

Chair

Tania Harrison

Vice Chair

Mark Hall

Commissioners

Chris Bolin

Sarah Trumblee

Kris Ranney

Gail Foode

Sean Den Adel

City Planner

Amanda Hadley

Coward

**PLANNING COMMISSION PUBLIC HEARING
Tuesday August 12, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Commissioners Chris Bolin, Sarah Trumblee, Mark Hall, Kris Ranney, Gail Foode, and Sean Den Adel

3. PUBLIC HEARING

Variance Permit – Lot 4A, Block 3, USS 3345

See 08/12/2025 Regular Meeting Packet item 10b, for Memo and Application Material

4. 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 4:30 p.m. on the day of the meeting

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**PLANNING COMMISSION REGULAR MEETING
Tuesday August 12, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Vice Chair Mark Hall, Commissioners Chris Bolin, Sarah Trumblee, Kris Ranney, Gail Foode, and Sean Den Adel

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence of Tania Harrison and excused absence of Chris Bolin from the July 08, 2025, 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 REPORT

- a. City Planners Report.....Page 1

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. Land Disposal Lots 19-25, Block 6, Original TownsitePage 3
b. Request for Variance.....Page 69

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

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Planner's Report

To: Planning and Zoning Commission
From: Amanda Hadley Coward, City planner
Date: Tuesday August 12, 2025
Re: Recent Activities and Updates

1. RFP Lots 19-25, Block 6, Original Townsite:

- A Request for Proposals (RFP) was published on June 11, 2025. This RFP closed on July 11, 2025, at 5 PM. Two proposals were received.

2. RFP Lot 1, Block 7A, Tidewater Development Park AKA Breakwater Fill Lot:

- Lot 1, Block 7A Tidewater Development Park (Breakwater Fill Lot) RFP has been published on July 31, 2025. This RFP will close on August 30, 2025, at 5 PM.

3. University of Alaska Land Management – Public Notice of Proposed Subdivision:

- 32.9 acres of vacant land near Whiskey Ride Road legally known as Tract 1-A, Meadow View Subdivision. *Please see page 2 for additional details.

4. Tsunami Evacuation Line Update:

- Tsunami evacuation map update: Based on updated modeling, the tsunami inundation zone has been shifted to include newly affected areas of town. This has required the evacuation boundary to be shifted as well. These changes will ensure the public is aware of the minimum distance they must travel to be outside of the inundation zone. Brochures for the public are in print and will be available at the Fire Department for distribution.

5. Tsunami Sirens Installation:

- Efforts are underway to install two additional tsunami sirens to enhance safety for residents and visitors. Installation is to occur the last two weeks of August 2025. The locations of these sirens are projected to be on Eyak Drive and New England Cannery Road. The existing tsunami siren locations are at the Shipyard, South Harbor, LeFevre and CRH intersection, and Whitshed Heney Creek Bridge.

6. Planning & Zoning Numbers Up to August 08, 2025:

- 17 - Building Permits
- 3 - Conditional Use Permits
- 1 – Variance Application
- 2 - Site Plan Review
- 10 - Letters of Interest
- 2 - Resolutions Passes by Planning Commission
- 5 – Published Requests for Proposals (RFP)

Meeting between City Staff and University of Alaska Land Management

Monday, August 04, 2025, at 3:00 PM

City of Cordova

Samantha Greenwood, City Manager - Kevin Johnson, Public Works Director - Amanda Hadley Coward, City Planner

University of Alaska Land Management

Adrienne Stolpe, Director and Ki Jung Lee, Senior Development Property Manager

City Staff met with UALM leadership to review the recent public notice issued on Tuesday, July 22, 2025. That notice outlined a proposed subdivision of 32.9 acres of vacant university-owned land near Whiskey Ridge Road, into smaller lots.

UALM explained that their timing for publication was accelerated to preserve project funding—yet in accordance with standard UALM practice, which includes a 30-day public comment period before any committee vote on a disposal or subdivision plan.

The UALM team advised City staff of the next milestones in the process:

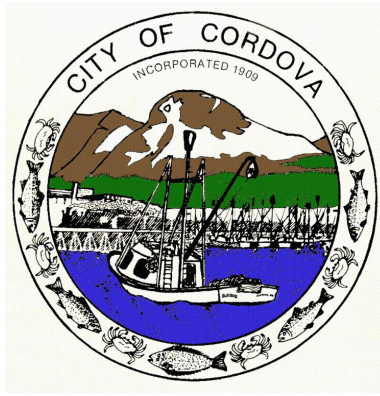
- Written public comment to be received via email at ua-land@alaska.edu or other means on or before Friday August 22, 2025, at 5 PM.
- A livestreamed public comment session on Wednesday, September 3, 2025.
- A UALM Committee meeting on Thursday, September 4, 2025, where the proposal will be voted on.
- A final vote by the full UALM Board on Friday, September 5, 2025, to decide whether the project progresses.

City Council may choose to participate either by submitting written remarks in advance or providing public testimony during the livestream or both.

The process is clear:

- A denial at either the committee or board level halts the subdivision entirely.
- An approval advances the proposal to a design development phase, during which UALM and City staff will work collaboratively to refine the concept to meet Cordova's zoning and subdivision regulations.

UALM has committed to ongoing coordination—ensuring City staff remain informed as the project evolves.



AGENDA ITEM # 10a
Planning Commission Meeting Date: 08/12/2025
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday August 12, 2025

ITEM: Land Disposal – Review of Proposals for Lots 16-25, Block 6, Original Townsite

NEXT STEP: Review and Give Recommendation on Received Proposals

☐ INFORMATION
☒ MOTION

☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Recommendation on Disposal and Disposal Method
Applicant: Jones Properties, LLC & Soulliere Companies, Inc.
Applicant: Native Village of Eyak (NVE)
Legal Description: Lots 16-25, Block 6, Original Townsite
Area: Approximately 17,500 Square Feet
Zoning: Central Business District

The Request For Proposals (RFP) for this property was published June 11, 2025, and ended July 11, 2025, at 5 PM. The City received two proposals for the property. Attached are the full proposals as published in full for the review of the Planning Commission.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council on the proposals.

II. RECOMMENDED ACTION / NEXT STEP:

Staff has provided the following motion for the Planning Commission to consider opening the agenda item for discussion:

“I move to recommend City Council approve the proposal from *(insert preferred proposal)* to lease or purchase Lots 19-25, Block 6, Original Townsite.”

Choose one of the following to insert for the asterisk above:
(In Alphabetical Order)

- Jones Properties, LLC & Soulliere Companies, Inc.
- Native Village of Eyak (NVE)

III. FISCAL IMPACTS:

If a lease or a purchase of the property occurs, the City would collect the payment for the price of the property and property tax revenue or possessory tax. There would be an increase in sales tax revenue from the associated business and long-term rentals of 7% and the bed tax revenue of 13% for short term room rentals.

IV. BACKGROUND INFORMATION:

These lots were used as a City park with playground equipment. It also doubled as a winter snow storage location. During the 2012 extreme snow event locally referred to as “Snowpocalypse” the snow load stored on the playground equipment irreparably damaged the equipment. Removal of the playground equipment occurred, and this location has been used as an empty location for a vehicle parking lot and a winter snow storage location.

Public Works Streets crews have been consulted before any conversations was had on making these lots available. They agree that while the snow storage location is useful, they believe these lots can hold a more valuable purpose to our community than to remain vacant. Seven (7) lots were made available, and the City will retain three (3) lots for snow storage.

On Tuesday January 14, 2025, Planning Commission discussed crafting a request for proposals (RFP) to recommend to the City Council without a letter of interest needing to prompt the process. The item was referred back to Staff. The agenda item was revisited at the next regular meeting of Tuesday February 11, 2025.

On Monday March 03, 2025, a letter of interest was received by the Planning Department by Native Village of Eyak (NVE). Per the letter of interest provided these lots would house the Ilanka Cultural Center (ICC) comprised of a tribally owned museum, repository, library, gathering place, language classes, cultural classes for the community, and Alaska Native Arts classes for the public schools.

On Tuesday March 11, 2025, Planning Commission regular meeting did not have a quorum and the meeting was canceled.

On Friday March 28, 2025, a letter of interest was received by the Planning Department by Jones Properties LLC and Soulliere Companies, Inc. Per the letter of interest provided these lots would house

multifamily apartments available in 1-, 2-, or 3-bedroom units. Retail and Office Space on the ground floor with access to the Central Business District.

On Tuesday April 08, 2025, Planning Commission heard each letter of interest as its own agenda item.

Video: <https://www.youtube.com/live/9zSwx2AJhJk?feature=shared&t=1726>

10. C. Letter of Interest for Lots 19-25, Block 6, Original Townsite Native Village of Eyak (NVE)

“I move to recommend that City Council dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.”

M/ Ranney S/Hall Vote: 5 yea, 0 nay, 2 absent (Trumblee & Den Adel)

10. D. Letter of Interest for Lots 19-25, Block 6, Original Townsite Jones Properties, LLC & Soulliere Companies, Inc.

“I move to recommend that City Council dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.”

M/ Hall S/Bolin Vote: 5 yea, 0 nay, 2 absent (Trumblee & Den Adel)

On Wednesday April 16, 2025, City Council at their regular meeting received the recommendation of the Planning Commission and heard the agenda item.

Video: <https://www.youtube.com/live/R7mFBRbyen8?feature=shared&t=7388>

Below is an excerpt from the approved meeting minutes:

“**M/Ranney S/Zastrow** to dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 sq. ft. in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.

Ranney would like to see proposals come in. **Zastrow** concurred with **Ranney**. **Kinsman** is in support. **Sherman** asked if that is enough snow dump space left. Public Works Director, **Kevin Johnson** replied by saying it may not be some years and it will cause more time for city workers to move snow, but it is a part of the city growing. **Mickelson** is concerned about the snow dump area getting smaller but is in support of the proposal. **Hansen** confirmed the satellite dishes will be moved which will make more room for the snow dump area but cautions, the higher up the hill that snow is stored, the more flooding in the lots below. Despite **Hansen’s** concerns he supports selling and developing the lot. **Adams** supports selling the lot, as keeping it all for a snow dump is a waste of real estate. **Ranney** also mentions she would like the snow dump area to be removed all together from in front of the Elementary school for safety reasons.

Vote on Motion: 7 yeas, 0 nays. Motion was approved.”

The City Planner contacted an appraiser and had the property value appraised before issuing the request for proposals (RFP). The RFP was published on Wednesday June 11, 2025. The deadline for the proposals was on Friday July 11, 2025, at 5 PM. Two proposals were received and are before you today to be scored and a recommendation made for City Council.

Staff does support the AS-IS, WHERE-IS, WITH ALL FAULTS purchase of this property. It is the responsibility of the applicants to do their due diligence and inspect the property before entering into a lease/purchase of any property or structure.

Applicable Code:

Chapter 18.29 - CENTRAL BUSINESS DISTRICT

18.29.010 - Purpose.

The purpose of this district is to permit a variety of commercial, administrative, financial, civic, culture, residential, entertainment, and recreational uses in an effort to provide the harmonious mix of activities necessary to further enhance the central business district as a commercial and service center.

18.29.020 - Principal permitted uses.

The following uses are permitted in the CBD zone: All limited uses in the B district, except that off-street parking shall not be required as specified in Chapter 18.48.

18.29.030 - Building height limit.

The maximum building height in the B district shall be three stories or fifty feet; however, a building or structure thereafter erected, added to or otherwise constructed may be increased in height, provided the gross cubical content of such building or structure does not exceed the sum total of the area of the lot upon which it is to be erected multiplied by fifty.

18.29.040 - Yards.

A. Every building or portion thereof in the B district which is designed, intended or used for any purpose permitted in an R district for any other residential or dwelling purpose shall provide yards as required in the R district; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required except that there shall be a side yard along the side of every lot which is not bounded by an alley and which is bordering on property in an R district.

B. Yards shall not be required otherwise, except that no building shall be erected nor shall any use of land be conducted so that the same will be closer than thirty feet to the center line of any street adjoining the lot.

18.29.050 - General conditions.

A. All selling, dealing in or displaying of goods or merchandise by shops, stores or business shall be entirely conducted and located within a permanent building unless otherwise specifically excepted.

B. No stores or businesses shall involve any kind of manufacturing, compounding, processing or treatment of products except that which is clearly incidental and essential to the authorized use and provided that:

1. No more than ten persons are engaged in the manufacturing, compounding, processing or treatment of products or servicing and repairing of appliances, equipment, etc.;

2. Not more than twenty percent of the ground floor area of any building shall be used for such purposes;

3. Such operations or products are not objection—able due to odor, dust, smoke, noise, vibrations or other similar nuisances.

C. All exterior walls of buildings hereafter erected, extended or structurally altered which face a street or property in an R district shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission.

