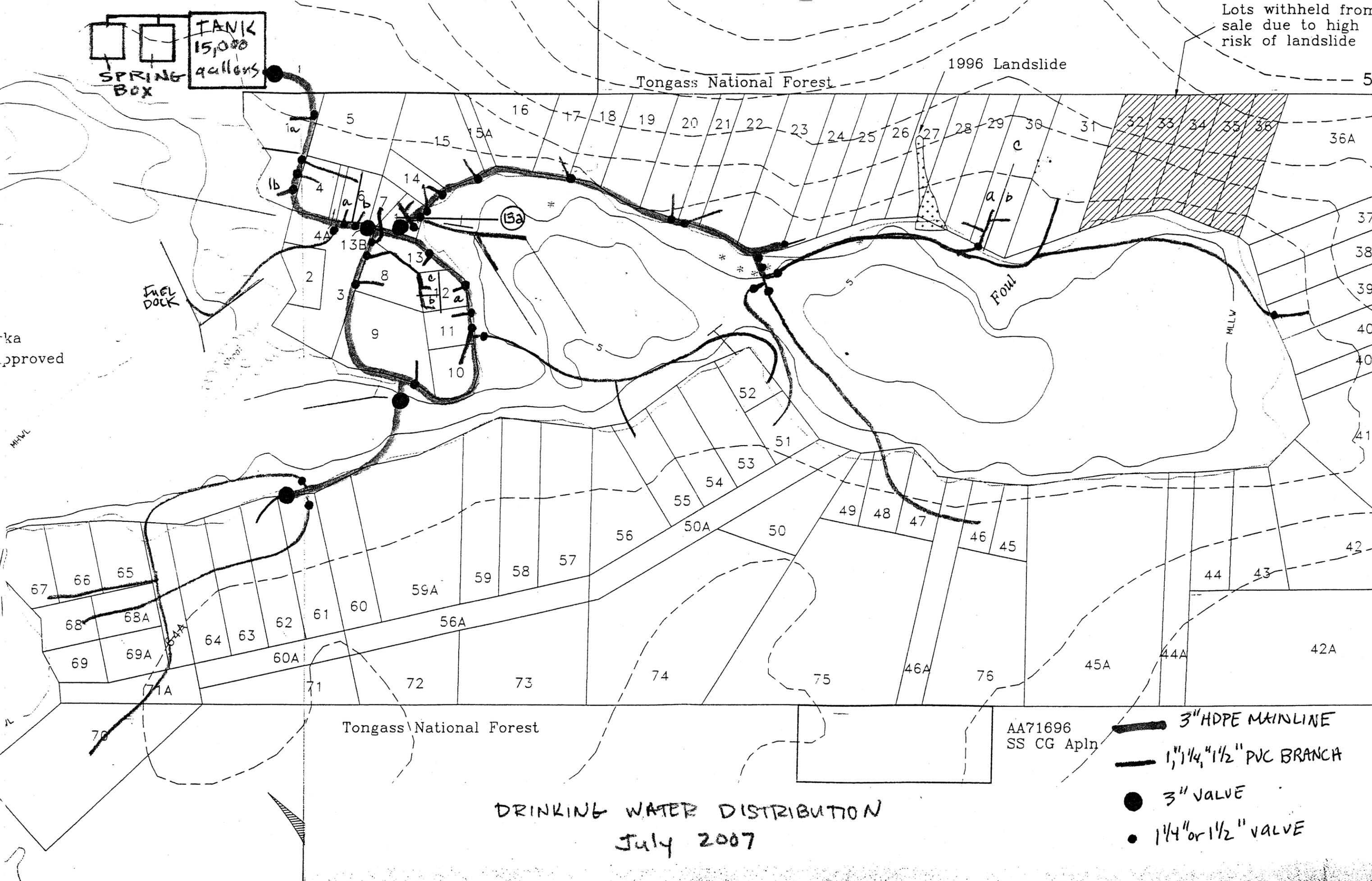
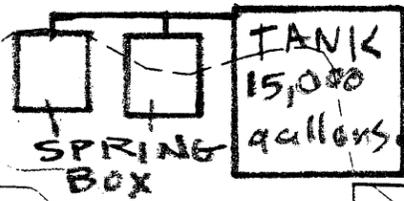
GWO -Gray Water Out-Not into Septic

GWI - Gray Water Into Septic

Lots withheld from sale due to high risk of landslide

1996 Landslide

Tongass National Forest



ka approved

MHWL

Tongass National Forest

AA71696
SS CG Apln

-  3" HDPE MAINLINE
-  1", 1 1/4", 1 1/2" PVC BRANCH
-  3" VALVE
-  1 1/4" or 1 1/2" VALVE

DRINKING WATER DISTRIBUTION
July 2007

Appendix D
Elfin Cove Community Structures and Fuel Systems Survey

Community of Elfin Cove
Non-Profit Corporation

Elfin Cove Community Structures
And
Fuel System
Inventory

July 2007

By Matthew Hemenway

Community Buildings Index

Structures

Lot13A: Community Building (Floor 1)
Lot13A: Community Building (Floor 2)
Lot13A: The Shop (Floor 1)
Lot13A: The Shop (Floor 2)
Lot 13A: Fire Equipment Shed
Lot 13A: Generator Building
Lot 2: Tank Farm
Tideland Lease: White Building
Tideland Lease: Fuel Dock Building
Tideland Lease: Propane Storage

Community Buildings

Lot 13A: Community Building) This building has many different rooms that are used for a variety of activities such as meetings, a museum, an office, storage of medical supplies, a gymnasium, and general storage. There is a small library in the upstairs. It is in a good state of upkeep.

Lot 13A: Shop) The shop is used for several different purposes. The central portion of the building is used as an area for social gathering while the right wing consists of cubbies that are rented out to private individuals as storage. The upstairs is used for storage

Lot 13A: Fire Equipment Shed) This structure is used for the storage of fire equipment such as hoses and pumps.

Lot 13A: Generator Building) This structure houses the community's power plant and is located adjacent to the community building

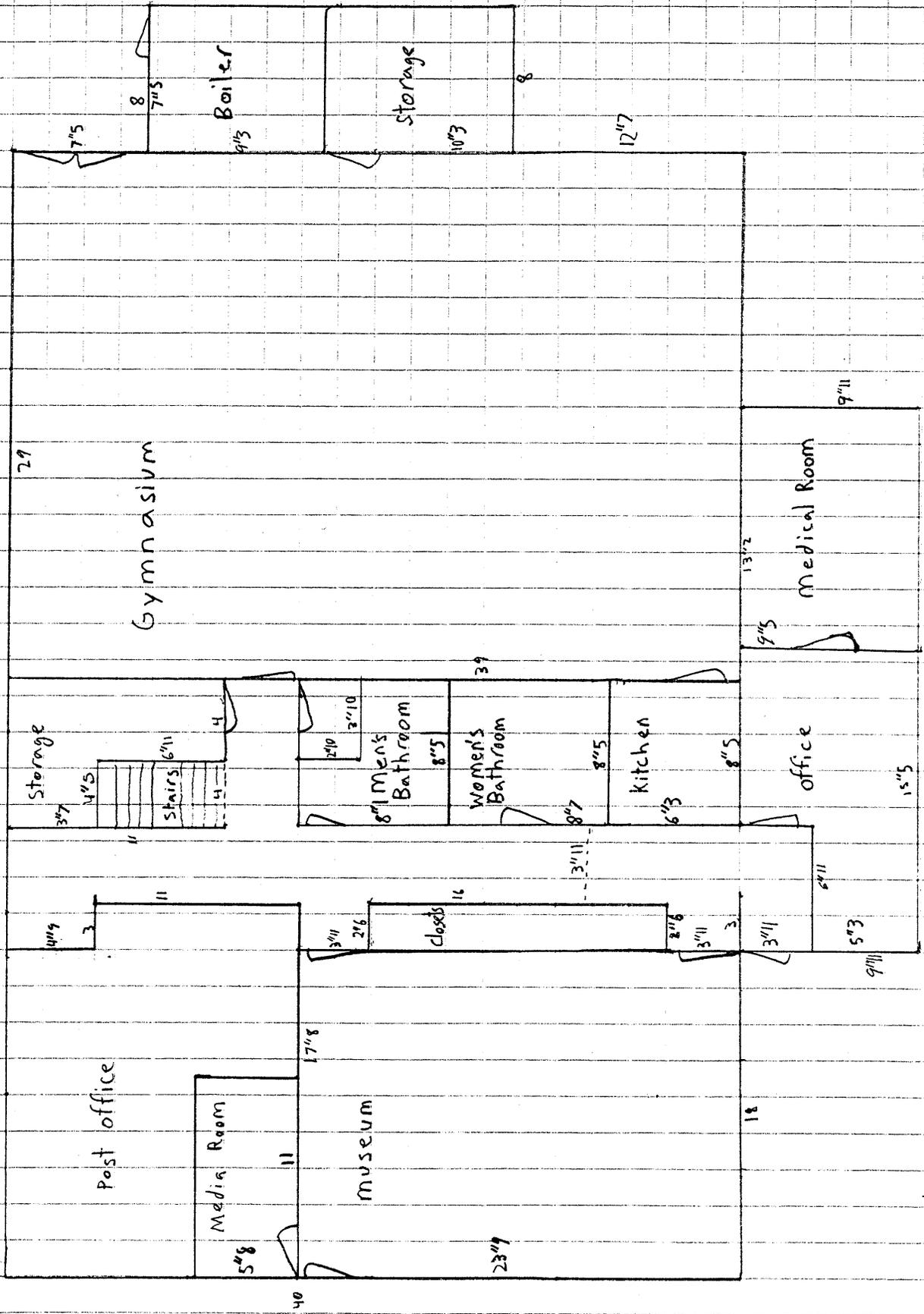
Lot 2: Tank Farm) It consists of seven fuel tanks that store all of the community's fuel for future distribution. The tanks are divided into four with a 20,000 gallon capacity, two with an 8,000 gallon capacity, and one with a five thousand gallon capacity. There is a total capacity of 101,000 gallons although the tanks are filled only to 85% capacity

