

PLANNING COMMISSION REGULAR MEETING
Tuesday April 11, 2023 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B

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 December 13, 2022 Regular Meeting

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 REPORTPage 5

9. UNFINISHED BUSINESS

10. NEW BUSINESS

a. North Harbor Port Infrastructure Development Program (PIDP) Updated 2023 Grant Concept.....Page 7

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

You may submit written public comments via email to 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
DECEMBER 13, 2022 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 December 13, 2022 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Upon voice vote, motion passed 6-0.

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

Absent: **Bolin**

4. APPROVAL OF CONSENT CALENDAR

- a. Record unexcused absence for Chris Bolin and Tania Harrison from the November 8, 2022 Regular meeting**

M/Trumblee S/Harrison to approve the agenda.

Upon voice vote, motion passed 6-0.

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

Absent: **Bolin**

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None

6. CORRESPONDENCE

A letter was received from **Kelsey Hayden** regarding the Public Safety Building

McGann said that he would be asking the planner to include an agenda item to discuss the Public Safety Building at a future meeting.

Harrison said that she understands the concern in the correspondence and that the Commission is not ranking any capital improvement item higher than any other and that the city is always looking for funding to accomplish all of the items on the CIP list no matter where they fall in order on the list. *McGann* agreed.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

8. PLANNER'S REPORT

Johnson that he was unable to get a written report put together but that staff has been having discussions with the State about the possibility of making more State land available for development out Whitshed Road in the Three Mile Bay area. There has been no substantial movement on this and that more information would follow.

Hall asked about a discussion at City Council about tax assessments and specifically for undeveloped lots and taxing them at a higher rate to encourage development. *Johnson* explained that it is his understanding that State law prohibits municipalities from taxing undeveloped lots at a higher rate, but that the City's Assessor was looking at the need to bring up the assessed value on lots city wide. State law requires that cities assess land and improvements at full market value. Based on a State report Cordova's assessments are roughly 15% below market value.

9. UNFINISHED BUSINESS

There was no unfinished business

10. NEW BUSINESS

- a. Letter of Interest from Trident Seafoods Corporation, for a Portion of Lot 3, Block 7A, Tidewater Development Park.

M/McGann S/Lohse Move to recommend the City Council Dispose of a Portion of Lot 3, Block 7A, Tidewater Development Park be disposed of by direct negotiations with Trident Seafood Corporation.

McGann said that Trident is the only person that can use that portion of tideland as they are the upland property owner and have constructed improvements on it over the last 30 years. Additionally, the Harbor Commission agreed that Trident should be allowed to continue to lease that area.

Lohse agreed with *McGann's* comments that it makes sense for Trident to continue leasing that area especially with the improvements they have constructed.

Hall also agreed, but also wanted to add that even if the Planning Commission recommends direct negotiations the City Council in the past has not wanted to do direct negotiations in some cases, but that it makes sense in this case.

- b. Letter of Interest from Prince William Sound Science Center, for a Portion of Lot 3, Block 7A, Tidewater Development Park.

M/McGann S/Harrison Move to recommend the City Council Dispose of a Portion of Lot 3, Block 7A, Tidewater Development Park be disposed of by direct negotiations with Prince William Sound Science Center.

McGann said that he is in support of this and that while he does not believe that portion of the harbor will be redeveloped in the next five years, that the lease having a termination clause to allow for the city to redevelop that area if funding becomes available should be sufficient.

Harrison agreed with **McGann's** comments and supports this lease.

Hall also agreed, but also wanted to add that even if the Planning Commission recommends direct negotiations the City Council in the past has not wanted to do direct negotiations in some cases, but that it makes sense in this case as they currently lease this location.

