

Chairman

Tom Bailer

Commissioners

David Reggiani

John Greenwood

Tom McGann

Scott Pegau

John Baenen

Allen Roemhildt

City Planner

Samantha Greenwood

Assistant Planner

Leif Stavig

PLANNING COMMISSION REGULAR MEETING
RESCHEDULED TO JANUARY 16, 2015 AT 6:00 PM
LIBRARY MEETING ROOM
AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann, Scott Pegau, John Baenen, and Allen Roemhildt

3. APPROVAL OF AGENDA (voice vote)

4. APPROVAL OF CONSENT CALENDAR (voice vote)

a. Minutes of December 9, 2014 Regular Meeting.....Page 2-7

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

- a. State of Alaska DOT Public NoticePage 8
- b. Letter of Interest from Bayside Storage.....Page 9
- c. Letter of Interest from Brent Davis and Lauren Padawer.....Page 10
- d. Letter of Interest from Alpine Diesel.....Page 11-12
- e. Letter of Interest from Joe Arvidson.....Page 13-14
- f. Letter of Interest from Anthony J Schinella, Harbormaster.....Page 15-18
- g. Letter of Interest from Mobile Grid Trailers, Inc.....Page 19

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

8. PLANNER'S REPORTPage 20

9. UNFINISHED BUSINESS

- a. Review of Proposals for Lot 2, Block 7, North Fill Development Park.....Page 21-48
 - i. Mobile Grid Trailers, Inc.Page 33
 - ii. Native Village of Eyak.....Page 40
 - iii. Prince William Sound Science CenterPage 44

10. NEW/MISCELLANEOUS BUSINESS

- a. Land Disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2Page 49-51
- b. Resolution 15-01Page 52-68
A resolution of the Planning Commission of the City of Cordova, Alaska recommending the City Council of the City of Cordova, Alaska adopt the 2015 Land Disposal Maps
- c. Land Disposal of the Portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B.....Page 69-71
- d. Land Disposal of a Portion of Tract 1A of the Ocean Dock Subdivision #2.....Page 72-75
- e. Land Disposal of Lot 13, Block 12, Original Townsite.....Page 76-78
- f. Land Disposal of Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development ParkPage 79-81
- g. Land Disposal of Lot 3, Block 5, North Fill Development ParkPage 82-84
- h. Election of ChairPage 85
- i. Election of Co-ChairPage 86

11. PENDING CALENDAR

- a. January 2015 Calendar.....Page 87
- b. February 2015 Calendar.....Page 88

12. AUDIENCE PARTICIPATION

13. COMMISSION COMMENTS

14. ADJOURNMENT

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 9, 2014 AT 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Co-Chairman *John Greenwood* called the Planning Commission Regular Meeting to order at 6:30 PM on December 9, 2014 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Co-Chairman *John Greenwood* and Commissioners *Tom McGann* and *Allen Roemhildt*. Commissioners *Tom Bailer*, *David Reggiani*, and *John Baenen* were present via teleconference. *Scott Pegau* arrived late at 6:35 PM via teleconference.

Also present were City Planner, *Samantha Greenwood*, and Assistant Planner, *Leif Stavig*.

12 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Roemhildt to approve the Agenda.

Upon voice vote, motion passed 6-0.

Yea: *Bailer, Reggiani, Greenwood, McGann, Baenen, Roemhildt*

Absent: *Pegau*

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of October 28, 2014 Public Hearing
- b. Minutes of October 28, 2014 Regular Meeting
- c. Record Excused Absence of John Greenwood, Scott Pegau, and John Baenen for October 28, 2014 Regular Meeting

M/McGann S/Roemhildt to approve the Consent Calendar.

Upon voice vote, motion passed 7-0.

Yea: *Bailer, Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt*

5. DISCLOSURES OF CONFLICTS OF INTEREST

Pegau said he had a conflict of interest on items 9b and 9c. *Greenwood* acknowledged the conflict.

6. CORRESPONDENCE

- a. State of Alaska DOT Public Notice
- b. State of Alaska DNR Public Notice

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

i. Kate Morse – Copper River Watershed Project

Morse said she was at the meeting to follow-up on some work she has presented over the past three years around Odiak watershed. The Watershed Project has been working with the City of Cordova and Parks and Rec on some of the projects: treating invasive plants, establishing a native plant garden, and improving the quality of water. Odiak is a great living laboratory and they have been taking kids there throughout the year. They were able to do a comprehensive hydrological assessment of the watershed, which helped model stormwater pollutant loading. They developed a bioswale behind the hospital that they will continue to maintain. On the other side of the pond they removed a portion of the old railroad and opened up a channel. Over 20 adult coho salmon showed up this fall. They have been working with the City on snow management practices. They have successfully developed a native plant garden. There is a long list of funders and partners including the City.

b. Audience comments regarding agenda items

Katrina Hoffman from the Prince William Sound Science Center at 300 Breakwater Avenue, addressed the North Fill sites. The Science Center occupies six rented facilities and they are all at capacity. Their ability to carry out or increase their water-dependent business is incumbent on their ability to own a facility. She asks that they seriously consider their proposals.

Leo Vargas, 1901 Copper River Highway, employee of Trident Seafoods, said they also put in a bid for the same lot. They want to increase their capacity and the only way they can do that is by building a new bunkhouse. It will bring in more Raw Fish Tax, fishermen will be able to catch more fish, and it will be good for the town. The lots are getting farther away from where they are and they need something close by. Trident has got a lot of investment and they keep wanting to grow.

8. PLANNER'S REPORT

S. Greenwood said she had been talking with **Cortney Kitchen** (attorney for the City) about doing a training with the commission and City Council on the new marijuana law because it will impact zoning and council decisions.

9. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review – Harborside Pizza

M/McGann S/Roemhildt to recommend the City Council approve the Site Plan Review requested by Carbon Neutral Alternatives to construct a 1,352 sq. ft. building for Harborside Pizza on Lot 8, Block 2, South Fill Development Park based on the findings and with the special conditions as contained in the staff report.

McGann said it looks like a well thought-out plan and it's an attractive building. He does not see why they should not go forward. **Reggiani** said he appreciated the staff report with the suggested special conditions. **Pegau** said it was a very complete site plan and he looks forward to seeing a new permanent building there.

Upon voice vote, motion passed 7-0.

Yea: **Bailer, Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

b. Review of Proposals for Lot 4A, Block 5, North Fill Development Park Addition No. 2

M/McGann S/Roemhildt to recommend the City Council approve the proposal from the Prince William Sound Science Center to purchase Lot 4A, Block 5, North Fill Development Park Addition No. 2.

McGann said he liked all of the proposals and would be happy with any of them. What tipped his decision was the purpose of the Waterfront Industrial zoning. Uses are intended to be marine-oriented or marine-dependent. Being close to the water seems to be the purpose of the zoning district and the Science Center's proposal comes closest to that. They were the only proposal that even mentioned architectural design. He likes the Native Village proposal, however he doesn't think it is marine-related. **Roemhildt** said that he thinks the Science Center brings a lot to the community and with them having another building it will enable them to do more research.

Reggiani said what he thinks many of the commissioners were looking for was a new marine-based business. What he sees are boat garages. He said they had talked about how this wouldn't be for more storage; there is plenty of storage down there. He was hoping for more. He doesn't support any of the proposals. **Bailer** brought up the last lot disposal and said a lot of the concepts were exactly what **Dan Nichols** was going to put into his building. He was also looking for something new. He said if he had to give a nod to anything he was looking at the Science Center. He doesn't think they are realistic in their price to build their building. **Baenen** said the value for improvements were pretty low numbers. Looking at the number of employees, he doesn't really see any. He was looking for an actual business not just a rental for storage. He is not in support of any of the proposals. **Greenwood** said the numbers on construction were really low as it costs a lot more to build than it used to. **Bailer** said they are just proposals and that they do not have to sell land.

Reggiani asked to refer it back to staff with a list of questions for all the proposers. **Greenwood** said that **Moe Zamarron**, with NVE, was there. **Reggiani** asked **Zamarron** if the proposal was to support in-house operations or if it was a new business where you would be hiring more employees. **Zamarron** said that they will need a home for their growing fleet. The 30 days limits the amount of preparation that can go into something like this. NVE is a non-profit, so they would not be generating huge revenues, but they would be hiring more people. They would be providing a service. **Bailer** asked about snow storage. He mentioned that they did sell land to NVE a couple years ago because they were going to expand. They didn't expand and it has gotten to be a storage yard. He asked **Zamarron** why they don't just build their building there. **Zamarron** said he didn't know what the final layout would be. He said that they are looking at expansion in their building. This property would get equipment out of there.

Greenwood asked **Hoffman** about partnerships with research for the building. **Hoffman** said that the facility was needed by the Science Center. She said they have a lot of potential research partnerships which would attract people to town. They are not financially dependent on those partnerships.

Reggiani said he doesn't feel that any of the proposals meet the criteria they were looking for as far as a new marine-based business. Specifically to the Science Center, he thinks the construction cost is low and that he would need more information before he could support it. **Baenen** said that he couldn't support any of the proposals with the low construction costs.

Upon voice vote, motion **failed** 2-4.

Yea: **McGann, Roemhildt**

Nay: **Bailer, Reggiani, Greenwood, Baenen**

Conflict of Interest: **Pegau**

c. Review of Proposals for Lot 2, Block 7, North Fill Development Park

M/Roemhildt S/Baenen to recommend City Council approve the proposal from Trident to purchase Lot 2, Block 7, North Fill Development Park.

Roemhildt said that he leans towards the job generation and fish tax if they up their production. **Baenen** said that looking at the value of improvements and the numbers, it looks like Trident was correct in what it will cost to build. He is looking at the Raw Fish Tax that will be brought in due to increased production. He looks at the number of new employees and he doesn't see it in the other proposals. **Reggiani** said that the

proposal had a lot to offer on many fronts. The purchase prices and planned improvements are tremendous. Anyone building a two million dollar building should be welcomed in Cordova for the tax revenue. The increase in the fish tax is wonderful. He said it was hard to pull out the numbers of employees on the proposals. Trident Seafoods is one of the major economic engines in Cordova. **Bailer** echoes what has been said. He hates to see valuable industrial land get taken up by a bunkhouse, but he can see no other place this could happen. He isn't sure the fair market value of \$65,000 is correct since the last lot down there sold for \$94,000. He supports the Trident application. **McGann** said you can't argue with the numbers, but it's a shame to lose a valuable small business in town. **Greenwood** said that Mobile Grid provides a large service to the fleet. Their proposal price was a little low. He hates to see a flat piece of ground that could be a business go to a bunkhouse.

Upon voice vote, motion **passed** 5-1.

Yea: **Bailer, Reggiani, Greenwood, Baenen, Roemhildt**

Nay: **McGann**

Conflict of Interest: **Pegau**

d. Second Street Parking Recommendation to City Council

M/Reggiani S/McGann to recommend to City Council that the parking on the west side of Second Street be changed as follows: The west side of Second Street will be parallel parking from Council to Browning.

Reggiani said he was in favor of parallel parking, but that it might not need to go all the way to Browning. **Pegau** said he did not want to see the entire west side parallel parking. **Greenwood** is not in favor of any parallel parking. **McGann** said the only issue is the first couple parking spaces at the corner. **Reggiani** mentioned the possibility of a loading zone.

M/Reggiani S/Baenen to amend the main motion by striking "*changed as follows: The west side of Second Street will be parallel parking from Council to Browning*" and inserting "*the first 25 feet of parking would be designated loading/unloading zone for the motel and the next 50 feet going South from Council would be angled parking for compact cars only (<17 ft.) at 55 degrees, and will be delineated by paint on the asphalt and signage.*"

Upon voice vote, motion to amend **passed** 6-1.

Yea: **Bailer, Reggiani, Greenwood, McGann, Baenen, Roemhildt**

Nay: **Pegau**

Upon voice vote, main motion **passed** 6-1.

Yea: **Bailer, Reggiani, Greenwood, McGann, Baenen, Roemhildt**

Nay: **Pegau**

e. Snow Load Discussion

Bailer said that they brought this back because he started doing commercial buildings and they realized there was a much larger cost. **Pegau** said that he has looked at everything and he keeps going back to the analysis that was prepared for them. He recognizes that it will increase the costs fairly significantly, but he thinks it's important to go to the safest buildings that they can. **Reggiani** said he would echo **Pegau's** comments. Moving the ground snow load from 100 to 150 pounds seemed to be reasonable and consistent with the municipalities around Cordova. He doesn't see any compelling reason to change it back. **Baenen** said that he felt there were no issues in that there were no buildings that collapsed due to the snow load; like the engineer wrote in the report, most of the buildings had other issues that caused them to collapse. It is a pretty significant cost with 50% more for the trusses, and the concrete foundation will cost more. He thinks that this was hastily done and that there doesn't need to be the 150 pound ground snow load.

McGann said that he is speaking only in regards to residential construction. He voted for the increase and

he has regretted it ever since because it takes away people's ability to design prescriptively. A house is not a complicated structure, they should be able to just follow the code and do it by prescription. When you start having to bring in engineers; they don't need that level of complexion. **Roemhildt** said that a 5/12 roof seems like it would shed snow fine. **Greenwood** said that he is torn. He would be willing to have it back as an action item. **Reggiani** asked if there was a difference between residential and commercial snow loads. **S. Greenwood** said that both the IRC and the IBC have 100 pound ground snow load. **Bailer** added that the slope of the roof factors into the snow load. **Greenwood** said there was a difference between ground snow load and roof load. **Baenen** explained that the costs extrapolate through the whole building, the trusses are 50% more, and the foundation is 50% more. **Pegau** said that he thinks they need to go back and look at the analysis and he thinks there getting cheap at the cost of people's safety. **McGann** said that if you reach the 150 pound load, you can shovel. **Bailer** said that they are not putting anyone at risk. **S. Greenwood** clarified with the commission that these changes would be incorporated into the changes to the Building Code chapter in the City Code rather than doing it prior to all of their changes.

10. UNFINISHED BUSINESS

a. Chapter 16 Discussion

S. Greenwood said that they are mandated to adopt the 2009 IBC because that is what the State has adopted. The State has not adopted an IRC, that is the responsibility of the local community. **Bailer** said he wanted to move this along. He recommended a committee of a few of them look at it and get it back to **S. Greenwood** next month.

11. PENDING CALENDAR

a. December 2014 Calendar

b. January 2015 Calendar

Bailer asked if the commission would be looking at the roads again since the bond passed. **S. Greenwood** said she does not think it will go back to the commission.

12. AUDIENCE PARTICIPATION

James Burton said that he wanted to come to the meeting to hear the dialogue of all of the items going to Council.

13. COMMISSION COMMENTS

McGann asked what they were going to do with the lot (Lot 4A). **S. Greenwood** said they will prepare a memo for Council showing that the motion failed. **Burton** said that you don't have to take the first thing that comes to you. You may get more proposals if you set a date further in the future. It seems like the City is in a hurry to sell land.

Roemhildt said he was happy with the outcome of the first item, he wanted the Science Center to get it because they're valuable. Ideally a business with revenue and for the fleet would be better. Next month is his one year anniversary.

Pegau said it's not clear in the discussion of the evaluation of proposals that they are actually using the grading criteria. He said they should look at setting up a policy where they actually list their grades. There were times where it seems like the grading criteria wasn't followed. It would be nice to know this is as objective as it can be rather than subjective as it sometimes sounded.

Bailer said maybe Mobile Grid would be interested in leasing the lot. He just got done with the AML training and they had discussion on Council Comments and basically we've done exactly what they said we shouldn't be doing, having discussion on items on the agenda that they ruled on.

Reggiani thanked **Greenwood** for chairing; he felt he had an opportunity to weigh in on the conversation. He said the way he would phrase the memo to Council is to say there was no recommendation from the commission.

Baenen would recommend Mobile Grid look at the other lot. He tried to look at the criteria and it is subjective. He's not sure that's the best way to pick proposals and maybe it should not be put into the packets for the proposals. He's not sure he likes it the way it is.

Greenwood said he was going to study the technique on their chart. He thinks they could use it a little better.

14. ADJOURNMENT

M/Bailer S/McGann to adjourn the Regular Meeting at 8:57 PM; with no objection, the meeting was adjourned.

Approved:

Tom Bailer, Chairman

Leif Stavig, Assistant Planner



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

OFFICE OF THE COMMISSIONER
Patrick J. Kemp, P.E., Commissioner

3132 Channel Drive
P.O. Box 112500
Juneau, Alaska 99811-2500
Main: 907.465.3900
Fax: 907.586.8365
dot.state.ak.us

December 8, 2014

City of Cordova
P.O. Box 1210
Cordova, Alaska 99574
Attn: Mayor James Kasch

RE: Cordova Runway Safety Area Improvements and Drainage, DOT&PF Project #76870

Dear Mayor Kasch:

In the past few years, federal funding for Alaska's Airport Improvement Project (AIP) and changing FAA priorities have not kept up with identified airport improvement needs and rising airport project costs. As a Department, we have had a look at ways to accommodate current funding levels within our airport system, while balancing the priorities of important community airports throughout Alaska. In some cases this has meant closing the design of a project to await more certainty in federal funding for construction of the project. A closure does not mean the project is permanently cancelled. For Federal accounting purposes, it means that project funds spent to date have been reimbursed at the State's expense. However, a project can continue once funding has been identified in the statewide AIP spending plan.

The Cordova Runway Safety Area Improvements and Drainage project will be closed until funding for construction of the project is programmed in the AIP. We realize this situation is not pleasant and appreciate your patience while we try to balance our funding and our needs. Improvements to this airport and other regional priorities will continue to be evaluated for inclusion in the AIP. Also, the potential remains for non-federal funds to be obtained to undertake this project.

Please contact Jeff Roach (907)451-2381 or jeff.roach@alaska.gov with any further questions.

