

Chairman
Robert Beedle

**HARBOR COMMISSION REGULAR MEETING
MARCH 22, 2013 @ 12:00 PM
CITY HALL CONFERENCE ROOM**

Commissioners
Greg LoForte
Max Wiese
Mike Adams
Kenneth Jones

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Harbormaster
Tony Schinella
Admin Assistant
Brenda Griffith

Chairman Robert Beedle, Greg LoForte, Max Wiese, Mike Adams and
Ken Jones

3. APPROVAL OF SPECIAL AGENDA

4. APPROVAL OF MINTUES

5. RECORD ABSENCES

6. COMMUNICATIONS BY VISITORS

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

7. HARBORMASTERS REPORT

8. NEW BUSINESS

- A. Approve North Fill Ramp Plan(voice vote).....(Page 1-2)
- B. North Fill Ramp Plan/Drawings.....(Page 3-10)
- B. Amend Harbor Facilities/Upland Master Plan(voice vote).....(Page 11)

9. AUDIENCE PARTICIPATION

10. COMMISSION COMMENTS

11. OLD BUSINESS

12. MISCELLANEOUS BUSINESS

16. ADJOURNMENT

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Memo

To: City of Cordova Harbor Commission
From: Tony Schinella, Harbormaster
Date: 3/19/2013
Re: Approval of North Ramp Plan

PART I. BACKGROUND:

The timeline of the disposal of Lot 3A, Block 8, North Fill Development Park

1. 07/10/2012 P&Z meeting –Planning and Zoning referred back to staff and Harbor Commission to determine if the lot was available for disposal.
2. 09/17/2012 Harbor Commission Meeting met and recommend that Lot 3A, Block 8, North Fill Development Park remind as unavailable
3. 10/09/2012 P&Z recommend that Lot 3A, Block 8, North Fill Development Park remain unavailable
4. 11/07/2012 City Council Meeting Council referred back to Harbor Commission to develop a use plan for the city property near the North fill boat launch including Lot 3A.
5. 2/20/2013 the use plan was brought up and discussed in Commissioner reports. Council clarified that the land use plan was to help decided on the land disposal request for Lot 3A and should be an agenda item.
6. 3/06/2013 The North Fill Ramp Plan and the recommendation from P&Z on Lot 3A were presented to City Council as directed at the 11/07/2012. City Council had asked that the plan be developed in order to determine the availability of Lot 3A. At the 3/6/2013 meeting City Council referred the North Fill Ramp Plan back to P&Z. P&Z was to review and discuss how the disposal of Lot 3A would affect the North Fill Ramp Plan. Based on the discussion, P&Z would recommend to City Council if Lot 3A is available or not available.

PART II. GENERAL INFORMATION:

Included in the memo is the summarization of the Harbor Commission previous meetings, discussions, thoughts and ideas on the North Fill Ramp Plan. The written use plan and the map are attached for your review. At this meeting, the Harbor Commission is tasked with approving the final North Fill Ramp Plan which will be presented at the joint work session with P&Z on 4/8/2013.

PART III. RECOMMENDED HARBOR COMMISSION MOTION:

Staff recommends approving the North Fill Ramp Plan as presented.

PART IV. RECOMMENDED MOTION:

“I move to APPROVE the North Fill Ramp Plan.”

North Fill Ramp Plan

A map of the area is attached and all areas described below have a corresponding letter on the map. Here are some definitions for terms in this plan.

Accessible Winter Storage means that the road that services the storage area will be plowed by the City. It does not mean that boats, paths to boats or boat tongues will be shoveled during the winter.

Semi Accessible Winter Storage means that the boat owner can access their boat but the city will not plow the area that the boat is stored in during the winter.

North Ramp Plan -All Areas

Purpose: Provide services for both commercial and recreational users.

Summer 2013

Continue removal and cleanup of area
Place existing properties into the newly identified areas.
Develop most efficient layout for all areas

Future 1-5 years

Evaluate area as a whole make changes if needed
Evaluate fee schedules

Future 6-10 years

- 1) Explore option of year-round floating dock use
 - A) Potential Breakwater
 - B) Wake Protection
- 2) Explore tideland purchase
 - A) Additional Harbor Space
- 3) Explore Access
 - A) Improving access from Copper River Highway to Coast Guard Lane
 - B) Accessing areas through ROWs and Using ROW

Area A Maintenance Area

Purpose: To provide an maintenance area with water and electricity for commercial boats. A daily rate will be charged for use of this area.

Summertime: Maintenance Area 4/2-10/30

Wintertime: Semi-Accessible winter storage 10/31-4/1

Summer 2013

One Power pedestal to accommodate 4 power cords
Water service in the ground-needs to be dug up to hook to it

Moe is looking into digging this-this season
Once we get a surface hook up, we dig a trench-will have hose spigots on posts
4 spigots-then Y off them to go to each space
Water would be shut off at valve box in winter (Oct 15)

Future 1-5 years

Evaluate and make changes based on previous season's use
Metered Power for every maintenance space (1 power pedestal for every 2 spaces)
Update and determine fee schedule
Water would be combined with the power pedestals and would be supplied to every maintenance space
Research covering portions of the maintenance area (temporary vs. permanent)
Research possibility/feasibility of Gantry crane

Future 6-10 years

Update fee schedule as necessary
Implement covered maintenance areas
Possible 220 power source
Gantry crane- purchase and install

Area B Long-Term Storage Area

Purpose: Provide an area for long term storage. Rent will be on monthly bases. This area will also be used for Oil Spill Response equipment.