Ranney asked if anyone knew of other parties that may be interested in leasing the location. **Hall** said that is a reason that the Council may want to do Request for Proposals to find out.

c. Cordova Municipal Code Chapter 19.04 Flood Protection Code Update Discussion

M/McGann S/Lohse Move to approve the Plat of Tract D ATS 220

Johnson explained that the purpose of this agenda item was to have a discussion about the floodplain code update ordinance that would be coming before the Planning Commission in the future. Staff wanted to have a discussion to see if there are any questions, comments, or concerns that staff could address before the Commission makes a recommendation to Council on adopting the ordinance.

Lohse asked where the language in the proposed ordinance had come from. **Johnson** explained that FEMA has a model ordinance that they provide that shows which language is required and which language is suggested. Staff used both the required and suggested language. **Lohse** asked if that could be provided. **Johnson** said that he would include that in the packet at the next meeting.

McGann said that he supports the changes to stay in compliance with the FEMA insurance program as getting out of the program does not make sense.

Ranney said that he had looked through the changes and that they seemed to be appropriate.

Johnson pointed out that the major changes were updates to definitions, adding language to include prescribed methods for flood opening designs, and increasing the threshold for granting variances to the floodplain regulations.

Trumblee and **Harrison** agreed with the comments of the other commissioners.

Hall commented that his questions had been answered.

11. AUDIENCE PARTICIPATION

No Comments

12. COMMISSION COMMENTS

Commissioners welcomed **Ranney** to the commission and thanked **Nancy Bird** for her many years of dedication and that her presence on the commission will be missed.

13. ADJOURNMENT

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

Approved:

Tania Harrison, Chair

Kevin Johnson, City Planner

DRAFT

Planner's Report

To: Planning and Zoning Commission
From: Kevin Johnson, City planner
Date: 4/11/23
Re: Recent Activities and Updates

- I attended a meeting at Prince William Science Center about “Beautiful Community Lighting For All”. This talk was given by Nancy Clanton who is a national lighting expert. The presentation focused on how communities can responsibly light their streets and walkways by focusing on the Five Lighting Principles; Useful, Targeted, Appropriate Light Levels, Controlled, and Appropriately Colored. If you have the time, I suggest taking the time to watch the talk on the science centers YouTube page. I think it would be worth having an agenda item in the future to discuss community lighting and if there are needs for us to adopt codes and standards. A specific focus I believe may be important is addressing “trespass” lighting from both public and private lighting and adopting standards that the State would be required to follow on their roads through our town.
- Native Village of Eyak will be doing an environmental and geotechnical investigation of the subsurface conditions of the CCMC parking lot and the east edge of Hollis Henrich’s Park. This will include using ground penetrating radar and core sample drilling. The purpose of this investigation is to determine the suitability of the area to construct a new community health clinic. No official proposal has been submitted to the city to construct a clinic or acquire city land. We are currently just allowing them to do preliminary investigation. The City will benefit from this as we will receive a copy of the report which will give us an idea of the subsurface conditions of that area. This will be useful as we work on securing funding for a future rebuild of Chase Ave.
- The City has entered into an agreement with Marvin Adams of Yak Timber to dispose of the scrap metal that is stored at the city landfill. Mark and his team will be bringing a baler into town in the coming weeks to process the scrap so that it is easier to transport. The scrap will be bailed and then eventually hauled and staged near the burn pile where it will then be loaded on a barge to be shipped out of town.
- City Council reviewed the Planning Commissions recommend changes to the Land Disposal Maps and directed staff to begin the noticing process that was adopted in 2022. Notice signs will begin going up on properties whose status is proposed to be changed to available. Notice letters will be mailed to property owners with 300 feet of the properties. Following the 30-day public notice period, the Council will then make a final decision on those changes.

- The City will be hosting an Open House meeting to discuss bear awareness and responsible garbage storage practices. This meeting will include presentations from Fish and Game and the City Refuse Department. No date has been set yet, but it is expected to happen within the next month.