Sincerely,

for Patrick J. Kemp, P.E.
Commissioner

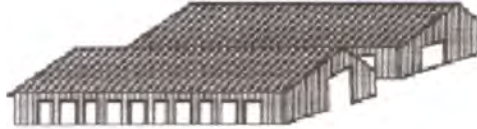
Cc: Katrina Moss, Central Region Airport Planner, Federal Aviation Administration
John Binder, Deputy Commissioner, DOT&PF
Ryan Anderson, Engineer/Architect V, DOT&PF
Al Beck, Engineer/Architect IV, DOT&PF
Jeff Roach, Transportation Planner II, DOT&PF

"Keep Alaska Moving through service and infrastructure."

BAYSIDE STORAGE

Paul and Linda Kelly

350 Jim Poor Ave
Box 265
Cordova, AK 99574



December 21, 2014

City of Cordova
Planning Department
P.O. Box 1210
Cordova, AK 99574

RE: Lot 4, Block 5 North Fill

Dear Commissioners,

Lot 4, Block 5 of the North Fill Development was recently advertised as a lot the City would consider selling. Bayside Storage responded to the request and would appreciate you reconsidering our request for the following reasons:

- We have nearly 30 years of experience and performance in business.
- We have collected and paid tens of thousands of dollars in property and sales taxes.
- We provide a much needed service for the community and fishing fleet.
- If allowed to expand our business we will perform on our obligation. The city is holding several contracts of nonperformance from others at this time.
- The lot in question is very small and few proposals beyond personal use warehouses work. These personal use warehouses do not meet the land criteria. The Bayside Storage proposal would make the small lot commercially productive.
- This lot has been producing no revenue for the citizens of Cordova for nearly 40 years. Our proposal would finally change that. It is what is best for the community.
- Jobs. Each and every one of our 125 lockers represents at least one job in the community. Small businesses need a place to operate from and we provide that service for the community.
- Our proposal represented the only commercial use proposal the city received from their request for proposals and it represents an opportunity for the city to put this lot to work for the first time in nearly 40 years.

Thank you for your consideration,
Paul and Linda Kelly
Bayside Storage

From: [brent davis](#)
To: [Leif Stavig](#)
Subject: Purchase of City Property
Date: Thursday, January 01, 2015 2:58:50 PM

Leif Stavig, Sam Greenwood, Planning Department, and Cordova City Council,

I am writing to express interest in purchasing the portions of 12,13, and 14, block 6, US survey 2981 A and B, that are currently owned by the City of Cordova. Each lot is roughly a little over 2000 sq. ft. These lots exist between my existing property and Chase Ave. Purchase of these lots would allow me to make some improvements and additions to my house.

I am interesting in pursuing the sale of these lots from the City of Cordova to my wife (Lauren Padawer) and myself.

Thank you for your time and consideration,
Brent Davis and Lauren Padawer

Alpine Diesel LLC

Shipyard Rental LLC

Jerry & Vicki Blackler

PO Box 605 Cordova AK 99574

907-424-7664

January 5, 2014

Planning & Zoning Commission
City of Cordova
PO Box 1210
Cordova AK 99574

RE: Portion of Tract 1A of the Ocean Dock Subdivision #2.

Alpine Diesel LLC & Shipyard Rental LLC is interested in a purchase, a lease/purchase or a long-term lease in order to construct a Marine Service Center. The area is located adjacent to Samson Tug & Barge.

The proposed structure will be comprised of container vans with a fabric arched roof in the center and a shed-roof lean-to on each side. The main structure will be 4-5 container vans high and 3 - 40' containers long. The structure will be 122'w x 120'l; height would be between 60' to 70', depending on containers. Steel pilings can be set on the main structure to aid with side-wind load. The floor will be composed of gravel. For liquid containment a fabric polyurea lining, similar to fuel containment areas could be installed. The lean-tos will be comprised of 20' container vans teed to the main structure for additional bracing and wind load. 3 high and 3 long - 40' vans will support the shed roof. The center section will be a drive-thru for a large vessel or 2 smaller vessels. The smaller bays will be for trailered vessels.

The purpose of the marine service center is to allow all vessel types to be able to enter a covered area and be protected from the weather conditions in Cordova. Major & minor repairs, fabrication, fiberglass, sandblasting, painting, mechanical work, welding, electrical, electronics and general maintenance can be accomplished in the covered area.

The benefits to the vessel owner & contractors would be to perform maintenance and upkeep in a controlled environment, without having to leave Prince William Sound. This service center will have the potential to bring vessels in from surrounding areas.

The benefits to the community will be an increase to the local economy by creating more jobs. Additional jobs will create additional sales at the local businesses. Vessel owners will purchase locally while their vessel is in the service center. The City of Cordova will see an increase in sales tax revenue.

We have attended two meetings with the Harbor Commission and have their full support. . Please see enclosed Resolution 12-14-03. We have taken into consideration the concerns and the input that they brought to these meetings.

If Cordova is going to stay competitive in the marine repair industry a building is a positive step in that direction.

On July 7, 2010 there was a City Council work session with Planning & Zoning and the Harbor Commission where they discussed work buildings for boats and possible support for business around the shipyard area. Not much has happened since that discussion took place 4 ½ years ago! We are prepared to take action on it.

May 20, 2014


Samantha Greenwood
City of Cordova Planner
Planning@cityofcordova.net

RE: Request to purchase city lot: Lot 13, Block 12, Original Townsite of Cordova.

Sam:

My wife and I would like to purchase Cordova City Lot 13, Block 12, Original Townsite of Cordova, filed in Plat Book 1 at Page 11. We own the adjoining lot (Lot 14) and would like to build but it's too small to build a reasonably sized structure of any type on. We would give the City of Cordova an easement to dump snow on the front portion of the lot abutting Third Street in the winter. When we last checked, a year or two ago, the assessed value of Lot 13 was \$11,500. The lot is 2500 square feet and is zoned as a medium density residential property. At this point it's basically a swamp with some trees on it. We have been in contact with Eagle Construction and are poised to dig out the swamp/mud and backfill the lot this summer or fall if we purchase it.

Thank you,

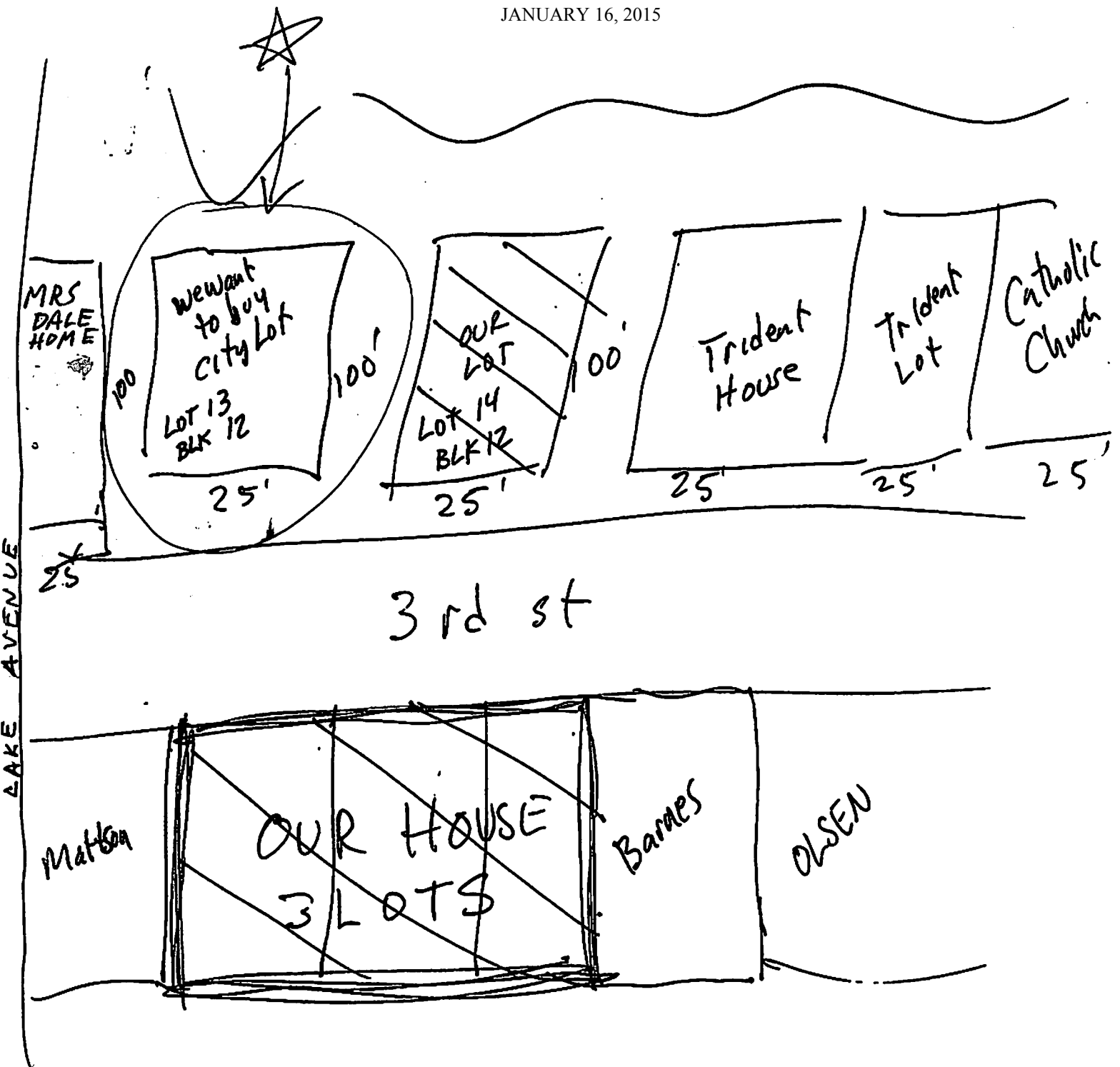


Joe Arvidson
cjarvidson@yahoo.com
(907)429-7095

SENT VIA EMAIL ONLY

Attachments: Sketch of the property and adjoining lots.

Cc: Margaret Arvidson – info@crboats-permits.com



Assessed value of city LOT 13/BLK 12 is \$11,500 (a year)
2500² ft²
medium Density Residential

To: City Council through Planning & Zoning
From: Anthony J Schinella, Harbormaster
December, 29, 2014

The Port of Cordova requests to enter into a lease agreement with the City of Cordova for lot 1 Block 6, Lot 2 Block 6, Lot 3 Block 5, Lot 3A Block 8, Lot 4 Block 8 and Lot 5 Block 8 of the North Fill Development Park. Designating the above listed lots as Leased to the Port of Cordova for minimum of 5 years, with the option to enter into a new agreement before the expiration of the lease.

On Lot 3A Block 8; we have continued to improve this area by filling and grading the maintenance area at a cost of \$2000. In the spring of 2015 we will be adding a second metered water service connection. Within the next 5 years we plan to install additional metered electrical connections and continue to provide storage areas for the fishing and recreational community. In turn this area has and will continue to relieve the traffic pressure at the South ramp and the maintenance area behind the Harbormaster office.

On Lot 3, Block 5, Lot 4 & 5 Block 8; we would continue to improve the drivable surface and continue to provide year round storage for the commercial and recreational vessels, and Alyeska's oil response barges. These lots also provide the area needed for Alyeska to conduct maintenance at least twice a year to their 24 mini barges.

On Lots 1 & 2 of Block 6; in 2014 these lots were resurfaced at a cost of \$12,000 for gravel and labor. In 2015 we plan on installing lighting at the boat ramp to improve safety during night time use. In the next 5 years we plan to build a permanent restroom in the southeast end of Lot 2. Lots 1, 2 not only provide access to the North ramp, they also serve as a 72 hour staging area for local businesses; i.e. Wilson Construction, Eagle Contracting, AML and PWSAC.

The Port of Cordova strongly believes as many other Ports do, that we should provide a service to our customers, and that service is a place to conduct general maintenance and a place to store vessels year round. It is the goal of the Port & Harbor Department to have a long term agreement with the City of Cordova that allows us to develop the North Fill boat storage lots without the risk of losing the land. In the past we have had to fight to keep some of these lots available for our use. Every year there is a risk that one or more of the lots will be designated for sale. This raises the question; is it worth spending money to make improvements when there is a chance of the property being sold the following year? We would like to remove the doubt so that we can move on to permanent upgrades that better serve our users.

Thank you for your timely attention to the Port of Cordova's request.

Respectfully,

Anthony J Schinella, Harbormaster
Port of Cordova
907-424-6400







MOBILE GRID TRAILERS, INC.

PO Box 1291
Cordova, AK 99574
907-424-3146

December 18, 2014

City of Cordova
Planning and Zoning Dept.
PO Box 1210
Cordova, AK 99574

Dear Samantha,

In light of the council decision at the meeting of December 17, 2014 to dispose of the property to Trident that we have been leasing and will eventually need to vacate, we would like to submit this letter of interest to lease with option to buy Lot 3, Block 5 of the North Fill Development Park.

We realize this is currently designated for use by the Harbor Department, however, should that change, it would be one of the few solutions that would work for us to continue to operate our business.

Please keep us informed of changes in this properties status as well as all time lines that affect our current use of Lot 2, Block 7.

Thank you,
Ric and Osa Schultz



Planner's Report

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Recent Activities and Updates

- One building permit issued since last Planning Commission Regular Meeting
- CTC Ski Hill Sublease has been signed.
- Safe Routes to School Contract passed City Council and work will begin in May 2015
- LT2 grant reporting is complete for 2012-2014
- LT2 UV equipment RFP was awarded to Trojan. Work with GV Jones and Trojan is occurring to design piping and infrastructure needs.
- Engineering for the 2 million dollar road bond was awarded to DOWL HKM J
- City Council was petitioned by Winters to review their decision on the amount of property made available for purchase. City Council voted and approved to sell enough property to the Winters to meet the required setbacks. The purchase agreement has been amended and will be on the agenda for City Council for the January 21.
- Ocean Beauty and the City have agreed on a price and contract to purchase the City Property to mediate the encroachment of their plant building this will be on the January 21st City Council meeting
- The sale of Dea Church's property on the Copper River Highway is complete.
- Negotiation with the PWSSC on the lease with option to purchase is moving forward.
- Working through piping layouts incorporating UV equipment for the three water plants with Malvin, Rich and GV Jones
- Attending Emergency management training in Fairbanks the week of the 19th funded by a grant from the State.
- Meet with Publics works, DOWL HKM and Copper River Watershed to discuss snow dump improvements/design for Odiak Pond and behind the Library. Copper River watershed has grant funding to design improvements and will seeking funding to implement the designs
- Working with US Coast Guard to determine easement requires for navigation light on breakwater fill lot.
- Set back issues and building permit issues have been resolved with property owners.
- Dave Reggiani has decided to resign his Planning Commission seat. The vacancy is being advertised and will be appointed at the February 4th City Council meeting
- The State contact for FEMA flood maps is be providing a free training session for the commission. We will be getting new FEMA flood maps this summer. This training will provide an overview of the requirements of issuing building permits and general information about requirements of building in flood zones. The training is 2 hours long and at pending calendar we should set a date in March or April for the training. The presenter will also provide staff with an in-depth, day-long training while he is here.

Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Review of Proposals for Lot 2, Block 7, North Fill Development Park

PART I – GENERAL INFORMATION

Requested Actions: Review Proposals and give a recommendation to City Council
Legal Description: Lot 2, Block 7, North Fill Development Park
Parcel Number: 02-060-136
Zoning: Waterfront Industrial District
Lot Area: 11,534 sq. ft.
Attachments: Proposal Packet (The packet distributed to potential proposers)
Proposals: Mobile Grid Trailers, Inc.
Native Village of Eyak
Prince William Sound Science Center

The proposed price from each proposal is as follows (minimum bid = \$65,000):

| | |
|-------------------------------------|---------------------|
| Mobile Grid Trailers, Inc. | \$67,500 |
| Trident Seafoods Corp. | \$90,000 |
| Native Village of Eyak | \$65,000 |
| Prince William Sound Science Center | \$100,000 |

PART II – BACKGROUND

The public notice period for this property disposal began Oct. 30th and ended Dec. 1st at 10 AM. The City received four proposals for the property. This lot has been leased to Mobile Grid Trailers, Inc. since 2003. Prior to the most recent lease term, City Council expressed an interest in putting this lot out for proposals. The last lease term, which expired October 19, 2014 and is now in hold-over, was for a period of 18 months in order to give Mobile Grid enough time to plan for the anticipated disposal process.

12/9/14 – At the Planning Commission Regular Meeting all original proposals were discussed and the following motion was made:

M/Roemhildt S/Baenen to recommend City Council approve the proposal from Trident to purchase Lot 2, Block 7, North Fill Development Park.

Upon voice vote, motion passed 5-1.

Yea: Bailer, Reggiani, Greenwood, Baenen, Roemhildt

Nay: McGann

Conflict of Interest: Pegau

12/17/14 – At the City Council Regular Meeting the following motion was made:

M/Reggiani S/Bailer to award disposal of lot 2, Block 7 to Trident Seafoods.

Vote on motion: 4 yeas, 2 nays. Bradford-no; Reggiani-yes; Bailer-yes; Hoover-coi; Carpenter-no; Joyce-yes; Burton-yes. Motion was approved.

12/19/14 – Trident withdrew their proposal.

Because the proposal that was awarded the property withdrew, the disposal process reverts back to the Planning Commission to make a recommendation to City Council once again.

City staff is in the process of developing a change to the City Code which will require future proposers to submit a deposit with their proposal. The intent of this change would be to discourage uncommitted proposers.

PART III – APPLICABLE CRITERIA

Chapter 5.22 – REVENUE AND FINANCE – DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

D. A request for proposals to lease or purchase city real property shall specify the criteria upon which proposals shall be evaluated, which may include without limitation the type of proposed development and its benefit to the community, the qualifications and organization of the proposer, the value of the proposed improvements to the real property, and the required rent or purchase price. All proposals submitted in response to a request for proposals shall be reviewed by the planning commission, which shall recommend a proposal to the city council for award.

PART IV – SUGGESTED MOTION

“I move to recommend City Council approve the proposal from _____ to purchase Lot 2, Block 7, North Fill Development Park.”