VI. LEGAL ISSUES:

Legal review of a lease / purchase and sale agreement would be required prior to the council acting on the

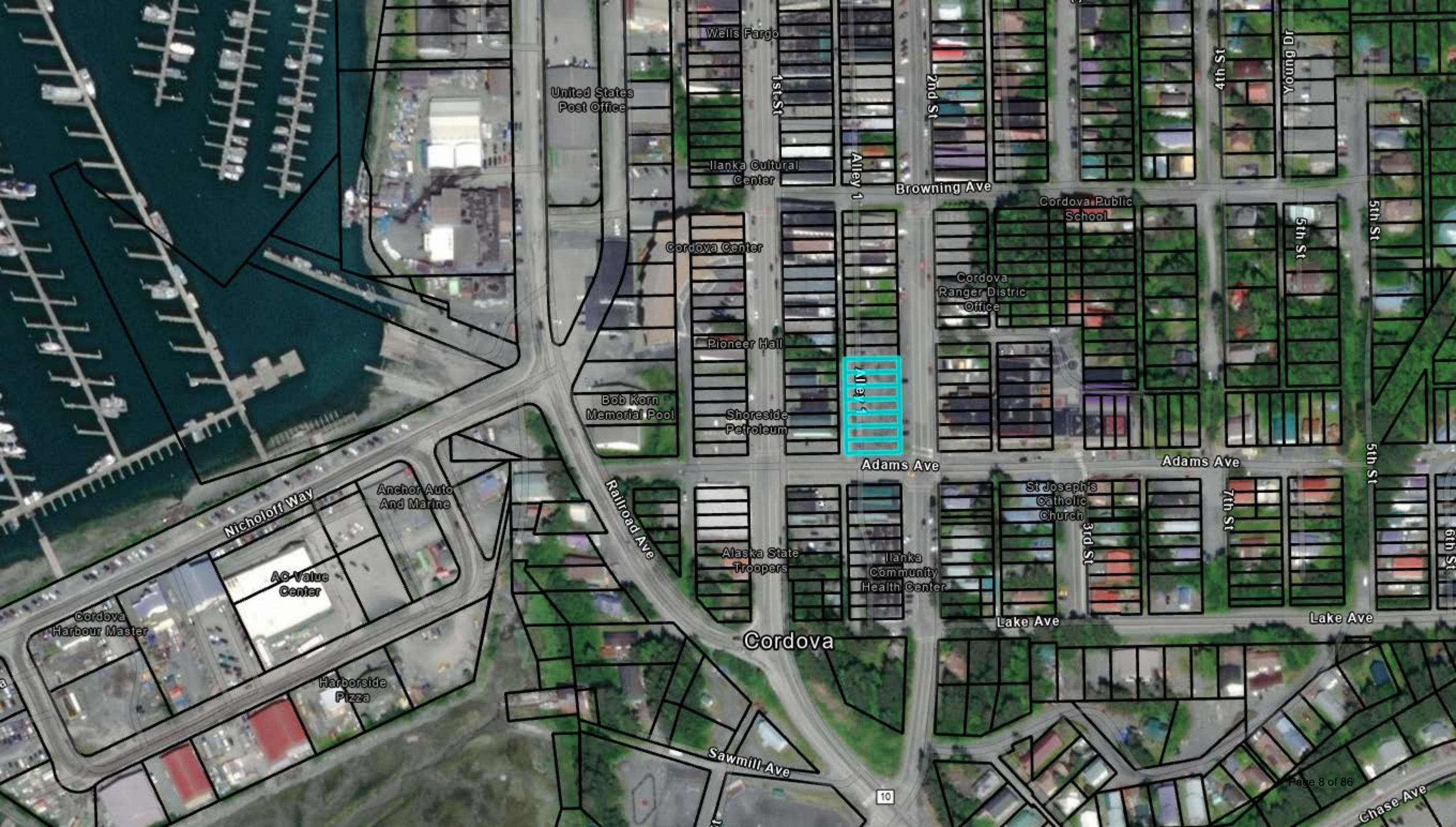
lease or purchase of the property.

VII. SUMMARY AND ALTERNATIVES:

The Planning Commission may make a motion to recommend or not recommend disposal of the property to either applicant.

VII. ATTACHMENTS:

- 1) Aerial View of Location
- 2) Plat of the Original Townsite
- 3) The Proposal of Jones Properties, LLC & Soulliere Companies, Inc.
- 4) The Proposal of the Native Village of Eyak (NVE)



MAP OF CORDOVA ALASKA

Scale 1 inch = 100 feet
SURVEYED BY A. JUDSON ADAMS
COMPILED IN 1910

THIS MAP IS AMENDATORY OF & SUPPLEMENTAL TO THE ORIGINAL PLAT OF THE TOWN OF CORDOVA, RECORDED IN THE OFFICE OF THE RECORDER FOR THE CORDOVA PRECINCT AT PAGE 10, BOOK 1 OF PLATS.

DEDICATION

Know all men by these presents, that I, Geo. C. Hazlet, Trustee under and by authority vested in me by a certain deed of Trust, made and executed on the 24th day of February, 1908, and duly recorded in the office of the recorder of the Cordova recording precinct, Alaska, have caused to be surveyed, laid out and plotted as a part of the original Cordova Townsite, all that part or portion of U.S. Survey No. 449, not embraced in and made a part of the original plat of said townsite of Cordova, save and except that portion of said U.S. Survey No. 449 heretofore conveyed to the Copper River Railway Company, containing thirteen acres more or less, situated at the north-westerly corner of said survey No. 449. The plat hereto annexed and upon which this dedication is written is intended to be amendatory of and supplemental to the original plat of said town of Cordova now of record in the office of the recorder for the Cordova recording precinct, in book 1 of plats and blue prints, at page 10, and shall be designated as the Amended Plat of the Town of Cordova. I hereby dedicate to the public the easement and right of way over, upon and along the several spaces marked upon this amended plat as streets, avenues and alleys, to be used as public highways; provided, however, that this dedication is made upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns the sole and exclusive right and privilege of using said streets, avenues and alleys, and the land covered thereby for the purpose of laying water pipes, conduits and water mains upon, in and through the same, and to convey water therein for private domestic use and for fire protection and other public purposes, and thereby to maintain and operate a water works system for supplying water to the public, and for private use; also upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns the sole and exclusive right and privilege of using said streets, avenues and alleys and the land covered thereby for the purpose of erecting and maintaining upon, in and through the same, telegraph, telephone and electric light poles, and to construct, erect and maintain upon said poles, over said streets, avenues and alleys, wires and to conduct thereon and thereby electricity for light and power purposes and to maintain and operate thereon and thereby telephone and telegraph wires for public and private uses; also upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns, the sole and exclusive right and privilege of using said streets, avenues and alleys and the land covered thereby for the purpose of erecting, building and laying thereon and operating in and over the same surface railway tracks, and to operate and run over and upon the same street railways and other cars by means of cable, electric, steam or other motive power for public and private uses. This dedication shall in no manner affect the rights of any of the parties hereto or of the general public held, reserved or acquired under the dedication of the original plat of said town of Cordova.

Witness my hand and seal this 17th day of August 1911
Witnesses: *George C. Hazlet* Trustee
George C. Hazlet Trustee

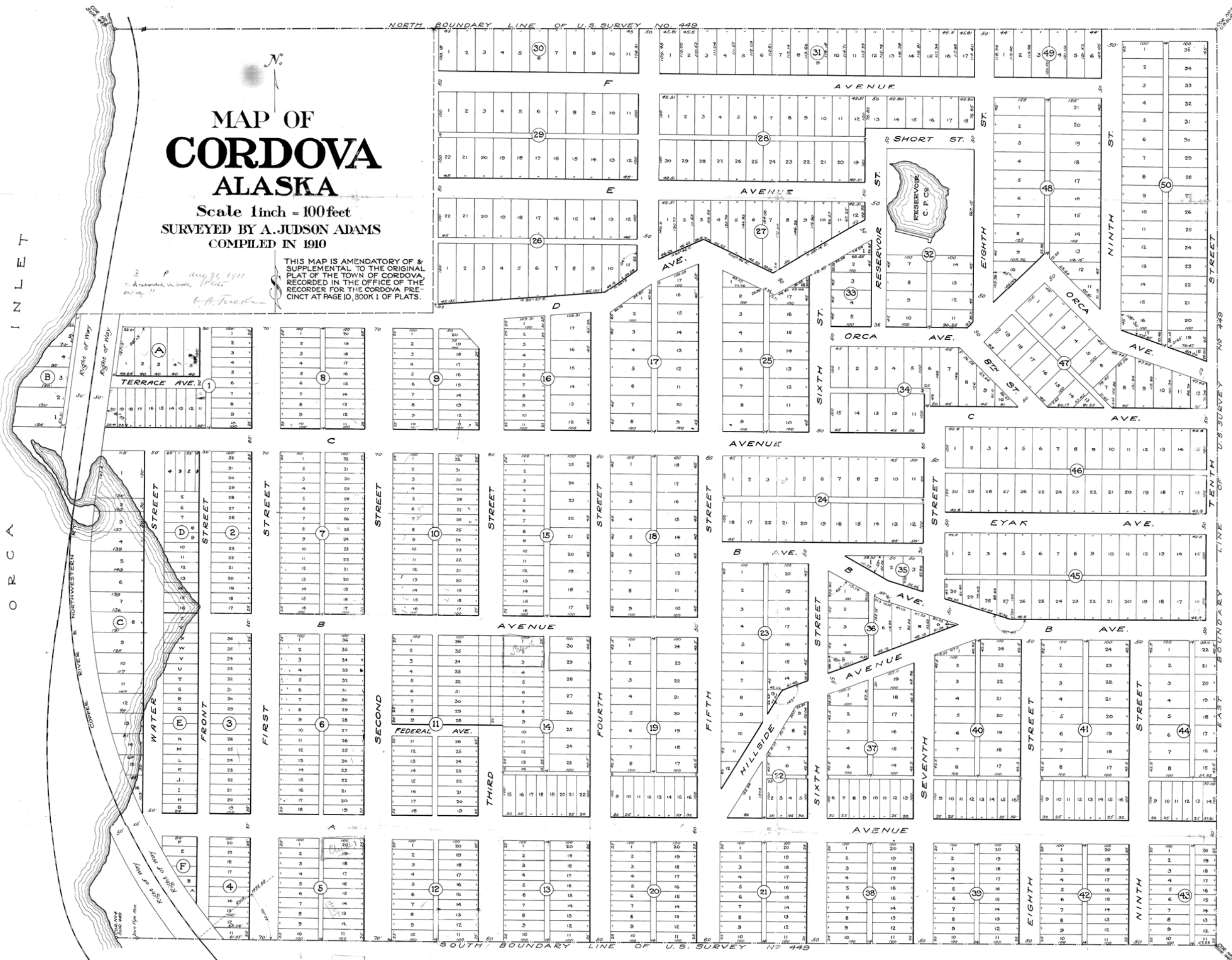
United States of America
District of Alaska
On this 17th day of August, A.D. 1911, before me, a notary public in and for the District of Alaska, personally appeared Geo. C. Hazlet, trustee, known to me to be the same person named in and who executed the within instrument, and acknowledged to me that he executed the same for the uses and purposes therein named.

Witness my hand and official seal the day and year in this certificate above written.
A. Judson Adams
Notary Public for Alaska

DESCRIPTION

The foregoing Amended Plat of the Town of Cordova, Alaska, embraces and contains all of U.S. Survey No. 449, save and except a parcel of thirteen acres, more or less, said tract being described as follows: commencing at Cor. No. 1, being the North-west corner of U.S. Survey No. 449, thence East along the north line of survey No. 449, a distance of 12,001 chains; thence south 10.65 chains; thence west 14.831 chains, to meander line on shore of Orca Inlet; thence, following meanders of Orca Inlet, north 30° 30' east 4.27 chains, thence north 5° 25' east 7.00 chains to corner No. 1 of said U.S. Survey No. 449, the place of beginning, containing 13.65 acres

INLET
ORCA



Request for Proposals (RFP) Submission for Lots 19-25, Block 6, Original Townsite

Submitted by: Jones Properties LLC and Soulliere Companies, Inc.

Date: July 11, 2025

Contact Information:

- Jones Properties LLC

- Kenneth B Jones

[REDACTED]

[REDACTED]

[REDACTED]

- Soulliere Companies, Inc.

- Jason Soulliere

[REDACTED]

[REDACTED]

[REDACTED]

Proposal Overview

Jones Properties LLC and Soulliere Companies, Inc. jointly submit this proposal for the development of Lots 19-25, Block 6, Original Townsite, Cordova, Alaska. Our proposed project is a mixed-use development featuring commercial retail and office spaces on the ground floor with multi-family rental apartments above, designed to address Cordova's housing needs, stimulate economic growth, and enhance the community's aesthetic and functional landscape. This proposal aligns with the City of Cordova's Comprehensive Plan, zoning regulations, and community goals as outlined in the RFP dated June 11, 2025.

Proposed Price: \$265,000.00 (exceeding the minimum fair market value of \$263,000.00 as determined by the commercial appraisal).

Lots Requested: All seven lots (Lots 19-25), totaling 17,500 square feet.

Purchase and Sale Agreement preferred.

Alignment with the Cordova Comprehensive Plan

Our project supports Cordova's vision for economic growth, sustainability, and cultural preservation by

creating a mixed-use development that enhances the Central Business District (CBD) as a commercial and residential hub. The development will provide high-quality housing, vibrant commercial spaces, and public amenities, fostering a sense of community and economic vitality.

- **Economic Growth:** The project will introduce 6 retail and office units, creating opportunities for local entrepreneurs and non-profits to establish businesses, thereby increasing local employment and tax revenue. The residential component, comprising 36 apartments (1 & 2-bedroom units), addresses the critical need for diverse housing options, attracting new residents and supporting workforce retention.
- **Sustainability:** The buildings will incorporate energy-efficient materials, to minimize environmental impact and reduce long-term operational costs.
- **Cultural Preservation:** The architectural design will reflect Cordova's coastal heritage, using materials and aesthetics that complement the town's character, such as timber accents, "cannery chic" metal siding, and nautical color schemes.
- **Alignment with Strategies:** The project aligns with the Comprehensive Plan's strategies for housing and business development by providing multi-family rental units to meet growing demand and commercial spaces to support small businesses.

- Supporting Documents: Conceptual design drawings (based on “Cordova Mixed Use 6-9-2025.pdf”) includes conceptual renderings and a site plan showing the proposed layout, including building footprints, parking, and public spaces.

Community Benefits

The proposed development will significantly improve the quality of life for Cordova residents by addressing housing shortages, enhancing public spaces, and preserving the community’s architectural character.

- Quality of Life: The 36 apartments will offer modern, energy-efficient living spaces with mountain and ocean views, catering to diverse demographics, including young professionals, families, and retirees.
- Architectural Character: The buildings will feature a cohesive design that reflects Cordova’s maritime heritage, with a pitched “shed style” roof, “cannery chic” multi tone metal siding, and large windows to maximize natural light and views. The design will comply with CBD zoning requirements (CMC 18.29)and enhance the streetscape along 2nd Street and Adams Avenue.
- Community Engagement: We will partner with local organizations, such as the Cordova Chamber of Commerce, to ensure the commercial spaces meet local business needs.

Deliverables

- Visual Renderings: 3D renderings of the proposed buildings and courtyard included in attachment.

Economic Development

The project will drive economic growth by creating jobs, increasing tax revenue, and attracting new

businesses to Cordova.

- **Job Creation:** Construction will create approximately 15 temporary jobs, with 10-15 permanent jobs in retail, office, and property management roles upon completion. Soulliere Companies' expertise ensures efficient construction, while Jones Properties' local knowledge will support ongoing operations.
- **Monetary Value and Financial Benefits:** The estimated project value is \$4.5-5.5 million, with projected annual property tax revenue after the tax abatement period, of \$55,000-75,000 for the City. Long-term benefits include reduced housing costs for residents and increased economic activity from new businesses.
- **Business Plan:** Our comprehensive business plan includes funding from private investment, bank loans, and potential grants for this development. Financial projections estimate a 7-10% annual return on investment over 20 years.

Construction and Development Overview:

The proposed mixed-use development is anticipated to be constructed in two primary phases, encompassing a total of approximately 36 residential units and six ground-level retail spaces. Residential units are designed as a combination of one-bedroom and two-bedroom apartments, with average unit sizes ranging from 549 to 609 square feet, providing efficient and marketable living spaces. Based on preliminary schematic designs, the estimated total construction costs for the project are projected between \$4.5 million and \$5.5 million, depending on final material specifications, site work, and escalation allowances. The project scope includes structural, mechanical, and fire protection systems, as well as tenant-ready interior finishes for both residential and retail areas.