AGENDA ITEM # 10a
Planning Commission Meeting Date: 4/11/23

PLANNING COMMISSION COMMUNICATION FORM

FROM: Kevin Johnson, City Planner

DATE: 4/11/23

ITEM: 2023 Port Infrastructure Development Program (PIDP) Updated Grant Concept

NEXT STEP: Make a Recommendation to City Council Regarding the 2023 PIDP Grant Concept

INFORMATION
 MOTION
 RESOLUTION

I. REQUEST OR ISSUE:

The City of Cordova is preparing an application package for the 2023 PIDP grant. Applications for this grant are due by April 28, 2023.

Following the approval of the grant concept at the 3/22/23 meeting, staff received the cost estimate for the project. This cost (40.3 million) was well beyond what staff expected and reducing the scope was required to bring the cost down.

Staff requests that Planning Commission review the updated concept and makes a motion to concur with Harbor Commissions approval of the updated concept and to recommend City Council pass a resolution of support for the grant application.

II. RECOMMENDED ACTION / NEXT STEP:

Commissioner should open the item for discussion with a motion and a second

“I move to concur with the Harbor Commissions approval of the updated concept and to recommend that City Council pass a resolution supporting the updated concept for grant application.”

Due to the application deadline approaching quickly and the need to keep the project cost at this level, staff is not requesting the commission suggest changes or additions. Staff requests that the commission either pass a motion to recommend approval or disapproval.

III. FISCAL IMPACTS:

We anticipate the following financial impacts from the project for City of Cordova:

- Demolition costs for PWSSC building will be covered by grant funding.
- Save costs to repair Breakwater Ave. sloughing, and eliminate underlying problem causing sloughing via sheet piled bulkhead.
- Save costs of future north harbor float system rebuild by completing sheet piling now with available federal infrastructure funding.
- All matching funds coming from private industry.

IV. BACKGROUND INFORMATION:

Following the approval of the grant concept at the 3/22/23 Planning Commission meeting, staff received the cost estimate for the project. This cost (40.3 million) was well beyond what staff expected and reducing the scope was required to bring the cost down. Staff reduced the scope by removing or modifying the following items:

- removed about 20,000 sq. ft. of new uplands for future commercial space
- Reduction in parking (about 27 less than original design)
- Removed net mending float
- Reduced dredging area
- Forest Service dock remains as is
- Removed proposed covered work area
- Removed hazardous material collection site
- Removed Bathroom / shower facility
- Removed three stage dock repairs
- Removed additional boat ramp
- Removed public “green spaces” along north harbor bulkhead boardwalk
- Other minor technical and materials changes

With the removal of the above items, the attached concept has brought the total project cost down to 26.85 Million, with 3.85 being covered by private investment for a total PIDP ask of 23 Million.

V. LEGAL ISSUES:

The project potentially decreases City liability via several safety improvements.

VI. ENVIRONMENTAL ISSUES:

An environmental impact assessment is being conducted as a part of the south harbor rebuild. At this time staff has not been made aware of any significant environmental impacts. Staff believes that the project will decrease possible environmental impacts through the installation of a modern fuel dock. With the exception of the fuel dock, most environmental permitting for the PIDP 2023 project will be completed as part of the permitting for the South harbor rebuild, making the project more attractive to potential funders.

VII. SUMMARY:

Staff has worked with the Harbor Commission to refine the 2022 PIDP concept to apply for the 2023 PIDP application period. The attached concept has been vetted through multiple public meetings at the Harbor Commission. Staff asks that Planning Commission review the concept and pass a motion of support and recommendation.

VII. ATTACHMENTS:

- A. 2023 PIDP Updated Concept Drawing
- B. 2023 Original Concept



0 150 300 450 FT

NORTH WATERFRONT (SHEET 2)

EXISTING T DOCK

NEW BOARDWALK & SIDEWALK

RENOVATED NORTH WATERFRONT

EXISTING NORTH HARBOR FLOAT SYSTEM

NEW SIDEWALK

EXISTING BREAKWATER

ORCA INLET

RENOVATED SOUTH HARBOR FLOAT SYSTEM (NOT IN CONTRACT)

SOUTH WATERFRONT (SHEET 3)

CONCEPT
3/29/23

PND Engineers, Inc. (PND) is not responsible for safety programs, methods or procedures of operation, or the construction of the design shown on these drawings. Where specifications are general or not called out, the specifications shall conform to standards of industry. Drawings are for use on this project only and are not intended for reuse without written approval from PND. Drawings are also not to be used in any manner that would constitute a detriment directly or indirectly to PND.

