

**PLANNING COMMISSION REGULAR MEETING**  
**Tuesday May 23, 2023 AT 6:30 PM**  
**CORDOVA CENTER EDUCATION ROOM**

**Chair**

Tania Harrison

**Vice Chair**

Mark Hall

**Commissioners**

Tom McGann

Chris Bolin

Trae Lohse

Sarah Trumblee

Kris Ranney

**City Planner**

Kevin Johnson

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chair Tania Harrison, Commissioners Tom McGann, Chris Bolin, Trae Lohse, Mark Hall, Sarah Trumblee, and Kris Ranney

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF CONSENT CALENDAR**

- a. Record unexcused absence for Chris Bolin from the February 14, 2023 Regular meeting
- b. Minutes of January 10, 2023 Regular Meeting.....Page 1
- c. Minutes of February 14, 2023 Public Hearing.....Page 5
- d. Minutes of February 14, 2023 Regular Meeting.....Page 6

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

**6. CORRESPONDENCE**

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

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

**8. PLANNER'S REPORT .....Page 12**

**9. UNFINISHED BUSINESS**

**10. NEW BUSINESS**

- a. Letter of Interest from Camtu's Alaska Wild Seafoods, for a Portion of ATS 220 adjacent to Lot 3, Block 2, South Fill Development Park.....Page 13

**11. AUDIENCE COMMENTS**

**12. COMMISSION COMMENTS**

**13. ADJOURNMENT**

**You may submit written public comments via email to [planning@cityofcordova.net](mailto:planning@cityofcordova.net), mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of the meeting**

**PLANNING COMMISSION REGULAR MEETING  
JANUARY 10, 2023 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

**1. CALL TO ORDER**

Vice Chair *Mark Hall* called the Planning Commission Regular Meeting to order at 6:30 PM on January 10, 2023 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Commissioners *Mark Hall, Tom McGann, Sarah Trumblee, Chris Bolin, Tania Harrison, and Kris Ranney*

*Trae Lohse* was absent.

Staff present was City Planner *Kevin Johnson*.

**3. APPROVAL OF AGENDA**

M/McGann S/Bolin to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: *Hall, McGann, Trumblee, Bolin, Harrison, Ranney*

Absent: *Lohse*

**4. APPROVAL OF CONSENT CALENDAR**

- a. Record unexcused absence for Chris Bolin from the December 13, 2022 Regular meeting
- b. Minutes of October 11, 2022 ~~Public Hearing~~ Regular Meeting
- c. Minutes of November 8, 2022 Regular Meeting

M/Trumblee S/Bolin to approve the Consent Calendar with the change from public hearing to regular meeting for the October 11<sup>th</sup>, 2022 Minutes.

Upon voice vote, motion passed 6-0.

Yea: *Hall, McGann, Trumblee, Bolin, Harrison, Ranney*

Absent: *Lohse*

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

None

**6. CORRESPONDENCE**

None

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

- a. Guest Speakers - None

**b. Audience comments regarding agenda items - None**

**8. PLANNER’S REPORT**

*Johnson* reminded the commission that the annual Land Disposal Map update will be coming to them soon. He recommended that the commissioners get familiar with the maps ahead of time and to think creatively about what changes could be made. Staff intends to recommend that many lots listed as unavailable be changes to available.

*Bolin* asked if there was a Second Street project update. *Johnson* informed the commission that the State DOT had provided staff with very preliminary concepts which they are reviewing now. Staff is working with the designers to ensure full pedestrian connections along both sides of Second Street and preserving as much parking as possible. Staff explained that due to some topography and ROW constraints there may be minor reductions in parking along small portions of the street, but it was too early in the design stage to truly know yet. Once the State refines the drawings the updated plans will be reviewed by the Streets department and will also be brought by the Commission for comments.

**9. UNFINISHED BUSINESS**

**a. Resolution 23-1 CMC 19.04 – Flood Protection Code Update**

M/McGann S/Harrison Move to recommend the City Council to repeal and replace Cordova municipal code chapter 19.04 “Flood Protection” with chapter 19.04 “Floodplain Management” in order to maintain compliance with National Flood Insurance Program Standards

*McGann* believes they discussed it at the previous meeting and is ready to support the resolution. *Harrison* concurred.

Upon voice vote, motion passed 6-0.

Yea: Hall, McGann, Trumblee, Bolin, Harrison, Ranney

Absent: Lohse

**10. NEW BUSINESS**

**a. Chair Election**

M/McGann S/Hall Move to nominate *Tania Harrison* as Chair of the 2023 Planning Commission

*Johnson* asked *Harrison* if she was willing to be Chair. *Harrison* confirmed she is willing as long as there is no objection to her being absent occasionally due to commercial fishing. No objections were made.

Upon voice vote, motion passed 6-0.

Yea: Hall, McGann, Trumblee, Bolin, Harrison, Ranney

Absent: Lohse

**b. Vice Chair Election**

M/Bolin S/McGann Move to nominate *Mark Hall* as Vice Chair of the 2023 Planning Commission

Hearing no other nominations

Upon voice vote, motion passed 6-0.

Yea: **Hall, McGann, Trumblee, Bolin, Harrison, Ranney**

Absent: **Lohse**

## 11. AUDIENCE PARTICIPATION

No Comments

## 12. COMMISSION COMMENTS

*Harrison* thanked the commission for their nomination and voting her in as Chair.