Tideland Lease: White Building) The white building is located at the beginning of the pier to the fuel dock and is used as storage for equipment relating to the town's fuel system.

Tideland Lease: Fuel Dock) The fuel dock is used for the distribution of fuel to customers.

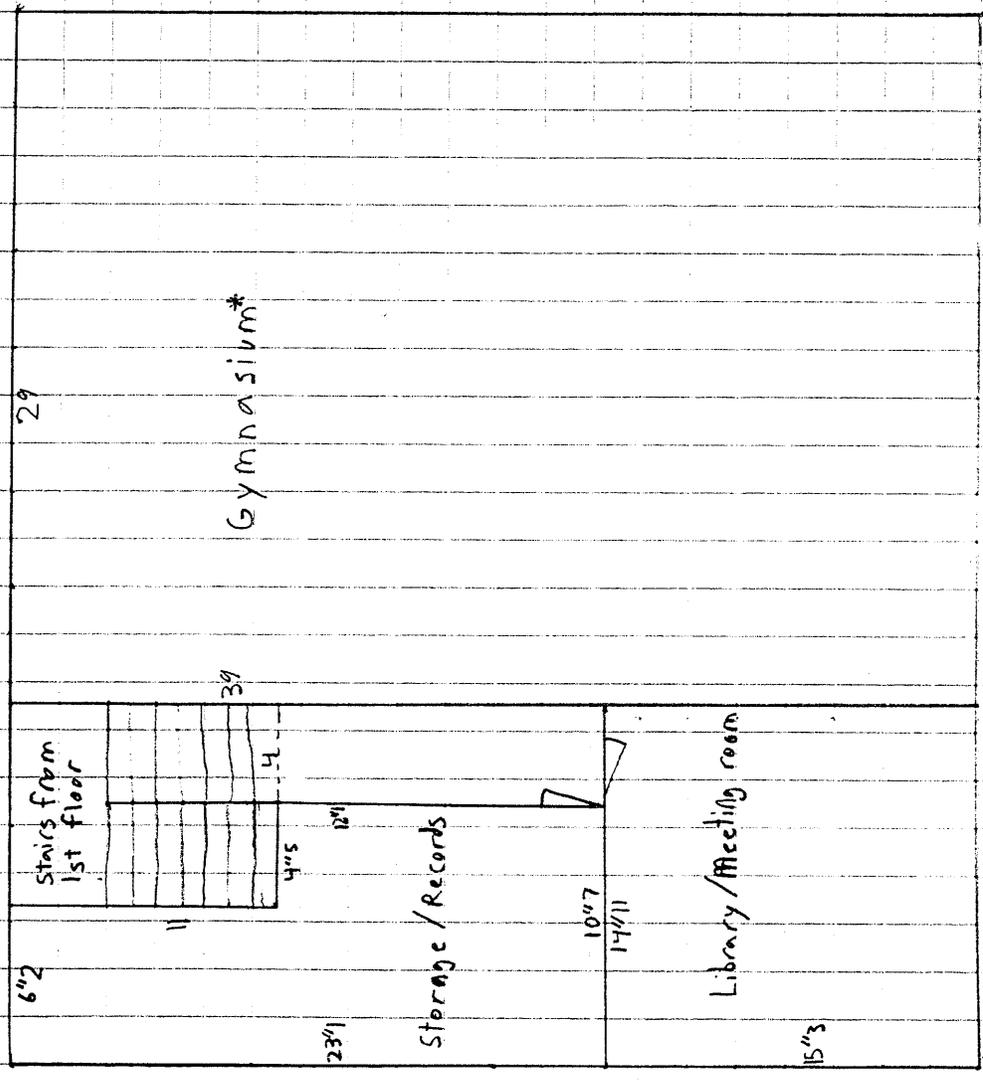
Tideland Lease: Propane Storage) This is a shed built at the end of the fuel dock above the tidelands. It is used to store and fill propane bottles.