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DATE: _____

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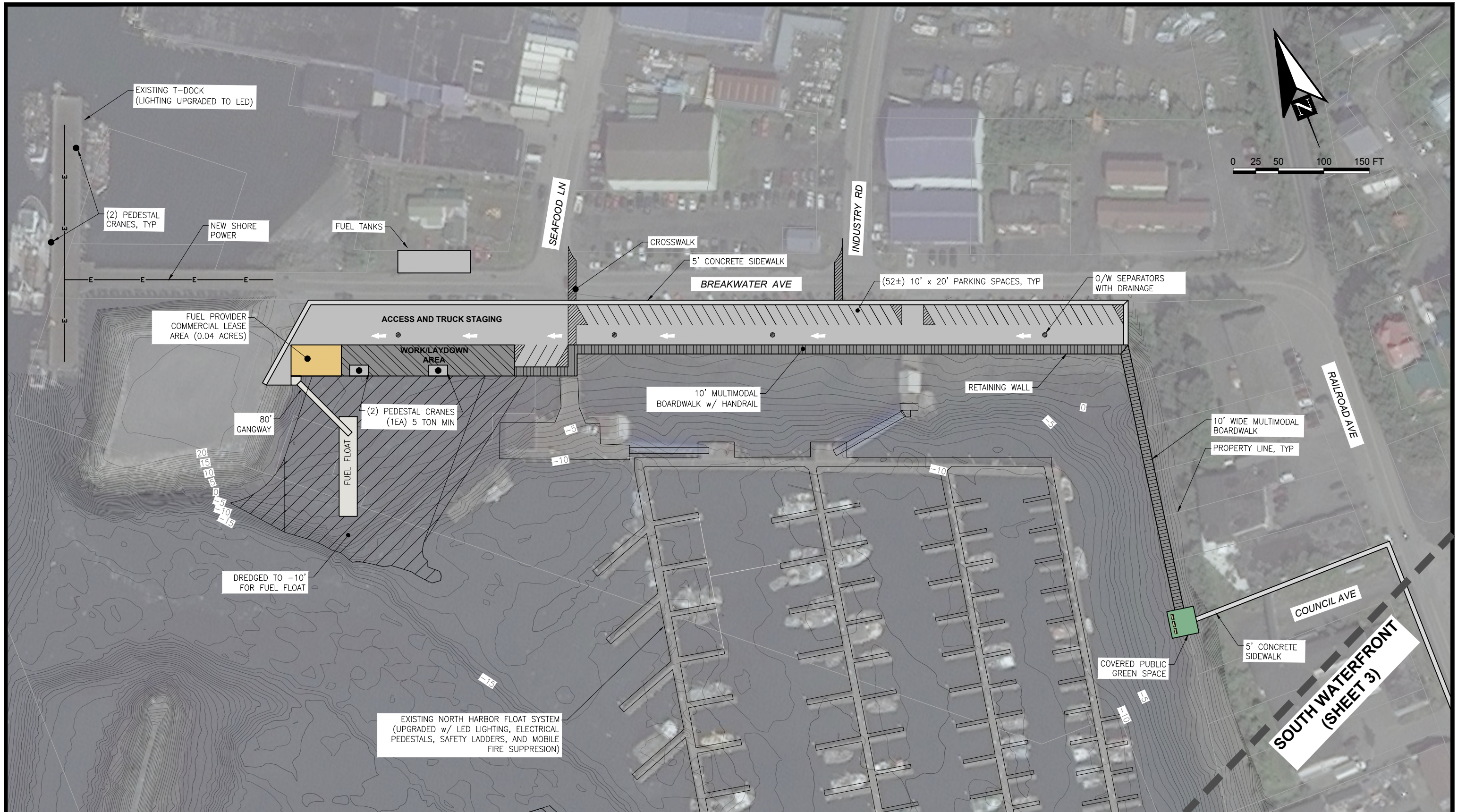


