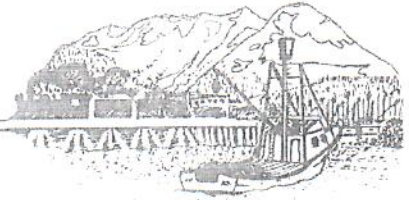


CITY OF CORDOVA



PARKS AND RECREATION COMMISSION

Special Meeting

Consideration of Land Disposal

ASLS 2001 – 5

Shelter Cove RV Parking and Tent Platforms

Monday, November 6th

6:00 PM at The Cordova Center

Mayors Conference Room

AGENDA

Commission Chair

Wendy Ranney

Commission Members

Stephen Phillips, Karen Hallquist, Marvin VanDenBroek, Kara Johnson, Dave Zastrow, Miriam Dunbar

Parks and Recreation Director

Susie Herschleb

Administrative Assistant

Heather Brannon

Cordova Parks and Recreation is essential for providing and fostering Parks, Programs and Facilities for all in pursuit of a healthy sustainable community.

- A. CALL TO ORDER
- B. ROLL CALL: Wendy Ranney, Stephen Phillips, Karen Hallquist, Marvin VanDenBroek, Kara Johnson, Dave Zastrow, Miriam Dunbar, Susie Herschleb, and Heather Brannon.
- C. APPROVAL OF AGENDA
- D. VISITOR COMMUNICATIONS
- E. CONSENT CALENDAR
- F. REPORTS
- G. UNFINISHED BUSINESS
 - 1. Communication Form / Consideration of Land Disposal ASLS 2001 - 5
- H. NEW BUSINESS
- I. PENDING AGENDA
- J. COMMISSION COMMENTS
- K. ADJOURNMENT



AGENDA ITEM # G1

**PARKS AND REC. COMMISSION MEETING DATE: 06/Nov./17
PARKS AND REC. COMMISSION COMMUNICATION FORM**

FROM: Susan Herschleb, Parks and Recreation Director
DATE: 02/Nov./2017
ITEM: Consideration of land disposal / ASLS 2001-5 / Shelter Cove RV Parking & Tent Platforms

____ RESOLUTION
____ ACTION
 X INFORMATION

• **REQUEST OR ISSUE:**

ASLS 2001-5 / Shelter Cove RV Parking & Tent Platforms:

- Consideration of land disposal (ASLS 2001-5) per the request of Prince William Sound Science Center, president and CEO Katrina Hoffman

• **RECOMMENDED ACTION/ NEXT STEP:**

PWSSC is seeking a letter of support from the Parks and Recreation Commission; addressed to the Planning and Zoning Commission. PWSSC is requesting to make the property known as ASLS 2001-5 (Shelter Cove RV Spaces & Tent Platforms) available for purchase.

• **FISCAL IMPACTS:**

COC:

- The Shelter Cove RV Parking & Tent Platforms brought in a total of \$2,103.00; year to date (see attached).

The P&R Dept. Has struggled to stimulate recreation tourism since the bridge washed out. Private sector businesses do offer amazing options for exploration beyond 36 miles, however, we simply do not see the volume of traffic we did when the road was open to Childs Glacier.

The Parks & Recreation Dept. continues to receive calls throughout the summer from those wanting to spend a few days camping in Cordova (mostly Alaskan's touring Alaska). Unfortunately, it seems to me that we lose business for these reasons:

- The Ferry schedule doesn't work for them.
- Conflicts between private enterprise bookings and availability of campsites (and vice versa)
- The short-term RV parking available doesn't include utility hookups.

Although, the COC may not be in a position at this time to develop this property; there is great potential in this property (ASLS 2001-5). It is recreation tourism and ultimately economic development.

PWSSC:

- Ms. Hoffman provided some impressive statistics related to how the PWSSC impacts the Community fiscally. We have requested that she create a document with these statics for your review & available to visitors at the meeting.
- **BACKGROUND INFORMATION:**
 - The property was deeded to the City of Cordova from the State of Alaska; recorded in 2007.
 - This property is zoned conservation 18.16; (see attached).
 - Sand pillow placement & sidewalk providing access to & support sport/subsistence fishing in the area (1994-1996)
 - Fish cleaning station /traffic increases in the area (best guess; 1996-1998)
 - Placement of vault toilet to service fish cleaning station & sport/subsistence fishing in area (2000-2002)
 - Short term RV parking is developed on ASLS 2001-5– we call it Econo Parking now - (2006- 2008)
 - Tent platform development with CRWP on ASLS 2001-5 (best guess 2010)
 - Decision is made to offer x1 short term RV space at Odiak Camper Park; due to overwhelming need for long term parking during summer fishery. All short-term RV traffic is pushed to ASLS 2001-5 / long term leases are developed for overflow long term RV traffic from Odiak Camper Park (2010-2014)
 - Mayor Kasch’s recommends to P&R Commission to develop 6 full service RV spaces on site (2011) This recommendation remains in the current Parks & Recreation Master Plan.
 - P&R Dept. develops 3 recreation sites. Each site can be used for either tent camping or RV parking, offering a fire pit & picnic table at each site. They are marketed to short term traffic; not promoted beyond website; reviews are very good. (2014-2015)
- **LEGAL ISSUES:**

None at this time.
- **CONFLICTS OR ENVIRONMENTAL ISSUES:**

Conflicts **could** arise if this property is sold & the current recreational uses are not supported whatsoever in the new development’s proposal:

 - Options for recreation tourism; RV parking (near town), ecotourism, natural tourism will be either non-existent or extremely limited.
 - Road side parking, when the fish are hitting, has always been a problem. In the past it seems to have been a problem with enforcement as far as roadside parking is concerned. The Commission received testimony, many times, regarding the hazards posed by parking roadside. The P&R Dept. has placed a sign on ASLS 2001-5 that will promote parking on this property during the peak of the sport/subsistence fishing season. It would be beneficial if additional parking space could continue to be offered to the public during the peak of the season if this property is sold.

*** PROSHOP TRANSACTION SUMMARY ***

Report Dates: 10/26/16 - 10/26/17

Number of sales: 12
 Number of voids: 0
 Total transactions: 12

	Cash	Check	CC	ATM	Account	Total
Number of Sales:	11	1	0	0	0	12
Money Collected:	253.00	44.00	0.00	0.00	0.00	297.00

SALES OVERVIEW

Untaxed Items	297.00
Tax-Added Items	0.00
Tax-Included Items	0.00
Tax Collected	0.00
TOTAL	297.00

SALES TAX OVERVIEW

Untaxed Items	297.00
Tax-Added Items	0.00
Tax Collected	0.00
Tax-Included Items	0.00
Merchandise Sold	0.00
Included Tax	0.00
Total Merchandise Sold	297.00
Total Tax Liability	0.00
TOTAL	297.00

*** PROSHOP TRANSACTION SUMMARY ***

Report Dates: 10/26/16 - 10/26/17

Number of sales: 42
 Number of voids: 0
 Total transactions: 42

	Cash	Check	CC	ATM	Account	Total
Number of Sales:	29	13	0	0	0	42
Money Collected:	966.00	840.00	0.00	0.00	0.00	1,806.00

SALES OVERVIEW

Untaxed Items	1,806.00
Tax-Added Items	0.00
Tax-Included Items	0.00
Tax Collected	0.00
TOTAL	1,806.00

SALES TAX OVERVIEW

Untaxed Items	1,806.00
Tax-Added Items	0.00
Tax Collected	0.00
Tax-Included Items	0.00
Merchandise Sold	0.00
Included Tax	0.00
Total Merchandise Sold	1,806.00
Total Tax Liability	0.00
TOTAL	1,806.00

- **Chapter 18.16 - C CONSERVATION DISTRICT**

Sections:

- **18.16.010 - Permitted uses.**

The following uses are permitted in the C district:

A.

General gardening and farming, including all types of agriculture and horticulture, kennels, small animal farming, poultry raising and similar uses;

B.

Accessory buildings and uses;

C.

Private park or open—space recreation use;

D.

Off-street parking;

E.

Churches; provided, that no part of any building is located nearer than fifty feet to any adjoining street or property line;

F.

The city planning commission may, after proper notice and public hearing, permit additional uses as exceptions in this district where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the comprehensive city plan and zoning ordinance.

(Prior code § 15.203(A)).

- **18.16.020 - Building height limit.**

The maximum building height in the C district shall be two and one-half stories but shall not exceed thirty-five feet; provided, that agricultural buildings may be erected to a height not to exceed fifty feet.

(Prior code § 15.203(B)).

- **18.16.030 - Lot area.**

The minimum lot area in the C district for each one-family dwelling shall be forty thousand square feet and the minimum lot width shall be one hundred twenty feet.

(Prior code § 15.203(C)).

- **18.16.010 - Permitted uses.**

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