Community Building Floor 1
Lot 13A



1 unit = 2 ft

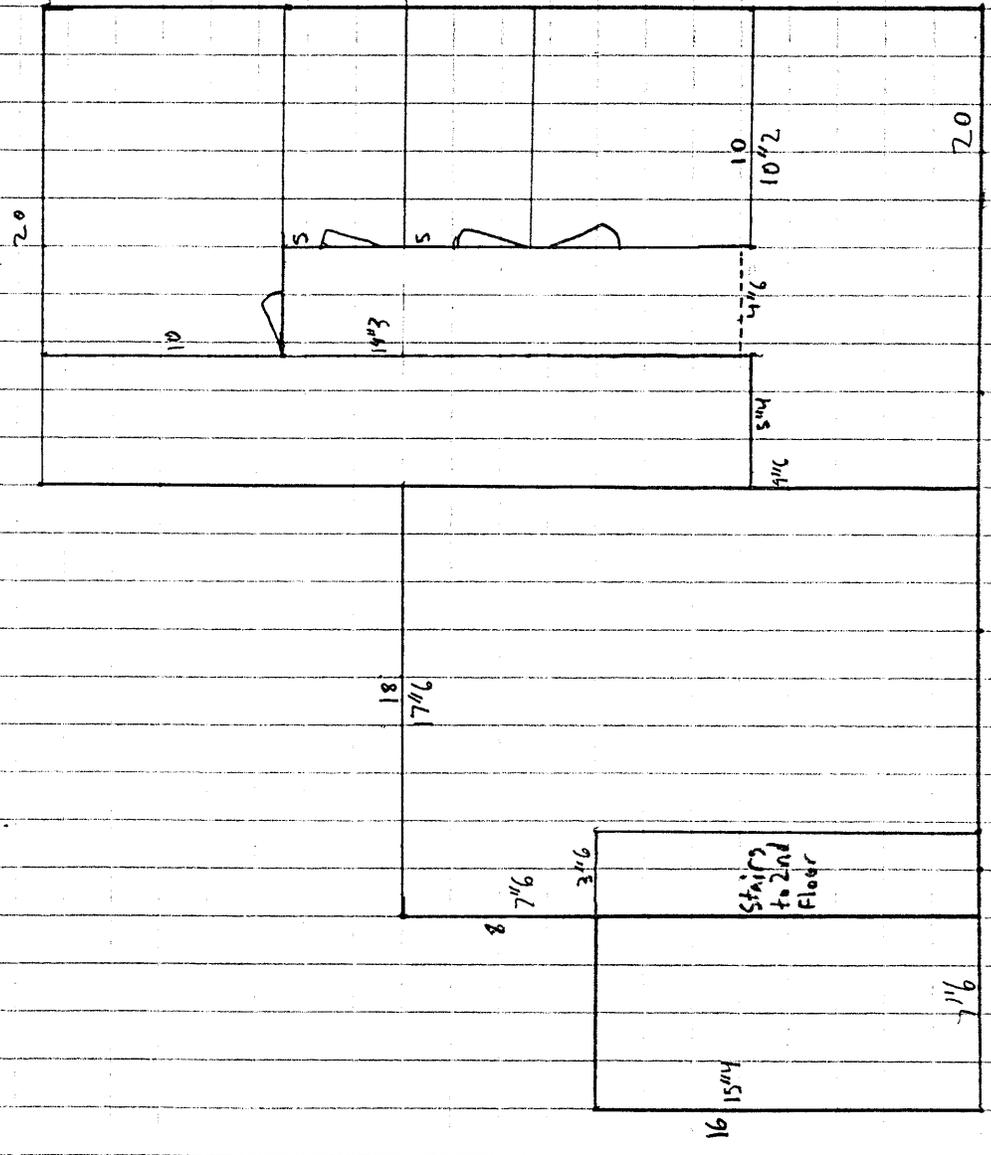
Community Building Floor 2
Lot 13A



1 unit = 2 ft

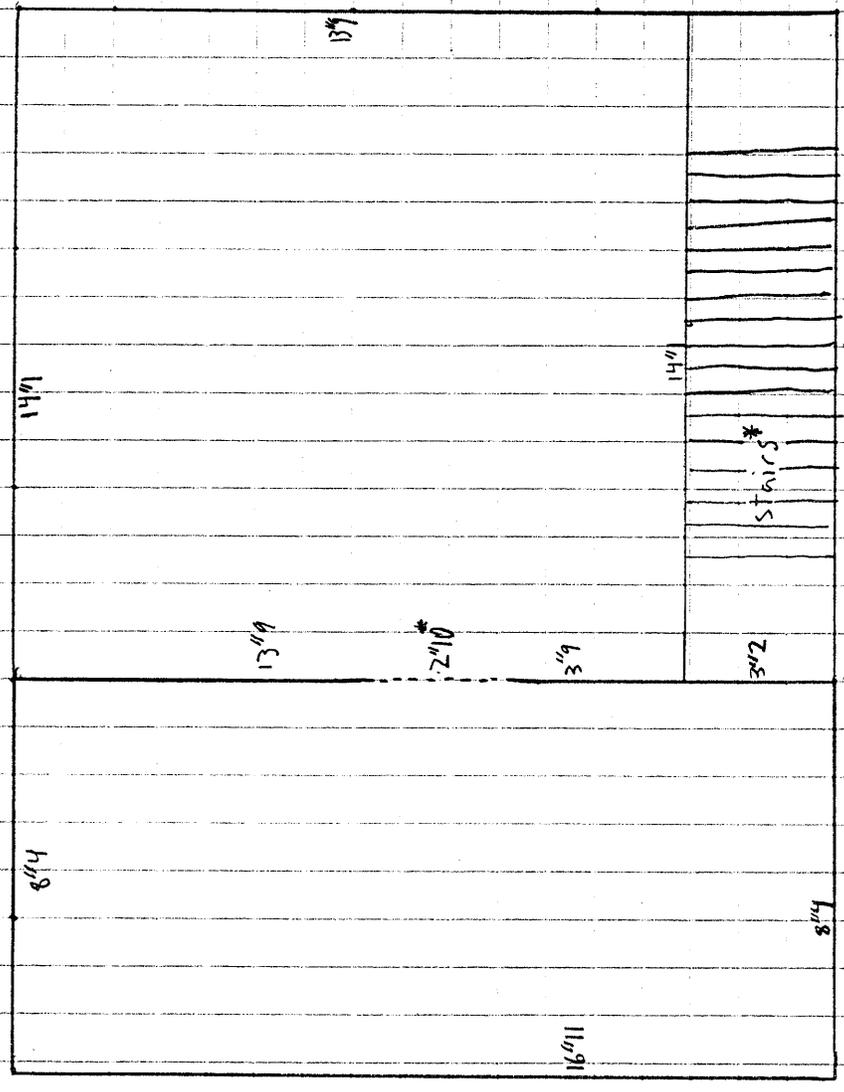
* Gymnasium is a two story room accessible only through the bottom floor