CORDOVA NORTH HARBOR IMPROVEMENTS

PROJECT OVERVIEW

DESIGNED BY:	BJ	DATE:	3/29/23
CHECKED BY:	CC	PROJECT NO.:	221031

SHEET NO: **01** OF 3



CONCEPT
3/29/23

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PROJECT: **CORDOVA NORTH HARBOR IMPROVEMENTS**

TITLE: **NEW SITE PLAN**

DESIGNED BY: BJ DATE: 3/29/23 SHEET NO: **02** OF **3**

CHECKED BY: CC PROJECT NO: 221031



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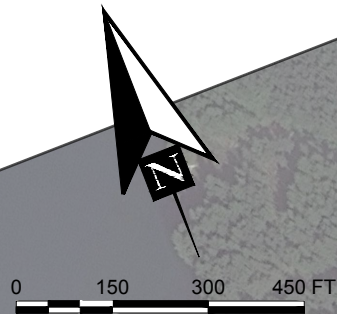


PROJECT: **CORDOVA NORTH HARBOR IMPROVEMENTS**
TITLE: **SOUTH WATERFRONT IMPROVEMENTS**

DESIGNED BY: BJ	DATE: 3/29/23	SHEET NO:
CHECKED BY: CC	PROJECT NO: 221031	

03₁₂ OF 3

No.	Description	Quantity	Units	Unit Cost	Total Cost
1	Cordova North Harbor Modernization Project	1	LS	\$21,830,500.00	\$21,830,500
1.1	Mobilization and Demobilization	1	LS	\$1,800,000	\$1,800,000
1.1.1	Mobilization	1	LS	\$1,500,000	\$1,500,000
1.1.2	Demobilization	1	LS	\$300,000	\$300,000
1.2	Demolition and Disposal	1	LS	\$312,000	\$312,000
1.2.1	Misc Demo	1	LS	\$100,000	\$100,000
1.2.2	Trestle and Boat Grid Demolition	5,300	SF	\$40	\$212,000
1.3	Sheet Pile Bulkhead	1	LS	\$5,152,500	\$5,152,500
1.3.1	Provide Sheet Pile Materials (Galv Sheets)	1,100	Ton	\$3,000	\$3,300,000
1.3.2	Set Templates and Temporary Supports (Per Cell)	30	EA	\$24,500	\$735,000
1.3.3	Drive Sheet Pile	1,125	EA	\$900	\$1,012,500
1.3.4	Cutoff Sheet Pile and Weld Interlocks	700	EA	\$150	\$105,000
1.4	Provide and Place Fill	1	LS	\$542,250	\$542,250
1.4.1	Provide and Place Imported Gravel Fill	9,500	CY	\$37.50	\$356,250
1.4.2	Provide and Place Base/Subbase	2,250	CY	\$50.00	\$112,500
1.4.3	Provide and Place Surface Course	1,225	CY	\$60.00	\$73,500
1.5	Bulkhead Appurtenances	1	LS	\$1,338,750	\$1,338,750
1.5.1	Timber Boardwalk	7,000	SF	\$125	\$875,000
1.5.2	Facebeam and Handrails	250	LF	\$255	\$63,750
1.5.3	Pedestal Cranes and Foundations	2	EA	\$200,000	\$400,000
1.6	Dredging	1	LS	\$980,000	\$980,000
1.6.1	Dredging	21,000	CY	\$30.00	\$630,000
1.6.2	Contaminated Dredge Material Disposal	1,000	CY	\$350	\$350,000
1.7	Uplands Drainage	1	LS	\$409,500	\$409,500
1.7.1	CPEP Drainage Pipe	1,500	LF	\$155	\$232,500
1.7.2	Manholes and Inlets	4	EA	\$13,500	\$54,000