Financial and Rental Performance:

Upon completion, apartments are expected to command monthly rents in the range of \$1,750 to \$2,100, reflecting current market rates for new construction in the Cordova area. This rental spectrum is projected to produce stable cash flows sufficient to service construction financing

and ongoing operating expenses while maintaining competitive occupancy levels. The inclusion of commercial retail units at street level is anticipated to further diversify revenue streams and enhance the long-term financial sustainability of the property. Conservative projections indicate annual gross rental income from the residential component alone could exceed \$750,000, supporting a robust return profile aligned with the project's development budget and investor expectations.

Environmental Stewardship

The project prioritizes eco-friendly practices and long-term sustainability, complying with environmental regulations and promoting resilience.

- **Eco-Friendly Practices:** The development will use low-impact construction materials, such as recycled steel and locally sourced timber, and incorporate energy-efficient systems, including LED lighting, high-efficiency and HVAC. The project will comply with

Alaska's environmental regulations.

- **Sustainability and Resilience:** The buildings will be designed to withstand Cordova's harsh climate, with reinforced foundations and weather-resistant materials. Native landscaping will minimize water use and support local biodiversity.

Proposer's Experience

Jones Properties LLC and Soulliere Companies, Inc. bring extensive experience and local knowledge to this project.

- **Track Record:**

Jones Properties has successfully purchased, rehabilitated, and managed multiple residential and commercial properties in Cordova, ie: 507 1st street, 300 railroad ave, 518 Sunnyside drive, 514 Sunnyside drive, and newly acquired 212 second street - enhancing local aesthetics and functionality.

Soulliere Companies, with over 109 years of experience, has completed 200+ real estate development projects, including mixed-use developments in challenging climates.

- **Local Understanding and Partnerships:** Kenneth B Jones, a long-time Cordova resident, has deep ties to the community and partnerships with local stakeholders, including membership in numerous local boards and commissions, his various other companies are members of the chamber of commerce and CDFU.

Soulliere Companies will leverage its experience and expertise while collaborating with local contractors to ensure community alignment.

Feasibility and Risk Management

The project is feasible with a clear timeline and robust risk management strategies.

- **Project Timeline:**
 - 2025-2026: City Disposal Process, Finalize design and obtain permits.
 - 2027: Site preparation and foundation work.
 - 2028-2029: Construction
 - 2030: Project completion and occupancy.
- **Risk Management:**
 - **Risk: Construction Delays – Mitigation:** Engage experienced contractors and maintain a contingency schedule.
 - **Risk: Cost Overruns – Mitigation:** Secure fixed-price contracts and a 15% contingency budget.
 - **Risk: Regulatory Delays – Mitigation:** Early engagement with the Planning Commission and pre-application reviews.
 - **Risk: Market Demand Fluctuations – Mitigation:** Conduct market studies and offer flexible lease terms.
 - **Risk: Environmental Impact – Mitigation:** Conduct environmental assessments and adhere to best practices.

Compliance with Local Laws and Ordinances

The project complies with Cordova's land disposal and zoning regulations, as outlined in CMC 7.40

and CMC 18.29. • Compliance with Laws (5 points): The proposal adheres to CMC 7.40 (Land Disposal) by

submitting a comprehensive proposal for review by the Planning Commission and City Council.

The project meets CBD zoning requirements (CMC 18.29), including permitted uses (commercial and residential), building height (three stories, not exceeding 50 feet), and yard setbacks (30 feet from street centerlines, no side yards required for commercial ground floors).

• Site Development Plan: The site plan (based on "Cordova Mixed Use 6-9-2025.pdf") includes:

- Building Type: Mixed-use building with retail/office on the ground floor and apartments above.
- Setbacks: Compliant with CMC 18.29.040, with buildings set back 30 feet from the centerline of 2nd Street and Adams Avenue.
- Height: Four stories, approximately 45 feet, within the 50-foot limit.
- Parking: On-site parking for 20 vehicles, meeting CBD requirements (no off-street parking required per CMC 18.29.020).
- Access: Primary access from 2nd Street, with secondary pedestrian access from Adams Avenue.
- Zoning Compliance: All uses (retail, office, residential) are permitted in the CBD, and exterior walls will be finished with cedar siding and stone accents, subject to Planning Commission approval.

Deliverables

- Legal References above - Citations to CMC 7.40 and CMC 18.29, confirming compliance.
- Site Development Plan: A detailed plan showing building footprints, setbacks, parking, and access points - please see attached.

Sealed Proposal Form

Property: Lots 19-25, Block 6, Original Townsite

Name of Proposer: Kenneth B Jones and Jason Soulliere

Name of Organization: Jones Properties LLC and Soulliere Companies, Inc.

Proposed Price: \$265,000

Submission Method: This proposal will be emailed as a PDF to planning@cityofcordova.net with the

subject line “Proposal for Lots 19-25, Block 6, Original Townsite” by July 11, 2025, 5:00 PM AKDT.

Conclusion

Jones Properties LLC and Soulliere Companies, Inc. are committed to delivering a transformative

mixed-use development that aligns with Cordova’s vision for sustainable growth, economic vitality,

and community enhancement. Our proposal leverages our combined expertise, local knowledge, and dedication to quality to create a project that will serve as a cornerstone of Cordova’s future. We look forward to collaborating with the City of Cordova to bring this vision to life.

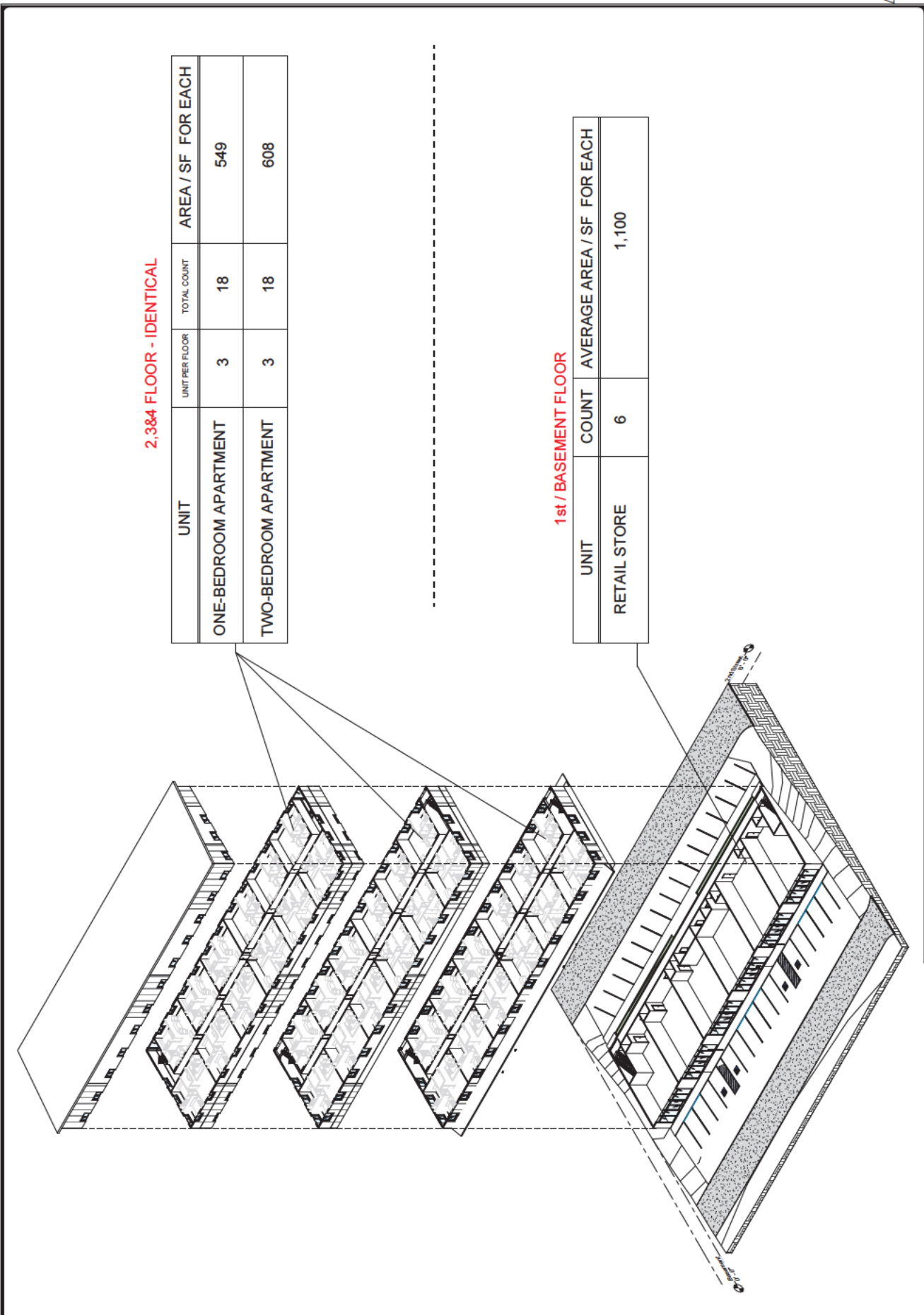
Sincerely,

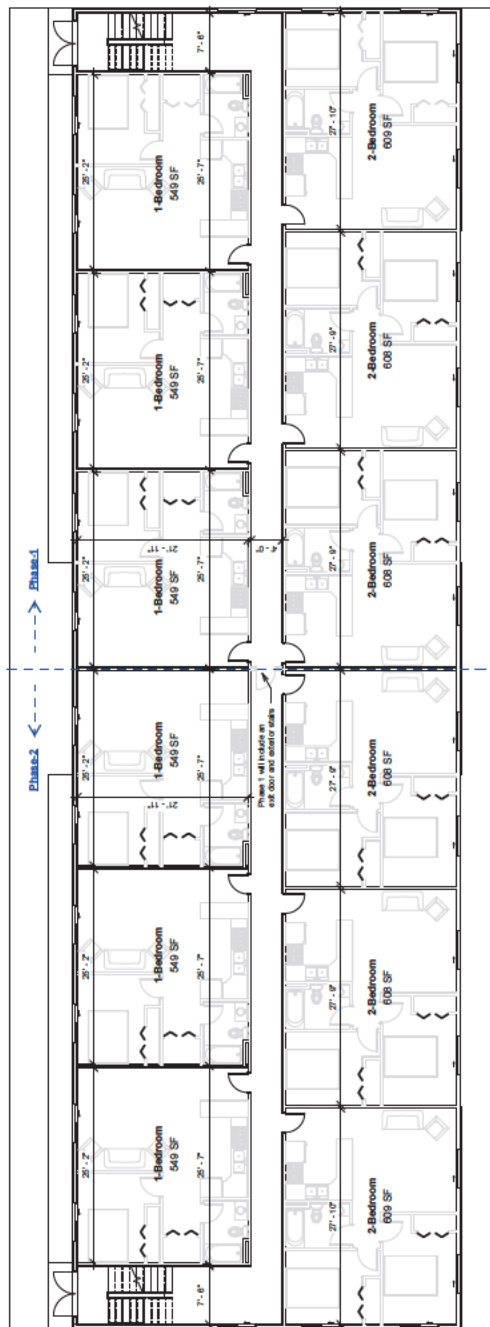
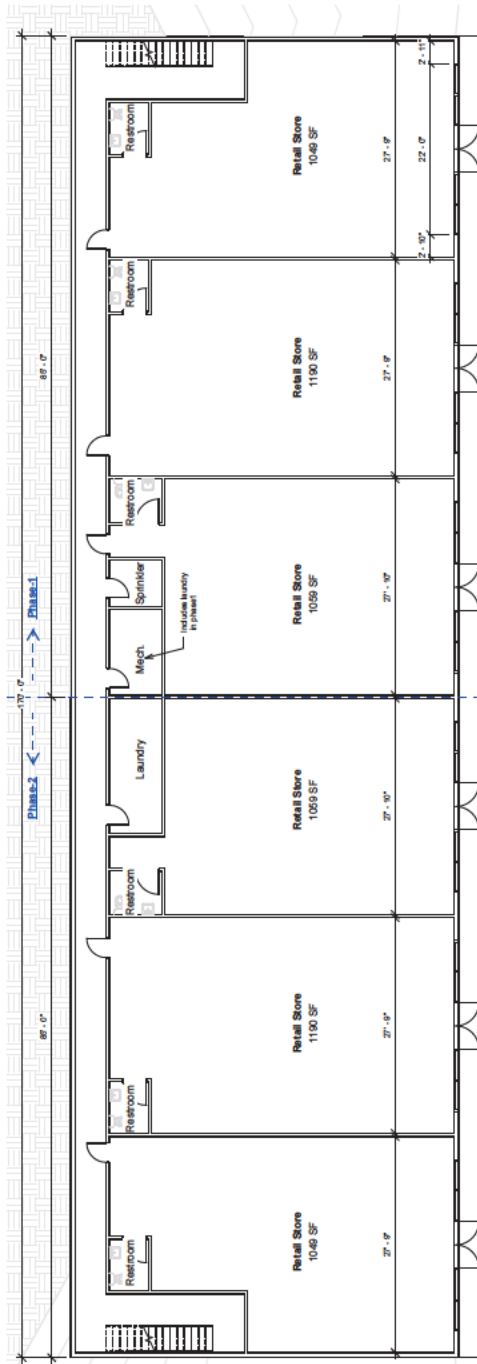
Kenneth B Jones, Jones Properties LLC

Jason Soulliere, Soulliere Companies, Inc.