Summertime: Storage 4/2-10/30

Wintertime: Accessible winter storage 10/31-4/1

Summer 2013

Continue removal of non-operable derelict boats or other property
Research how far we can push back toward CRH
Research if EVOST barges/equipment is in best area
Research fencing possibilities to prevent snow damage to stored property
Research possible gabion (cut bank back) at Railroad Ave.
Identify best layout for the area

Future 1-5 years

Evaluate and make changes based on previous season's use
Develop implementation plan and timeline
Update Master Plan

Future 6-10 years

Implement as research is completed and plans are developed

Area C Trailer Parking Area

Purpose: To provide summer season trailer parking and winter boat/trailer storage. 4

Summertime: Trailer Parking 4/2-10/30

Wintertime: Accessible Winter Storage 10/31-4/1
Number of spaces determined by boat sizes

Summer 2013

Provide spaces for boat trailer parking
Organize existing vessels

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area D Non Permit Required Vehicle Only Parking

Purpose: Provide 72 hour parking for stand-alone vehicles.

Summertime: Vehicle Parking 4/2-10/30

Wintertime: Accessible Winter Storage 10/31-4/1
Number of spaces determined by boat sizes

Summer 2013

Provide parking spaces for vehicles only..

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area E Permitted Trailer Storage Area

Purpose: Provide permitted trailer parking for summer season. Provide winter boat storage.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Non-Accessible Boat Storage 10/31-4/1
Number of spaces determined by boat sizes

Summer 2013

Provide spaces for boat trailer parking

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area F 72 hour Boat and Trailer Parking Area

*Purpose: Provide 72 hour Non-Permit required parking area for recreational boats and trailers **only**. Ramp Permit must be purchased and displayed.*

Summertime: Boat and Trailer Parking 4/2-11/30

Wintertime: Snow Dump 12/1-4/1

Summer 2013

Provide parking spaces for recreational boats and trailers.

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area G 24 hour Boat and Trailer Parking Area

Purpose: Provide 24 hour Non-Permit required staging area for commercial trailer and boats, like area provided across from South Ramp-Baja Taco area. Not to provide stand-alone vehicle parking. Ramp Permit must be purchased and displayed.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Provide 24 hour staging area for commercial trailers and boats.

Future 1-5 years

Evaluate and make changes based on previous season's use.

Future 6-10 years

Implement as research is completed and plans are developed

Area H Permitted Trailer Storage Area

Purpose: Provide permitted trailer parking for summer season.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Provide permitted spaces for boat trailer parking

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area I Outbuildings

Purpose: Provide restrooms, waste oil / antifreeze collection area and dumpsters.

Summertime Only: 4/2-10/30

Wintertime: Winterized 10/31-4/1

Summer 2013

Provide Port-A-Potty.

Future 1-5 years

Research outbuilding design and feasibility, including steel bollards.

Implement as research is completed and plans are developed

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area J Future Use Area

Purpose: Continue development of North Fill Ramp Area

Summertime: Summer Use 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Determine the need of future storage or other uses.

Future 1-5 years

Develop storage areas or other uses as needed.

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area K Future Access

Purpose: Continue development of North Fill Ramp Area

Summertime: Summer Access 4/2-10/30

Wintertime: Winter Access 10/31-4/1

Summer 2013

Determine the need of additional or new access.

Future 1-5 years

Evaluate and make changes based on previous season's use

Develop access as needed.

Future 6-10 years

Implement as research is completed and plans are developed

Area A Maintenance

Area B Long Term Storage

Area C Trailer Parking

Area D Vehicle Parking

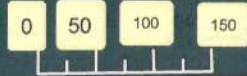
Area E Permitted Trailer Storage

Area F 72 Hour Boat and Trailer

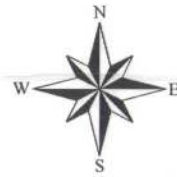
Area G 24 Hour Boat and Trailer

Area H Permitted Trailer

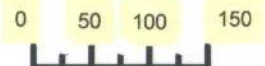
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- Area A Maintenance
- Area B Long Term Storage
- Area C Trailer Parking
- Area D Vehicle Parking
- Area E Permitted Trailer Storage
- Area F 72 Hour Boat and Trailer
- Area G 24 Hour Boat and Trailer
- Area H Permitted Trailer



Scale 1" = 50'-0"



Memo

To: City of Cordova Harbor Commission
From: Tony Schinella, Harbormaster
Date: 3/19/2013
Re: Amendment to the Harbor Facilities / Uplands Master Plan 2012

PART I. BACKGROUND:

We currently have a Harbor Facilities / Uplands Master Plan. In this plan, the North Containment Boat Storage Area is addressed. During the last 4 Harbor Commission meetings, we have developed an updated plan for this area. At this time it seems appropriate to update our Harbor Facilities / Uplands Master Plan 2012, specifically the North Containment Boat Storage Area, to include the updated North Fill Ramp Plan.

PART II. RECOMMENDED HARBOR COMMISSION MOTION:

Staff recommends amending the Harbor Facilities / Uplands Master Plan 2012 to include the North Fill Ramp Plan.

PART III. RECOMMENDED MOTION:

“I move to APPROVE the amendment to the Harbor Facilities / Uplands Master Plan 2012 to include the North Fill Ramp Plan.”