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by December 1st, 2014 at 10 AM.

Property: Lot 2, Block 7, North Fill Development Park. See attached map.

Name of Proposer: _____

Name of Organization: _____

Address: _____ Phone #: _____

Email: _____

Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.

The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code. Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project and the State Fire Marshal must approve the plan review for Fire and Life Safety.

The fair market value for Lot 2, Block 7, North Fill Development Park is **\$65,000.00**. The fair market value has been determined by a qualified licensed appraiser and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All organizations that submit proposals will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. A link to the City Code is available at www.cityofcordova.net.

Proposed Price \$ _____

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the permitted uses within the **Waterfront Industrial District**.

Additional Information Required (please attach separately with this proposal form):

1. Describe the type of business you're proposing to develop.
2. What is the proposed square footage of the development?
3. Provide a sketch, to scale, of the proposed development in relationship to the lot. (Attachment C)
4. What is the benefit of the proposed development to the community?
5. What is the value of the proposed improvements (in dollars)?
6. What is your proposed timeline for development?

Included for your convenience:

Attachment A: Criteria used when evaluating each submitted proposal.

Attachment B: A location map showing the subject property.

Attachment C: The property parcel with measurements.

Attachment D: Cordova Municipal Code - Waterfront Industrial District

Please mail proposals to: **City of Cordova**
 Planning Department
 C/O Proposals
 P.O. Box 1210
 Cordova, Alaska 99574

Or email proposals to planning2@cityofcordova.net. The email subject line shall be "Proposal for Lot 2, Block 7," and the proposal shall be attached to the email as a PDF file.

Or deliver your proposal to the front desk at City Hall.

For questions or more information about the land disposal process, contact the City Planning Department at 424-6220, planning2@cityofcordova.net, or stop by in person.

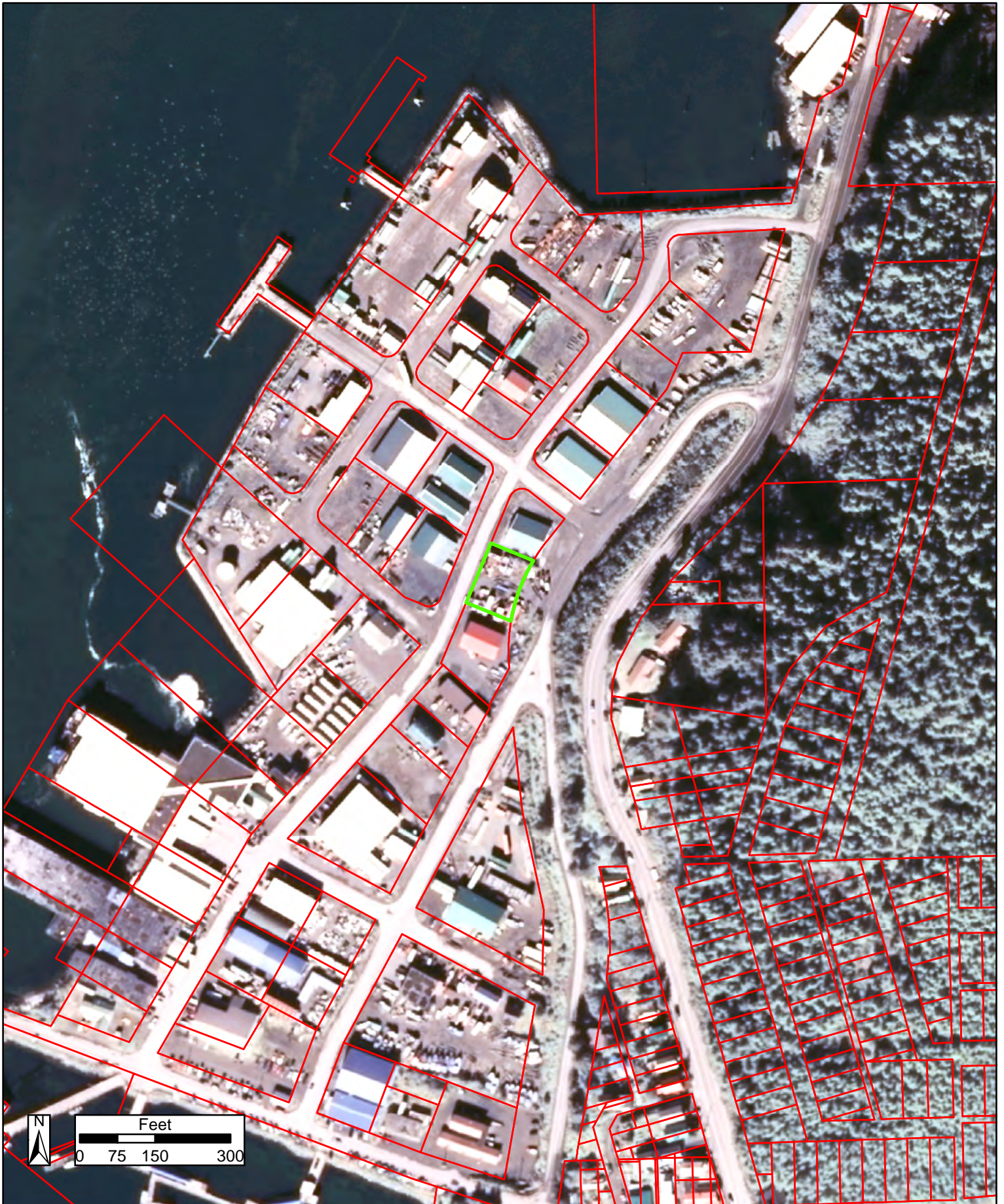
Proposals received after December 1st, 2014 at 10 AM will not be considered.

PLANNING COMMISSION REGULAR MEETING
JANUARY 16, 2015
ATTACHMENT A

Each proposal will be evaluated on the criteria in the table below. Each criteria will be scored from 1-10. The multiplier will then be applied to the scores to determine a final score.

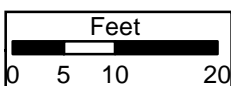
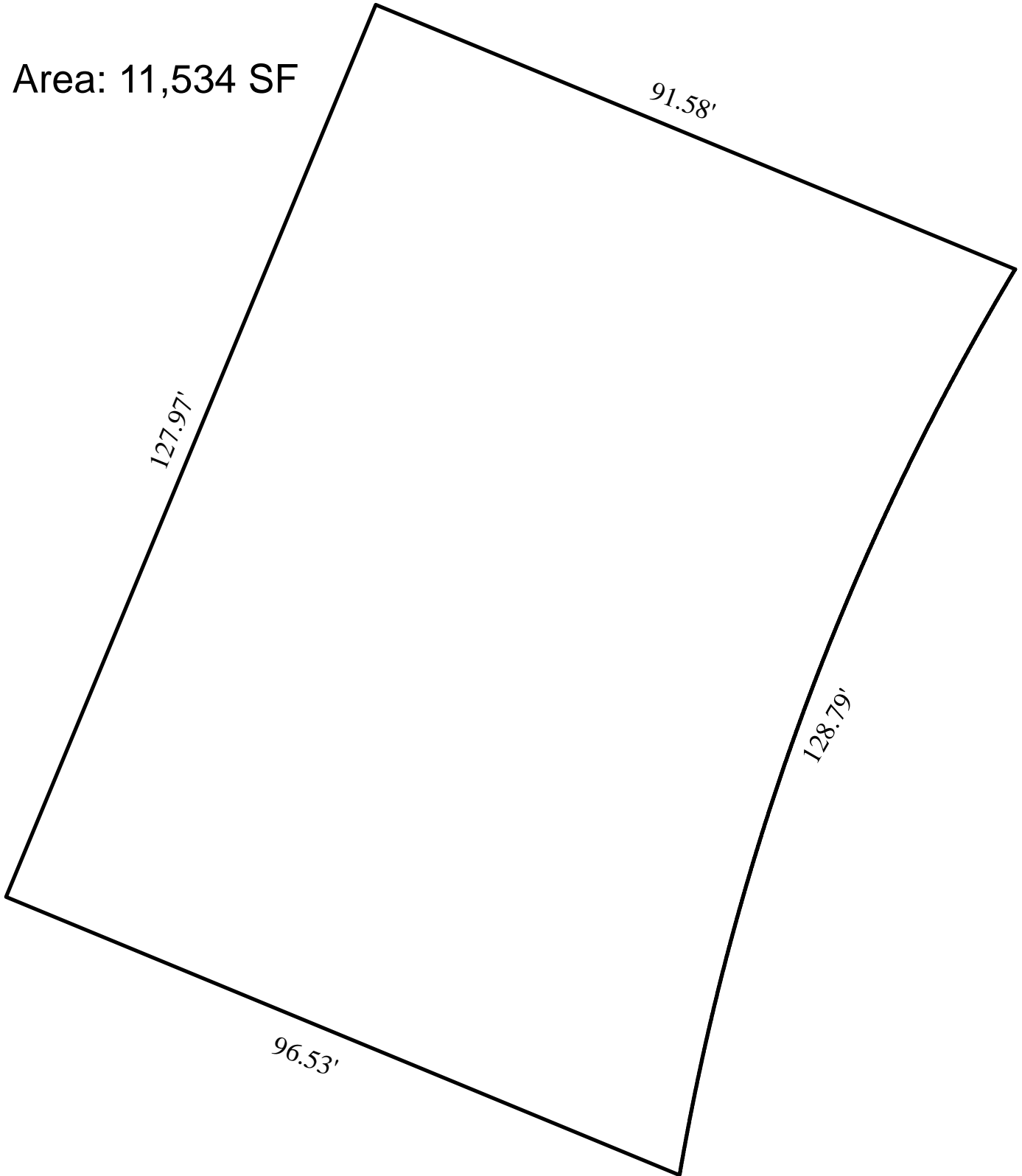
Final Land Disposal Evaluation Criteria

| Criteria | Multiplier | Proposal Rank 1-10 | Subtotal for Proposal |
|--|-------------------|-------------------------------|----------------------------------|
| Value of improvements | 1.75 | | |
| Number of Employees | 1 | | |
| Sales Tax Revenue | 1 | | |
| Importance to Community | 1.75 | | |
| 5yr Business Plan/Timeline | 0.75 | | |
| Enhanced Architectural Design | 1.25 | | |
| Proposal Price | 1 | | |
| Consistency with Comprehensive Plan | 1.5 | | |
| Total | 10 | | |





Area: 11,534 SF



Chapter 18.33 - WATERFRONT INDUSTRIAL DISTRICT

Sections:

18.33.010 - Purpose.

The following statement of intent and use regulations shall apply in the WI district:

The waterfront Industrial district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Uses within the waterfront industrial district are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.

(Ord. 634 (part), 1988).

18.33.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the waterfront industrial district:

- A. Marine sales;
- B. Open wet moorage;
- C. Covered wet moorage;
- D. Passenger staging facility;
- E. Haulout facilities;
- F. Marine construction, repair and dismantling;
- G. Cargo terminal;
- H. Cargo handling and marine-oriented staging area;
- I. Fish and seafood processing;
- J. Warehousing and wholesaling;
- K. Open storage for marine-related facilities;
- L. Fuel storage and sales.

(Ord. 634 (part), 1988).

18.33.030 - Permitted accessory uses and structures.

- A. Bunkhouses in conjunction with permitted principal uses;
- B. Residential dwelling for watchman or caretaker employed on the premises, or owner-operator and members of his family, in conjunction with permitted principal uses;
- C. Retail business when accessory to a permitted principal use.

(Ord. 634 (part), 1988).

18.33.040 - Conditional uses and structures.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses and structures may be permitted in the WI district:

- A. Log storage and rafting;
- B. Timber and mining manufacturing.

(Ord. 634 (part), 1988).

18.33.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted uses, accessory uses, or conditional uses.

(Ord. 634 (part), 1988).

18.33.060 - Setbacks.

A. Minimum Setbacks.

1. Front yard-Twenty feet.
2. Side yard and rear yard: subject to Uniform Building Code regarding fire walls and separation of buildings.

(Ord. 634 (part), 1988).

18.33.070 - Lot coverage.

A. Maximum lot coverage by all buildings and structures as regulated by the Uniform Building Code.

(Ord. 634 (part), 1988).

18.33.080 - Height.

A. Maximum height of buildings and structures: subject to Uniform Building Code regarding building heights.

(Ord. 634 (part), 1988).

18.33.090 - Off-street parking and loading.

A. Off- street Parking and Loading. The requirements for off-street parking and loading in the waterfront industrial district shall be as set forth in Chapter 18.48 of this code.

(Ord. 634 (part), 1988).

18.33.100 - Minimum lot requirements.

A. Minimum Lot Requirements.

1. Lot width: 100 feet;
2. Lot size: 10,000 feet.

(Ord. 634 (part), 1988).

18.33.110 - Signs.

A. Signs. Signs may be allowed in the waterfront industrial district subject to the supplementary district regulations, the Uniform Sign Code, as set forth in Chapter 18.44 of this code.

(Ord. 634 (part), 1988).

18.33.120 - Floor elevations.

A. Minimum Finished Floor Elevations. In the waterfront industrial district, the following minimum finished floor elevations for the ground floor shall be adhered to:

North Fill Development Park

PLANNING COMMISSION REGULAR MEETING
JANUARY 16, 2015
ATTACHMENT D

| | |
|---------|--------|
| Block 1 | |
| Lot 1 | 27.00' |
| Lot 2 | 26.50' |
| Lot 3 | 27.25' |
| Block 2 | |
| Lot 4 | 27.25' |
| Lot 1 | 26.50' |
| Block 3 | |
| Lot 2 | 26.25' |
| Lot 1 | 26.50' |
| Block 4 | |
| Lot 1 | 27.25' |
| Lot 2 | 27.25' |
| Lot 3 | 27.25' |
| Lot 4 | 27.25' |
| Lot 5 | 26.25' |
| Block 5 | |
| Lot 1 | 27.25' |
| Lot 2 | 27.25' |
| Block 6 | |

PLANNING COMMISSION REGULAR MEETING
JANUARY 16, 2015
ATTACHMENT D

| | |
|---------|--------|
| Lot 2 | 26.50' |
| Lot 1 | 26.25' |
| Block 7 | |
| Lot 2 | 26.50' |
| Lot 3 | 26.25' |
| Lot 1 | 26.75' |
| Lot 3 | 27.25' |
| Block 8 | |
| Lot 1 | 27.00' |
| Lot 2 | 26.75' |
| Lot 3 | 26.50' |
| Lot 4 | 26.25' |

Note: The elevation datum used is based on the following described bench mark:

USC & GS Standard Brass Disk Located in Sidewalk Adjacent to Fish Game Building near Southwest Corner of Intersection Railroad Avenue and Breakwater Avenue. Elevation 40.40 Above M.L.L.W.

(Ord. 634 (part), 1988).

18.33.130 - Site plan review.

- A. Prior to the issuance of a building for construction within the waterfront industrial district, the planning commission shall approve the development plan for the project. The site plan review shall be conducted in accordance with Chapter 18.42 of this code.
- B. The exterior siding and roof shall be finished in earthtone colors.

(Ord. 634 (part), 1988).

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by December 1st, 2014 at 10 AM.

Property: Lot 2, Block 7, North Fill Development Park. See attached map.

Name of Proposer: _____ Richard and Osa Schultz _____

Name of Organization: _dba: Mobile Grid Trailers, Inc.

Address: PO Box 1291 - 109 Council Ave. - Cordova, AK 99574

Phone #: 907-253-5269 Osa's cell, 907-253-3146 Ric's cell

Email: AdoreAlaska@gmail.com

Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.

The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code. Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project and the State Fire Marshal must approve the plan review for Fire and Life Safety.

The fair market value for Lot 2, Block 7, North Fill Development Park is **\$65,000.00**. The fair market value has been determined by a qualified licensed appraiser and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All organizations that submit proposals will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. A link to the City Code is available at www.cityofcordova.net.

Proposed Price \$ 67,500

MOBILE GRID TRAILERS, INC.

Owners/Operators: Richard and Osa Schultz
PO Box 1291
Cordova, AK 99574

Mobile Grid Trailers began doing business in 1985 providing boat trailering services and building trailers for the Cordova fishing fleet. Within a few years we began providing repair and towing services to the general Cordova public as well. In 1989 we moved into a unit at Bayside Storage. In April of 2000, we rented Lot 2 of Block 7 from the City of Cordova for staging our trailers and equipment. It has always been our intent to purchase this property, however, it has only recently become practical for us to transition our operations into a structure on the property.

Our current operations include:

- Trailering Boats for Repairs by owner or to local shops
- Boat Blocking for Seasonal Layup or Hull Repairs
- Boat and Utility Trailer Manufacturing, Sales and Repairs
- Wheel Bearing Repair and Trailer tire Mounting
- Retail Sales of Trailer Axles, Tires, Rims and Suspension Parts
- Loading/Offloading vehicles, equipment and boats on/off ferry
- Automotive Recovery and Towing
- Automotive Disposal preparation
- Equipment Rental – Trailers, Scaffolding, Blocking
- Equipment Moving – nets, engines, etc.
- Light Salvage – Repurposing of usable metal, trailer and auto parts
- Equipment Storage



Current Business Activity and Revenues

Our active Customer List totals 344 - being clients we have provided services for or sold products to in the last 4 years. Some customers we helped once, others multiple times. Invoices for boat tows usually include a Pull & Launch and often sales invoices include a combination of services - boat tows as well as trailer repairs & parts.