CORDOVA MIXED-USE CONCEPTUAL DESIGN







NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

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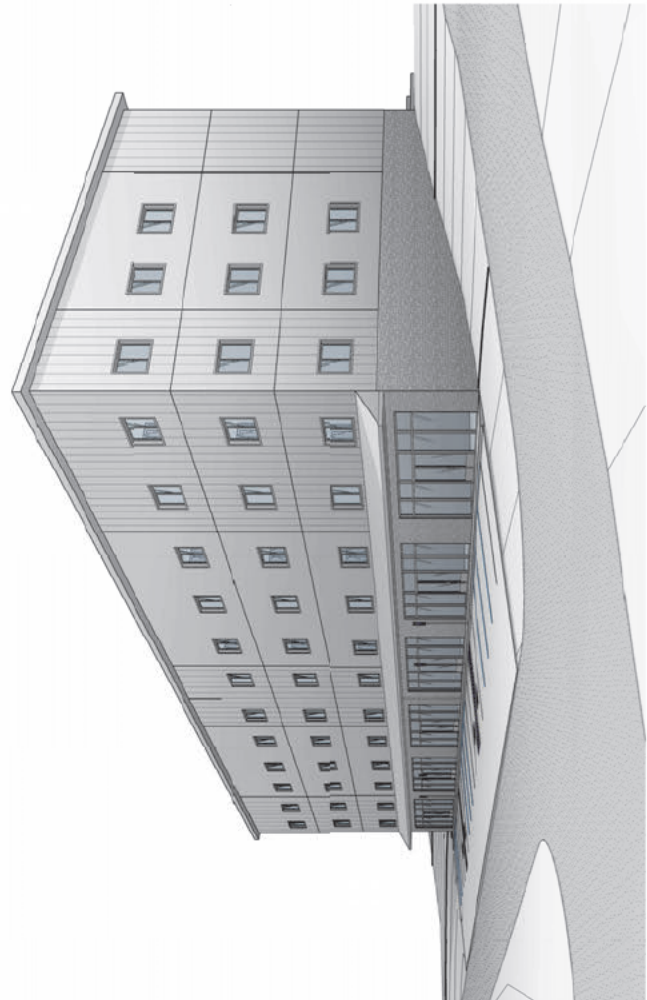
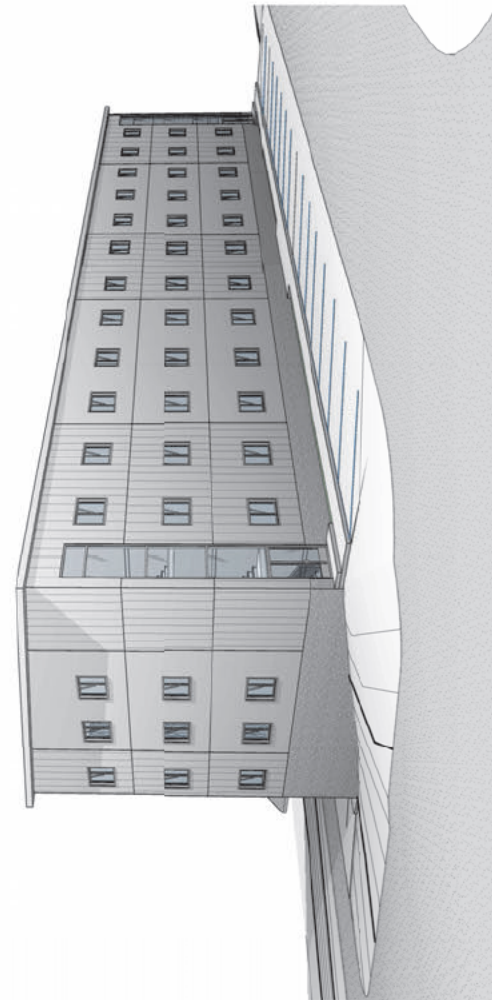
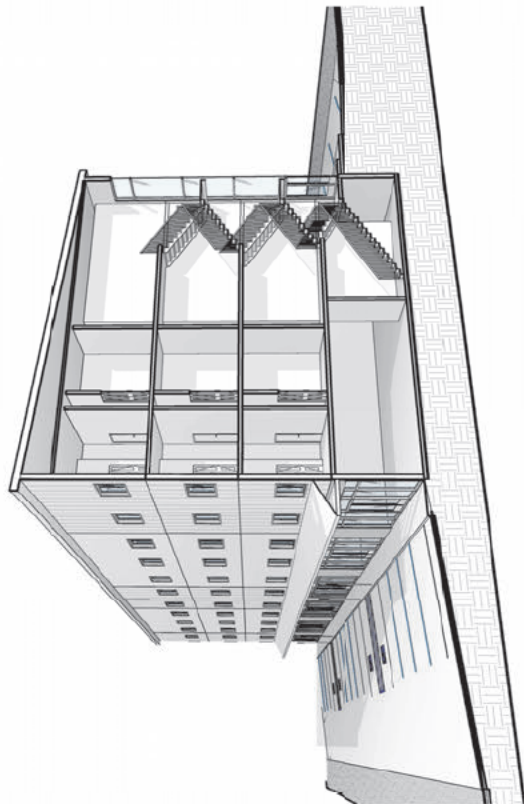
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SCHEMATIC
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PHASE

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Drawn by: MO

Stamp: 6/20/2025 2:04:53 PM
Sheet Title: 3D
Project Title: Project Name

Determine DESIGN LLC AECL1613
506 E FIREWEED LN, STE A
ANCHORAGE, AK 99503
Office: (907)339-9100
dan@determinedesign.com



Uniform Scoring Criteria for Project Proposals in Cordova

Purpose

This scoring framework ensures fair, unbiased evaluation of project proposals, aligning with Cordova’s community goals as outlined in the [Comprehensive Plan](#), [Municipal Code](#), and the original RFP criteria. The system provides clear standards to prioritize projects that best support Cordova’s vision and values.

Scoring Guide

- Each section is assigned a maximum number of points, with evaluators scoring based on the standards defined above.
 - Total possible points: **120**.
 - To ensure fairness and transparency, evaluators should provide written justification for each score awarded, referencing specific criteria and evidence from the proposal.
-

Final Evaluation

- Proposals with the highest total scores will be prioritized, ensuring that the selected project aligns with Cordova’s goals and provides maximum benefit to the community.
 - Tie-breaking mechanism: In the event of a tie, proposals with higher scores in “Alignment with Comprehensive Plan Goals” and “Public Benefit and Community Impact” will take precedence.
-

This updated scoring framework ensures that all project proposals are evaluated for compliance with the [Cordova Municipal Code](#), particularly concerning land disposal processes and zoning regulations, thereby aligning with the city's legal and community standards.

Scoring Framework in Table Format

Criteria	Description	Points
1. Alignment with Comprehensive Plan Goals		25
- Consistency with Vision and Goals	Does the project support the vision and goals outlined in the Comprehensive Plan? Examples: economic growth, sustainability, and cultural preservation.	15
- Support for Key Strategies	Does the project align with specific strategies and actions identified in the Comprehensive Plan?	10
2. Public Benefit and Community Impact		20

Criteria	Description	Points
- Enhancement of Quality of Life	How does the project improve residents' daily lives (e.g., recreation, housing, public spaces)?	10
- Enhanced Design	Does the project promote enhanced architectural design for community members?	5
- Community Engagement	Was community input sought and incorporated into the proposal?	5
3. Economic Development and Financial Viability		20
- Economic Growth	Does the project directly create jobs, stimulate local business, or attract investment? (Included business plan is preferred)	10
- Financial Feasibility	Given the information in the proposal is this project viable costs versus income generation in the business plan?	5
- Economic Benefit to City	Will the project generate long-term financial benefits (e.g., increased tax revenue, reduced city costs)?	5
4. Sustainability and Environmental Stewardship		15
- Environmental Impact	Does the project prioritize environmental sustainability and compliance with regulations?	10
- Long-Term Viability	Will the project have sustainable benefits and be resilient to future challenges?	5
5. Proposer Qualifications and Experience		10
- Track Record	Does the proposer have a history of successful, similar projects?	5
- Local Knowledge and Partnerships	Does the proposer demonstrate an understanding of Cordova's community and collaborate with local stakeholders?	5
6. Implementation Plan and Risk Management		10
- Feasibility and Timeline	Is the proposed timeline realistic and achievable?	5
- Risk Identification and Mitigation	Are potential risks identified with clear mitigation strategies?	5
7. Adherence to Municipal Code and Legal Compliance		20
- Compliance with Land Disposal Process	Does the project adhere to the requirements in Cordova Municipal Code Chapter 7.40	5
- Zoning and Land Use Regulations	Does the project comply with all relevant zoning and land use regulations as outlined in the Municipal Code Title 18 Zoning	15

[REDACTED]

10,000 years in our Traditional Homeland, Prince William Sound, the Copper River Delta, and the Gulf of Alaska

Proposal for Lots 19–25, Block 6, Original Townsite

Due Date: July 11, 2025, by 5:00 PM

Deposit: \$5,000

Proposed Purchase Bid: \$700,000

Submitted by:

Native Village of Eyak (NVE)


[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Proposal Title: Native Village of Eyak Ilanka Cultural Center

The Native Village of Eyak (NVE) submits this proposal to enter into a purchase agreement on Lots 19–25, Block 6, in Cordova’s Original Townsite, as listed in the 2024 Approved Land Disposal Map. NVE proposes to develop a new Ilanka Cultural Center (ICC), expanding our existing cultural, educational, and community services.

NVE opened the Ilanka Cultural Center (ICC) in May 2004. It remains the only Tribally owned museum, repository, and library in the Chugach region. The ICC serves as a unique gathering space that celebrates and primarily promotes the rich and diverse Indigenous presence of the Eyak, Sugpiaq, Tlingit, and Ahtna peoples that make up our community. In addition to preserving and exhibiting cultural artifacts from these four Alaska Native groups, the ICC offers a variety of community-based classes, including carving, sewing, beading, skin marking, and other traditional arts. It also provides sugcestun and dAXunhyuuga language classes for both the public and students at the Mt Eccles Elementary School. The ICC proudly supports the Alaska Native Art Class at Cordova Jr./Sr. High School, helping to sustain cultural knowledge across generations for the entire Cordova community.


The ICC features a gift shop that sells Alaska Native handicrafts, artwork, books, clothing, and jewelry. In October 2020, the ICC was relocated from the NVE main building at 110 Nicholoff Way due to concerns about the COVID-19 pandemic, particularly regarding



visitors to the museum, which was in the same building where staff provided administrative services for the Ilanka Community Health Clinic. Additionally, concerns were raised regarding the size of the museum and its collection space, as well as its storage in a tsunami zone, as indicated on the City of Cordova's Tsunami Evacuation Map (Exhibit A). At that time, NVE had been working on engineering a different main street location for ICC. Still, due to size constraints and building concerns, the NVE Tribal Council chose to take additional time to find a location that would allow for sufficient space for both current needs and future growth under one roof. This extra time allowed NVE Tribal Members to also voice concerns about the development of a Tribal Hall. A location that would be large enough for Tribal Members to attend events and activities with their families. Although there may be properties for sale located on Cordova's Main Street, they are not large enough to accommodate the size of the building that NVE is looking to construct.

Cordova's Comprehensive Plan identifies the lots in this proposal as part of the "Community Core" (Exhibit B). Cordova's Economic Development goals identified within its plan included: "support the growth of existing and new local businesses." Strategies for economic development included: "promote small-scale tourism and recreation, with a focus on improvements that benefit both visitors and residents, increase the number of year-round jobs," and "develop a strong business district and revitalize First Street." (Exhibit C) To better Cordova's Quality of Life, the city identified: "support Cordova's thriving cultural and art organizations, activities and traditions" as one of the eight strategies (Exhibit D). The Ilanka Cultural Center operates year-round and actively partners with the Cordova Chamber of Commerce to offer educational and cultural opportunities to visitors. However, the current rented space is limited in size. It does not provide adequate room for long-term museum exhibits, a Tribal library, cultural classes, or proper housing for the museum's collections. A larger, dedicated facility would allow the ICC to expand its programming and better serve both the Cordova community and the many visitors who seek to engage with our region's Indigenous heritage.

Through ongoing conversations with NVE Tribal Members, constructing a permanent home for the Ilanka Cultural Center has consistently emerged as one of the highest priorities. While NVE previously secured a location on Main Street and began engineering work for construction, it became clear that the site was too small to accommodate the full range of




ICC's programs and services. Since then, NVE has been working with a consultant to determine the Tribe's programmatic space needs and identify an ideal location for the new cultural facility. Proximity to downtown Cordova remains a top priority, given the ICC's role as a museum and gift shop, as well as the importance of accessibility for tourists. The desired lots would provide a location that is almost on Main Street, but also has proximity to Mt. Eccles, which would better facilitate collaboration for cultural education with our Cordova Schools.

Constructing a new cultural center has been one of the NVE Tribal Council's highest priorities for the past five years. In a 2025 NVE Tribal Member Survey for the Cultural Department, 78 Tribal members responded that one of the main priorities was having a home for our Cultural Center and its collections. This initiative ranks alongside other major infrastructure projects for the NVE Tribal Council, including the development of a safe and modern facility for the Ilanka Community Health Clinic and completing the Shepard Point Oil Spill and Marine Casualty Response Center. These projects reflect the Tribe's long-term vision and commitment to foundational investments that require years of planning and implementation.

In recent years, NVE has completed a significant renovation of its Administration Building and has begun construction on a six-plex apartment complex, slated for completion in 2026. The new Ilanka Cultural Center directly supports goals outlined in the City of Cordova's Comprehensive Plan by generating tourism, jobs, and local income (including property and sales tax) through gift shop sales and cultural classes while enhancing the vitality of the downtown "Community Core" area. As a Tribal government, NVE is committed to sustaining our programs for the benefit of both Tribal Members and the broader Cordova community. Our track record demonstrates our capacity to complete significant projects and invest in infrastructure that brings long-term cultural, economic, and educational value to the region.

Facility Overview

We envision that the Ilanka Culture Center complex will house current and expanded programs, including, but not limited to:

- 
- Museum: Showcasing prehistoric, historic, and contemporary artifacts from the Prince William Sound and Copper River Delta regions, highlighting the deep cultural and ecological history of the area.
 - Gift Shop & Native Marketplace: A dedicated retail space featuring locally and Alaska-made arts and crafts. The current ICC gift shop supports over 25 local Tribal Member artists. With expanded space and class offerings, the new facility will increase opportunities for artists through business development, workshops, and greater retail visibility.
 - Tribal Library: A culturally relevant collection of books and materials, cataloged within the Cordova Public Library system, offering accessible educational resources for all ages.
 - Archives: A secure, climate-controlled space designated for preserving audio recordings, videos, photographs, and historical paper records critical to Eyak and regional heritage.
 - Cultural Repository: A secure, climate-controlled area for the preservation, cleaning, research, and study of cultural artifacts, ensuring respectful long-term care and access for future generations.
 - Recording Studio: A sound-controlled studio designed for recording oral histories and stories from Tribal Elders, supporting intergenerational knowledge transfer.
 - Classroom & Program Spaces: Dedicated spaces for regular cultural and language classes, as well as hands-on learning. Offerings include traditional kayak construction, paddle carving, mask making, qaspeqs, ravens tail weaving, caribou tufting, mukluk and mitten sewing, beadwork, and other cultural arts. These spaces will also support NVE's subsistence education and traditional knowledge programs.
 - Youth Programs & Partnerships: Home to the Ikamat dance group and open to all youth, including participants in the Native Youth Olympics. The facility will also host



the *Alaska Native Arts* high school course, a for-credit class taught in collaboration with Cordova High School.