The Shop Floor 1
Lot 13A



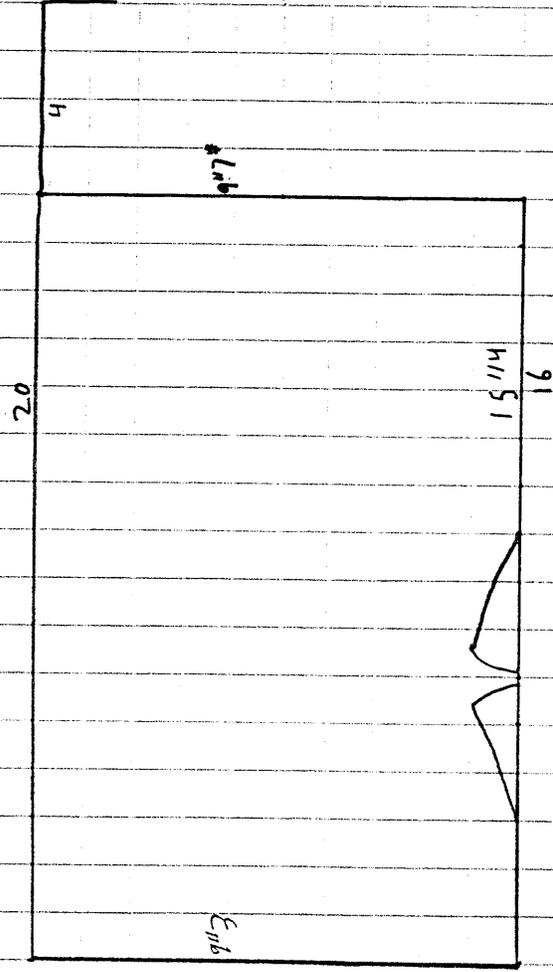
1 Unit = 2 ft

Shop Floor 2
Lot 13A



* Dashed line indicates width of opening
* Stairs lead to boardwalk

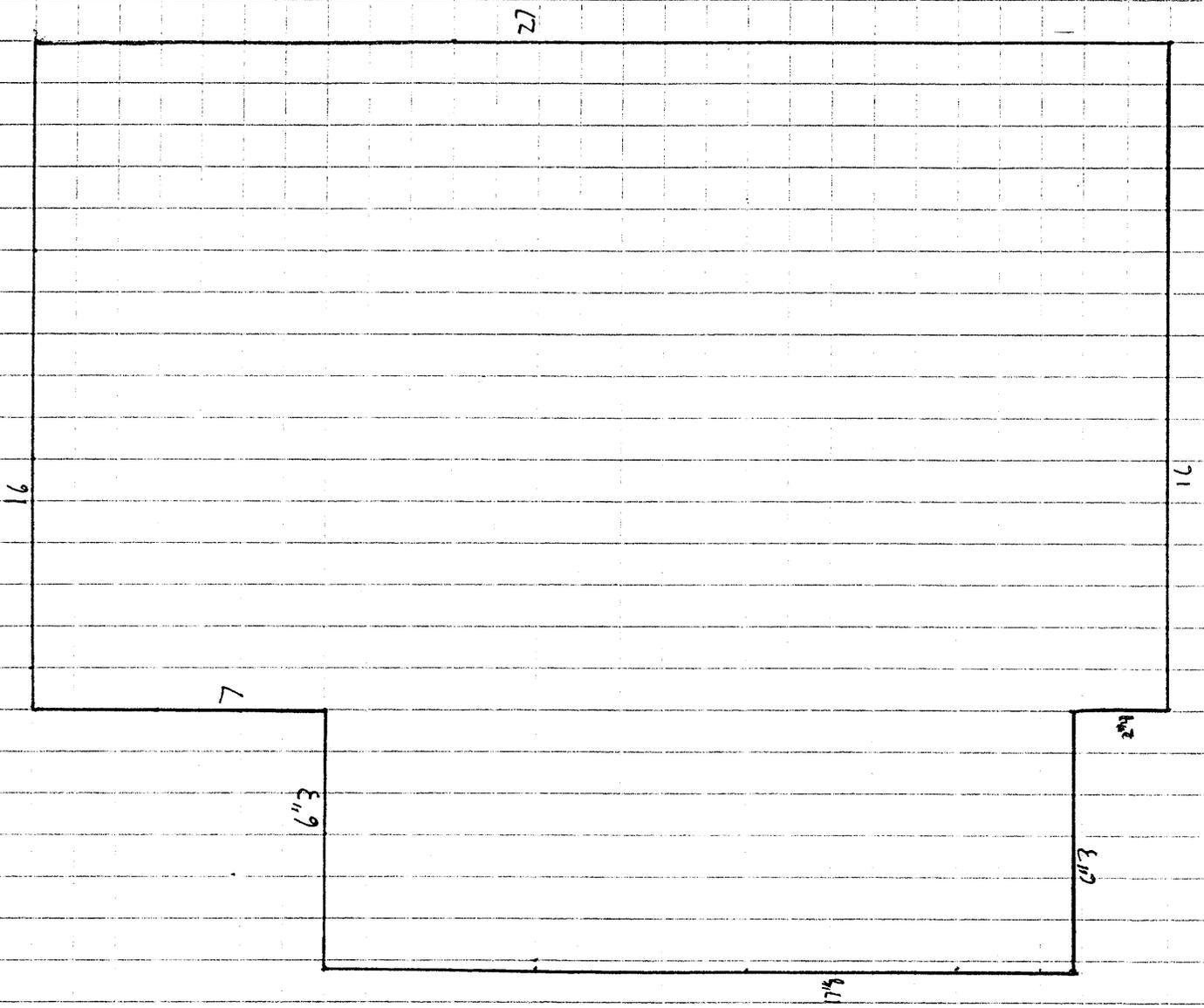
Fire Equipment shed
Lot 13A



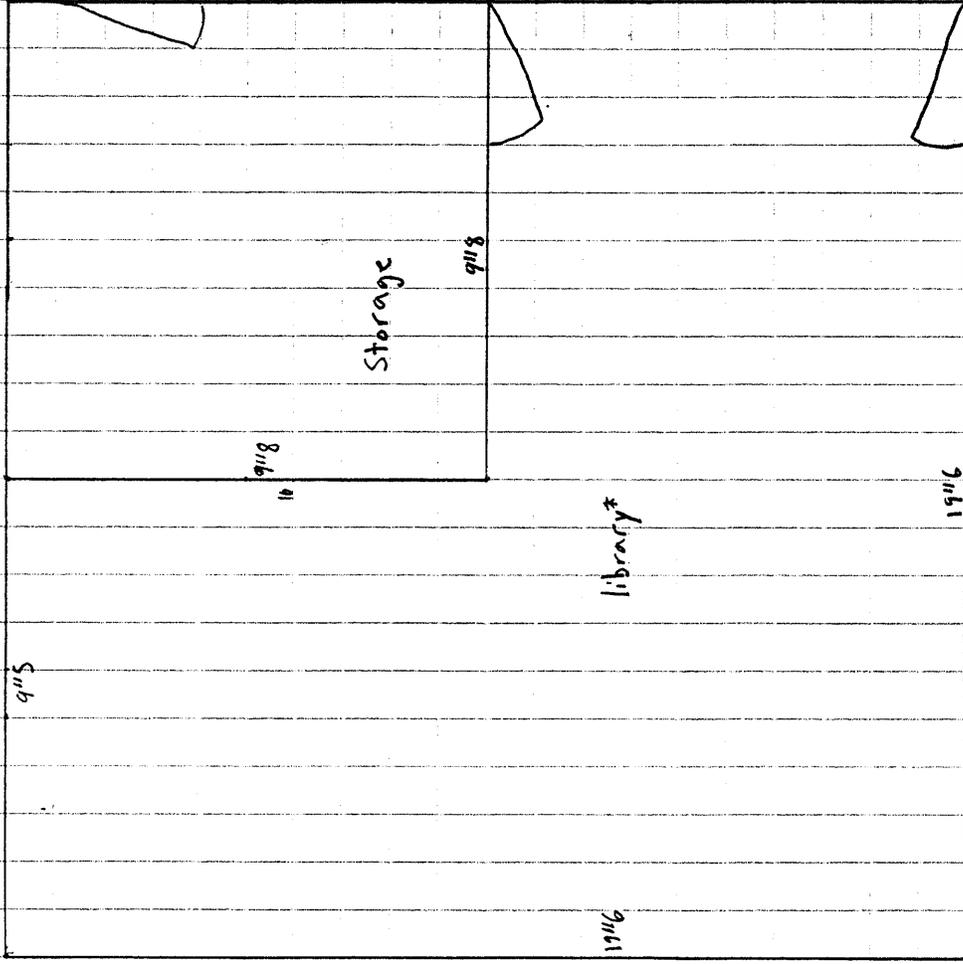
1 Unit = 1 foot

* This is a roofed, but un-walled area used for storage

Generator Building
Lot 13A

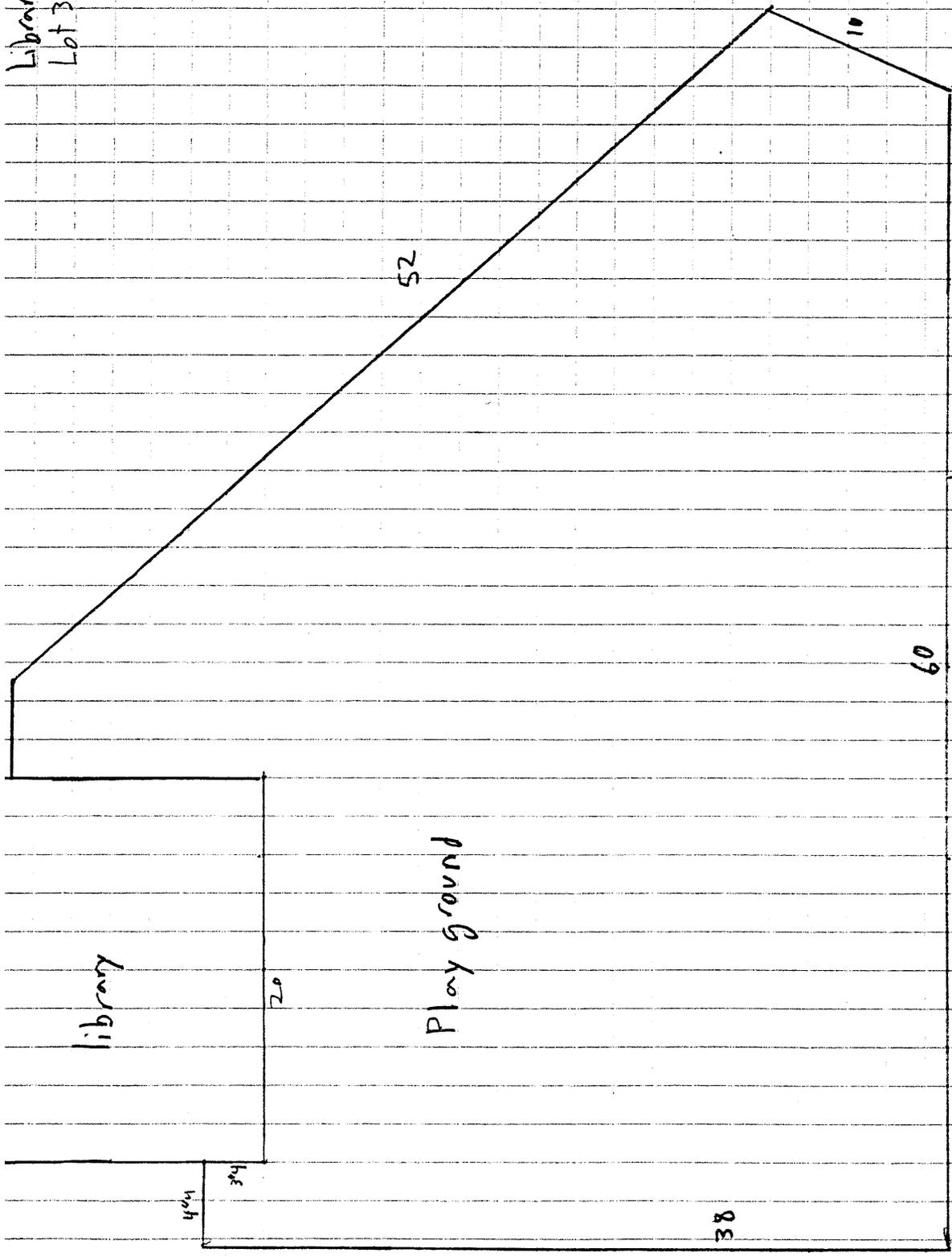


Library Building
Lot 3*



* Library building is in disrepair
* The lot is owned by mental health

Library / Playground
Lot 3*



library

Playground

40 ft
34 ft

20

52

38

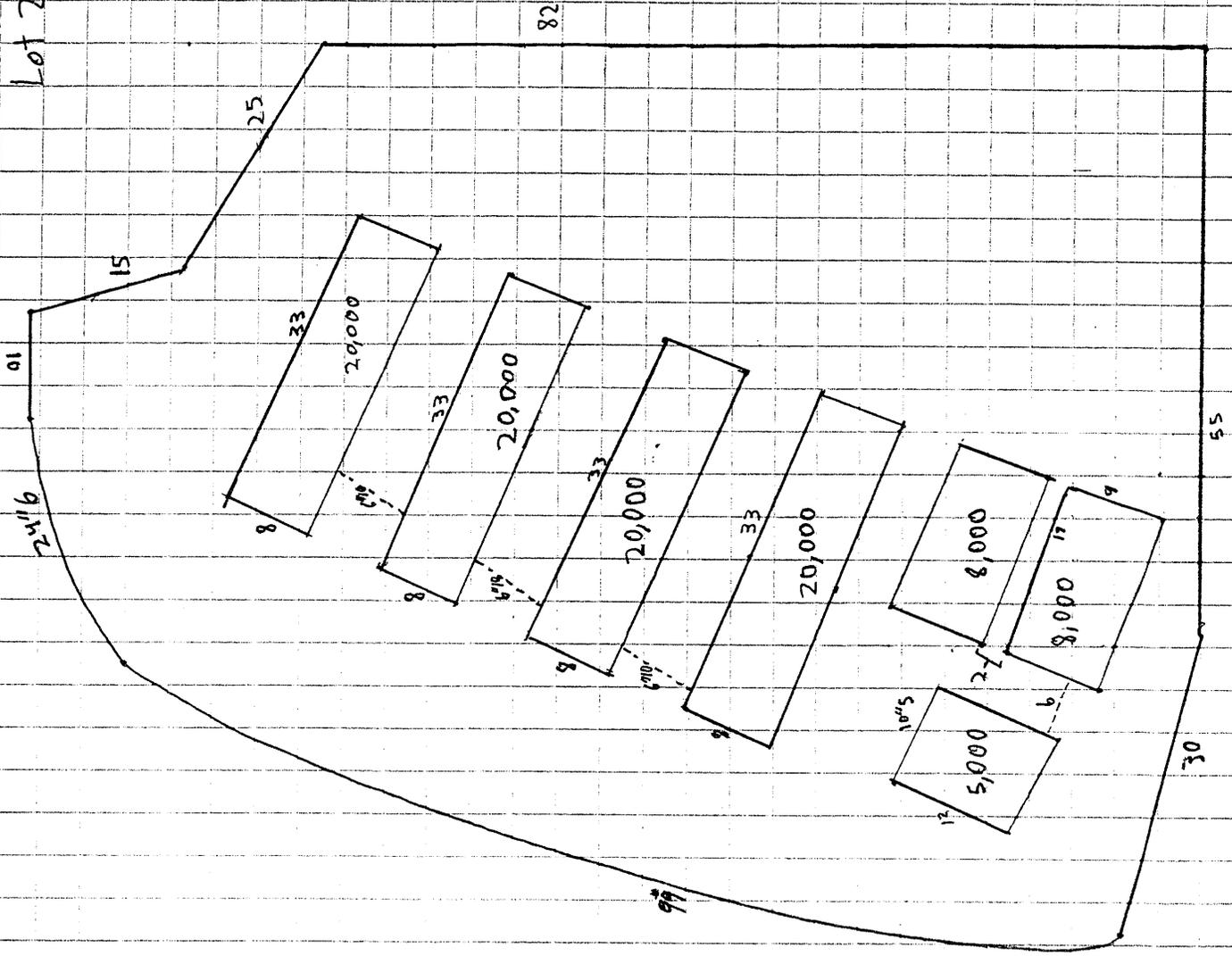
60

10

1 Unit = 2 ft

* Lot is owned by mental health

Tank farm
Lot 2



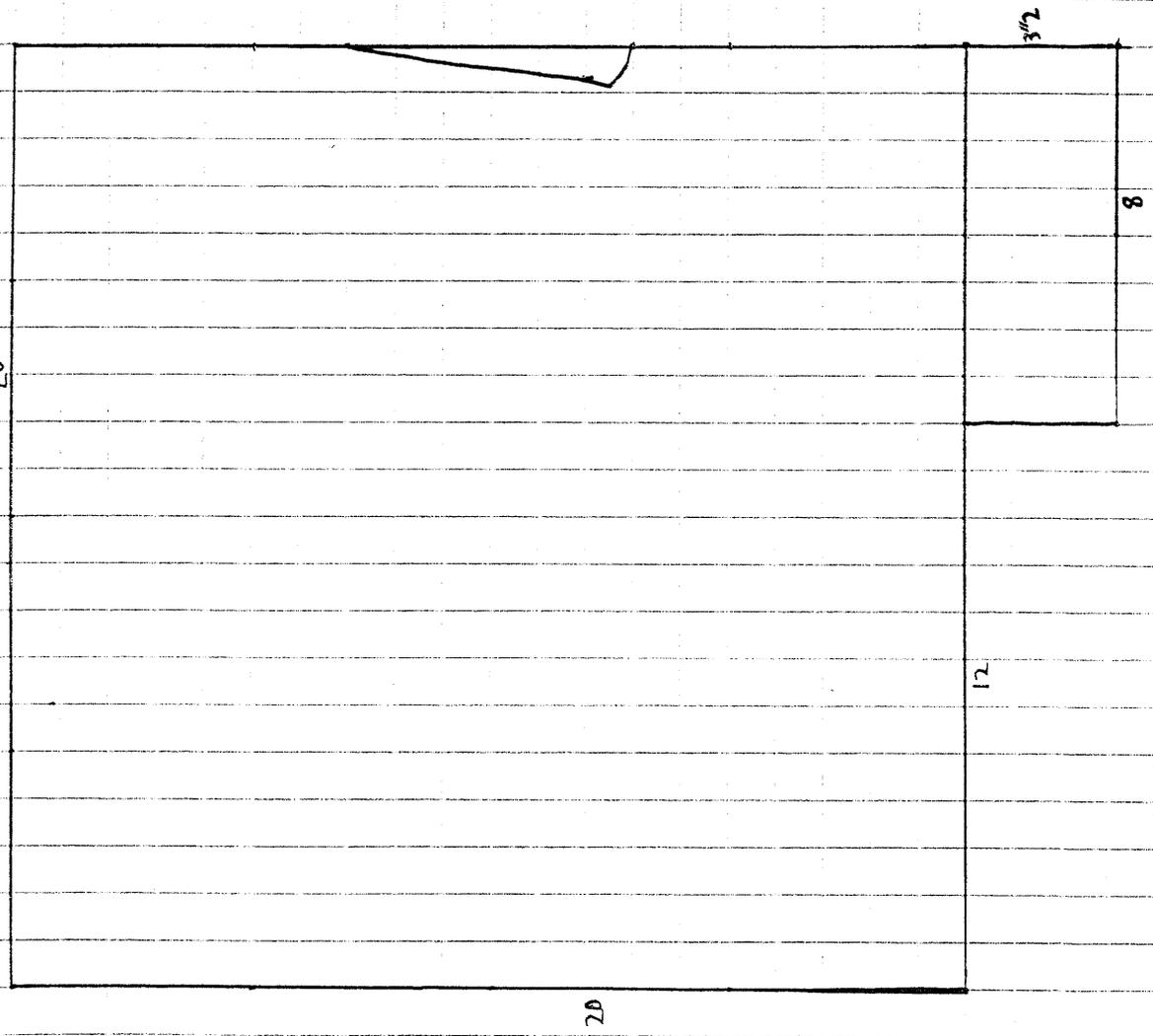
Unit = 4 ft

* Position of fence is approximate