*McGann* thanks *Harrison* for being the Chair

*Bolin* seconded *McGann's* comments.

## 13. ADJOURNMENT

M/McGann S/Bolin to adjourn the Regular Meeting.

With no objection, the meeting was adjourned.

Approved:

\_\_\_\_\_  
Tania Harrison, Chair

\_\_\_\_\_  
Kevin Johnson, City Planner

DRAFT

**PLANNING COMMISSION PUBLIC HEARING**  
**February 14, 2023 AT 6:30 PM**  
**CORDOVA CENTER COMMUNITY ROOMS A & B**  
**MINUTES**

**1. CALL TO ORDER**

Chair **Mark Hall** called the Planning Commission Regular Meeting to order at 6:30 PM on February 14, 2023 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Commissioners **Mark Hall, Tom McGann, Trae Lohse, Tania Harrison, and Kris Ranney**

**Chris Bolin** was absent. **Sarah Trumblee** arrived at 6:37

Staff present was City Planner **Kevin Johnson**.

**3. PUBLIC HEARING**

**a. Conditional Use Permit -Sales Not Associated With a Permanent Building - Lots 3 & 4, Block 6, OTS**

No comments

**b. Variance Request – Lot Width – Lot 14A, Block 10, USS 2981 Jeff Guard & Dorne Hawxhurst**

**Jeff Guard** and **Dorne Hawxhurst** spoke in favor of their variance application and thanked the commission or their time and consideration.

**c. Variance Request - On-Site Parking - Lots 2 & 3, Block 26, Original Townsite**

No comments

**4. ADJOURNMENT**

With no objection, the Public Hearing was adjourned at 6:59 pm.

Approved:

\_\_\_\_\_  
Tania Harrison, Chair

\_\_\_\_\_  
Kevin Johnson, City Planner

**PLANNING COMMISSION REGULAR MEETING**  
**February 14, 2023 AT 7:00 PM**  
**CORDOVA CENTER COMMUNITY ROOMS A & B**  
**MINUTES**

**1. CALL TO ORDER**

Chair *Tania Harrison* called the Planning Commission Regular Meeting to order at 7:00 PM on February 14, 2023 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Commissioners *Tania Harrison, Mark Hall, Tom McGann, Sarah Trumblee, Trae Lohse, and Kris Ranney*

*Chris Bolin* was absent.

Staff present was City Planner *Kevin Johnson*.

**3. APPROVAL OF AGENDA**

*M/McGann S/Trumblee* to approve the agenda.  
With no objections, the agenda was approved

**4. APPROVAL OF CONSENT CALENDAR**

**a. Record unexcused absence for Trae Lohse from the January 10, 2023 Regular meeting**

*M/Trumblee S/Hall* to approve the Consent Calendar  
With no objections, the agenda was approved

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

McGann disclosed that he is Jeff and Drone's neighbor who are requesting the variance tonight. He explained that besides being neighbors he has no financial interest in the decision.

**6. CORRESPONDENCE**

**Bolin** provided written comments regarding the land disposal maps since he was not able to be at the meeting in person. These comments were printed for the commission and the public.

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

- a. Guest Speakers - None**
- b. Audience comments regarding agenda items - None**

**8. PLANNER'S REPORT**

**Johnson** informed the commission that the City Manager has approved staff to move forward with applying for the 2023 PIDP grant. Work with the Harbor Commission has begun, and a concept will be coming by planning commission later in March.

Additionally, **Johnson** let the commission know that Facility Contractors has exercised their option to purchase the old museum which they have a Lease with Option to Purchase agreement. Staff has begun the process to close on that sale and is expecting to be finalized by the end of April.

## 9. UNFINISHED BUSINESS

None.

## 10. NEW BUSINESS

### a. Conditional Use Permit -Sales Not Associated With a Permanent Building - Lots 3 & 4, Block 6, OTS

M/McGann S/Hall Move to nominate **Tania Harrison** as Chair of the 2023 Planning Commission

M/McGann S/Hall Move that the Planning Commission grant the Conditional Use Permit request by Charity Schandel to run a Co-Op style business trailer for the purpose of selling non-food goods, and to adopt and incorporate the findings within the staff report.

**McGann** said he agrees with staffs finding and is in favor of granting the conditional use permit.

**Ranney** said he did not believe that the approval of the conditional use permit would increase sales tax as staff's memo says it will since these types of items are already sold at places like the museum gift shop and other stores and at the bazaars. **Johnson** said that this is just a staff assumption and that there could be a potential increase as the bazaars are only a few times a year and this trailer could be open whenever they want to be. **Ranney** does intend to vote in favor but wanted to point out that he feels this was to concrete language.

**Hall** pointed out that the application indicates that the trailer would also be selling food. **Johnson** explained that the City Council had already approved the food sales portion through the food truck code process.

Upon voice vote, motion passed 6-0.

Yea: Hall, McGann, Trumblee, Lohse, Harrison, Ranney

Absent: Bolin

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### b. Variance Request – Lot Width – Lot 14A, Block 10, USS 2981 Jeff Guard & Dorne Hawxhurst

M/Trumblee S/McGann Move that the Planning Commission grant the variance request by Jeff Guard & Dorne Hawxhurst and to adopt and incorporate the findings within the staff report.