- Visiting Instructor Apartment: A fully equipped, single-unit apartment to accommodate visiting instructors, contractors, or consultants. This reduces reliance on costly community rentals and provides reliable housing for NVE program support.
- Tribal Hall & Commercial Kitchen: A large-capacity event hall accommodating over 200 people, significantly increasing NVE's ability to host Tribal gatherings, ceremonies, educational events, and public functions. The adjoining commercial kitchen allows for culturally appropriate food preparation, subsistence program demonstrations, and event catering.
- Office & Storage Space: Functional office and storage areas for NVE's growing Cultural Department, which currently includes six staff members, with room for future expansion.
- Meeting & Collaborative Spaces: Flexible rooms for internal meetings, interdepartmental coordination, and visiting partner collaborations.

Cordova Land Disposal Proposal Criteria

1. Alignment with the Cordova Comprehensive Plan

The new Ilanka Cultural Center aligns directly with the Cordova Community Comprehensive Plan's goals by promoting economic growth, sustainability, and cultural preservation. Housing the complete Cultural Center Department and a large Tribal Hall with a capacity for over 200 people, as well as classrooms, intergenerational learning spaces, community gathering areas, and a commercial kitchen to support food sovereignty and safety, the ICC will be a key asset for education, culture, and resilience.

Additional features include accessible entrances, covered ADA parking, and flexible office space, all of which were developed in response to the community's feedback. The ICC supports the Cordova School District, creating space for events that won't disrupt



classroom time, promote vocational training, and offer infrastructure for small-scale tourism and economic diversification.

ICC's Mission: A gathering place to promote the diverse Indigenous presence in our community and to educate our people, community, and visitors while perpetuating the traditions, skills, and cultures inherent in our lives as we face today and the future.

Our museum will feature interactive exhibits, and our gift shop will be expanded to support economic growth and increase city sales tax revenue. Enlarging this space will also help promote our local artists and better support them. In 2024, our current ICC space received over 5000 visitors. This space is minimal and was never adequate in size, as it was always meant to be a temporary solution. In our newly expanded space, we anticipate even more traffic and business.

2. Community Benefits

The new ICC is designed to enrich the daily lives of Cordova residents by expanding the Native Village of Eyak's educational, cultural, subsistence, and arts programming. The building will be thoughtfully designed to reflect our local Indigenous aesthetics and values. After holding numerous meetings with Tribal members and the broader Cordova community, we carefully incorporated their input into the planning process. We have also engaged a professional firm with a multidisciplinary team, including planners, facilitators, researchers, writers, historians, social workers, and designers, to help determine the ICC facility's cultural and functional needs.

Some examples of testimonials from our Tribal Members include statements to finish the sentence: The most successful Ilanka Cultural Center will....

“Provide and avenue for native artists to teach and sell their work”

“Be flexible space for many types of gatherings”

“Be interactive and immersing”

“Educate the community and visitors about our tribe and heritage”

“Be a place where cultural knowledge is not just preserved but grows and thrives”



“Bring people together”

Some of our survey findings included rating the most important activity or service that should be provided at the Ilanka Cultural Center. Those findings, listed in order of importance, included cultural activities and community, the preservation and sharing of history and culture, education and knowledge sharing, museums, additional facilities such as large class spaces, gift shops, and extra office space, as well as more educational materials.


ICC is envisioned as a culturally rooted and sustainable gathering place where NVE and Cordova residents can come together. If built on Lots 19–25, Block 6, it will be strategically located outside of high-risk zones.

3. Economic Development and Financial Viability

This project supports:

- Increased tourism, job creation, and local revenue (including property and sales tax) all benefit the community and the City of Cordova
- Expanded vendor and rental opportunities
- Local job creation
- Expanding museum activities
- Artist development (currently supporting 25 Tribal Member artists), we will be able to significantly increase this number and provide more vocational and cultural training, as well as expand our gift shop to accommodate additional retail space.

The proposed facility will range from 20,000 to 42,000 square feet, spanning multiple levels (including a zero-level area). At a construction estimate of \$950 per square foot, the estimated construction budget ranges from \$19 to \$39 million. The exact size and location of the Ilanka Cultural Center building on the property will be determined through the Phase I Predevelopment Phase, which includes initial site work, engineering, and the creation of a capital stack for the project's complete funding.



NVE's Financial Qualifications:

The Native Village of Eyak (NVE) employs a robust financial management system that ensures transparent budgeting, monitoring, and reporting. NVE's economic development team has a proven track record in successfully managing federal grants in full compliance with 2 CFR 200 regulations, ensuring that funds are allocated responsibly and efficiently. Regular audits and internal financial reviews further reinforce fiscal accountability, while NVE's procurement policies ensure adherence to federal guidelines for fair, open, and competitive bidding processes.

In addition to strong financial oversight, NVE has secured essential technical and operational resources to support both the construction and long-term operation of the ICC facility. Through partnerships with experienced consultants, architects, and engineers, NVE is well-positioned to deliver a resilient, functional, and community-focused building that meets the needs of Cordova's residents.


4. Sustainability and Environmental Stewardship

Initial Site Work:

- Clean-up of former snow dump fill
- Soil testing
- Installation of retaining walls and water mitigation infrastructure

Sustainability Features:

- High-efficiency HVAC, insulation, and windows that meet the energy efficiency ratings for Alaska.
- Environmentally suitable building materials that are made to last and are non-toxic
- Permeable paving and native landscaping
- Snow and roof safety measures integrated into the design
- Conscious water management, use of storm drainage



5. Proposer Qualifications and Experience

Recent NVE Projects:

- Shepard Point Road construction (in progress) is projected to be completed by December 2026
- Administrative building remodel (completed)
- Six-plex Tribal housing (in progress) projected to be completed Spring/Summer 2026


Expertise Areas:

- Environmental sustainability
- Emergency preparedness
- Health and social services (Ilanka Community Health Clinic and Tribal Family Services)
- Long-standing partnerships (EPA, Bureau of Indian Affairs, Indian Health Services, Chugach Alaska Corporation, Eyak Corporation, City of Cordova, Cordova Electric Cooperative, Cordova School District) as well as other regional and federal partners on large-scale programs.
- Successful 8A business operation
- Proven grant management

Future Vision:

- Ongoing education and sustainability programs
- Maintenance and accessibility planning
- Local contractor engagement with Alaska-specific expertise

6. Feasibility and Risk Management



Our Ilanka Cultural Center has been operating for over 20 years. We have already conducted extensive planning for this project, which includes tribal surveys and focus groups, community meetings, an ICC committee, Tribal Council meetings, and numerous other meetings. With all the planning that has already taken place, there is still a significant amount of work and planning to be done before construction begins.


The City has specifically focused its proposals on a 5 year timeline and commitment to get to substantial completion. Because this Project will be a centerpiece of the entire Region, it is not a simple 5 year project. We propose to get to substantial completion in the first 5 years by finishing all site preparation, utility installation, environmental and geo-technical work, architectural and engineering work, and complete the RFP and contractor selection process, in addition to locking in the whole capital stack of funding for the entire Project. NVE has sufficient funding for all of Phase I and a substantial part of Phase II (the actual construction and completion of ICC) but structures its proposal so that the 5 year period that the City seeks proposals to focus on includes milestones that will be achieved.

Project Timeline:

- Years 1–2: Visioning, Planning, Assessments, and Risk Mitigation
- Years 3-4: Complete all pre-construction elements and secure funding
- Years 5-7: Phased Construction
- Year 9-10: Program and Operational Launch
- Year 11-15: Grand Opening of the various elements of the Ilanka Cultural Center in the staged areas of completion

Key Risks and Mitigations:

- Geographic Challenges: Addressed through phased shipping and flexible timelines
- Inflation and Material Costs: Built-in contingencies and alternative sourcing
- Site Complexity: Specialized engineering for retaining walls and drainage
- Shipping Delays: Pre-planning for shipping and weather delays

- 
- Labor Shortages: Partnering with Alaska-based contractors
 - Funding Competition: Diversified funding strategies and capital stacking

NVE has the capacity and determination to manage these risks effectively.

7. Compliance with Local Laws and Ordinances (Central Business District):

- All proposed ICC uses permitted under §18.29.010
- Off-street parking is not required, but we will include 10–12 spaces with ADA coverage
- Height. The building height complies with the Central Business District limit of three stories, or no more than 50’ above the second street level.
- Setback requirements will be met in coordination with the City Planner to ensure all local ordinances are met

Summary

The Ilanka Cultural Center is more than a building; it is a community commitment. This project advances Cordova’s shared goals for cultural preservation, education, economic growth, and Indigenous leadership.

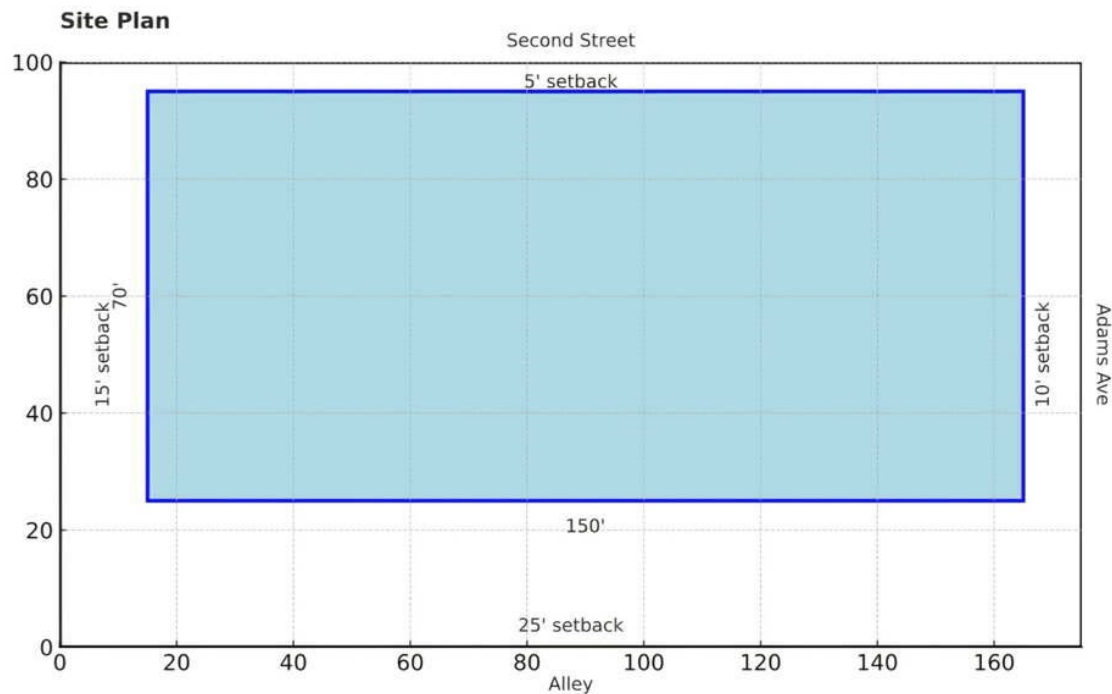
NVE is ready to transform this vision into a reality for the lasting benefit of Cordova’s people.



Site Development Plan

This is a concept site plan intended to illustrate the potential footprint of the proposed building within the identified lots. The final design and building placement are subject to change based on the outcome of community and Tribal input, property surveys, engineering assessments, and retaining wall requirements.

The plan reflects the largest possible building envelope that fits within current setback requirements, demonstrating how a four-story, 150' x 70' structure could be situated on the property. Additional site features, including parking layout, pedestrian access, stormwater management, and landscaping, will be developed as technical information becomes available.



Building Design Concepts

Ilanka Cultural Center – Conceptual Renderings



The following images represent conceptual designs for the proposed Ilanka Cultural Center building. These renderings are not finalized architectural plans, but rather visual aids to communicate key features and the general scale of the structure.

Key Conceptual Elements Included:

- Building Size: Maximum of 150 feet long by 70 feet wide
- Height: 4 stories
- Architectural Theme: Inspired by the four cultures we represent, Eyak, Sugpiat, Tlingit, and Athabaskan.
- Cultural Aesthetic: Incorporates traditional Native art styles and materials
- ADA Accessibility: Bottom floor includes 12 covered ADA-compliant parking spaces
- Natural Light & Inlet Views: Numerous windows along upper stories to enhance natural lighting and maximize scenic views of the surrounding environment
- Main Entrance: Positioned for welcoming public access into the museum

These visuals help explore how the building might look and function on the proposed site, accommodating both the cultural mission of the Ilanka Cultural Center and practical needs such as weather durability and accessibility.