1.7.3	Oil Water Separators	2	EA	\$45,000	\$90,000
1.7.4	Outfalls with Tideflex	2	EA	\$16,500	\$33,000
1.8	Utilities Upgrades and Reconnection	1	LS	\$200,000	\$200,000
1.8.2	Uplands Electrical Upgrades and Extensions	1	LS	\$200,000	\$200,000
1.9	Provide and Place AC Surfacing (2"t)	750	Ton	\$400	\$300,000
1.10	Fuel Float	1	LS	\$3,671,000	\$3,671,000
1.10.1	Access Trestle	200	SF	\$450	\$90,000
1.10.2	80' Gangway	1	EA	\$175,000	\$175,000
1.10.3	Fuel Float Float (20'x110')	2,200	SF	\$750	\$1,650,000
1.10.4	Provide and Install Piling	8	EA	\$32,000	\$256,000
1.10.5	Upland Fuel Tanks (12,000 gal)	2	EA	\$125,000	\$250,000
1.10.6	Fuel Piping	1,200	LF	\$750	\$900,000
1.10.7	Kiosk	1	LS	\$200,000	\$200,000
1.10.8	Fuel Dispensing	1	LS	\$150,000	\$150,000
1.11	Overslope Multimodal Boardwalk	4,500	SF	\$300	\$1,350,000
1.12	Sidewalk and Curb	15,500	SF	\$30	\$465,000
1.13	Signage and Striping	1	LS	\$50,000	\$50,000
1.14	T Dock Upgrades	1	LS	\$875,000	\$875,000
1.14.1	Shore Power	1	LS	\$500,000	\$500,000
1.14.2	LED Lighting Upgrades	1	LS	\$75,000	\$75,000
1.14.3	Pedestal Cranes	2	EA	\$150,000	\$300,000
1.15	Contractor Indirects	1	LS	\$744,500	\$744,500
1.15.1	Marine Mammal Observation	140	Day	\$2,050	\$287,000
1.15.2	Field Personnel Housing, Per Diem, Transportation	280	Day	\$1,200	\$336,000
1.15.3	Survey	90	Day	\$1,350	\$121,500
1.16	Design and Construction Contingency (20%)	1	LS	\$3,640,000	\$3,640,000
2.0	Engineering and Project Management	1	LS	\$2,830,000	\$2,830,000
2.1	Design Engineering (Assumes 6%)	1	LS	\$1,100,000	\$1,100,000
2.2	Permitting/ NEPA (Assumes EA and IHA required)	1	LS	\$300,000	\$300,000
2.3	Site Survey	1	LS	\$30,000	\$30,000
2.4	Geotechnical Investigation and Dredge Sampling	1	LS	\$300,000	\$300,000
2.6	Construction Administration and Inspection (Assumes 6%)	1	LS	\$1,100,000	\$1,100,000
				Project Total	\$24,660,500



NORTH WATERFRONT (SHEET 2)

EXISTING T DOCK

NEW BOARDWALK & SIDEWALK

RENOVATED NORTH WATERFRONT

EXISTING NORTH HARBOR FLOAT SYSTEM

EXISTING BREAKWATER

REPAIR EXISTING 3-STAGE DOCK

NEW LAUNCH RAMP LANE

NEW SIDEWALK

SOUTH WATERFRONT (SHEET 3)

ORCA INLET

RENOVATED SOUTH HARBOR FLOAT SYSTEM (NOT IN CONTRACT)