This chart shows a relative breakdown of our different activities tabulated from those invoices.

| YEAR | Boat/Trailer Tows | Truck or Car Tows | Repairs | Parts |
|------|-------------------|-------------------|---------|-------|
| | | | | |
| 2011 | 138 | 16 | 18 | 20 |
| | | | | |
| 2012 | 139 | 29 | 27 | 27 |
| | | | | |
| 2013 | 122 | 35 | 28 | 33 |
| | | | | |
| 2014 | 132 | 24 | 23 | 26 |

Our current operations have generated these revenues and the resulting Sales Taxes over the last 4 years.

| YEAR | SERVICES | PARTS | TRAILERS | TOTAL SALES | SALES TAX |
|------|----------|-------|----------|-------------|-----------|
| | | | | | |
| 2011 | 45,240 | 3,925 | 0 | \$49,265 | \$2,595 |
| | | | | | |
| 2012 | 38,591 | 9,909 | 2,000 | \$50,500 | \$2,666 |
| | | | | | |
| 2013 | 39,665 | 6,471 | 5,825 | \$51,961 | \$2,358 |
| | | | | | |
| 2014 | 53,850 | 7,931 | 0 | \$61,781 | \$2,674 |

Over the 14 years that we have leased this city lot it has been essential for the operation of our business. It provides space for staging and storage of our trailer fleet and equipment. We reduced the size of our trailer fleet over the last 6 years as more fishermen purchased their own trailers. We rented this extra space, approximately 1/3 of the total area, to our customers for storage of their boats, trailers, and equipment. This fall we turned away those customers in preparation for this project.

As the Cordova fleet has increased their ownership of boat trailers, the South Fill has become less available for parking and repairs. In response the City has made useful improvements to the trailer staging area on the North Fill. We have increasingly used the North Ramp since the addition of the floating dock, and even more this last season with water & electricity available in that area. With our current shop location at Bayside Storage and our equipment staged on the adjacent lot, Mobile Grid has been perfectly located to provide services at both ramps. This proximity has allowed us to support the City's intent to increase usage of the North Ramp.

Presently, we are the only commercial marine service business located on the North Fill.

Proposed Building – Size, Use, and Value

Our plan is to construct a warehouse 62' x 70' with a square footage of 4,340. It would be divided into 2 large bays and a group of rental lockers – 4 @ 300 sq. ft. and 2 @ 180 sq. ft. Mobile Grid will utilize about 1600 sq. ft. of the warehouse leaving 2740 sq. ft. of its 1st floor available for lease. The rental income at \$1 per sq. ft. would average \$2,700/ month and generate an additional \$1973 per year in sales tax.

We are also looking to have it engineered to eventually add a second floor loft that could be made available for net storage and gear hanging. As commercial fishers for over 30 years, we know that there is great demand for indoor space for these uses.

We have been communicating with R & M Steel Co. to review warehouse package options. There are a reputable company that has provided engineered building packages for construction in Cordova for decades; they are very familiar with the snow and wind requirements of our area.

We estimate the improvements to the property for this development to be valued at approximately \$275,000. The substantial increase in the property taxes on the lot would generate additional revenues for the city.

Proposed Timeline

We have already begun to reduce the amount of superfluous equipment and materials on the lot; multiple vehicles and a boat damaged by the 2012 snow fall, and items previously being kept for salvage or recycle opportunities, have been consolidated or disposed of. We will continue this process throughout the winter as weather allows.

Spring 2015

We presently have financing available and are prepared to purchase the property in the amount of \$67,500, plus the required fees as per city code, within 90 days of the City presenting us a sale contract.

Once we are the titled property owners, we will commence the development process, applying for the required permits and preparing the lot for the laying out of a structure. The lot requires a substantial amount of fill to bring it up to a buildable grade, and it will require reasonable amount of time to be worked and settled.

Summer 2015

Once our building plans have been approved, installation of utilities and site preparation will follow as crews are available and weather permits.

While we will be commercial fishing as well as continuing to operate our other businesses at this time, we will make every effort to move the project forward and keep the property in a productive mode.

Ideally, we would like to start construction by the end of the summer, however, with many unknowns and multiple factors influencing the schedule, it is possible that phase will not happen until Spring of 2016.

Benefits to the Community

Presently, our company provides important services to the marine industry as well as to the general public by offering towing of boats, trucks, cars, and equipment. Cordova's rugged environment takes its toll on axles and tires, keeping them in repair is critical for their safe operation. We deal with many failed trailers during the season and get them back to work for their owners.

This location also makes it easy for us to support the Harbor Dept. in encouraging boat owners to use the North Ramp facility, reducing the trailer traffic around the City Harbor ramp.

The approval of this project will allow our business to grow and offer more products to our customers. Once our company sets up business in the new warehouse we expect to be able to hire an additional employee to increase our hours of operation, our shop productivity, and retail sales.

The North Fill was originally created for precisely this type of development. Lot 2 of Block 7 is an **essential** component to the future of our business. There is virtually no alternative property in the area to relocate to – losing it would force us to liquidate the majority of our equipment and assets. This would gravely reduce the services we can provide to our customers, undermine our ability to meet our overhead costs, and could ultimately result in the closure of our business.

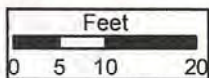
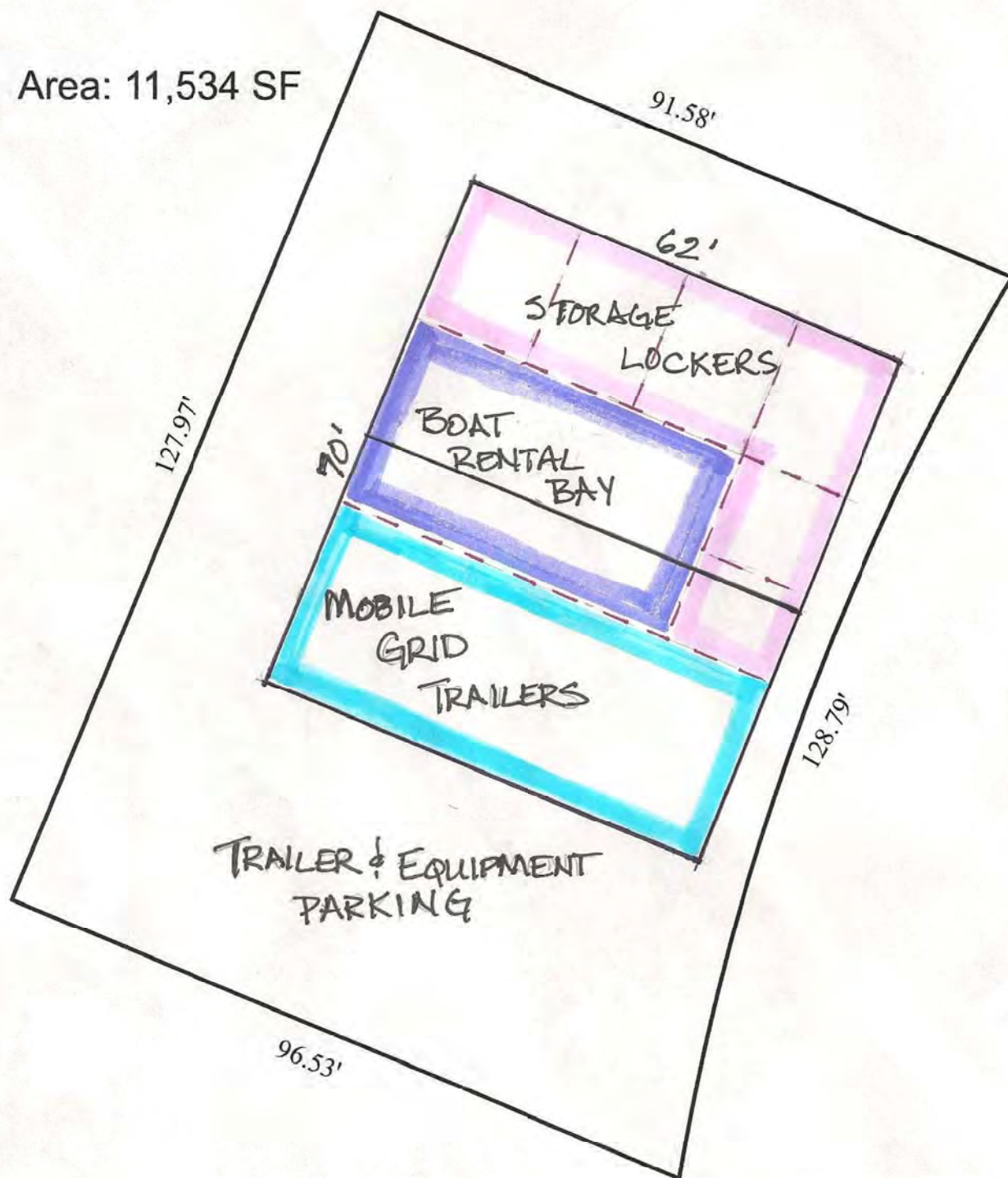
We respectfully request your careful consideration of our proposal. Please advise us of all scheduled meeting dates that we could be available to comment on our behalf and we invite you to contact us with any questions regarding this proposal.

Thank you,

Richard & Osa Schultz
Mobile Grid Trailers, Inc.

ATTACHMENT C

Area: 11,534 SF



Land Disposal Evaluation Criteria

Proposal: _____

| Criteria | Multiplier | Proposal Rank 1-10 | Subtotal for Proposal |
|--|-------------------|-------------------------------|----------------------------------|
| Value of improvements | 1.75 | | |
| Number of Employees | 1 | | |
| Sales Tax Revenue | 1 | | |
| Importance to Community | 1.75 | | |
| 5yr Business Plan/Timeline | 0.75 | | |
| Enhanced Architectural Design | 1.25 | | |
| Proposal Price | 1 | | |
| Consistency with Comprehensive Plan | 1.5 | | |
| Total | 10 | | |

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by December 1st, 2014 at 10 AM.

Property: Lot 2, Block 7, North Fill Development Park. See attached map.

Name of Proposer: Moe Zamarron

Name of Organization: Native Village of Eyak

Address: PO Box 1388

Phone #: 907-424-7738

Cordova, AK 99574

Email: moe.zamarron@eyak-nsn.gov

Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.

The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code. Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project and the State Fire Marshal must approve the plan review for Fire and Life Safety.

The fair market value for Lot 2, Block 7, North Fill Development Park is **\$65,000.00**. The fair market value has been determined by a qualified licensed appraiser and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All organizations that submit proposals will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. A link to the City Code is available at www.cityofcordova.net.

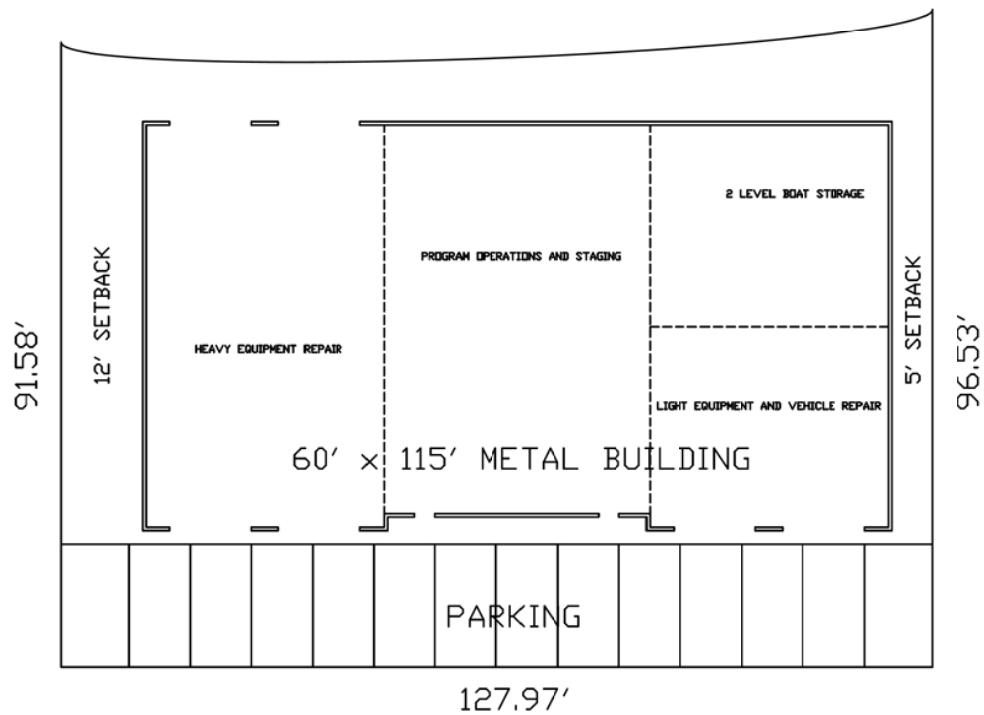
Proposed Price \$ 65,000

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

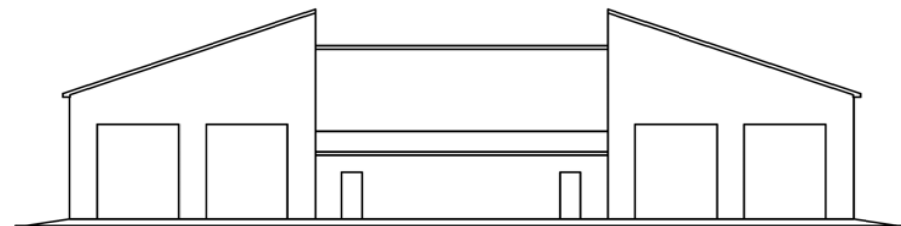
Please review the attached section of Code for the permitted uses within the **Waterfront Industrial District**.

Lot 2, Block 7, North Fill Development Park, City of Cordova, Alaska.
Current location of Mobile Grid

1. The Native Village of Eyak (NVE) proposes to develop the above referenced parcel into a combination marine and land based transportation service facility providing an assortment of general repair, maintenance and upgrade tasks. To address the growing needs of its expanding fleet of vessels and work vehicles it is necessary for NVE to make plans for a new facility that would adequately support in-house operations. While some amenities would be limited in use to NVE while others would be made available commercially. Equipment has been secured that enables NVE to perform shrink-wrapping of vessels and equipment, perform tire repair for large trucks and heavy equipment and to provide general welding work. These services would be available to the public from this facility along with the rental of specialized equipment, with certain restrictions. Additionally, room would be made available for the storage of small vessels, equipment and supplies but only for NVE programs.
2. Taking final design criteria and code restrictions into account NVE proposes to set the area of the building at the maximum allowed for the lot. Once the design team has considered all pertinent information a final footprint can be presented but initially this proposal shows a 60' x 115' building for an area of 6,900 square feet. Drainage, parking space counts, snow handling and setbacks all will have bearing on the building layout and may alter the proposed square footage of development.
3. See attachment 'A' for required sketch of proposed development.
4. Benefit of proposed development to the community. NVE operates a number of programs that bring direct benefit to the tribal members in the area and to the community of Cordova at large. Through the transportation, natural resources, wellness and housing departments NVE channels outside funding to Cordova that promotes health, affordable utilities and increased standards of living. The ability of NVE to house, maintain and operate equipment related to these programs offers two primary benefits for continued program development. First, this facility provides the means to keep program equipment functional, efficient and ready for use. This demonstrates to funders a level of competence and responsibility on the part of NVE in following through with the requirements of program expansion. Secondly, the new facility provides potential funders with an accurate picture of NVE's ability to build capacity through preparation and partnership development. This facility will provide services that are not currently in Cordova which reinforces local economic wellbeing and promotes cooperation between organizations. Future programs will receive more favorable consideration when local interests are addressed collectively.
5. The dollar value of the proposed development is estimated at \$759,000.
6. The proposed timeline for development is to have an initial design ready by the 1st quarter of 2016 and have construction start in 2017.



SEAFOOD LANE
LOT 2, BLOCK 7



FRONT ELEVATION

Land Disposal Evaluation Criteria

Proposal: _____

| Criteria | Multiplier | Proposal Rank 1-10 | Subtotal for Proposal |
|--|-------------------|-------------------------------|----------------------------------|
| Value of improvements | 1.75 | | |
| Number of Employees | 1 | | |
| Sales Tax Revenue | 1 | | |
| Importance to Community | 1.75 | | |
| 5yr Business Plan/Timeline | 0.75 | | |
| Enhanced Architectural Design | 1.25 | | |
| Proposal Price | 1 | | |
| Consistency with Comprehensive Plan | 1.5 | | |
| Total | 10 | | |

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by **December 1st, 2014 at 10 AM.**

Property: Lot 2, Block 7, North Fill Development Park. See attached map.

Name of Proposer: KATRINA HOFFMAN

Name of Organization: PRINCE WILLIAM SOUND SCIENCE CENTER

Address: 300 BREAKWATER AVENUE Phone #: 907-424-5800 x 225
PO BOX 705 Email: khoffman@pwssc.org
CORDOVA, AK 99574

Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.

The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code. Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project and the State Fire Marshal must approve the plan review for Fire and Life Safety.

The fair market value for Lot 2, Block 7, North Fill Development Park is **\$65,000.00**. The fair market value has been determined by a qualified licensed appraiser and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All organizations that submit proposals will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. A link to the City Code is available at www.cityofcordova.net.

Proposed Price \$ 100,000.00

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the permitted uses within the **Waterfront Industrial District**.

Property: Lot 2, Block 7, North Fill Development Park

Name of Proposer: Katrina Hoffman

Name of Organization: Prince William Sound Science Center

Address: 300 Breakwater Avenue, PO Box 705, Cordova, AK 99574

Phone: 907-424-5800 x225

Email: khoffman@pwssc.org

Additional Information Required:

1. Describe the type of business you're proposing to develop.

This site will be developed as a portion of the distributed campus of a well-known research and education institution, the Prince William Sound Science Center. The building developed on this site will provide:

- shop space for marine equipment construction, repair, and dismantling;
- warehousing for equipment and supply storage;
- marine oriented staging for research activities
- haulout and storage area for the multiple vessels owned by the organization, as dictated by vessel maintenance and storage needs
- bunkhouse space for employees and professionals with responsibility for using, constructing, repairing, dismantling, and/or organizing supplies and equipment of the business
- Yard space and lean-to space will allow for the storage and maintenance of rolling stock, vessels, and deployable equipment.

2. What is the proposed square footage of the development?

The proposed square footage of the development is 2,400 square feet per floor at two stories for a total of 4,800 square feet in an enclosed building. The site development plan also includes a lean-to structure that will provide covered storage outside the building. The lean-to has a 600 square foot footprint. There is additional space allocated in the site plan for haulout and storage of the vessels owned by PWSSC, as dictated by vessel maintenance needs.