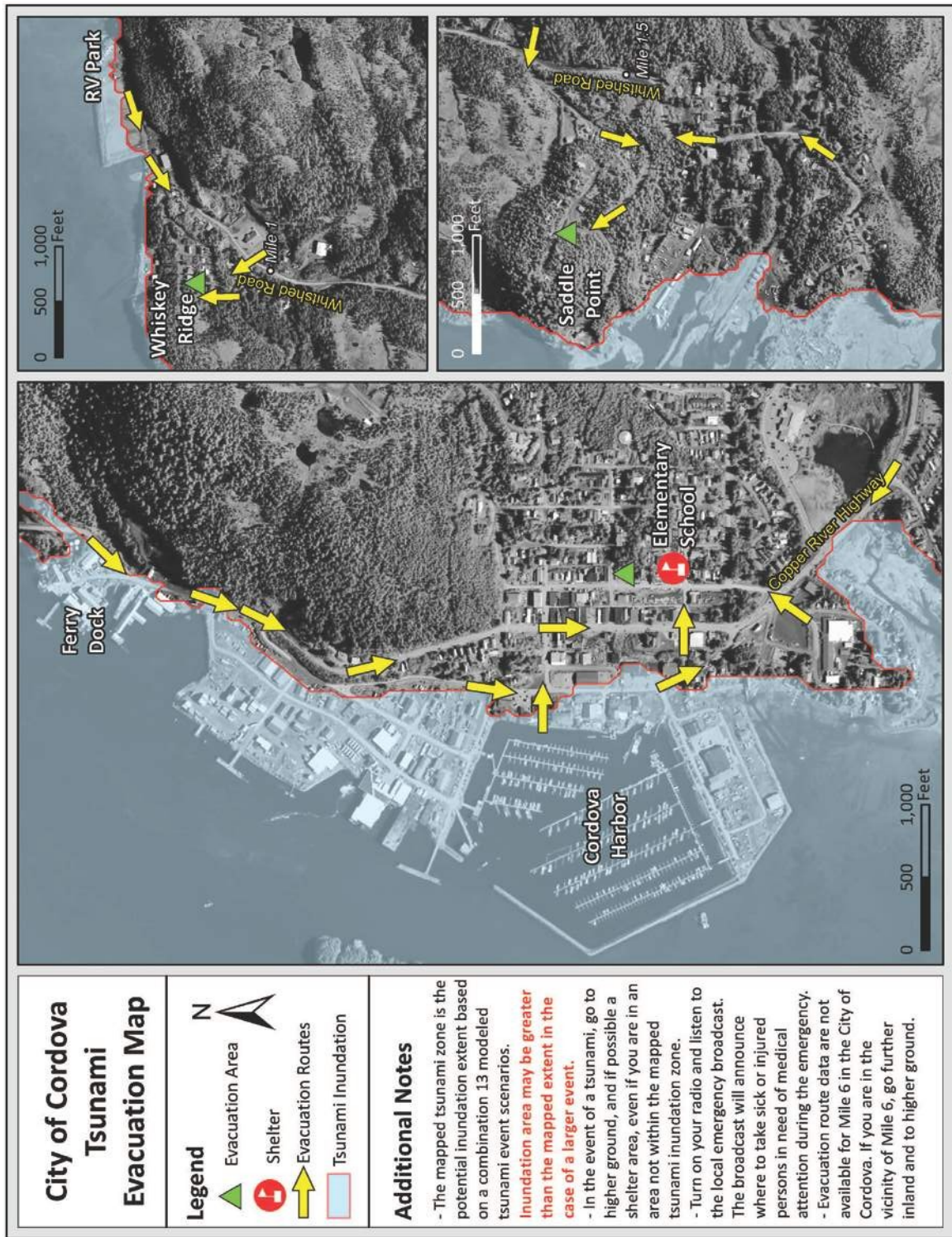






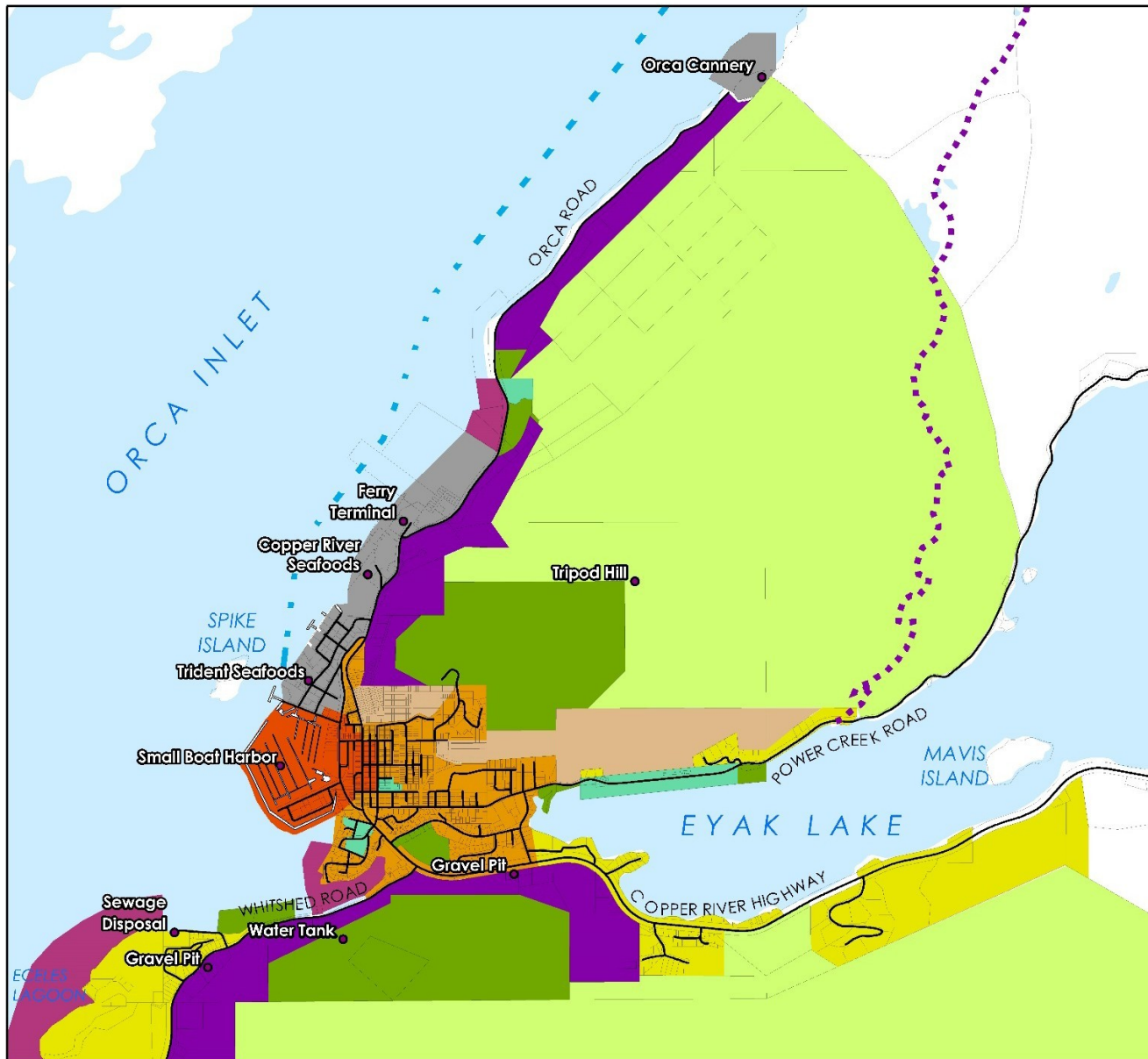


Map 7. Tsunami Evacuation Map



Future Land Use Map for Cordova

This future land use map identifies broad future intentions for the location and intensity of land use within the City of Cordova boundaries. The map aligns with existing or desired future use and is intended to support the community's vision. (NOTE: for a larger scale map showing the full extent of the City of Cordova, see the full plan).



— Roads - - - Trails ▭ Parcels — Marine Highway ■ Water

FUTURE LAND USE

- | | | |
|----------------------|---------------------------------------|--|
| Community Core | In-Town Mixed Use | Community Facilities |
| In-Town Residential | Industrial/Commercial Waterfront | Parks & Developed Open Space |
| Outlying Residential | Low Intensity/Conservation Waterfront | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential | | |
| Rural Mixed Use | | |

Produced for the City of Cordova
by Agnew::Beck and PDC Engineers, 2019

Data Sources: City of Cordova, State of Alaska, USFS



0 1,500 3,000 6,000 Feet

Projection: NAD 1983,
State Plane Alaska 3 FIPS 5003 Feet



Goals, Strategies and Actions

Economic Development

Key issues: ♦ small population ♦ reliance on fishing industry ♦ high cost of living ♦ limited space for growth ♦

Goals	Strategies
<p>A. Support and sustain Cordova's seafood industry.</p> <p>B. Diversify Cordova's economy, with a focus on businesses with year-round employment.</p> <p>C. Support the growth of existing and new local businesses.</p> <p>D. Pursue economic growth while preserving natural resources and characteristics that residents value.</p>	<ol style="list-style-type: none"> 1. Sustain and expand maritime services. 2. Expand wintertime fisheries and value-added processing. 3. Promote small-scale tourism and recreation, with a focus on improvements that benefit both visitors and residents. 4. Incentivize and support business development. 5. Increase the number of year-round jobs. 6. Expand vocational and technical education opportunities. 7. Develop a strong business district and revitalize First Street.



Sample Actions to Support Implementation:

- Continue to update and implement the Harbor Master Plan with a phased approach and potential funding sources for long-term harbor upgrades.
- Work with Alaska Department of Fish and Game to identify and open new wintertime fisheries close to Cordova.
- Offer business counseling and training through the Cordova Chamber of Commerce, in partnership with the Alaska Small Business Development Center.
- Establish city-sponsored incentives for demolition and/or redevelopment of aging properties in key areas, such as tax abatement or a revolving loan program.

How Will We Measure Success? *How the community will track progress on economic development goals:*

↑ Cordova business licenses

↑ sales tax receipts

↑ residents employed year-round

↑ commercial fishing earnings by Cordova permit holders

"Cordova is a wonderful community because it is small, because of the strong fishing economy, and because of the vibrant people who would not fit in anywhere else."



Goals, Strategies and Actions

Quality of Life

Key issues: ♦ high cost of living ♦ high cost, limited availability of health and long-term care services ♦ threats to education budgets and aging facilities ♦ geographic isolation, vulnerability to economic and environmental disruptions ♦

Goals	Strategies
<p>A. Enhance and preserve Cordova's indoor and outdoor recreation opportunities.</p> <p>B. Provide access to quality, affordable health care that meets the needs of all residents.</p> <p>C. Sustain Cordova's excellent schools that prepare youth for a successful future.</p> <p>D. Achieve resiliency through continued hazard mitigation and emergency preparedness planning.</p>	<ol style="list-style-type: none"> 1. Expand and improve Cordova's indoor and outdoor recreation opportunities. 2. Ensure quality and affordable health care. 3. Support local schools. 4. Implement public safety and hazard mitigation priorities. 5. Increase local food production. 6. Conduct additional research on how climate change may impact Cordova and the surrounding environment and develop adaptation strategies that anticipate future changes and challenges. 7. Encourage resident participation and engagement in local governance, decision-making and volunteerism. 8. Support Cordova's thriving cultural and art organizations, activities and traditions.



Sample Actions to Support Implementation:

- Maintain and expand Cordova's trail system.
- Increase collaboration between Cordova Community Medical Center (CCMC) and Ilanka Clinic to maximize resident benefits while keeping costs under control.
- Better utilize the Cordova Hazard Mitigation Plan as a planning and decision-making tool for future development.
- Establish a community garden site.

How Will We Measure Success? *How the community will track progress on quality of life goals:*

↑ miles of new and connected trails	↑ increased access to care and CCMC financial sustainability	↑ funding for education	↑ neighborhoods participated in emergency preparedness training
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"There are only so many possibilities and options available in such a small and isolated community. There are many benefits to Cordova being so small. But it can be a challenge to afford to live here and always provide the best care for my family."



July 3, 2025

City of Cordova Planning Commission



Dear Planning Commission Members,

On behalf of the Cordova School District, please accept this letter of support for the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

My understanding is that the vision for this land is to construct the Chugach region's first and only tribal museum, repository, and library, with an enlarged gift shop, collection care space, recording room, classrooms, apartment for instructors, and a large area to serve as a Tribal Hall, complete with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of two (2). Currently, the NVE's Cultural Department has grown to seven (7) members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and in the community.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and ongoing efforts in providing additional housing opportunities for its members as well as employees. It has demonstrated the ability to complete construction projects, as well as work with its members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

We look forward to playing our part in supporting projects and programs such as NVE's proposal for investing in strong heritage preservation opportunities, including Sugt'stun language and culture development, for generations to come.

Please feel free to reach me at [REDACTED], or at [REDACTED] for additional information that I might provide to support this application.

Sincerely,

Alex Russin, Superintendent



July 4, 2025

RE: NVE land proposal Letter of Support

Dear Cordova Planning Commission and City Council:

Cordova Electric Cooperative (CEC) supports the Native Village of Eyak's (NVE) proposal to purchase Lots 19-25, Block 6, Original Townsite. CEC understands that NVE proposes to construction the Ilanka Cultural Center on that site.

As you may be aware, various challenges including the 2000 pandemic have required NVE to distribute their cultural staff and services across several rental and owned facilities for the past several years. The new facility to be constructed on the site would house the Chugach region's only Tribal Museum and repository, library, gift shop, museum, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

This facility would help alleviate several challenges facing the community including lack of residential and commercial space. Adding this facility will add to the net building space in the community potentially freeing up desperately needed business or residential space for community growth. The center would also generate new tax revenues both through NVE's voluntary payment of property taxes and sales taxes generated through the gift shop and other facility products and services. This is consistent with the main street business zone that this City property is near or within. These new revenues are crucial to help grow the economy and take pressure off rising City taxes and fees.

The Cultural center is not only vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community. It ensures that future generations understand and appreciate the values and stories that have shaped our community. It also provides a destination site for visitors for the growing cruise ship and small-scale adventure tourism industry and their contributions to the economy. Art sales alone used to exceed \$35,000 a year but Harbor Art is no longer in service. Place based and Native art is a popular purchase among visitors.

NVE has a proven track record of supporting Cordova's economic growth, education, and working to provide additional housing opportunities. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

The growth in the use of electricity will also help to spread CEC's operating costs to keep inflationary pressure off of CEC's rising rates. NVE's land proposal would have a significant positive impact on the community, and CEC strongly support NVE's efforts to make the new center a reality.

Thank you for your consideration for preserving the community's rich cultural history and growing Cordova's economy.

Respectfully,

Clay Koplin, CEO



*Preserving Cordova's past for the future...
A community museum and educational facility.*

July 8, 2025

To Whom It May Concern:

On behalf of the Cordova Historical Society, we are writing to express our support for the Native Village of Eyak's proposal to purchase Lots 19–25, Block 6, Original Townsite (the open lots between Mt. Eccles Elementary School and Pioneer Square) from the City of Cordova for the construction of the new Ilanka Cultural Center.

As an organization dedicated to preserving and sharing Cordova's rich history, we recognize the importance of cultural preservation in fostering a strong sense of identity, pride, and belonging within our community. The Ilanka Cultural Center's expansion will help ensure that the traditions, stories, and values of the Native Village of Eyak and the Chugach region are honored and passed on to future generations.

The Native Village of Eyak has a demonstrated commitment to supporting Cordova's economic growth, healthcare, education, and housing needs. Their proven ability to successfully plan and complete community-focused projects, guided by Cordova's Comprehensive Plan, underscores their readiness to bring this important vision to life.

We firmly believe this proposal will have a profoundly positive impact on our community and wholeheartedly support its advancement.

Thank you for considering this significant project.

Barclay Kopchak

President of the Cordova Historical Society

ACUPUNCTURE & WELLNESS

OF CORDOVA

EST. 2015

TO:

Planning Commission
City of Cordova

DATE:

July 3, 2025

To: Planning Commission

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Shelly Kocan, L.Ac.
Shelly Kocan, L.Ac.

Business Owner & Healthcare Provider

July 3, 2025

Subject: Letter of Support for NVE to Purchase Lots 19–25, Block 6

Dear Planning Commission,

I am writing to express my strong support for the Native Village of Eyak’s proposal to purchase Lots 19–25, Block 6 of the Original Townsite (the open lots between Mt. Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

As a tribal member and artist, I am very excited about this project and its vision. The expanded museum, gift shop, library, and classrooms will be a valuable asset to the community—offering much-needed indoor space and contributing to Cordova’s economic and cultural growth.

The Ilanka Cultural Center has long supported artists and small, minority-owned businesses. The plans for an expanded gift store and educational programming show NVE’s continued commitment to this support. NVE has a proven track record of advancing Cordova’s economy, healthcare, education, and housing. They have successfully completed construction projects and consistently incorporate input from tribal members and the goals outlined in Cordova’s Comprehensive Plan.