**Trumblee** said she agrees with staffs finding and is in favor of granting the variance.

**McGann** said he believes that this approval is a benefit to the city and that the zoning code cannot always work in every situation and so a variance is appropriate in this case.

**Hall** said that he is in favor of this and that the main issue of meeting all setbacks will be met.

Upon voice vote, motion passed 6-0.



Yea: **Hall, McGann, Trumblee, Lohse, Harrison, Ranney**

Absent: **Bolin**

**c. Variance Request - On-Site Parking - Lots 2 & 3, Block 26, Original Townsite**

M/McGann S/Lohse Move that the Planning Commission grant the variance request by Michael Schumm and to adopt and incorporate the findings within the staff report.

**McGann** said that he is in favor of this but does have concerns about allowing parking on Davis especially during the winter months. He is also concerned if neighbors have actually damaged the ROW of not and thinks staff should look into this.

**Lohse** said that he is in favor especially if there is a condition that restricts parking on Davis during the snow season. We should be encouraging building when possible.

**Hall** pointed out that the staff memo does say that a recorded document regarding the parking restriction will be required. He also said that this makes sense as the city blocked access along the Davis ROW with the gabions. He is concerned that this begins to set a precedent for future lots with access issues however he is currently in favor of this.

**Ranney** said that he is not concerned with setting a precedent as this lot is well within walking distance of downtown and that not everyone lives a car dependent life. **Hall** responded that this is why having the recorded document is important so future owners are aware that owning this lot and owning a vehicle will be difficult.

**Trumblee** said she is worried about them parking on the street and blocking neighbors across the street. **McGann** pointed out that there is a pull out towards the top of Davis which can be used for parking during the non-snow months.

**Lohse** wanted to make sure that approving this is not designating a specific spot on the street for this lot to park on. **Johnson** explained that this approval would only do two things, first is it is approving exemption from the two onsite parking space requirement and second, it is restricting the lot owner from parking on the Davis ROW during the snow months.

Upon voice vote, motion passed 6-0.

Yea: **Hall, McGann, Trumblee, Lohse, Harrison, Ranney**

Absent: **Bolin**

**d. 2023 Land Disposal Map Update Discussion**

**Johnson** gave a brief introduction explain his memo and explaining that none of the lots identified are currently being pursued by anyone for development. Staff reviewed the Land Disposal Maps looking specifically at lots identified as “Not Available” and trying to determine if that was still an appropriate designation. Staff has presented the properties in the memo to the commission tonight just to have a general conversation and to determine if these changes are of interest to the commission.

**McGann** asked that they go through each page of the current Land Disposal Maps and discuss them individually, the other commissioners agreed.

- New England Cannery Road

**Ranney** informed the commission that a portion of the city lot near Orca Lot is the location of a Chinese cemetery. **Johnson** said that we could carve off a portion of that lot and change it to “Not Available” to protect that area.

- Ocean Dock Subdivision

**McGann** said he agrees with the staff’s recommendations in the memo

- North Fill Development Park

**Harrison** read **Bolin’s** written comments which explained that he supports disposing of the “impound lot” only if a suitable alternative can be identified.

**Ranney** asked why the vehicles cannot be stored at the land fill at 17 mile. **Johnson** explained that the cars must be scrapped to Alaska DEC standards and that work is done at the city shop on Whitshed so that would involve transporting the cars back and forth multiple times. Also cars that are part of active police investigation are stored in front of the police station so that they can be monitored.

**McGann** thinks that the Bailer facility would be a great location for the impound lot. **Johnson** added on that changing this status does not mean the property will sold tomorrow. A proposal would need to be reviewed and if the city does not have a plan they would most likely not move forward with the sale.

- Tidewater Development Park

**McGann** asked what the status of the old PWSSC building was and if it was going to be rented out again once they are out? **Johnson** explained that the Science Center was almost moved out, but the city has no intentions of renting it out moving forward. The long-term plan is for it to be demolished or relocated for harbor upgrades.

**Ranney** asked about the harbor parking lot and said that we could consider converting parking lots into developable lots as people used to walk when we had less parking lots. **Lohse** said that if you drive by in the summer there is absolutely no parking and we cannot be losing what we have. **Trumblee** agreed that there is such a lack of parking that we cannot take that away and expect people to walk with tier supplies to their fishing boats.

- Old Town

**Harrison** read **Bolin’s** written comments which explained that he does not support disposing of the Second Street lots as they are important snow dump lots for the downtown area.

**Lohse** said that there used to be a playground on those lots when he was a child and they had to have done something with the snow back then.

**McGann** supports this change and thinks we need to understand there are trade offs with development. Yes it may increase snow removal costs but the city will benefit from the increased development. **Ranney** said that he would expect the taxes that would come in from those properties to easily cover the increased snow removal costs.

**McGann** asked **Johnson** if he would explain what his thoughts were on the suggested changes to the lots on Ski Hill Road. **Johnson** explained that there is currently a city road, Ski Hill Road, that is going through multiple city owned lots and not in its own dedicated ROW. Staffs thoughts

are that we could make these lots available and require they be replatted so the the road is in a ROW and the lots reconfigured better to match the topography and create a few buildable lots.

- South Fill Development Park

**McGann** said he is in favor of the change to the lot on Harbor Loop road where the city recycling bins are located, **Trumblee** and **Lohse** agreed.