CONCEPT
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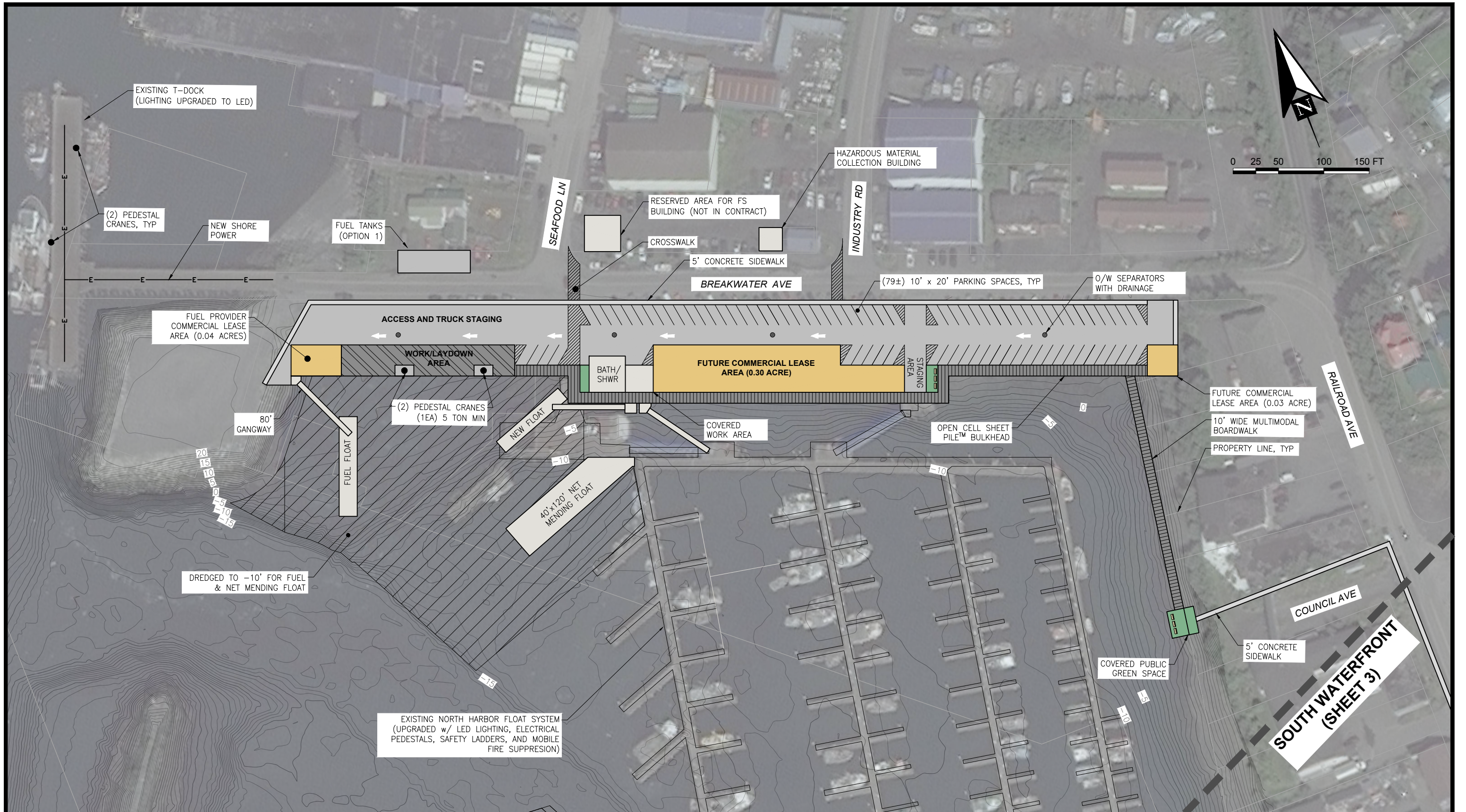


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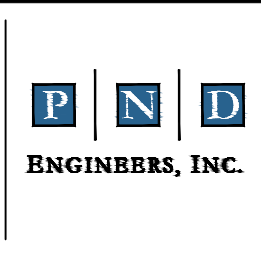
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TITLE: **SOUTH WATERFRONT IMPROVEMENTS**

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