I believe this land proposal will have a significant and lasting positive impact on our community. Efforts are already underway to make this vision a reality, and I encourage you to support it.

Thank you for your consideration and for your continued dedication to our community.

Sincerely,

Diana Riedel

July 9, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my strong support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center (ICC).

I was NVE's Deputy Director in 2020 when ICC was moved out of our administration building due to complications with COVID-19, and our need to keep our support staff healthy for the continued running of our Ilanka Community Health Clinic. At that time, we had completed engineering for another location, which ended up being deemed too small for future growth. NVE went back to the drawing board and gathered additional input from Tribal members to refine the future vision for ICC. All while the ICC stayed in its temporary location. Building a home for the Ilanka Cultural Center and a Tribal Hall has been among NVE's Tribal Council's top priorities for the past 5 years.

When I moved back to town after college in 2002, I didn't know any Alaska Native art practices or traditional languages. I've seen ICC grow with the guidance of our elders and mentors, not only providing education and exposure to our culture to our Tribal Members, but also to our community. NVE supports ICC to do these mission-critical activities, whether federal funding is granted or not. Through those activities, I have learned, taught, and sold my artwork, contributing to Cordova's economy, whether my sales are through ICC now or not.

NVE has a proven track record of supporting Cordova in various ways. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Respectfully,

Brooke Mallory



July 10th , 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show our support of the Native Village of Eyak's (NVE) proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

NVE's vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

We believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremiah Beckett".

Jeremiah Beckett

CEO

Cordova Telecom Cooperative



July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Thomas Mack - Chief Executive Officer

Rikki Addy - Chair

Nancy Barnes - President

July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

Chugach Alaska Corporation (CAC) is one of twelve land-based Alaska Native Regional Corporations formed under the Alaska Native Claims Settlement Act of 1971 (ANCSA), 43 U.S.C. 1601. The Indian Self- Determination and Education Assistance Act of 1975 (ISDEAA), includes ANCSA Corporation in definition of the "the recognized governing body of an Indian tribe". Today, Congress regularly utilizes the ISDEAA definition of tribe to use ANCSA Corporations as a conduit for Tribal funding and programs in Alaska and in service of Alaska Native people. This action is entirely consistent with that quasi-governmental role of ANCSA Corporations. Alaska's unique model of indigenous self-determination involves Alaska Native tribes, ANCSA Corporations, and other Native organizations, that work together to serve, represent and advance the interests of Alaska Native people, including providing land stewardship, critical services, and benefits to Alaska Native people.

CAC was incorporated on June 23, 1972, and is owned by a diverse group of 2,900+ shareholders. CAC's regional boundaries spans nearly 5,000 miles of Alaska's coastline in the lower Cook Inlet and the Prince William Sound. Under ANCSA, CAC was granted 928,000 acres; this included 550,000 acres of subsurface and 378,000 acres of full fee estate. Within CAC's regional boundary are villages and communities recognized under ANCSA. The communities of Seward, Whittier, and Valdez are located within the CAC region. There are five recognized tribal villages in the CAC region: Chenega, Eyak (Cordova), Nanwalek (English Bay), Port Graham, and Tatitlek. CAC prioritizes the use of its land by shareholders and descendants for cultural, subsistence, recreational and economic activities. CAC may also provide access opportunities to the general public.

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future

generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning. I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Katherine Carlton

Katherine Carlton
President
Chugach Alaska Corporation



July 8, 2025

Subject: Letter of Support for NVE's Land Proposal to Build the Ilanka Cultural Center

Dear Planning Commission,

On behalf of the Chugach Regional Resources Commission (CRRC), I am writing in strong support of the Native Village of Eyak's proposal to purchase Lots 19–25, Block 6, Original Townsite (the open lots between Mt. Eccles Elementary School and Pioneer Square) from the City of Cordova for the purpose of building the Ilanka Cultural Center.

As the intertribal natural resource organization representing the seven Tribes of the Chugach region, CRRC is committed to advancing food sovereignty, self-determination, and the protection and perpetuation of our cultural lifeways. The construction of a purpose-built Ilanka Cultural Center—a space envisioned to include a Tribal museum, repository, library, classrooms, artist and language instruction space, and a Tribal Hall with commercial kitchen—is deeply aligned with our regional priorities.

The Ilanka Cultural Center has long served as a cultural and educational cornerstone in Cordova. Since opening in 2004 with a small staff, the Native Village of Eyak's Cultural Department has grown significantly, now offering robust programming that includes museum and gift shop access, cultural classes, and traditional language instruction, including in partnership with Cordova schools.

This land proposal represents an opportunity to expand and deepen this work, providing critical infrastructure for the stewardship of cultural materials and the delivery of intergenerational education. The project also creates space for community gatherings—an essential element of social cohesion and resilience, especially in remote and rural Tribal communities. NVE has demonstrated its capacity to complete meaningful infrastructure projects, plan in accordance with Cordova's Comprehensive Plan, and invest in long-term benefits for the community, including housing, education, and cultural engagement. Their vision for this Cultural Center is not only feasible—it is essential.

CRRC stands ready to support NVE's efforts, and we urge the Planning Commission to approve this land proposal, which will benefit not only Cordova but the entire Chugach region. Thank you for your time and consideration.

Respectfully,

Willow Hetrick-Price
Willow Hetrick-Price

A Tribal Organization Focusing on Natural Resource Issues Affecting the Chugach Region of Alaska

Chenega • Eyak • Nanwalek • Port Graham • Qutekcak Native Tribe • Tatitlek • Valdez Native Tribe



Executive Director
Chugach Regional Resources Commission

A Tribal Organization Focusing on Natural Resource Issues Affecting the Chugach Region of Alaska

Chenega • Eyak • Nanwalek • Port Graham • Qutekcak Native Tribe • Tatitlek • Valdez Native Tribe

Planning Commission: Letter of Support for NVE's land proposal

From Sylvia Lange [REDACTED]

Date Mon 7/7/2025 1:24 PM

To [REDACTED] CityClerk [REDACTED]

Cc Brooke Mallory [REDACTED]

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

I support the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between 2nd Street and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The Native Village of Eyak and our shared community of Cordova would benefit in a myriad of ways from such a facility. The location is important because of its close proximity to the heart of Cordova: First Street, local commercial establishments, The Cordova Center, and the Elementary School. It is important to me, as a Village member, that my Village is seen, and plays a visible and accessible role in our community. Cordova is a Native place, and it should reflect that. We occupy an important role in our larger community, and this building, along with the office building in the harbor, will help our visible integration into the community. The Native Village of Eyak is not "another non-profit", but is the original sovereign government with a vital role and mission that greatly enhances our larger community.

The current facilities for the Village to carry out its mission are not adequate.

This new building would house important historical collections, and encourage study in our own homelands, owned by its original inhabitants. It will provide the means to display the collection to the general public and engage in thoughtful interpretation and history of our peoples and region. I am especially interested in the facility providing a means to hold art and craft and other classes, workshops, and discussions. The commercial kitchen and

subsistence goods holding ability will be especially important to continue the "hands on" aspects of teaching the next generation; a proper place to preserve salmon, berries, jams and other traditional foods and craft materials. The opportunity for elders to mix and mingle and teach the next generation is priceless. The gift shop would be in a more advantageous location near First Street for shoppers, and allow for the hand hewn products made in the facility and by others to be sold locally. I'm in support of local retail in any form we can provide, as there is a dwindling amount left.

For these reasons, the plan as now laid out, has my support, and I hope the Planning Commission can proceed with furthering the project, without too much delay.

Regards,

Sylvia Lange

City Resident and NVE member

Warning - This email is from OUTSIDE NVE systems., please be cautious.

July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Mike Webber

July 8, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

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Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,



Ashley Christensen

July 7, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community,

and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,


Kanisha Tiedeman

July 7, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

I am writing to express my strong support for the Native Village of Eyak's proposal to purchase Lots 19–25, Block 6, Original Townsite—currently the open lots located between Mt. Eccles Elementary School and Pioneer Square—from the City of Cordova for the purpose of constructing the new Ilanka Cultural Center.

The project's vision is to establish the Chugach region's only Tribal Museum, repository, and library. The proposed facility would include an expanded space for a gift shop, museum, library, and artifact care; dedicated rooms for audio recording and cultural instruction; classroom space; housing for visiting instructors; and a large Tribal Hall complete with a commercial kitchen designed to accommodate community events of over 125 people.

Since its opening in 2004 with just two staff members, the Ilanka Cultural Center has grown significantly. Today, the Native Village of Eyak's Cultural Department includes seven team members. It offers year-round access to the museum, gift shop, library, and a wide range of cultural and traditional language classes—both within Cordova schools and in the broader community.

Cultural preservation is essential to honoring the unique heritage of the Native Village of Eyak and plays a vital role in fostering community pride and connection. It also ensures that future generations can learn from and appreciate the traditions and values that shape Cordova.

NVE has consistently demonstrated its commitment to Cordova's well-being and development through its contributions to economic growth, healthcare, education, and housing. The Tribe has a strong track record of completing construction projects and aligning its initiatives with the City's Comprehensive Plan.

I believe the proposed land purchase and development of the Ilanka Cultural Center would have a lasting and positive impact on our community. I support the ongoing efforts to bring this vision to life.

Thank you for your time, consideration, and continued dedication to the Cordova community.

Sincerely,

R.P.T.

R. Paul Trumblee



July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

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I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelsey Hawley', with a stylized, flowing script.

Kelsey Hawley

Uniform Scoring Criteria for Project Proposals in Cordova

Purpose

This scoring framework ensures fair, unbiased evaluation of project proposals, aligning with Cordova’s community goals as outlined in the [Comprehensive Plan](#), [Municipal Code](#), and the original RFP criteria. The system provides clear standards to prioritize projects that best support Cordova’s vision and values.

Scoring Guide

- Each section is assigned a maximum number of points, with evaluators scoring based on the standards defined above.
 - Total possible points: **120**.
 - To ensure fairness and transparency, evaluators should provide written justification for each score awarded, referencing specific criteria and evidence from the proposal.
-

Final Evaluation

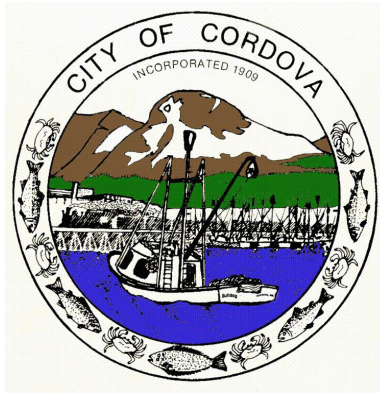
- Proposals with the highest total scores will be prioritized, ensuring that the selected project aligns with Cordova’s goals and provides maximum benefit to the community.
 - Tie-breaking mechanism: In the event of a tie, proposals with higher scores in “Alignment with Comprehensive Plan Goals” and “Public Benefit and Community Impact” will take precedence.
-

This updated scoring framework ensures that all project proposals are evaluated for compliance with the [Cordova Municipal Code](#), particularly concerning land disposal processes and zoning regulations, thereby aligning with the city's legal and community standards.

Scoring Framework in Table Format

Criteria	Description	Points
1. Alignment with Comprehensive Plan Goals		25
- Consistency with Vision and Goals	Does the project support the vision and goals outlined in the Comprehensive Plan? Examples: economic growth, sustainability, and cultural preservation.	15
- Support for Key Strategies	Does the project align with specific strategies and actions identified in the Comprehensive Plan?	10
2. Public Benefit and Community Impact		20

Criteria	Description	Points
- Enhancement of Quality of Life	How does the project improve residents' daily lives (e.g., recreation, housing, public spaces)?	10
- Enhanced Design	Does the project promote enhanced architectural design for community members?	5
- Community Engagement	Was community input sought and incorporated into the proposal?	5
3. Economic Development and Financial Viability		20
- Economic Growth	Does the project directly create jobs, stimulate local business, or attract investment? (Included business plan is preferred)	10
- Financial Feasibility	Given the information in the proposal is this project viable costs versus income generation in the business plan?	5
- Economic Benefit to City	Will the project generate long-term financial benefits (e.g., increased tax revenue, reduced city costs)?	5
4. Sustainability and Environmental Stewardship		15
- Environmental Impact	Does the project prioritize environmental sustainability and compliance with regulations?	10
- Long-Term Viability	Will the project have sustainable benefits and be resilient to future challenges?	5
5. Proposer Qualifications and Experience		10
- Track Record	Does the proposer have a history of successful, similar projects?	5
- Local Knowledge and Partnerships	Does the proposer demonstrate an understanding of Cordova's community and collaborate with local stakeholders?	5
6. Implementation Plan and Risk Management		10
- Feasibility and Timeline	Is the proposed timeline realistic and achievable?	5
- Risk Identification and Mitigation	Are potential risks identified with clear mitigation strategies?	5
7. Adherence to Municipal Code and Legal Compliance		20
- Compliance with Land Disposal Process	Does the project adhere to the requirements in Cordova Municipal Code Chapter 7.40	5
- Zoning and Land Use Regulations	Does the project comply with all relevant zoning and land use regulations as outlined in the Municipal Code Title 18 Zoning	15



AGENDA ITEM # 10b

Planning Commission Special Meeting Date: 08/12/2025

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday August 12, 2025

ITEM: Variance Permit – Lot 4A, Block 3, USS 3345

NEXT STEP: Decide Whether to Grant Variance Permit

 INFORMATION
 X **MOTION**

 RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Grant Variance
Applicant: Diana Riedel
Parcel Number: 02-072-624
Legal Description: Lot 4A, Block 3, USS 3345
Zoning: Low Density Residence District
Lot Area: Approximately 4,400 sq. ft.

Applicant is requesting a variance due to the extreme wind and ice conditions faced by residence of the lake. The request is to have a zero-lot line setback requirement from the north lot line to allow the building to be oriented in such a way to allow for the wind to not cause unnecessary harm to the structure. High winds have ripped off roofs of structures in the area. The ice break up on the lake also allows the high winds to carry ice chunks hitting windows of structures. These are some of the reasons that the applicant gives for requesting this variance.

II. RECOMMENDED ACTION / NEXT STEP:

Staff has provided the following motions for the Commission to consider opening the item for discussion:

“I move to grant the variance request submitted by Diana Riedel and to include the findings and conditions presented in the Staff report.”

III. FISCAL IMPACTS:

Revenue would be generated from the collection of water fees, sewer fees, and refuse fees. This would be in addition to the property taxes or possessory interest tax revenue for this lot.

IV. BACKGROUND INFORMATION:

On March 19, 2024, Diana Riedel submitted a Letter of Interest to purchase a remnant lot of USS 3345 located along LeFevre Street, for the purpose of constructing an 800 – 1300 square foot single-family home for her daughter. They plan to have a home completed within 5 years.