The maximum height shall not exceed that dictated by Uniform Building Code.

Off-street parking and loading is provided for as designated in the site plan.

3. Provide a sketch, to scale, of the proposed development in relationship to the lot.

See Attachment C.

4. What is the benefit of the proposed development to the community?

The benefits of the proposed development to the community are multiple. It will support an organization that has between 20 (year round) to 30 (high season) employees on staff at any given time of year. It will allow for the addition of an employee at an operations manager level. Construction of the facility will employ local laborers and use materials from local vendors, generating sales tax revenue through direct purchases. Seasonal employees who stay in the bunk space will be within walking distance of the downtown core and will purchase goods and services in the community, generating sales taxes as well. Increased access to space for constructing, maintaining, and storing research equipment will attract research collaborations with individuals from organizations outside of Cordova. These collaborations will generate additional visitors to the community.

The importance to the community is high. These facilities are critical to the ability of PWSSC to carry out its water dependent and water related work, with an annual budget of \$5,000,000 and over \$100,000 per month in local payroll. Further, these facilities will enable PWSSC to increase the value of the annual work pursued and completed, enabling the hiring of one or more additional permanent staff and drawing multiple visitors from collaborating institutions to Cordova for shorter periods of time.

The building will be designed to represent the aesthetic of a classic fishing village cannery building. External trim will give it charm. A functional yet decorative balcony off the second floor will be constructed of handsome decking materials and will enable the display of planters that permit seasonal landscaping enhancements.

The center-peak roof of the building will allow snow to shed to both sides of the building. There is ample space purposefully left available for the movement and storage of snow on-site.

5. What is the value of the proposed improvements (in dollars)?

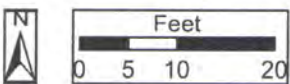
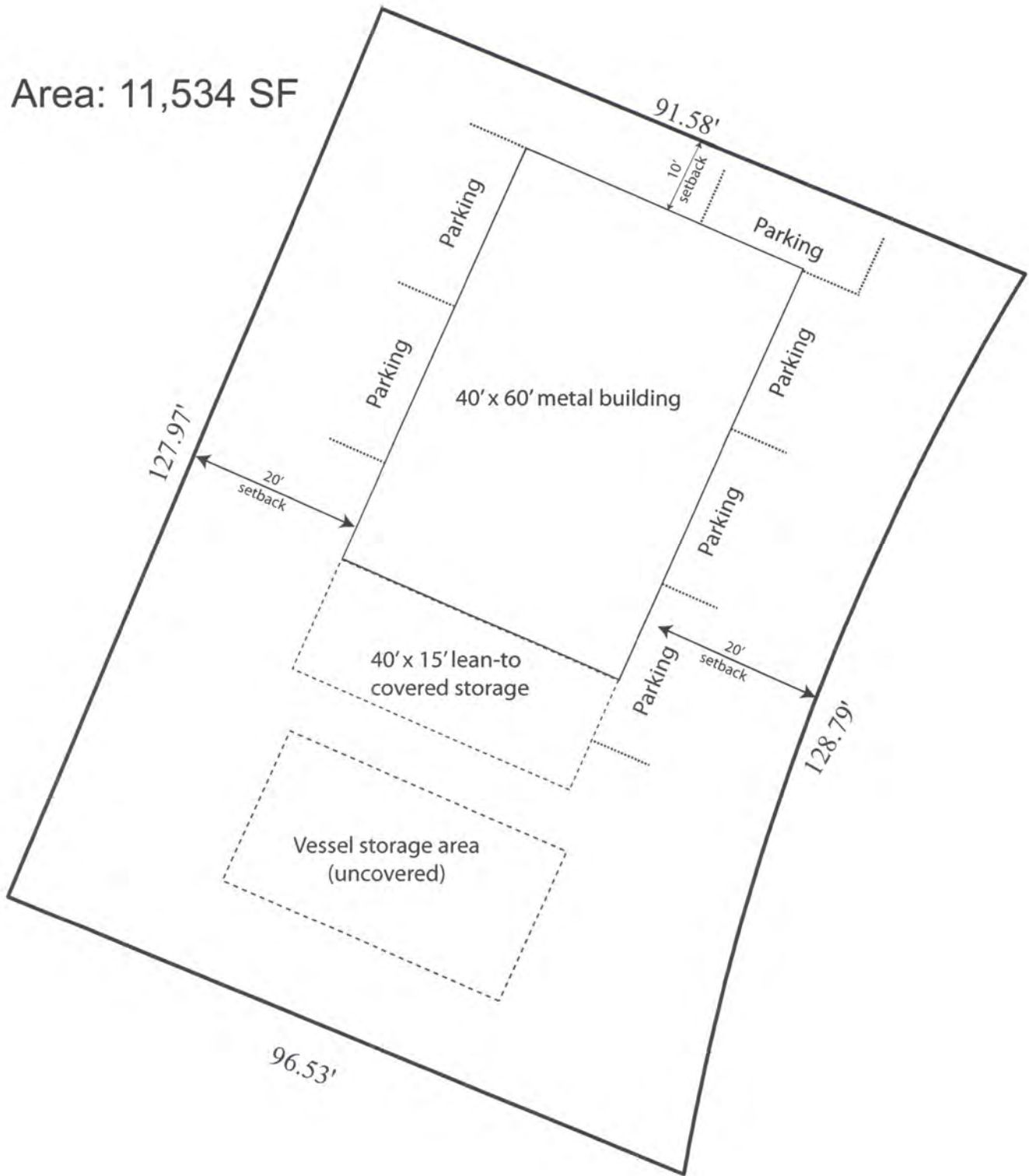
The value of the proposed improvements is \$350,000.

6. What is your proposed timeline for development?

The proposed timeline for building completion is 12 months. Within 18 months, at least one new permanent staff member will be hired. Within 24 months, relationships will be established with partners that will draw collaborators to Cordova for research and education purposes.

ATTACHMENT C

Area: 11,534 SF



Land Disposal Evaluation Criteria

Proposal: _____

| Criteria | Multiplier | Proposal Rank 1-10 | Subtotal for Proposal |
|--|-------------------|-------------------------------|----------------------------------|
| Value of improvements | 1.75 | | |
| Number of Employees | 1 | | |
| Sales Tax Revenue | 1 | | |
| Importance to Community | 1.75 | | |
| 5yr Business Plan/Timeline | 0.75 | | |
| Enhanced Architectural Design | 1.25 | | |
| Proposal Price | 1 | | |
| Consistency with Comprehensive Plan | 1.5 | | |
| Total | 10 | | |

Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Land Disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2

PART I – GENERAL INFORMATION

Requested Action: Recommendation to City Council on Disposal Method
Lot, Block, Survey: Lot 4A, Block 5, North Fill Development Park Addition No. 2
Lot Size: 8,267 sq. ft.
Parcel Number: 02-060-128
Zoning: Waterfront Industrial
Location Map: Attachment A

PART II – BACKGROUND

In the 2014 Land Disposal Maps approved by the Planning Commission and City Council, Lot 4A, Block 5, North Fill Development Park Addition No. 2 (commonly referred to as the “Impound Lot”) is designated “Available.” In the past, this lot has been designated “Not Available” and is currently used by the City as an impound lot.

7/8/14 – The Planning Commission recommended to City Council disposal by requesting proposals after receiving letters of interest from Bayside Storage and Nerka Enterprises.

7/16/14 – The City Council directed the City Manager to dispose of the lot by requesting proposals.

10/31/14 – The City put out a 30 day request for proposals for the lot and received proposals from Nerka Enterprises, Becky Chapek, Native Village of Eyak, Bayside Storage, and the Prince William Sound Science Center.

12/9/14 – At the Planning Commission Regular Meeting, the proposals were discussed and the following motion was made:

M/McGann S/Roemhildt to recommend City Council approve the proposal from the Science Center to purchase Lot 4A, Block 5, North Fill Development Park Addition No. 2.

Upon voice vote, motion **failed** 2-4.

Yea: **McGann, Roemhildt**

Nay: **Bailer, Reggiani, Greenwood, Baenen**

Absent: None

Conflict of Interest: **Pegau**

12/17/14 – At the City Council Regular Meeting, the proposals were discussed and the following motion was made:

M/Bradford S/Reggiani to reject the proposals for land sale of Lot4A, Block 5.

Vote on motion: 6 yeas, 0 nays. Joyce-yes; Bailer-yes; Burton-yes; Hoover-coi; Reggiani-yes; Bradford-yes; Carpenter-yes. Motion was approved.

The topic of the size of the lot came up and the lot was referred to as a “nonconforming lot.” Council also asked if the lot could actually be sold if it was nonconforming. While the lot is 8,267 SF and the minimum lot size for the Waterfront Industrial District is 10,000 SF, the City is able to sell the lot. The City approved the subdivision of Lot 4 in 2001 thus approving two lots that did not meet the standard lot size for that zoning district. Any proposal for future development on the lot will be required to meet all the Waterfront Industrial code requirements except for the minimum lot size.

12/23/14 – The Planning Department received a letter of interest from Bayside Storage (See Correspondence).

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

PART IV – STAFF RECOMMENDATION

Staff recommend disposing the Impound Lot by requesting sealed proposals to lease or purchase the property.

PART V – SUGGESTED MOTION

“I move to recommend to City Council disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2 by requesting sealed proposals to lease or purchase the property.”

Attachment A – Location Map



Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/ /15
Re: Resolution 15-01 – 2015 Land Disposal Maps

PART I – GENERAL INFORMATION

The Land Disposal Maps are required to be updated annually. At this time, the Planning Commission needs to review the updated 2015 Land Disposal Maps in order to make a recommendation to City Council to adopt the maps.

The descriptions of the map designations and the update policy are on the cover page of the 2015 Land Disposal Maps document, attached. These are open for discussion if the commissioners feel there needs to be adjustments.

Over the past several years there has been an ongoing discussion about the designations ‘Available’ and ‘Not Available.’ The commission has tried to eliminate the ambiguity with the ‘Not Available’ designation by removing the “Special Conditions” that were in the policy over the last few years which allowed for letters of interest on ‘Not Available’ properties to be reviewed on a case-by-case basis. The current policy is that if a letter of interest is received, staff notify the author of the letter and let them know that if they want the lot to be ‘Available,’ the opportunity to do so is at the annual update of the Land Disposal Maps. Staff would like to note there may be instances where the commission and the council has changed the designation from ‘Not Available’ to ‘Available’ outside of this annual update process (i.e. Winter’s encroachment).

In the “Correspondence” section of the agenda are several letters of interest received for lots designated ‘Not Available’ in the 2014 Land Disposal Maps. In order to move forward with the disposal process for these letters of interest, they must first be made available in the 2015 Land Disposal Maps. If they are made available and the maps are forwarded to City Council, the commission can proceed with the disposal process contained in the memos in this packet. For information about each letter, please refer to the disposal memos.

PART II – CHANGES TO THE 2015 LAND DISPOSAL MAPS

The 2014 Land Disposal Maps are available on the City’s webpage (in menu on the right):
<http://www.cityofcordova.net/government/planning/lease-or-purchase-city-land>

General Changes:

- Formatting
- Two new maps added (Eyak Lake and Power Creek). Maps now depict ALL City property.
- Parcel layer has been updated: new subdivisions, more accurate parcel lines, etc.

Changes and Notes on Individual Maps:

- New England Cannery Road
 - 50 acre parcel adjacent to Orca has been added, we believe this has been approved for Municipal Entitlement from the State. We are waiting for verification.
 - The parcel containing the chlorine tank was listed as 'Not Available,' however it is part of the larger 'Available' parcel.
- North Fill Development Park
 - AML lease now depicted.
 - Mobile Grid lot is now 'Available' as lease has ended.
- Ocean Dock Subdivision
 - Lots owned by City to the East of New England Cannery Road added.
 - Previous maps did not show the Samson land swap subdivision. Large City lot added.
- Odiak Park
 - Dundas PDOT parcel is now owned by the City.
- South Fill Development Park
 - Added to tideland lots owned by the City to the East of the fill.
- Tidewater Development Park & Cordova Industrial Park
 - Leases within the harbor are now depicted.
 - The sale of Lot 1, Block 1, has been finalized. We are still in the process of replatting the area.
 - The new fill lot at the north end of the harbor is shown as Tidelands. The City is still in negotiations and the lot needs to be replatted.
- Whitshed Road
 - Parcel along the Copper River Highway has been added (Across from the Powder House, next to the Dundas PDOT lot). This is another Municipal Entitlement lot.
- Power Creek
 - Large parcel below Ski Hill Lease area above Vina Young Subdivision is shown as 'Not Available,' however that is questionable and there should be a title search on the area.

PART III – STAFF RECOMMENDATION

Staff recommend the Planning Commission approve Resolution 15-01.

Take action on the following:

Staff Recommended Changes by Map:

- Whitshed Road
 - Make the lot on the corner of the highway (Across from the Powder House, next to the Dundas PDOT lot) '**Available.**'
- Odiak Slough
 - Make the lot on Forestry Way '**Not Available**' as it is small and used for snow storage. The ROW in this neighborhood is also very narrow.

Letters of Interest:

Brent Davis and Lauren Padawer – Portion of Lot 12, 13, and 14; Block 6; US Survey 2981

These lots are currently unused by the City and are located on a steep slope. Staff recommend making the lot **available** as it would give the adjacent property owners more space to improve upon. The owners are currently constructing an addition which has been slightly restricted by the required setbacks. Public works has no concerns about the disposal of these lots.

Alpine Diesel LLC – Portion of Tract 1A of the Ocean Dock Subdivision #2

This lot was not depicted on the 2014 Land Disposal Maps as it was created by a recent subdivision. Staff recommend **making a 120' x 122' portion of the lot available** for Alpine Diesel to construct their structure and to keep the remainder of the lot unavailable.

Joe Arvidson – Lot 13, Block 12, Original Townsite

This lot has been designated as 'Not Available' in the past and staff recommend keeping it **not available** as Bill Howard intends to continue using it as a snow dump.

Anthony Schinella, Harbormaster – Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development Park

Below are several options that staff came up with if the commission wants to work with the Harbor Department:

1. Change designation to 'Available' and start the disposal process by directly negotiating with the Harbor.
2. Keep designation as 'Not Available' and rather than going through the disposal process, direct staff to develop a MOU/resolution/contract with the Harbor to be approved/passed by the Planning Commission and the City Council. (This option is the staff recommendation.)

Mobile Grid Trailers, Inc. – Lot 3, Block 5, North Fill Development Park

Staff recommend keeping this lot **'Not Available'** so the Harbor can continue to use it (see previous letter from Harbormaster).

PART IV – SUGGESTED ACTION

"I move to approve Resolution 15-01"

Once the motion to approve the resolution is on the table, the Planning Commission should discuss the maps and make changes as they see fit. For clarity, please discuss each action separately.

If an action clearly has unanimous consent, no motion needs to be made.

If there are differing opinions concerning any action then ideally a motion should be made and voted on by voice vote.

2015 Land Disposal Maps

Adopted by City Council: X/X/15

Map Designations

Available – Available to purchase, lease, or lease with an option to purchase.

Not Available – The identified property is NOT available for sale. A response will be sent to the interested party stating that the parcel is not available for purchase. These parcels include protected watersheds, substandard lots, snow dumps and other lots used by the city.

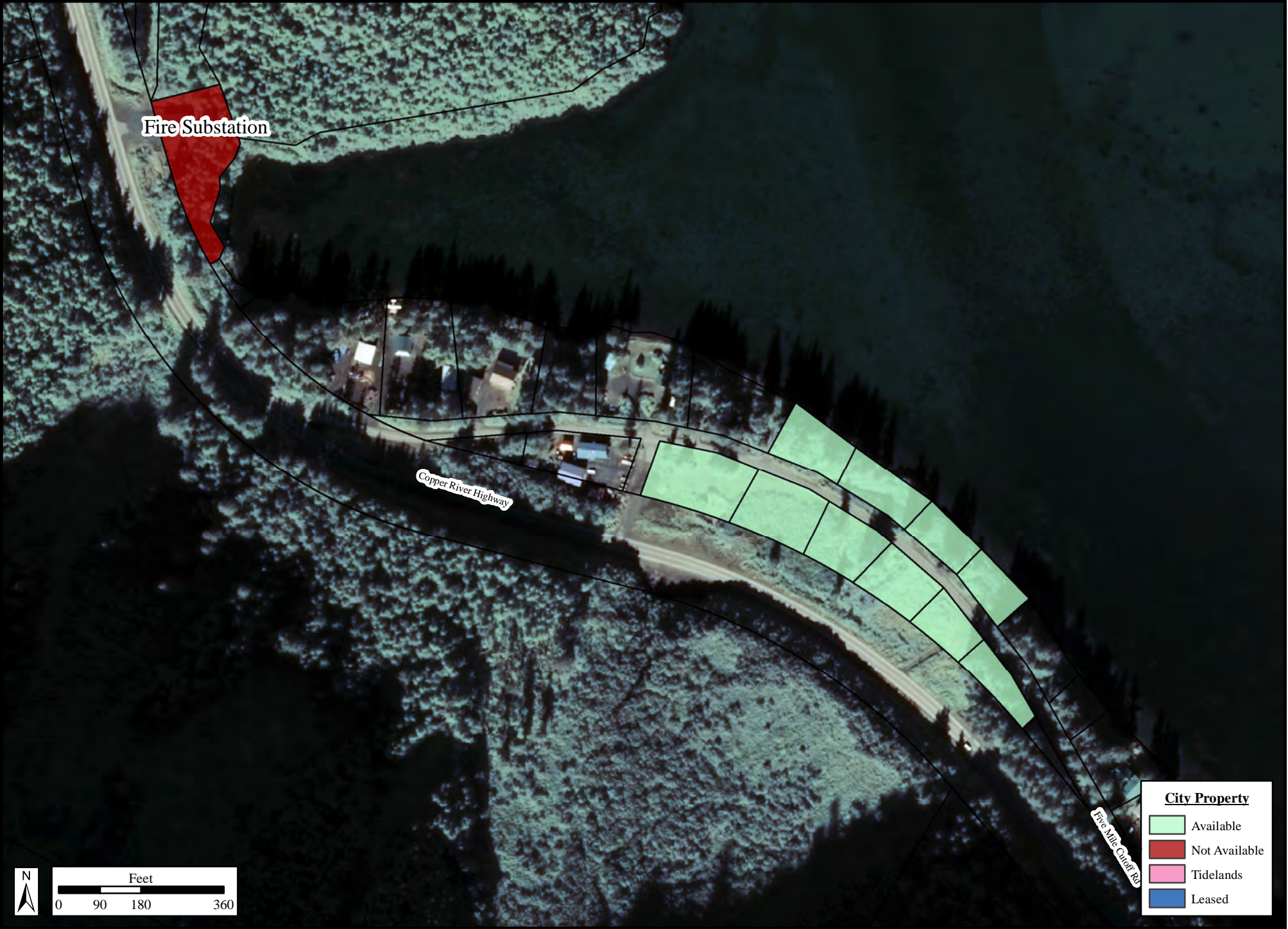
Tidelands – All requests to purchase tidelands will be reviewed by the Planning Commission as they are received. The Planning Commission will make a recommendation on disposing of the tidelands to City Council.