**Ranney** asked what it would take to continue filling the tidelands to expand the South Fill. **Johnson** explained that there have been discussions and plans for this in the past but the cost of doing such a project is prohibitively expensive, but it is something that can be done.

**McGann** wanted to bring up Bolin’s comments on this that the Harbor Commission weigh in on this. **Johnson** said that he will be bringing this by the Harbor Commission and will bring their comments back when the Planning Commission makes their recommendation at a later meeting.

- Odiak Slough

No comments

- Whitshed Road

**McGann** asked for clarification on why what was identified as city owned land around the reservoir is being removed. **Johnson** explained that it was discovered that when the City had requested a municipal entitlement from the State, we had requested the the larger area of land shown on the disposal map. During that entitlement process the city was granted a smaller portion of that requested area. It appears that this was never cleaned up on city maps and so we have been showing the full requested area and not the smaller area that was actually granted to the city.

**Johnson** went on to explain that this does not mean that this land cannot still be developed. It means that interested individuals would need to go through the State’s disposal process to try to acquire the land from the State.

- South Fill Development Park

**McGann** said he is in favor of the change to the lot on Harbor Loop road where the city recycling bins are located, **Trumblee** and **Lohse** agreed.

- Odiak Park

No Comments

- Power Creek Road

**Trumblee** asked about the cemetery before the airport and if that should be changed to “Not Available”. **Johnson** explained that if the land around it was developed, we would still need to subdivide the cemetery to create a lot for it.

**Trumblee** asked about the “Not Available” lot on Cedar Street and if that should be changed. **Johnson** said that if the commission wants to recommend changing that they are welcome to. Staff did not include that since the neighborhood is a dead end and the snow dump seemed appropriate in that situation.

- Eyak Lake

No comments

- Five Mile Loop  
*McGann* said he is in favor of the change to the lot on Harbor Loop road where the city recycling bins are located, *Trumblee* and *Lohse* agreed.

## 11. AUDIENCE PARTICIPATION

No Comments

## 12. COMMISSION COMMENTS

*Trumblee* appreciated the discussion on Land Disposal.

*McGann* congratulated *Harrison* on her first meeting as Chair

## 13. ADJOURNMENT

M/McGann S/Hall to adjourn the Regular Meeting.  
With no objection, the meeting was adjourned.

Approved:

\_\_\_\_\_  
Tania Harrison, Chair

\_\_\_\_\_  
Kevin Johnson, City Planner

# Planner's Report

**To:** Planning and Zoning Commission  
**From:** Kevin Johnson, City planner  
**Date:** 5/13/23  
**Re:** Recent Activities and Updates

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- City Council held a work session on 5/17/23 focusing on strategies to increase housing development in Cordova. Staff presented multiple zoning and subdivision changes along with possible financial incentives that could be put in place. Council showed interest in clearing up some items in the zoning code and making changes to the subdivision code. Their main interest was in pursuing financial incentives and penalties for neglected buildings and properties. Staff will begin putting together information on how their city could structure incentives such as property tax abatement programs along with grant / subsidy programs. Tax abatement programs would include a tiered system where the more dwelling units you develop the larger your tax abatement and the longer it lasts for. For direct financial assistance, a program could include a direct payment or low interest loan that can be used for specific elements of development such as site preparations. Once staff has developed draft plans they will come before the Planning Commission for public input and eventual recommendation from the Commission to the Council.
- Staff is reviewing a Conditional Use permit and Variance application for a telecommunication tower on the Rubio property at Sawmill Bay. Staff is working with the applicant to revise their plans to meet the setback requirements of the code to avoid a variance if possible. More information to come as this project progresses
- Alaska DOT has submitted an official offer to the city for the Shepard Point ROW easement. Staff and the State has presented the offer to the Council for an initial introduction of the offer. Staff is finalizing the review of the offer before making a recommendation to the Council on if the offer should be accepted. The current proposal is for the State to acquire just over 6 acres of easement area for \$37,700. The State will also be upgrading and rerouting the city's water line that comes from the Orca catchment. Additionally, the State will be building a trail for city maintenance crews to access up the hill side to work on the water line and catchment when needed.
- Staff has completed a review of a plat for NVE to combine the old Eagle Contracting lots into one lot. NVE plans to submit a conditional use permit application to use that site for placement of temporary worker trailers for the Shepard Point Road project. Following the completion of that project they will then build a longhouse and cultural center on the lot.



**AGENDA ITEM # 10a**  
**Planning Commission Meeting Date: 5/23/23**

**PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Kevin Johnson, City Planner

**DATE:** 5/23/23

**ITEM:** Letter of Interest from Camtu's Alaska Wild Seafoods, for a Portion of ATS 220 adjacent to Lot 3, Block 2, South Fill Development Park

**NEXT STEP:** Recommendation to City Council on Disposal and Disposal Method

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INFORMATION  
 MOTION  
 RESOLUTION

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**I. REQUEST OR ISSUE:**

Requested Actions: Recommendation to City Council on Disposal and Disposal Method  
Applicant: Camtu's Alaska Wild Seafoods  
Legal Description: Portion of ATS 220 adjacent to Lot 3, Block 2, South Fill Development Park  
Area: Approximately 4,000 Sq. Ft.  
Zoning: Tidelands / Waterfront Commercial Park District  
Attachments: Location Map  
Letter of Interest and Exhibits

**II. RECOMMENDED ACTION / NEXT STEP:**

Staff has provided the following motions for the Harbor Commission to consider:

“I move to recommend to City Council to dispose of a portion ATS 220 roughly 4,000 square feet in size as outlined in Cordova Municipal Code 5.22.060 B by \*”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with Camtu’s Alaska Wild Seafood to lease or purchase the property.
2. Requesting sealed proposals to lease or purchase the property.
3. Inviting sealed bids to lease or purchase the property.
4. Offering the property for lease or purchase at public auction.