* Volume in Gallons Total Capacity: 101,000

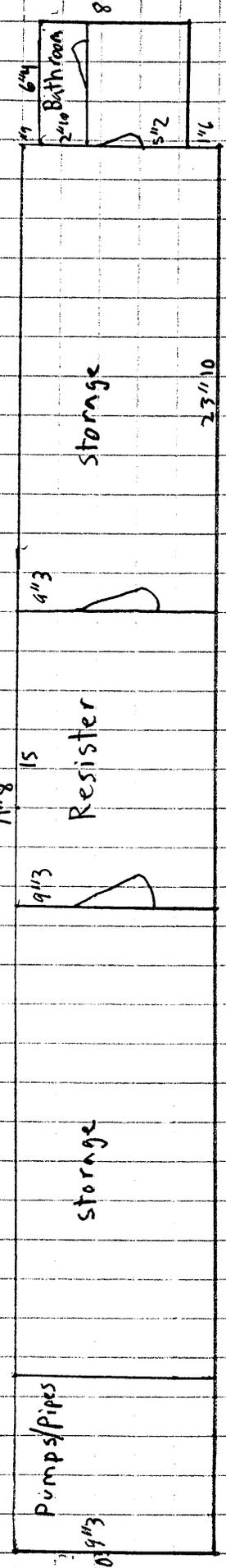
WRITE SKETCHING

Tideland Lease



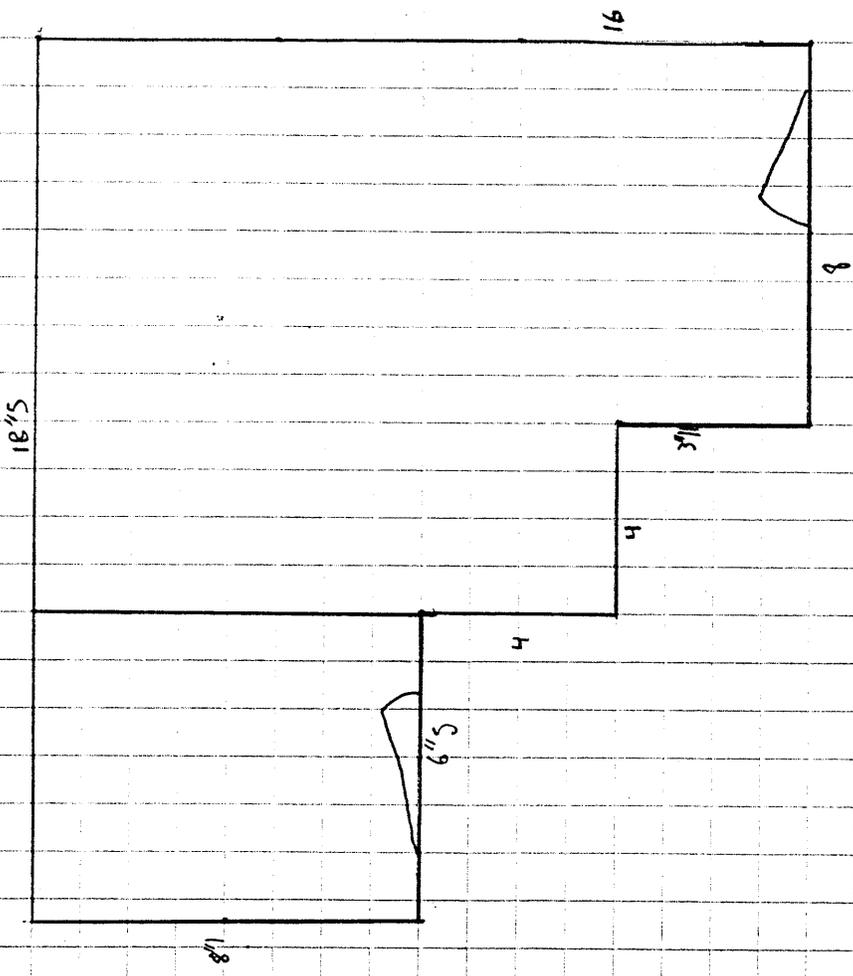
1 Unit = 1 foot

Fuel Pock Building
Tide Land Lease



1 Unit = 2 ft

Propane Storage
Tideland lease



1 Unit = 1 foot

lots withheld from sale due to high risk of landslide

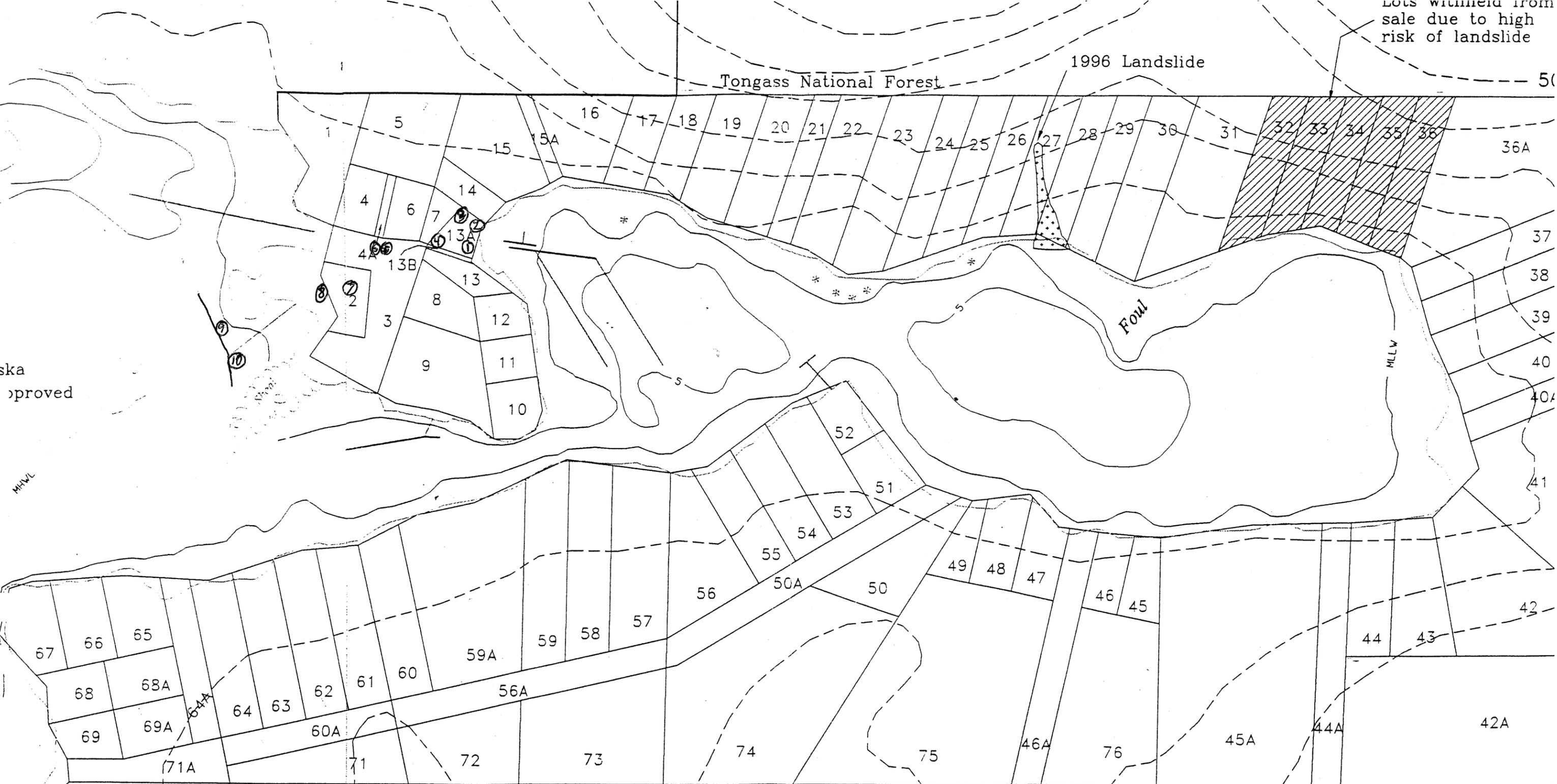
Tongass National Forest

1996 Landslide

50

skala approved

MHWL



Tongass National Forest

AA71696
SS CG Apln

- ① = Community Building
- ② = Shop
- ③ = Fire equipment Shed
- ④ = Generator Building
- ⑤ = Library Building
- ⑥ = Play Ground
- ⑦ = Tank Farm
- ⑧ = White Building
- ⑨ = Fuel dock
- ⑩ = Propane Storage

Fuel System

Main Manifold; Lot #13A) A metal pipe flows directly from the pumping station to the main manifold several feet off of the tank farm side of the boardwalk. At the main manifold 1 ¼ inch black plastic pipes branch off to other areas of the cove. All plastic pipes branching off from the main manifold are not community and therefore the community is not liable for them. One pipe branches towards the airplane float, one around the bend, on towards the head of the cove and one directly to cross sound lodge. None of the valves or fittings appears to be leaking. There is a green master valve in good condition that prevents fuel from spilling into other lines.

Generator; Lot #13A) A metal pipe identical to the pipe that flows to the main manifold goes from the pumping station directly to the community generators. The two pipes run alongside each other from the pumping station until the generator building where one continues to the main manifold and ones.