Leased – These are lots currently leased to a business or government entity by the City and are not available during the lease term. There are leases that are short term and renew every two years and others are long term leases with substantial improvements on the property. At the end of the lease term the property becomes available for disposal.

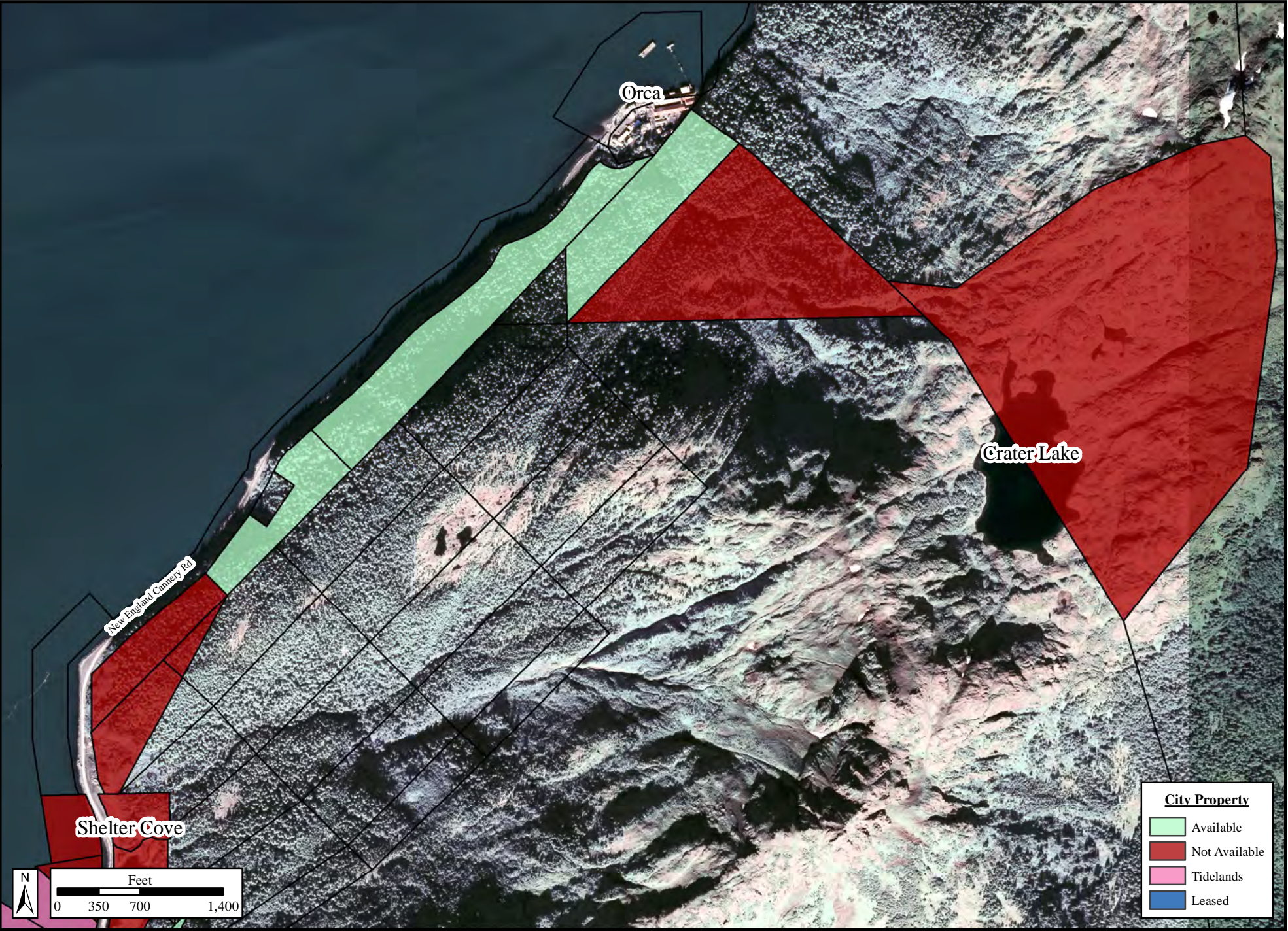
Final Update Policy

Maps will be updated on an annual basis by the Planning Department staff, reviewed by the Planning Commission, and adopted by City Council. This update process will begin after the new fiscal year with updated maps being presented to the Planning Commission in January.