Alternate motion:

“I move to recommend the City Council does not dispose of the requested portion of ATS 220”

### **III. FISCAL IMPACTS:**

Lease would generate revenue for the city. Increased efficiency of Camtu’s productions could also increase other tax revenues for the city.

### **IV. BACKGROUND INFORMATION:**

Camtu has submitted a Letter of Interest to lease a portion of ATS 220 adjacent to their property (lot 3, Block 2, South Fill Development Park) for the purpose of constructing a dock that would be used to assist in the loading and unloading of fishing boats so that they can minimize handling and movement of their products to increase its quality when processed. Having the dock located adjacent to their existing facility would also reduce travel time between the north and south harbor while also freeing up space in the north harbor where they currently unload product.

Staff believes that this request is inline with the zoning regulations as the Waterfront Commercial Park District allows for “docks and harbor facilities” which this proposal appears to fall under.

Staff does caution about the extent of tidelands that should be leased so not to preclude the city from future expansion of the fill area. Staff suggests that any lease entered into should have a similar clause to that of the Forest Service lease that allows for the termination of the lease to allow for future expansion if needed. Staff also suggests that it be required that the uplands adjacent to the proposed dock be built in a way to accommodate future ROW (see attached staff sketch).

Staff recommends that if leased, the lease area should be contained to the proposed dock area only and not to include the proposed excavated / dredged area. The city could allow for them to excavate / dredge but not grant them exclusive use of that newly created channel.

Harbor Commission reviewed this request at their 4/12/23 meeting and approved a motion 6/0 to “recommend to City Council to dispose of a portion ATS 220 roughly 4,000 square feet in size as outlined in Cordova Municipal Code 5.22.060 B by (option one) negotiating an agreement with Camtu’s Alaska Wild Seafoods to lease or purchase the property.”

**Applicable Code:**

5.22.030 – Land Disposal Map.

*A. The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:*

*3. Tidelands: Tidelands are considered as “Available” designation but shall require review and recommendation from the Harbor Commission.*

5.22.040 - Letter of interest to lease or purchase.

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

5.22.060 - Methods of disposal.

*B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*

*1. Negotiate an agreement with the party who submitted a letter of interest 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.*

**VI. LEGAL ISSUES:**

Legal review of lease will be required.

**VII. SUMMARY AND ALTERNATIVES:**

The Planning Commission may make a motion to recommend or not recommend the disposal of the land.



# Location Map





April 3, 2023

Cordova Planning Dept.  
P.O. Box  
Cordova, Alaska 99574

Att: Mr. Kevin Johnson  
Planning Director

RECEIVED  
APR 03 2023  
City of Cordova

Dear Kevin,

In response to your March 31, 2023, email, below is our attempt at addressing the issues. We want to thank you for the detailed directions which made it much easier to focus on the points of concern. Thank you.

**Name of applicant and mailing address**

The applicant is Alaska Wild Sea Foods, note the letter head about which is owned by Camtu Ho and Thai Vu, husband and wife, and represented by John Harvill and Tu Trinh Dillion.

**Location of the property you are interested in**

The property to be considered for a tide lands lease is directly west of the South Harbor Fill and adjacent to South Fill Lot 3 which is owned by Camtu and Thai. The future dock improvements will be adjacent to Lot 3.

**The intended use of the space (what will the use be and what will you construct and when?)**

The intended use is a 100' long by 40' wide fish unloading dock to be connected to Lot 3 and the dock will extend in to the tide lands to the west on galvanized steel piling. In order to access the dock, there will be an excavated 50' channel at MHW from the dock in the tide land at the -3 Ocrá Inlet waters. Note drawing attached. The intention is to build as soon as the permits, tides and weather allow them to proceed. The intent is to have the dock operational before the 2024 fishing season.

**Both a written description and visual depiction of the operation plan for this new pier and its incorporation into Camtu's existing and future processing facility.**

The 100' long X 40' dock will be connected to the shore at the 11.2' MHW elevation with sheet piling and extend 40' into the tide lands. There will be a 20'X40' building located on Lot 3 immediately to the south of the dock with ice making equipment and fish storage before processing in the current facility. Note drawing attached.



**This needs to also explain how this new pier facility will meet the requirements and restrictions of the Waterfront Commercial Park District zoning code ([CMC18.39](#))**

**18.39.010 Purpose**

The intended use is water dependent with a waterfront dock and the use is commercial that will derive an economic and social benefit. It is undisputed that Camtu and Thai have increased the amount paid to fishermen between 10 and 15% in the past which resulted in increased City Fish Tax. They have also increased cannery workers salaries by almost 50% which results in additional social and economic benefit for the workers and income for local businesses.

**18.39.020 Principal Uses and Structures**

Item C. Docks and Harbor Facilities so in complete compliance

**18.39.030 Accessory uses and Structures.**

The proposed development will include Accessory building, 20' X 40', for Office area, dock workers area for resting between deliveries, and indoor storage of fish before processing.