1. Lot #13; Business) The valve to lot #13 is little rusty, but there is no sign of leakage. The fittings are tight. It is a ball valve marked with a strip of white plastic tied around the handle.
2. Lot #3; Business) The valve to Lot #3 comes directly off of the main manifold. It is yellow handled and labeled cross sound. The valve is functioning and there are no leaks.
3. Lot #8; Dave Walton, Household) The T to Dave Walton's is located on the line between Lots #13 and #12. The fittings are tight and the valve is in good condition.
4. Lot # 12 Eagle Charters) The fuel line continues under the boardwalk. The lot #12 valve is located underneath the boardwalk and lot #12 fuel line only runs for about ten feet before it flows into a tank. The valve is functional and there are no detectable leaks.
5. Lot # 12) The fuel line dips down to the ground and is partially covered in debris.
6. Lot #8; Rick Barnes, Household) There is a T along the border between lots #12 and #11 that goes up to the house. It doesn't leak. Ten feet away from the T a valve regulates the fuel flow. It is located underneath the stairs that climb up to lot #8. The valve is functional.
7. Lot #11; Household) There is a T underneath the boardwalk that carries fuel to the fuel tank of lot #11. It uses a ball valve. The fittings are tight and there are no signs of leaking.
8. Lot #10; Household) The fuel line leaves the boardwalk on the corner of lot #11 and runs up into the woods. There is a T that supplies fuel to the cabin on lot # 10. There are no signs of leaks.
9. Lot #9; Business) The fuel line lies on the forest floor fully or partially buried in the dirt or spruce needles. On lot #9 the line runs by a CSMA tank located above a concrete containment pool, there is a T that supplies the tank with fuel. It uses a ball valve that is in excellent condition and the fittings appear to be tight. No detectable signs of leakage.
10. Lot #9; Business) The line returns to the boardwalk where it ends at another CSMA fuel tank. The line flows directly into the tank by way of a gate valve.

11. Lot #13A; Abandoned Line) On the border between lots #13A and #14 there is an abandoned fuel line that Ts off of the main line. The valve handle is rusted off, but there are no signs of leakage.
12. Lot #14; Household) There is a T directly underneath the boardwalk that supplies lot #14 with fuel. The valve is in excellent condition and does not leak.
13. Lot #15; Household) The T for lot #15 is located near the creek that flows down lot #15A. It uses a gate valve to regulate fuel flow into the T. Just beyond the T there is a union with a ball valve that shuts the flow further down the line in order to pump fuel without having to turn all the other valves towards the head of the bay off.
14. Lot #17; Abandoned T) On lot #17 there is an abandoned T. It does not leak.
15. Lot #18; Household) The T for lot #18 is located on the edge of the house underneath the boardwalk. The ball valve is rusted but does not leak.
16. Lot #19; Household) The valve on the T for lot #19 is very rusted and while it doesn't appear to leak, the handle of the valve might break off if used.
17. Lot #21, Business) The T for lot #21 is located underneath the boardwalk. A ball valve regulates the flow. The line branching off of the main line runs twenty feet uphill into a fuel tank. No signs of leaks.
18. Lot # 22; Household) The T for lot #22 is underneath the boardwalk. It is regulated with a ball valve in excellent and new condition. The line runs up underneath the house to a tank about thirty feet away. No leaks.
19. Lot #24; Household/business) The line leaves the boardwalk and weaves through some boulders until it terminates at the fuel tank of lot #24. Flow into the tank is regulated by a gate valve. No leaks.
20. Lot #7; Household) The T for lot #7 is buried in mud, but the fittings are tight and do not leak. It is regulated with a ball valve. The line is not currently in use.
21. Lot #6; Cohos Café, Business) The T for Coho's Café is located close to the boardwalk. It uses a ball valve and does not seem to leak. It is difficult to access.
22. Lot #6; Cove Lodge, Business) There are two ball valves used to pump fuel to the Cove Lodge from the mainline. There is also a capped valve. Does not leak.
23. Lot #4) The fuel line extends until it comes to the ramp that leads to Elfin Cove Lodge. There is a ball valve that regulates fuel flow to the lots above the valve. It appears that it may have a slight leak.
- 24.) Lot #1; Business, Household) On lot #1 there are three Ts that funnel fuel to lot #4, the Elfin Cove Lodge, and Fishmaster Charters. All of the Ts use ball valves. None of the Ts leak.

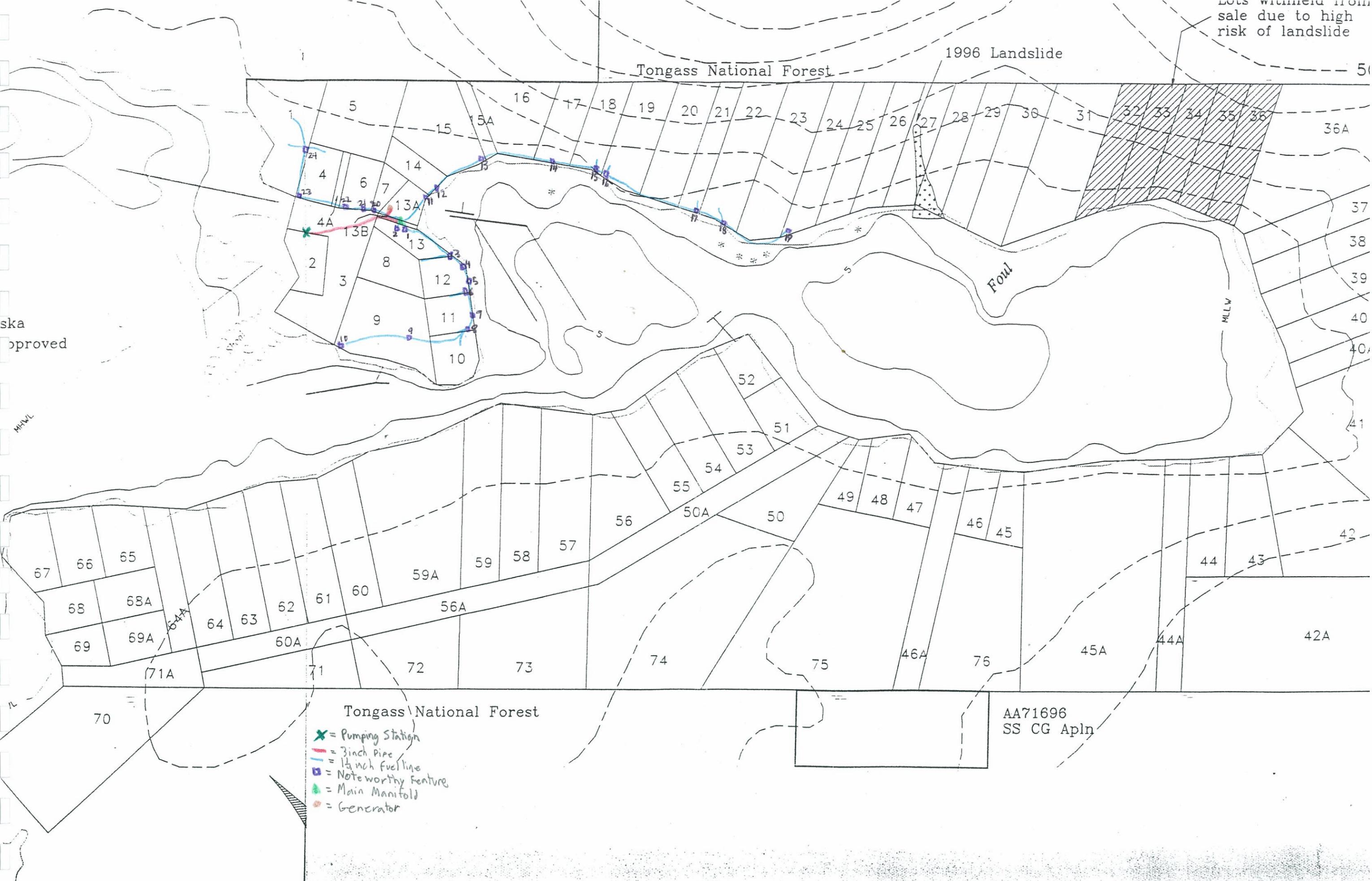
LOTS WITHIN FROM
sale due to high
risk of landslide

Tongass National Forest

1996 Landslide

ska
proved

MHWL



Tongass National Forest

- X = Pumping Station
- = 3 inch Pipe
- = 1.5 inch fuel line
- = Noteworthy Feature
- = Main Manifold
- = Generator

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Appendix E

Ocean Energy Resources

Ocean Renewable Energy Coalition (OREC)

OREC is the national trade association for renewable ocean energy resources in the United States. The website provides information about proposed projects and upcoming meetings: www.oceanrenewable.com.

Ocean Renewable Energy Group (OREG)

OREG is a Canadian organization that works with industry, academia and the government to promote development of ocean energy in Canada. The library on the OREG website includes many useful publications: www.oreg.ca.

Electric Power Research Institute (EPRI)

EPRI is a nonprofit organization dedicated to develop solutions to challenges related to production of electric power. The organization has been active in researching ocean energy resources, including development a study for resources located in Southeast Alaska. EPRI's ocean energy website provides reports about developing ocean energy resources: www.epri.com/oceanenergy. The study about Southeast Alaska may be found at: http://www.epri.com/oceanenergy/attachments/streamenergy/reports/003_TP_AK_011007.pdf.