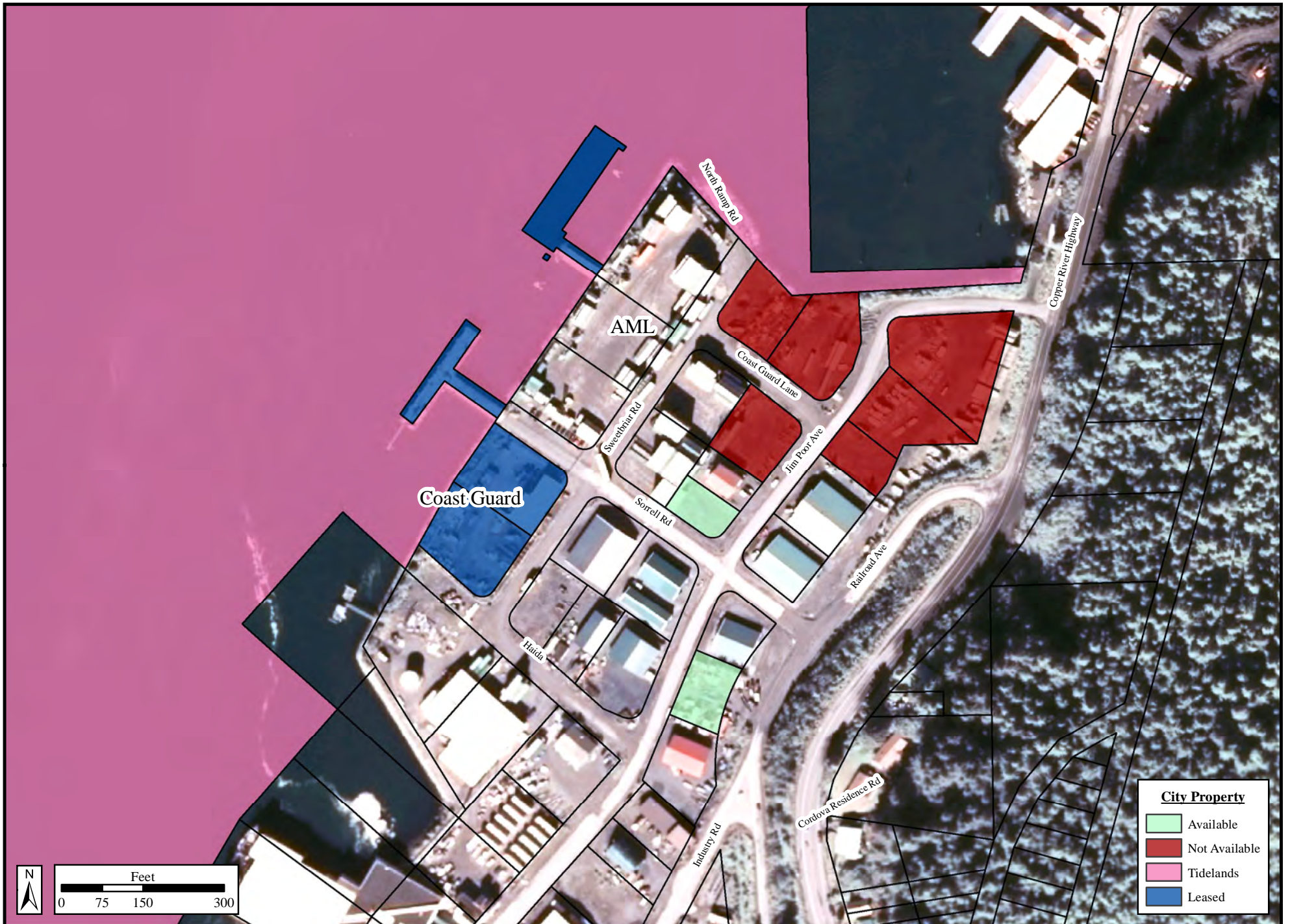
Five Mile Loop



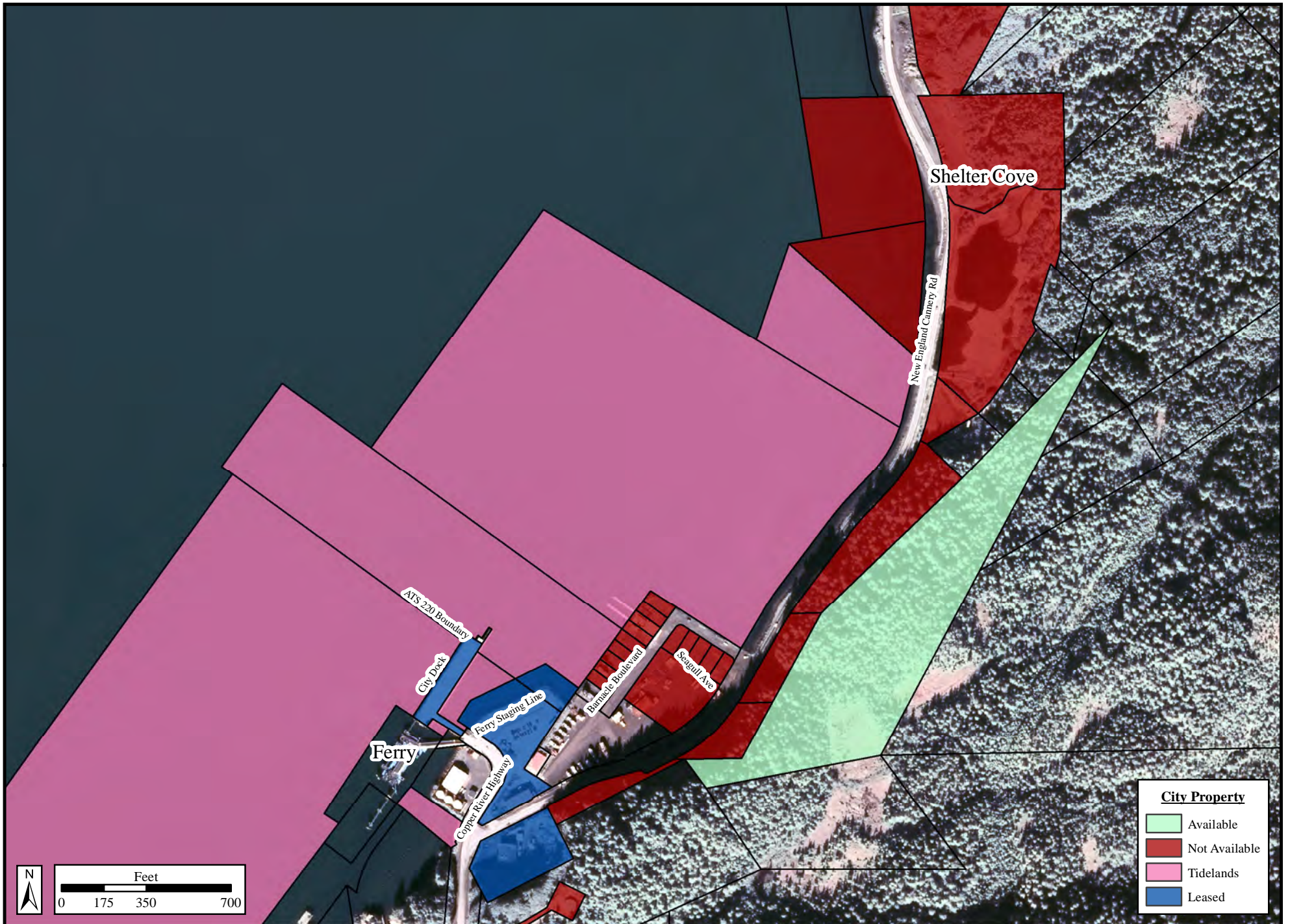
New England Cannery Road



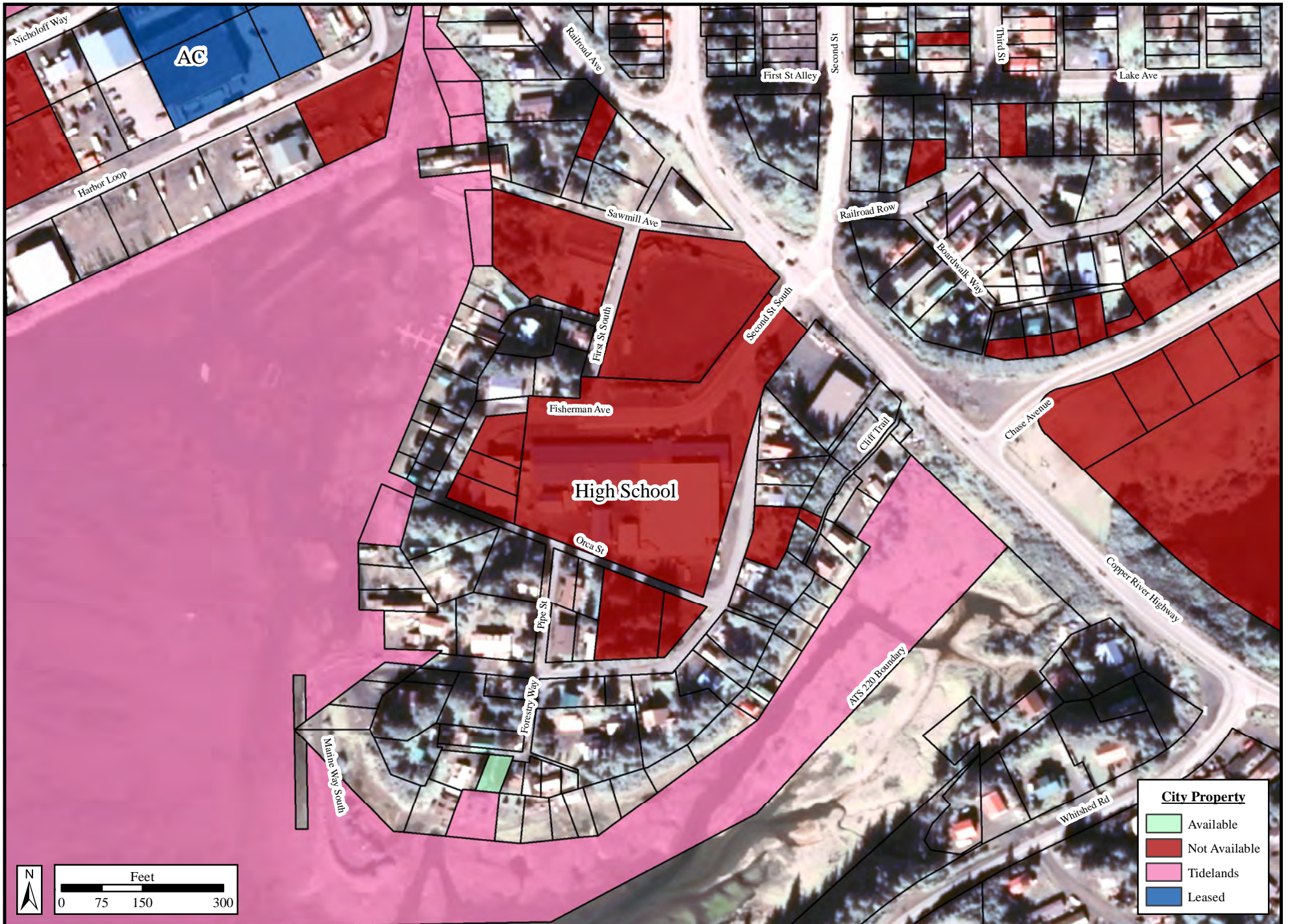
North Fill Development Park



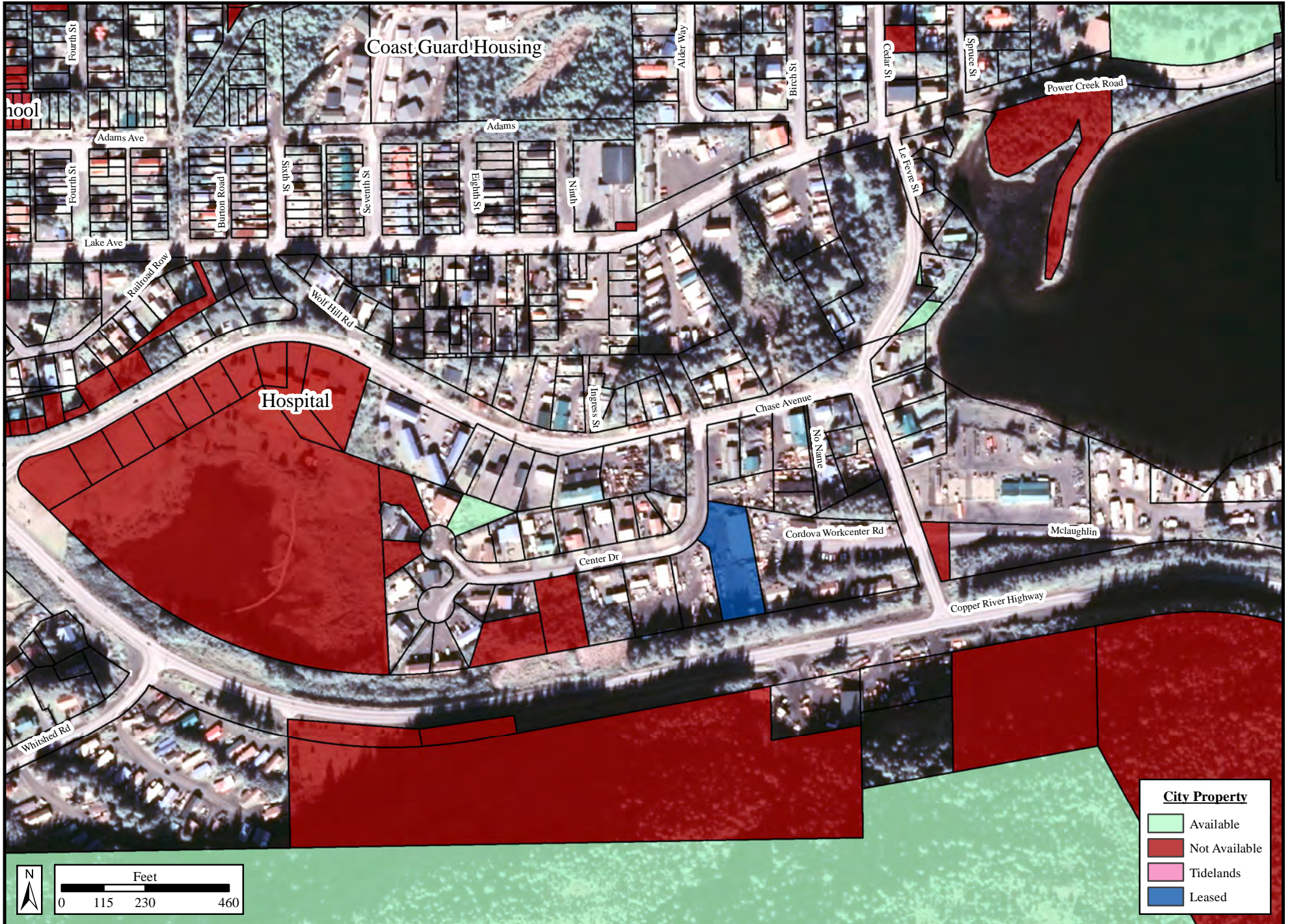
Ocean Dock Subdivision



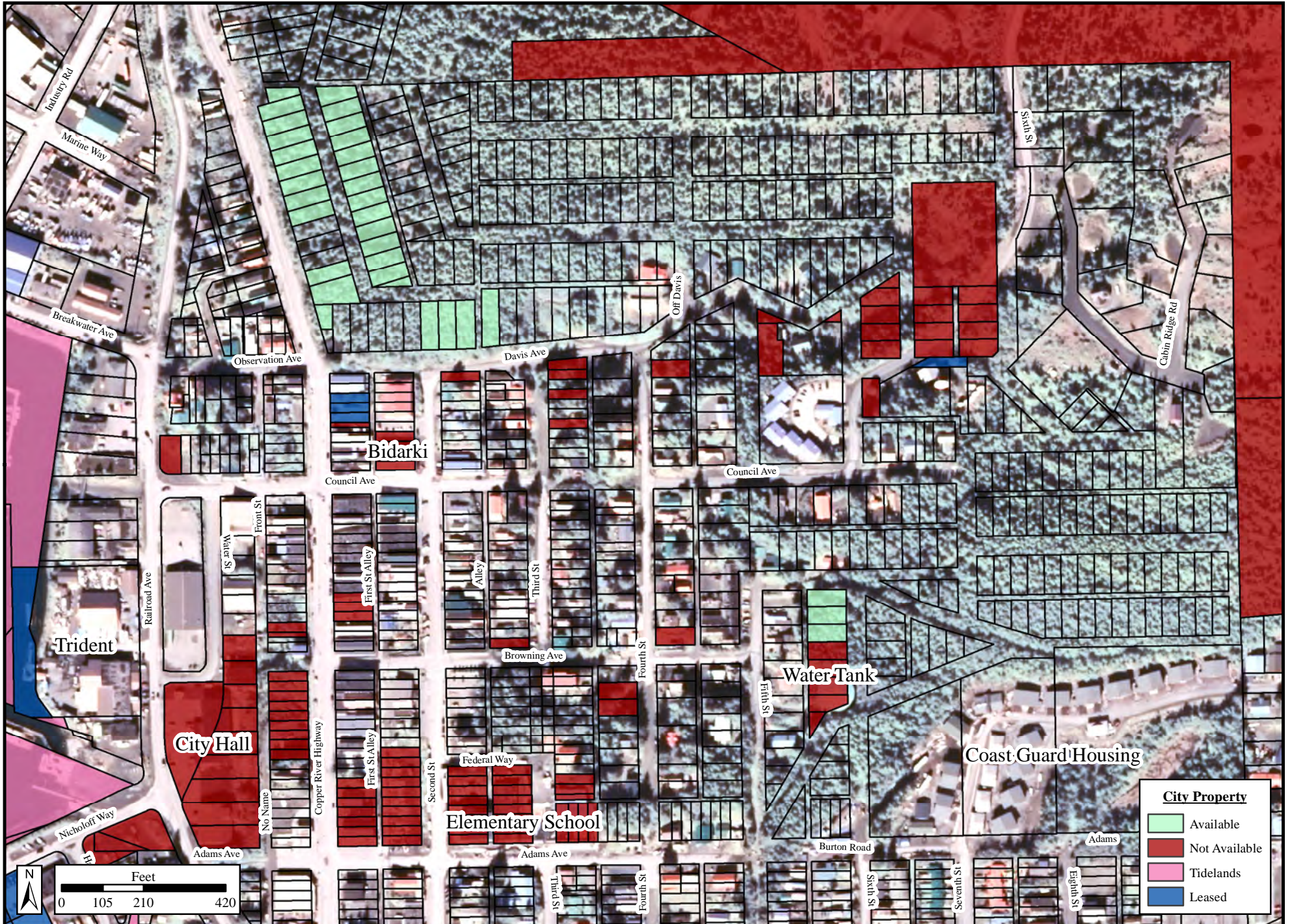
Odiak Slough



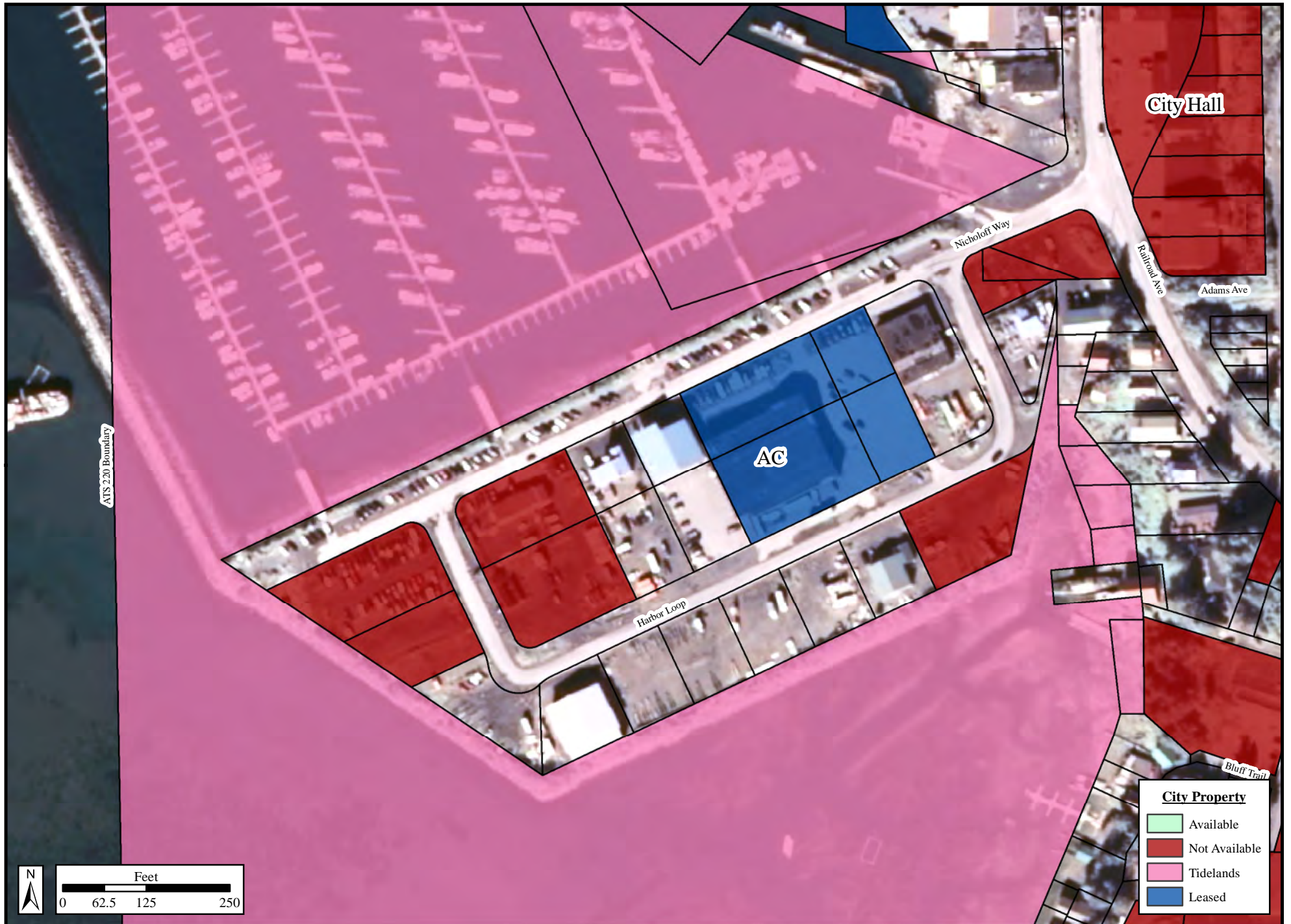
Odiak Park



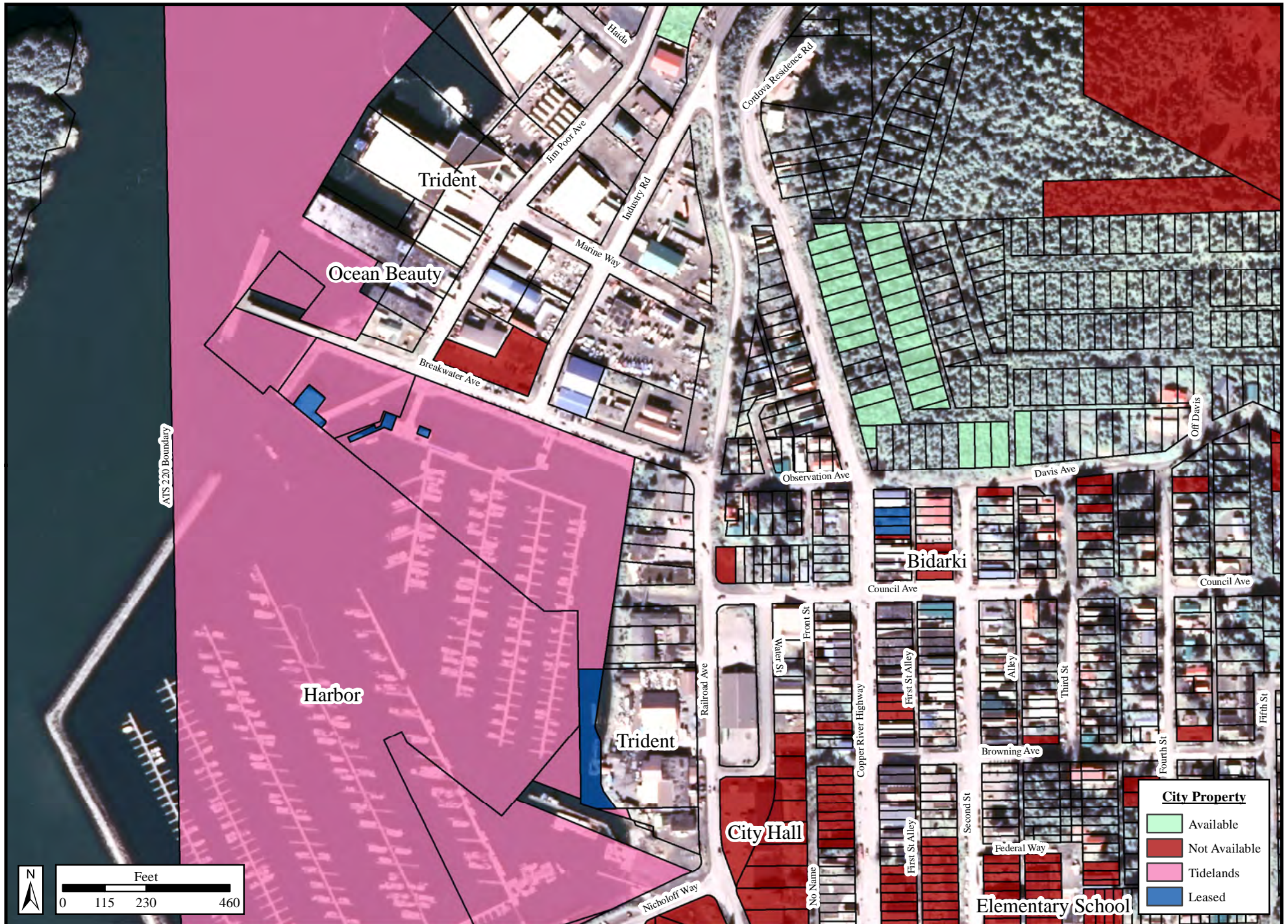
Old Town Area



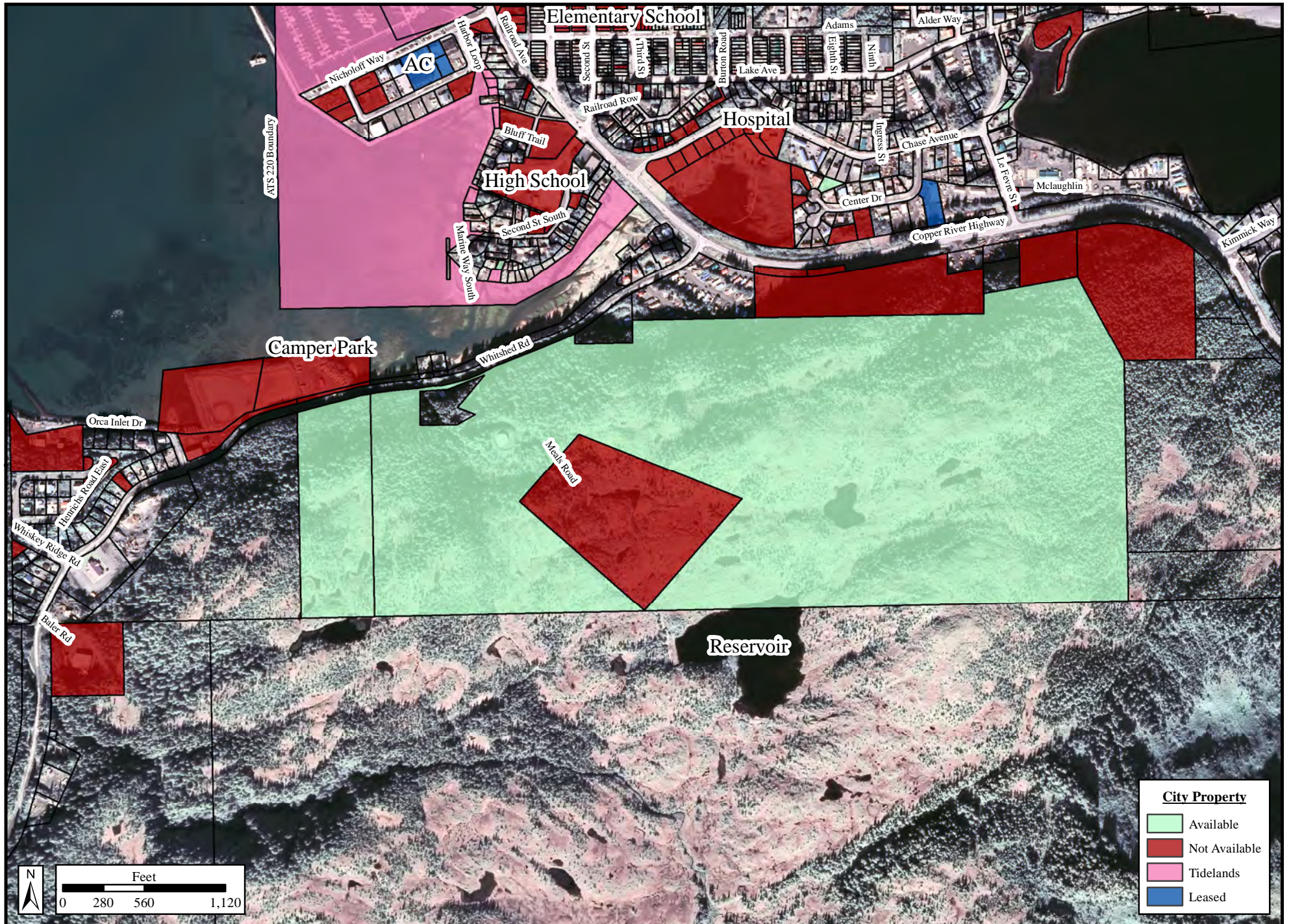
South Fill Development Park



Tidewater Development Park & Cordova Industrial Park



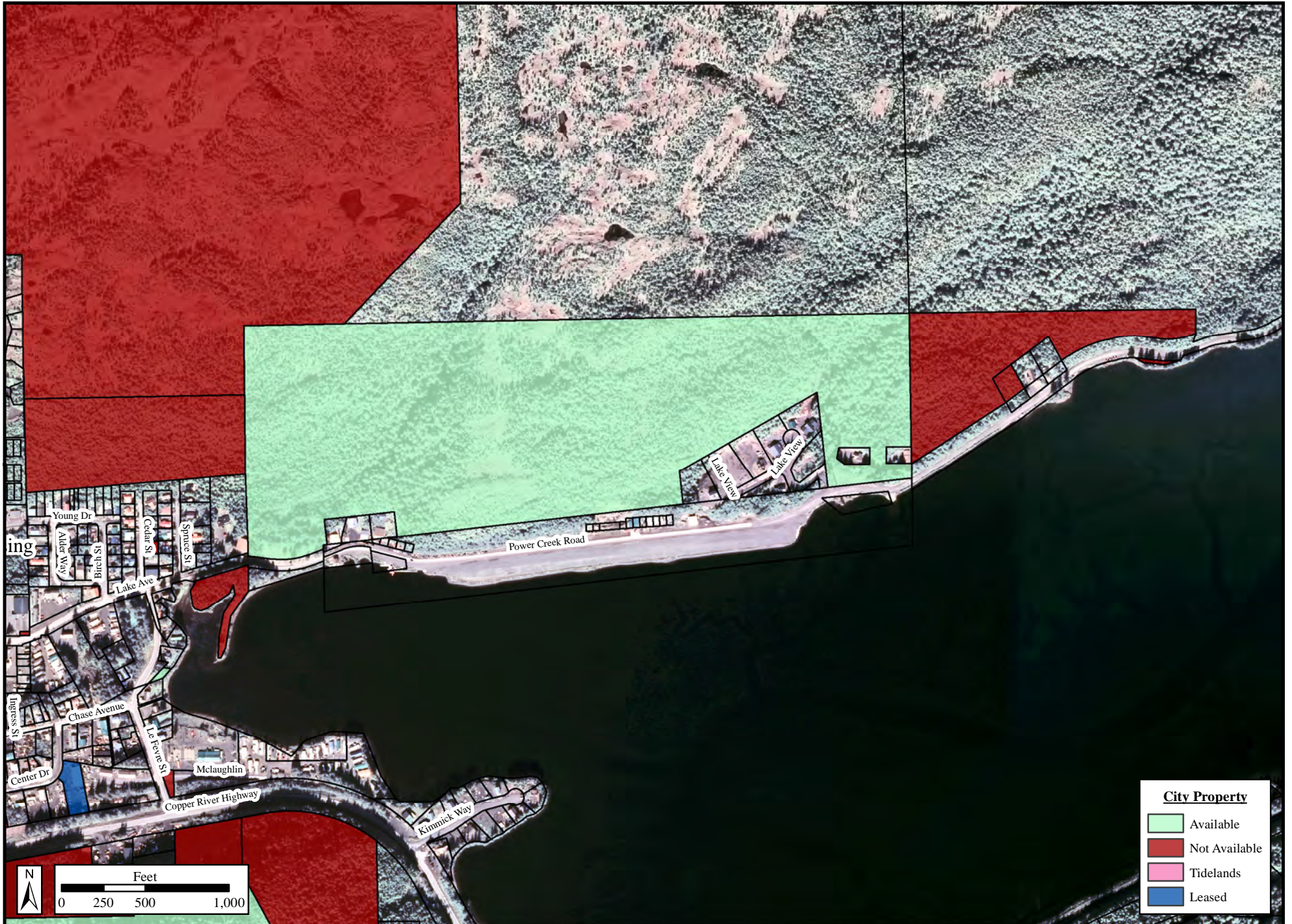
Whitshed Road



Eyak Lake



Power Creek



**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA, RECOMMENDING THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
ADOPT THE 2015 LAND DISPOSAL MAPS**

WHEREAS, the City of Cordova's City Manager and City Planner are directed by Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase – The city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning Commission is directed by Cordova Municipal Code Section 5.22.040(E) – Application to lease or purchase – The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest; and

WHEREAS, the City of Cordova's Planning Commission has determined that updating the initial Land Disposal Maps from the 2006 Land Disposal Committee and annually reviewing and recommending the maps for City Councils approval will enable the City Manager and City Planner to efficiently determine if land is available for purchase, lease, or lease to purchase; and

WHEREAS, the City of Cordova's Planning Commission has identified these Land Disposal Maps as the most current and updated version to be used in the land disposal process; and

WHEREAS, having annually updated maps will benefit the citizens of Cordova by providing maps for public review; and

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend the City Council of the City of Cordova, Alaska adopt the 2015 Land Disposal Maps.

PASSED AND APPROVED THIS 16TH DAY OF JANUARY, 2015

John Greenwood, Co-Chair

ATTEST:

Samantha Greenwood, City Planner

Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Land Disposal of the Portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B

This action item is contingent on the Planning Commission passing Resolution 15-01 with the area designated as 'Available' and if this has not occurred then no action should be taken. Any action on this item is still pending City Council adoption of the 2015 Land Disposal Maps designating this area 'Available.'

PART I – GENERAL INFORMATION

Requested Action: Recommendation to City Council on Disposal Method
Lot, Block, Survey: Portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B
Lot Size: 2,646, 2,066, and 2117 sq. ft.
Parcel Number: 02-373-132, 02-373-134, 02-373-137
Zoning: Parks and Open Space District
Location Map: Attachment A

PART II – BACKGROUND

Brent Davis and Lauren Padawer have submitted a letter of interest (See Correspondence) for the three portions of lots 12, 13, and 14. Brent and Lauren own the northern portions of these lots while the City owns the southern portions. They are adding an addition onto their current house, and while their addition conforms to the City Code, it was slightly restricted by their setbacks.

The lots are currently unused by the City and are located on steep, wooded terrain. Staff recommend direct negotiation as the lots are too small to be used by anyone other than Brent and Lauren. Bill Howard, Streets Superintendent, was consulted and has no issues with the disposal of the property. The large snow dump located south of these lots would not be impacted by the disposal.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*

- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

PART IV – STAFF RECOMMENDATION

Staff recommend disposing the portions of Lots 12, 13, and 14 by negotiating an agreement with Brent Davis and Lauren Padawer.

PART V – SUGGESTED MOTION

“I move to recommend to City Council disposal of the portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B by negotiating an agreement with Brent Davis and Lauren Padawer.”

Attachment A – Location Map



Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Land Disposal of a Portion of Tract 1A of the Ocean Dock Subdivision #2

This action item is contingent on the Planning Commission passing Resolution 15-01 with the area designated as 'Available' and if this has not occurred then no action should be taken. Any action on this item is still pending City Council adoption of the 2015 Land Disposal Maps designating this area 'Available.'

PART I – GENERAL INFORMATION

Requested Action: Recommendation to City Council on Disposal Method
Lot, Block, Survey: Portion of Tract 1A of the Ocean Dock Subdivision #2
Lot Size: 1.7 AC
Parcel Number: 02-052-304
Zoning: Waterfront Industrial
Attachment A Location Map:
Attachment B Harbor Commission Resolution

PART II – BACKGROUND

Alpine Diesel has submitted a letter of interest (See Correspondence) for a portion of Tract 1A of the Ocean Dock Subdivision #2. They are requesting an area large enough for their proposed 120' x 122' structure (See Attachment A). Alpine Diesel has been working with the Harbor and the Harbor Commission on their plans for a structure which will provide a covered area for boat work. Attached is a resolution from the Harbor Commission in support of the project and making the land available.

The lot is currently used for outdoor boat storage and boat haul outs which are managed by the Harbor Department. Because the proposed structure is specific to the area, staff recommend the City negotiate directly with Alpine Diesel in the disposal process.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

PART IV – STAFF RECOMMENDATION

Staff recommend disposing of a portion of Tract 1A of the Ocean Dock Subdivision #2 by negotiating an agreement with Alpine Diesel.

PART V – SUGGESTED MOTION

“I move to recommend to City Council disposal of a portion of Tract 1A of the Ocean Dock Subdivision #2 by negotiating an agreement with Alpine Diesel.”

Attachment A – Location Map



Attachment B – Harbor Commission Resolution

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 12-14-03**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA
STATING SUPPORT FOR JERRY BLACKLER IN THE DEVELOPMENT OF A PLAN FOR A
MAINTENANCE BUILDING WITHIN THE VESSEL HAULOUT FACILITY.**

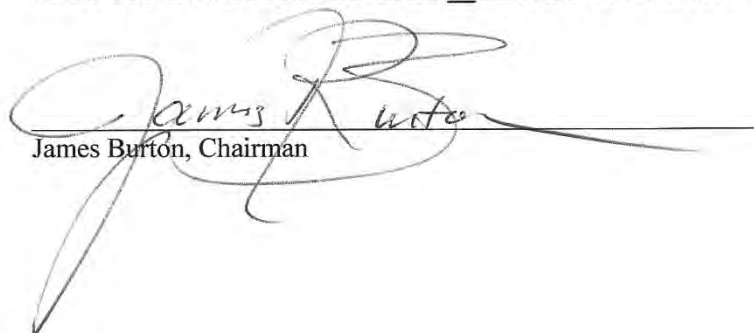
WHEREAS, inclement weather currently prevents larger maintenance jobs from being completed in town, and

WHEREAS, the current master plan already includes the construction of a maintenance building within the Vessel Haul out Facility.

WHEREAS, this land is designated as unavailable and the harbor commission would like Planning and Zoning to consider Blackler's/Alpine Diesel proposal as a special circumstance.

NOW THEREFORE BE IT RESOLVED, by the Harbor Commission of Cordova, Alaska, stating support for Jerry Blacker in the development of a plan for a maintenance building within the Vessel Haul out Facility.

PASSED AND APPROVED THIS ¹⁹TH DAY OF DECEMBER 2014.


James Burton, Chairman

Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Land Disposal of Lot 13, Block 12, Original Townsite

This action item is contingent on the Planning Commission passing Resolution 15-01 with the area designated as 'Available' and if this has not occurred then no action should be taken. Any action on this item is still pending City Council adoption of the 2015 Land Disposal Maps designating this area 'Available.'

PART I – GENERAL INFORMATION

Requested Action: Recommendation to City Council on Disposal Method
Lot, Block, Survey: Lot 13, Block 12, Original Townsite
Lot Size: 2,500 sq. ft.
Parcel Number: 02-373-213
Zoning: Medium Density Residential
Location Map: Attachment A

PART II – BACKGROUND

Joe Arvidson has submitted a letter of interest (See Correspondence) for Lot 13, Block 12, Original Townsite. He owns the lot directly north of the lot in question. The property owner adjacent to the lot in the south has also verbally expressed interest in purchasing the lot.

The lot is currently designated as a snow dump and Bill Howard, Streets Superintendent, intends to use it as a snow dump.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