**18.39.040**

There is no need for a conditional uses permit since there will be no outside storage, seafood processing or fueling in the area.

**18.39.050 to 18.39.100**

Note attached drawing. The proposal is in complete compliance with the Minimum lot size, setback requirement, building and structure heights, off street parking and Loading, and there will no requirement for new signs since signage already exists.

There is no intention to ask for or receive EXCLUSIVE use of the leased tidelands. There is no intention to ask for City, State or Federal contributions or grants, the project will be fully funded by Alaska Wild Seafoods. The goal is to get a dock to better serve our customers with higher quality fish. The proposed dock will allow us to minimize handling and movement, so the fish is bright and shiny and with minimum scale damage. The result is higher pricing that can be passed on to the fishermen. In addition, Alaska Wild Seafood is looking into the possibility of sales for wintertime fisheries, which would substantially increase winter time employment.

**and how it meets the goals and objectives of the comprehensive plan.**

In the Comprehensive Plan there are Goals and Strategies and Actions, and we will address each. **Land Use** has already been determined by the Waterfront Commercial Park District (CMC18.39) and address above. See the drawing attached for detailed review of each of the following elements.

**Housing:** There is no housing element in the proposal since a totally economic not housing proposal.

**Economic Development:** There can be no disputing that this proposal will result in complete compliance with all the Goals and Strategies of the Cordova Comprehensive Plan Economic



Development Element. The project supports the seafood industry, it will require 2 to 5 additional winter full time employees, it will substantially increase fishermen's income, add fish tax to support the City and wage increases, all of which supports existing and new businesses. In addition they will complete a Federal Corp of Engineering permit for the project and that assures proper protection for the environment and address local environmental concerns. The new employees will require vocational and technical training for the new high-tech equipment to be used in conjunction with the project.

**Transportation:** The proposal will supply workmen parking (1 spot per 1,000sqft CMC 18.48) and truck loading for fish container deliveries shown on drawing.

**Quality of Life:** With the improved fish pricing and wages the quality of life will improve in Cordova. A more comprehensive quality is the addition access to Orca Inlet from the new docking facility and channel to the Orca Inlet waters access the Tide Lands which will promote tourism and recreation.

**Health Issues:** It should be noted Alaska Wild Seafood is in complete compliance with OSA and workmen comp requirements and has been praised as a safe working environment for its employees.

Again, thank you for laying this all out in your March 31 email. It made it easy for us to address each issue and hopefully speed along the process. Thank you.

Please keep us posted and up to date as the process proceeds so we do not cause any delays and make this a project we call all be proud of and benefit all the Cordova Residents.

John Harvill and Tu Trinh  


- Exhibit "A" Google View before Project
- Exhibit "B" Google View with project over lay
- Exhibit "C" Area overview to scale
- Exhibit "D" Dock area Detail



GOOGLE MAP BEFORE ANY CHANGES  
EXHIBIT "A"



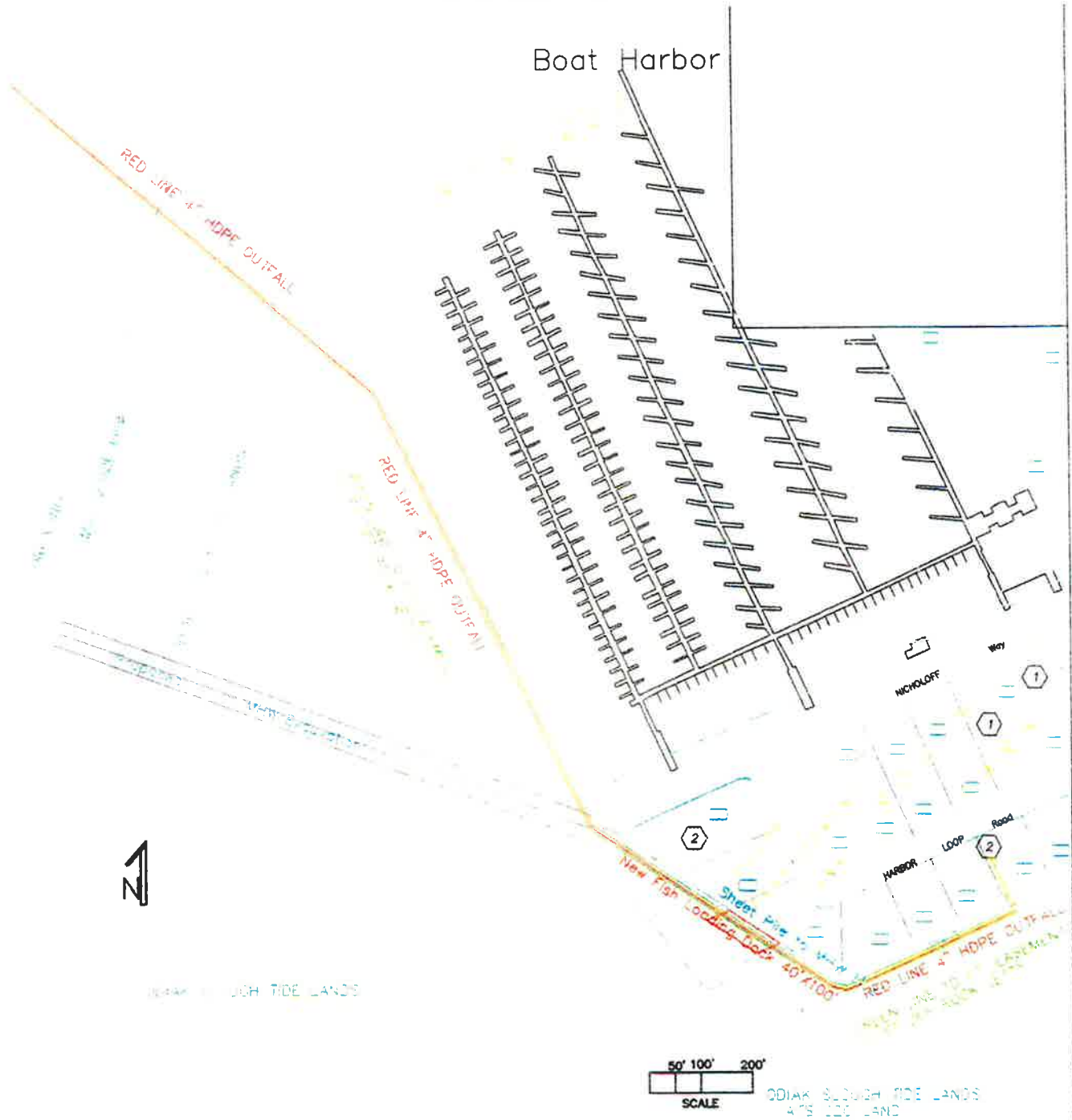
The map clearly shows an existing channel starting at west end of Nicholoff Ave. proceeding to the waters of Ocrá Inlet. The proposal is to use this natural water way for the proposed new Alaska Wild Seafood fish unloading dock.