Federal Energy Regulatory Commission (FERC)

This agency permits hydroelectric power facilities and offshore energy generation projects. FERC has developed a streamlined process for permitting information about hydrokinetic power generation (i.e., generation from ocean waves, tides, currents, and rivers: www.ferc.gov). In addition, the application for the Icy Straits project is located at: <http://elibrary.ferc.gov/idmws/nvcommon/NVViewer.asp?Doc=11068872:0>. (Note: This site requires downloading of a “plugin” available on the site).

Minerals Management Service (MMS)

The MMS manages resources in federal waters of the Outer Continental Shelf (OCS). The Energy Policy Act of 2005 gave the MMS new responsibilities that have resulted in an alternative energy program for the OCS. The Programmatic Environmental Impact Statement for the energy program and other documents may be found at the MMS websites: <http://www.mms.gov/offshore/RenewableEnergy/renewableEnergyMain.htm> and <http://ocsenergy.anl.gov/>.

Puget Sound Tidal Energy

This website provides information about tidal energy projects proposed for Puget Sound in the State of Washington: www.pstidalenergy.org.

Wave Energy Centre

The Wave Energy Centre is a nonprofit corporation that promotes testing and demonstration of wave energy structures in Portugal. In addition, the organization promotes national and international cooperation for research and development projects: www.wave-energy-centre.org

British Wind Energy Association

This organization promotes alternative energy including marine renewable energy. Its website includes information about generation technologies and publications including the Marine Renewable Energy Resource Atlas: www.bwea.com/marine.

European Marine Energy Centre (EMEC)

This organization promotes development of sea-based renewable energy technologies. Located in the Orkney Islands in the United Kingdom, the EMEC offers developers the opportunity to test new technology for wave and tidal power technology: www.emec.org.uk

SuperGen Marine Consortium

This organization, located in the United Kingdom, promotes marine renewable energy research including the development of full-scale prototypes for generation facilities.

(UK): www.supergen-marine.org.uk

IEA Ocean Energy Systems

An international agreement in 2001 led to this collaborative effort to promote ocean energy technologies through research, development, demonstration, and information exchange.

Members include Belgium, Canada, Denmark, European Commission, Germany, Ireland, Japan, Mexico, Norway, Portugal, United Kingdom, and United States: www.iea-oceans.org.

Appendix F Options for Governance

The purpose of this appendix is to provide information about governance options for Elfin Cove. While currently some people in the community oppose any efforts to establish a local government, this issue may arise in the future. This appendix provides information about requirements for second class cities and boroughs which may be useful to the community during future discussions on this issue.

A few basic governance options exist for the governing Elfin Cove, including continuance a: 1) Remain unincorporated, 2) become a second class city, or 3) become part of a borough (either as an unincorporated community or as a second class city). There was no community consensus regarding these options at the time this plan was written, so rather than promoting one option over the other, the pros and cons of each option will be presented along with strategies for each option.

Remain Unincorporated

The discussion of this option is based on the assumption that the CECNPC will continue to provide basic services to the community and that major decisions will be made by the community as a whole. This option depends on the ability of the community to work well together and the continued availability of volunteers to work on committees and help deliver services. According to the State of Alaska, about three dozen unincorporated communities in Alaska operate nonprofit community associations (Alaska Department of Community and Economic Development 2003).

A primary purpose of the CECNPC is to receive and expend state and federal funds in order to manage the electric and water utilities, fuel dock, tank farm, and other infrastructure as needs arise. Operation of this corporation is fashioned after the town hall process evident in some New England communities. Decisions of the CECNPC are made at community meetings by those attending the meetings who are members in good standing.

Advantages of Remaining Unincorporated:

- Without an organized government, residents can go about their business with minimal government interference.
- The long history of Elfin Cove demonstrates the community is able to work together to provide many services.
- The nonprofit corporation has the ability to charge user fees for services.
- The CECNPC provides a structure for community decision-making and the ability to obtain grants for public services.

Challenges of Remaining Unincorporated:

- Unorganized communities have no planning powers and depend on voluntary compliance regarding any land use recommendations by the CECNPC.
- The CECNPC has no taxing authority and has limited options for generating income.
- Some grantors either can only work with organized municipalities or prefer to do so.

- The CECNPC depends on volunteers for board positions, for committees and for providing some services. There is only a limited volunteer pool, and some volunteers face burnout.
- Unincorporated communities have limited opportunities to influence state and federal agency decisions.
- Without clear leadership for the community, cooperation can suffer. Responses to the 2006 community survey indicated that nearly 80% of the respondents believe the failure of community members to work together either severely or somewhat threatens the quality of life.

Incorporation as a Second Class City

Incorporation as a second class city would provide more formal government to Elfin Cove. This form of government would provide many advantages, but residents of the community have traditionally opposed incorporation. It is unclear under what conditions, if any, a second class city would be acceptable to the community. Incorporation as a first class city is not an option for Elfin Cove because it requires a population of at least 400 people.

If the issue of incorporation as a second class city gains city gains more support, the community may wish to initiate discussions regarding the pros and cons of incorporating as a second class city. In addition, communication with representatives from communities that have incorporated in recent years, such as Gustavus, may be useful. Such communication will provide opportunities to learn from the experience of other communities.

Advantages of Incorporating as a Second Class City:

- Second class cities may exercise planning, platting and land use regulation powers, but they are not required to do so.¹
- Second class cities may either be managed by a “strong mayor” or a city administrator form of government. Under the “strong mayor” option, the mayor leads the administration with assistance from staff which sometimes includes a city administrator. Under the second option, the city manager supervises the city staff under direction from mayor and city council. Most second class cities have a strong mayor for of government.²
- Second class cities may appoint a planning commission to oversee the planning authorities.
- Municipalities can enact zoning and land use ordinances to influence activities on federal or state land within its boundaries as long as the ordinance or zoning does not include an outright prohibition of activities (California Coastal Commission v. Granite Rock Co 1987).
- Second class cities are not required to adopt a local building code, but many second class cities adopt the Uniform Building Code (UBC) or the International Code Council (ICC) standards.³

¹ Only 16% of the 114 second class cities in Alaska have a planning commission (Alaska Department of Commerce, Community and Economic Development 2007).

² About 78% of Alaska’s second class cities have a strong mayor form of government (Alaska Department of Commerce, Community and Economic Development 2007).

³ While there is no building code in Elfin Cove, public buildings are required to be built to UBC/ICC standards and meet fire code provisions. Banks sometime require compliance with building codes as a prerequisite for loans.

- A second class city may levy taxes including property tax (if approved by voters), a sales tax, a raw fish tax, and a bed tax.
- A second class city would be eligible for special funding through the National Forest Receipts program, the Federal Payment in Lieu of Taxes (PILT) program, Alaska Department of Revenue Fisheries Business Tax, the Alaska shared “extraterritorial” fisheries tax, and state payments in lieu of property tax.
- New municipalities are entitled to 10% of total vacant un-appropriated and unreserved state acres within their boundaries.

Challenges of Incorporation as a Second Class City:

- Second class cities may appoint a planning commission to oversee the planning authorities.
- Many residents value the lack of local government and may not support incorporation.
- It may be difficult for Elfin Cove to meet the statutory requirement for incorporation as a second class city including obtaining the signatures of 25 resident voters (AS 29.05.060(12)).⁴
- The small year-round population may make it difficult to provide all of the functions of a second class city.

Borough Incorporation

Inclusion of Elfin Cove in a borough has been discussed over the years as an option for creation of a new regional government. Boroughs must implement three powers: Education, planning/platting/zoning, and tax assessment and collection. A borough can delegate planning authority to incorporated communities.

The 2006 Elfin community survey found that nearly 75% of the respondents believed incorporation into a borough either somewhat or severely threatens the community. With such overwhelming opposition, any attempt to form a borough will likely face considerable opposition. Currently, borough formation is voluntary, and the Legislature is not likely to include a community in a borough without its consent. Although borough formation is not favored, community members have expressed a desire to work together with other communities on regional issues.

A 2006 proposal would include Elfin Cove in a borough named the Glacier Bay Chatham Borough (Sheinberg Associates 2007). This proposal would include the communities of Elfin Cove Pelican, Gustavus, Hoonah, Tenakee Springs, Angoon, and Kake into a single borough.

Opportunities of Inclusion in a Borough:

- Second class cities may appoint a planning commission to oversee the planning authorities.
- Incorporation into a borough with similar communities, such as Pelican and Gustavus, could result in advantages such as economies of scale.

⁴Additional requirements for incorporation as a second class city may be found in 3 AAC 110.005 – 3 AAC 110.042.

Challenges of Inclusion in a Borough:

- An overwhelming percentage of the community opposes incorporation into a borough.
- Residents are concerned that they would lose local control if incorporated into a borough.
- Residents are concerned that incorporation into a borough would result in taxation without adequate services