PART IV – STAFF RECOMMENDATION

Staff recommend not to dispose of Lot 13, Block 12, Original Townsite.

PART V – SUGGESTED MOTION

“I move to recommend to City Council disposal of Lot 13, Block 12, Original Townsite by requesting proposals.”

Attachment A – Location Map



Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Land Disposal of Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development Park

This action item is contingent on the Planning Commission passing Resolution 15-01 with the area designated as 'Available' and if this has not occurred then no action should be taken. Any action on this item is still pending City Council adoption of the 2015 Land Disposal Maps designating this area 'Available.'

PART I – GENERAL INFORMATION

Requested Action: Recommendation to City Council on Disposal Method
Lot, Block, Survey: Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development Park
Lot Size: 16,310, 22,700, 16,862, 9,877, 18,304, 34,855 sq. ft.
Parcel Number: 02-060-130, 02-060-132, 02-060-126, 02-060-142, 02-060-144, 02-060-146
Zoning: Waterfront Industrial
Location Map: Attachment A

PART II – BACKGROUND

Anthony Schinella, Harbormaster representing the Harbor Commission, has submitted a letter of interest (See Correspondence) for the lots indicated above. The Harbor has been managing these lots for a number of years and would like to enter into a lease agreement so that the Harbor has more security with the lots.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

PART IV – STAFF RECOMMENDATION

Staff recommend disposing of Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development Park by negotiating an agreement with the Port of Cordova.

PART V – SUGGESTED MOTION

“I move to recommend to City Council disposal of Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development Park by negotiating an agreement with the Port of Cordova.”

Attachment A – Location Map



Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Land Disposal of Lot 3, Block 5, North Fill Development Park

This action item is contingent on the Planning Commission passing Resolution 15-01 with the area designated as 'Available' and if this has not occurred then no action should be taken. Any action on this item is still pending City Council adoption of the 2015 Land Disposal Maps designating this area 'Available.'

PART I – GENERAL INFORMATION

Requested Action: Recommendation to City Council on Disposal Method
Lot, Block, Survey: Lot 3, Block 5, North Fill Development Park
Lot Size: 16,862 sq. ft.
Parcel Number: 02-060-126
Zoning: Waterfront Industrial
Location Map: Attachment A

PART II – BACKGROUND

Mobile Grid has submitted a letter of interest for Lot 3, Block 5, North Fill Development Park. This lot is currently being managed by the Harbor Department.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

PART IV – STAFF RECOMMENDATION

Staff recommend not to dispose of Lot 3, Block 5, North Fill Development Park.

PART V – SUGGESTED MOTION

“I move to recommend to City Council disposal of Lot 3, Block 5, North Fill Development Park by requesting proposals.”

Attachment A – Location Map



Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Chairman Election

PART I – GENERAL INFORMATION

The Planning Commission consists of seven members, one of which may be designated by the City Council. Pursuant to Section 3.40.030, a chairman shall be selected annually from the members of the commission.

As soon as the current chairman opens nominations from the floor, any member can bring forth a nomination. The member should know beforehand if the person he or she wishes to nominate is both eligible and willing to serve.

When the nomination is from the floor:

- A member does not have to get recognition from the current chairman to make a nomination.
- A person can nominate himself or herself.
- A nomination does not need a second.
- A member can't nominate more than one person for an office until everyone has had the opportunity to make nominations.
- The current Chairman can continue presiding, even if he or she is one of the nominees for the office.
- After each nomination, the current Chairman repeats the name to the commission.

A motion to close nominations is not necessary. Usually the current chairman closes nominations when no further nominations come forward.

If at any time during the nominating process a member realizes that he or she will be unable to serve if elected, the member should stand and request that his or her name be removed from nomination. Removing your name during the nomination process is better than waiting until after you are elected.

After the nominating process is finished, the members must vote on the proposed candidates. Members can take the vote for election by

- Voice vote
- Ballet
- Roll Call

PART II – STAFF RECOMMENDATION

Staff recommend the chairman open nominations from the floor by stating: "Nominations are now in order for the office of chairman of the Planning Commission."

After nominations, a voice vote is recommended if there is only one nomination, or a roll call vote if there are multiple nominations.

Memorandum

To: Planning Commission
From: Planning Staff
Date: 1/9/15
Re: Co-Chair Election

PART I – GENERAL INFORMATION

While the City Code does not require a co-chair for the Planning Commission, this has been the practice in the past. Having a co-chair gives staff and public another point of contact and allows for meetings to run smoothly if the chairman is absent. Staff recommend that the commission continue this practice and look at codifying the practice in the future.

The procedure for co-chair election should be the same as for the chairman.

PART II – STAFF RECOMMENDATION

Staff recommend the chairman open nominations from the floor by stating: “Nominations are now in order for the office of co-chair of the Planning Commission.”

After nominations, a voice vote is recommended if there is only one nomination, or a roll call vote if there are multiple nominations.

January 2015

| January 2015 | | | | | | | February 2015 | | | | | | |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|
| Su | Mo | Tu | We | Th | Fr | Sa | Su | Mo | Tu | We | Th | Fr | Sa |
| 4 | 5 | 6 | 7 | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 11 | 12 | 13 | 14 | 8 | 9 | 10 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 18 | 19 | 20 | 21 | 15 | 16 | 17 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 25 | 26 | 27 | 28 | 22 | 23 | 24 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| | | | | 29 | 30 | 31 | | | | | | | |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--|---------|---|---|--|----------|
| Dec 28 | 29 | 30 | 31 | Jan 1, 15 City Closed - New Year's Day | 2 | 3 |
| 4 | 5 | 6 | 7 7:00pm City Council Regular (Library) | 8 12:00pm Cordova Center (Library) | 9 | 10 |
| 11 | 12 | 13 | 14 7:00pm Harbor Commission Regular (City Hall) 7:00pm School Board Regular (High School) | 15 12:00pm Cordova Center (Library) | 16 6:00pm Planning Commission Regular Meeting (Library) | 17 |
| 18 | 19 City Closed - Martin Luther King Day | 20 | 21 7:00pm City Council Regular (Library) | 22 12:00pm Cordova Center (Library) | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 12:00pm Cordova Center (Library) | 30 | 31 |

February 2015

| February 2015 | | | | | | | March 2015 | | | | | | |
|---------------|----|----|----|----|----|----|------------|----|----|----|----|----|----|
| Su | Mo | Tu | We | Th | Fr | Sa | Su | Mo | Tu | We | Th | Fr | Sa |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| | | | | | | | 29 | 30 | 31 | | | | |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--|--|--|---|--------|----------|
| Feb 1 | 2 | 3 | 4 7:00pm City Council Regular (Library) | 5 12:00pm Cordova Center (Library) | 6 | 7 |
| 8 | 9 | 10 6:30pm Planning Commission Regular (Library) | 11 7:00pm Harbor Commission Regular (City Hall) 7:00pm School Board Regular (High School) | 12 12:00pm Cordova Center (Library) | 13 | 14 |
| 15 | 16 City Closed - President's Day | 17 | 18 7:00pm City Council Regular (Library) | 19 12:00pm Cordova Center (Library) | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 12:00pm Cordova Center (Library) | 27 | 28 |