# GOOGLE MAP WITH PROPOSED DOCK EXHIBIT "B"

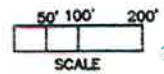




# AREA MAP TO SCALE SHOWING THE GENERAL AREA WITH CORDOVA HARBOR AND PROPOSED NEW DOCK AND EXCUVATED WATER WAY EXHIBIT "C"



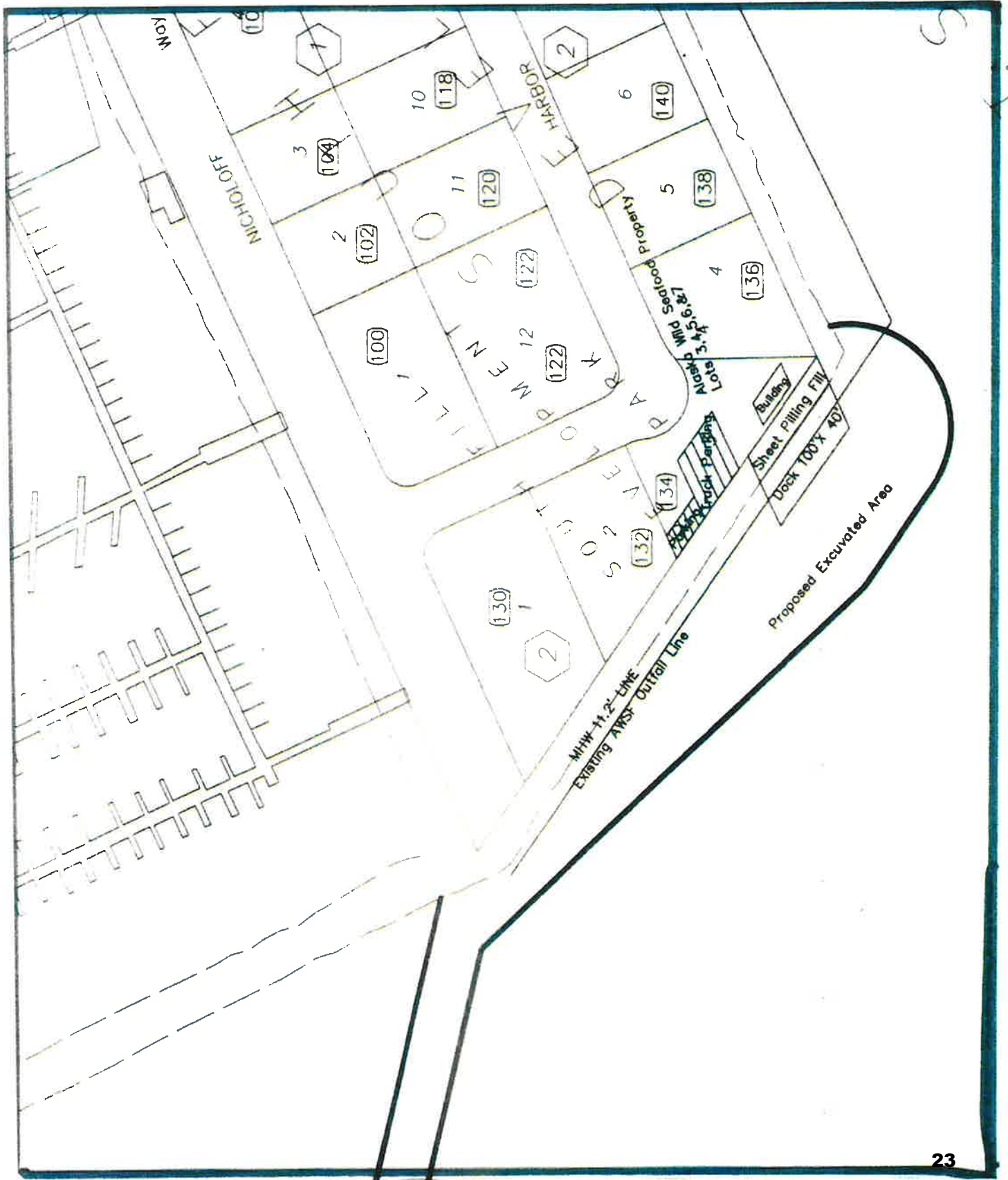
DEAK SLOUGH TIDE LANDS



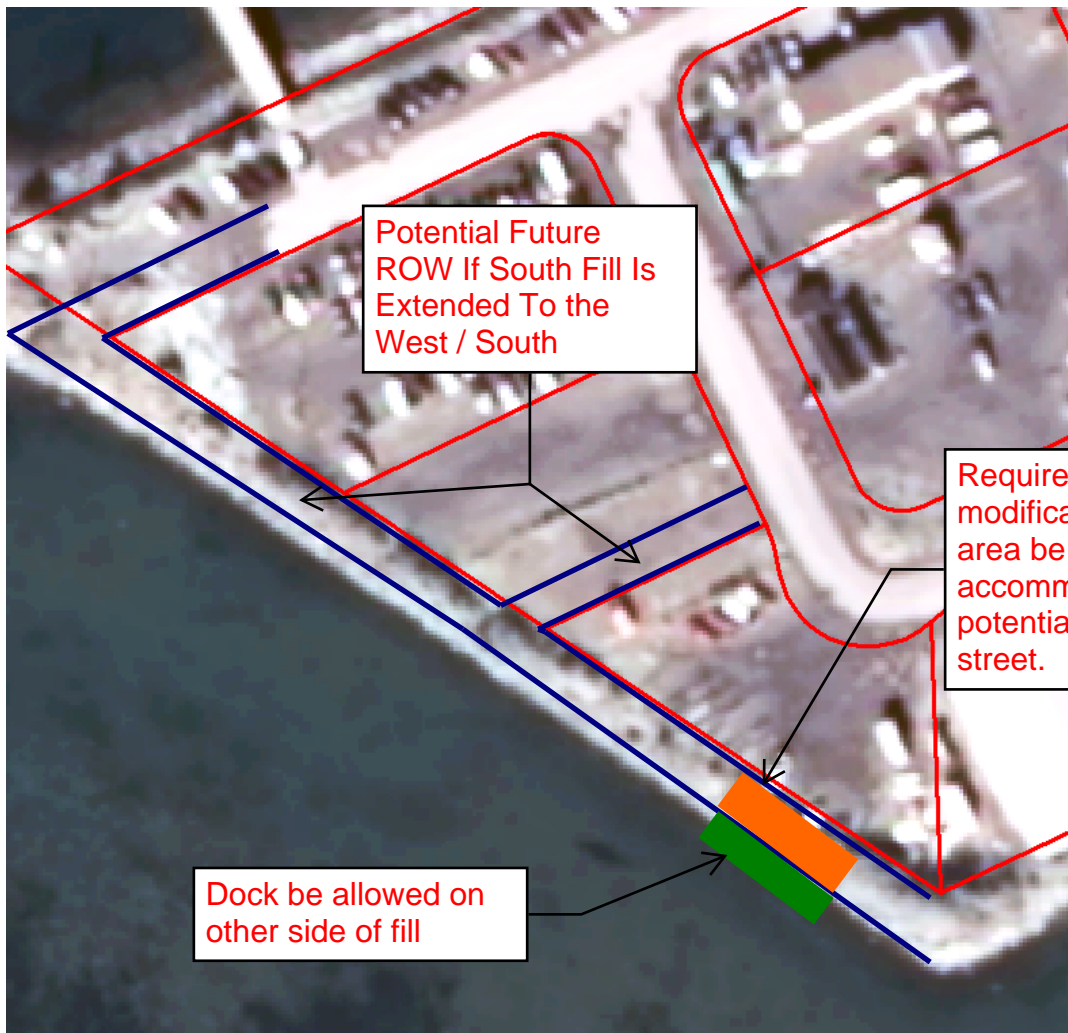
ODIAK SLOUGH TIDE LANDS  
4'S TIDE LAND

Date Prepared: <b>Feb.16,2023</b>	Applicant's Name <b>ALASKA WILD SEAFOODS,LLC</b>
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER	
<b>FISH PROCESSING DOCK</b>	
Sec.(s) <b>28,NE1/4</b>	Township <b>T15S</b> Range <b>R3W</b> Meridian <b>COPPER RIVER</b>
Scale: <b>1"= 25'</b>	
SHEET <b>1</b> of <b>1</b>	File # <b>22</b>

DETAILED DOCK AREA MAP SHOWING  
DETAILS SUPPORTING THE CORDOVA  
COMPREHENSIVE PLAN  
EXHIBIT "D"







Potential Future  
ROW If South Fill Is  
Extended To the  
West / South

Require any fill/  
modifications in this  
area be designed to  
accommodate  
potential future  
street.

Dock be allowed on  
other side of fill