Staff's only concern was related to the location of a sanitary sewer main that runs through the property. Its exact location in relation to the property lines was determined during a survey of the lot. After the location of the line was identified Staff had no more concerns. No structure can be built within the sewer easement, the space can be used for parking and other non-permanent uses.

Based on the proposed site plan provided by the applicant, it appears that they could place the footprint of a home outside of the sewer line easement, property line setbacks, lake setback, and provide onsite parking. The applicant has done further investigation into the property and after speaking with neighbors has concluded that the wind off the lake is a deterrent to the property being built and oriented in the way that would fit the setback requirements. Changing the orientation of the structure would allow for the applicant's proposed structure to face the wind head on and it is keeping with the orientation of the other structures built in that general area. An additional concern of the applicant is caused by the ice break up of the lake that is further exacerbated by the wind with the ability to pick it up and cause it to be flung into structures particularly concerning when the ice hits windows.

April 09, 2024, the Planning Commission reviewed the letter of interest at their regular meeting. At that meeting they passed a motion recommending that the City Council disposal of the lot by directing staff to publish a 30-day Request for Proposals (RFP).

May 15, 2024, the City Council received the Planning Commission's recommendation at their regular meeting and decided to direct Staff to publish a 30-day Request for Proposals (RFP).

January 06, 2025, this Request for Proposals (RFP) was published. It closed on February 06, 2025. There were questions from multiple individuals but only one proposal received by the initial interested party Diana Riedel who submitted the letter of interest.

April 08, 2025, the Planning Commission reviewed the received proposals and recommended that the City Council negotiate with Diana Riedel.

April 16, 2025, the City Council made a decision to negotiate on the disposal of this lot with Diana Riedel.

April 30, 2025, the City Council directed Staff to negotiate specific terms into the agreement. The terms set were to use a Purchase and Sale style agreement. With a purchase and sale agreement the applicant would purchase the property and have the deed transferred into her name with the following requirements recorded on the deed. The right of reentry would include a substantial completion requirement of the structure applicant proposed to be finished on or before five (5) years from the date the agreement was signed, or reentry by the City to the property could occur. The right of first refusal on the deed

May 21, 2025, the City Council heard the applicant's terms from her letter and directed Staff on how to proceed with negotiations and the terms they will accept within an agreement. They were flexible to using either a Purchase and Sale Agreement or a Lease with Option to Purchase Agreement.

July 31, 2025, an application for a variance was requested by Diana Riedel for lot 4A, Block 3, USS 3345.

August 01, 2025, City Planner mailed out notices of a public hearing to all property owners within 300 feet from the property boundary.

August 12, 2025, currently it is believed that applicant and Council have come to an agreement on terms but has not yet signed the Lease with Option to Purchase Agreement. The applicant is requesting a variance from the Planning Commission prior to finalizing the Lease with Option to Purchase Agreement.

Applicant is requesting a zero-lot line setback as an adjustment for the one lot line to the north. This would be at the discretion of the Planning Commission. Staff does not object to this as the property owner to the north would need to meet the setback requirement of the of the Low Density Residence District before constructing anything on that lot. The setback would allow for space to be provided between future structures that could be constructed on both of these lots.

Applicable Code:

18.64.020 - Variances.

A. An application for a variance shall be filed in writing and verified by the owner of the property concerned.

1. The application shall contain the following data with respect to the property and the applicant:

- a. A legal description of the property involved,*
- b. Plot plans showing the location of all existing and proposed buildings or alterations, elevations of such buildings or alterations, and such other data as may be required,*
- c. Evidence of the ability and intention of the applicant to proceed in accordance with the plans within six months after the effective date of the variance;*

2. The application shall contain a statement and adequate evidence showing the following conditions, all four of which must exist before a variance may be granted.

- a. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district,*

- b. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship,*
- c. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare,*
- d. That the granting of the variance will not be contrary to the objectives of the comprehensive plan.*

Chapter 18.20 - R LOW DENSITY RESIDENCE DISTRICT

18.20.010 - Permitted uses.

The following uses are permitted in the R low-density district:

- A. One-family, two-family and three-family dwellings;*
- B. Boardinghouses;*
- C. Truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses;*
- D. Home occupations;*
- E. Accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters;*
- F. Required off-street parking.*

18.20.020 - Building height limit.

The maximum building height in the R low density district shall be two and one-half stories but shall not exceed thirty-five feet.

18.20.030 - Lot area.

- A. The minimum lot area in the R low-density district shall be four thousand square feet and the minimum lot width shall be forty feet.*
- B. The minimum lot area in the R low density district for dwellings shall be:*
 - 1. For a one—family dwelling, four thousand square feet per dwelling unit.*
 - 2. For a two-family and three-family dwelling, two thousand square feet per dwelling unit.*

18.20.040 - Front yard.

There shall be a front yard in the R low density district of not less than ten feet from curb line.

18.20.050 - Rear yard.

There shall be a rear yard in the R low density district of not less than twenty-five percent of the depth of the lot, but such yard need not exceed fifteen feet.

18.20.060 - Side yard.

- A. There shall be a side yard in the R low density district of not less than five feet. The minimum side yard on the street side of a corner lot shall be ten feet.*
- B. The following additional requirements shall apply to two-family and three-family dwellings in the R low density district:*
In case the building is so located on the lot that the rear thereof abuts one side yard and front abuts the other, the side yard along the rear of the building shall have a minimum width of twelve feet and the side yard along the front of the building shall have a minimum width of eighteen feet.

Suggested Findings:

- a. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district,*

This criterion has been met. This lot being on the lake front does experience other exceptional physical circumstances and conditions that do not apply to others within the Low Density Residential District. This lot being right in the path of the high windstorms experienced in the area have in the past caused other property owners to lose roofs due to the high winds. The lake ice can be broken up by the high winds. The high winds can pick up the ice and fling pieces into the structures and their windows when built close to the lake. This however isn't usual for every property owner in the Low Density Residential District.

- b. *That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship,*

The criterion has been met. The applicant is able to meet all other zoning requirements such as side and rear yard setbacks, parking, height limit, lot size. Reducing the front yard requirement from a 10-foot setback to 0-lot line would allow for the applicant to orient the structure in a way that would optimize the challenges of the physics from the wind on the structure. Not allowing for a different orientation could also cause unnecessary hardship due to wind lifting ice breakup off of the lake and flinging it into windows causing them to break. To leave this a 10-foot setback would cause unnecessary hardship on the applicant given that this would cause only one way to orient the structure.

- c. *That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare,*

This criterion has been met. One lot line to the north is being requested to have a zero-lot line and would affect one property owner. This property owner was notified by the City regarding the request for the variance. A public hearing will allow for the property owner to address any concerns before the Planning Commission votes on the variance. The property owner would also need to have a 15-foot backyard setback for that lot and no damage, prejudice, nor detriment will be caused by granting a zero-lot line on the north property line of the applicant.

- d. *That the granting of the variance will not be contrary to the objectives of the comprehensive plan.*

This criterion has been met. The 2019 Comprehensive Plan identifies that there is limited availability of land, new construction is expensive, and there is a limited stock of affordable housing. Granting the proposed variances for this lot would enable a new single-family dwelling to be built which would help to alleviate the lack of housing and would make use of land in the City that may have gone unused due to the hardship associated with this lot. Building a home on the lot will also increase property values in the area and property tax revenue to the City.

V. LEGAL ISSUES:

The public or applicant may appeal the decision of the Planning Commission to the City Council.

VI. ALTERNATIVES:

The Planning Commission can choose to grant or deny the applicant's request.

VII. SUMMARY:

The applicant has requested that the Planning Commission grant a Variance to construct a structure on lot 4A, Block 3, USS 3345 that has a lot line different from what the code allows in the Low Density Residence District. The applicant gives the steep slope of the edge of the lake and the wind as conditions applicable to the property that causes difficulties and hardship.

VIII. CONDITIONS OF APPROVAL:

Staff Recommends the following conditions of approval:

1. Structure including eaves can be built up to the lot line but shall not cross into adjacent private property, public right-of-way, or utility easements.
2. No permanent structures shall be constructed within any utility easement.

IX. ATTACHMENTS:

- A. Variance Application
- B. December 20, 2025, Survey
- C. Survey of USS 3345

CITY OF CORDOVA



VARIANCE APPLICATION

City of Cordova, Alaska

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month.

PERMIT TYPE

☒ Variance

FEE

\$250

APPLICANT INFORMATION

Name: Diana Riedel

Mailing Address:

City/State/Zip:

Phone Number:

Email Address:

OWNER INFORMATION

Name: City of Cordova with lease to purchase to Diana Riedel

Mailing Address:

City/State/Zip:

Phone Number:

Email Address:

Only complete this section if owner is different from applicant.

PROPERTY INFORMATION

Address: LOT 4A, BLOCK 3, USS 3345

Legal Description: LeFevre Road Cordova, AK

Tax Lot No.:

Zone District: Low density residential

Planning Department can assist if unknown.

REQUEST DESCRIPTION

Please describe your request in detail and identify which provision(s) of the code you are seeking a variance from.

18.20.040 - Front yard.

There shall be a front yard in the R low density district of not less than ten feet from curb line.

(Prior code § 15.204.1(D)).

I want to be able to build up to a zero lot line to the chase ave centerline ROW and US survey 2241 parcel (unimproved) which is owned by alaska.

I am working with them on a lease/purchase agreement for this property. Meeting in September. But regardless i can't build on it due to the easment.

Even building up to zero lot line on the chugach and city ROW the structure will still be over 40 feet and 50 feet from the curb line.

With this application you must also include:

1. Plot plans showing the location of all existing and proposed buildings or alterations and the elevations of such buildings or alterations.
2. Evidence of the ability and intention to proceed in accordance with the plans within six months after the effective date of the variance.

Planning Department staff recommend that you provide any additional documents which will help the Planning Commission better understand the request, such as a cover letter, drawings, maps, or photographs.

VARIANCE CONDITIONS

The Planning Commission may only approve a variance if the commission finds that **ALL** of the following four conditions are met. You must include a statement and adequate evidence showing that each of the conditions has been met. Use additional pages if needed.

CONDITION 1: There are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district.

This lot is small and irregularly shaped, with a sewer easement running through the center and a steep lake bank drop-off at the rear. These conditions significantly limit the usable building area. Additionally, the lake-side of the property is exposed to extreme weather conditions, including high winds and ice hazards, which make it impractical and unsafe to build closer to the lake.

CONDITION 2: The strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

Not granting this variance would put the structure closer to the waterfront lake and off a steep bank, requiring a substantial amount of fill and increased costs and increased exposure to weather. This variance would also allow us to slightly turn the structure to better situate it for wind.

CONDITION 3: The granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

Granting this variance will not cause any adverse impact to neighboring properties. The structure will still be within the setbacks. The rear set back is the lakefront and will be further back if this variance is granted. The structure will still be more than 40' and 50' from the Lefevre Road.

CONDITION 4: The granting of the variance will not be contrary to the objectives of the comprehensive plan.

Granting a variance for this project supports Cordova's comprehensive plan by: supporting new development, reducing barriers to affordable housing, and supporting a variety of housing types. Supports attainable housing by enabling a reasonable building footprint. Also encourages efficient use of land.

APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: Diana R Riedel

Date: 08/1/2025

Print Name: Diana R Riedel

Diana Riedel
August 1, 2025

To:
Cordova Planning and Zoning Commission
City of Cordova

Re: Variance Request for Front Setback – Lot 4A, Block 3, USS 3345

Dear Planning and Zoning Commission Members,

I am writing to respectfully request a front yard setback variance for Lot 4A, Block 3, USS 3345, located on LeFevre Road. I am currently entering into a lease-to-purchase agreement with the City of Cordova for this lot. The property presents a number of physical and environmental constraints that significantly limit the viable building area, and I am seeking approval to build up to a zero lot line along the front property line.

In addition, I am in the process of securing a lease or purchase agreement with Chugach Alaska Corporation for the adjacent Lot USS 2241. While Lot 2241 and the Chase Avenue centerline lie between the LeFevre Road curb and Lot 3345, the city sewer easement cuts through Lot 2241 in such a way that it will remain undeveloped. Even if secured, this adjacent lot cannot safely accommodate a structure.

Allowing construction up to the front property line (zero lot line) on Lot 3345 would substantially increase the feasibility of constructing a small, code-compliant home for my daughter while avoiding the high-risk rear portion of the lot.

Site Constraints and Justification for Variance

- **Irregular and Small Lot Shape:** The lot is undersized and irregularly shaped, making traditional development especially difficult.
- **Sewer Easement:** A city sewer easement runs through the center of the lot, further reducing the available buildable area.
- **Lake Bank Drop-Off:** The rear of the property slopes steeply down to the lake, making construction in that area both hazardous and costly.
- **Extreme Weather Exposure:** The lakeside is subjected to severe weather, including intense windstorms and airborne ice in winter, which pose serious risks to both safety and structural durability.

Variance Request Details

Cordova Municipal Code §18.20.040 requires a minimum 10-foot front yard setback from the curb line for low-density residential lots. Even if the structure is built to the zero lot line of Lot 3345, it will still remain over 40-50 feet from the LeFevre Road curb line, due to the placement of Lot 2241 and the Chase Avenue right-of-way. This request will not infringe upon traffic visibility, pedestrian access, or city infrastructure.

Hardship and Intent

This request arises not from a desire for added benefit, but from a legitimate and unavoidable hardship caused by the physical conditions of the lot and its exposure to environmental hazards. Without this variance, it would be exceedingly difficult to construct a safe, durable, and modest residence on this property.

I sincerely appreciate your time and consideration of this request. Please let me know if any additional materials, maps, or documentation are needed to support your review.

Thank you for your attention and service.

Sincerely,
Diana Riedel

A handwritten signature in cursive script that reads "Diana Riedel". The ink is dark and the signature is fluid, matching the typed name above it.

LOT 4, BLOCK 3
US SURVEY 3345

RESIDENTIAL
DWELLING

- FOUND BASE OF
BRASS CAP SUR
MONUMENT

FOUND π BRASS
CAP IN MONUMENT
WELL CASE

Chugach AK
Land

US SURVEY
2241 PARCEL
(UNIMPROVED)

COVERED SHED

LOT 4A, BLOCK 3
US SURVEY 3345
+/- 4,382.42 S.F.
OR 0.101 AC.
(UNIMPROVED)

LAFEVERE AVE.

CHASE AVE.
CENTERLINE
PER(R1)

city row

N71°00'00"E
24.42(M)(R1)(R4)

Lake

**3.25" BC SFNF PER (R5)
SET ORANGE PLASTIC
SURVEY CAP ON 5/8" REBAR**

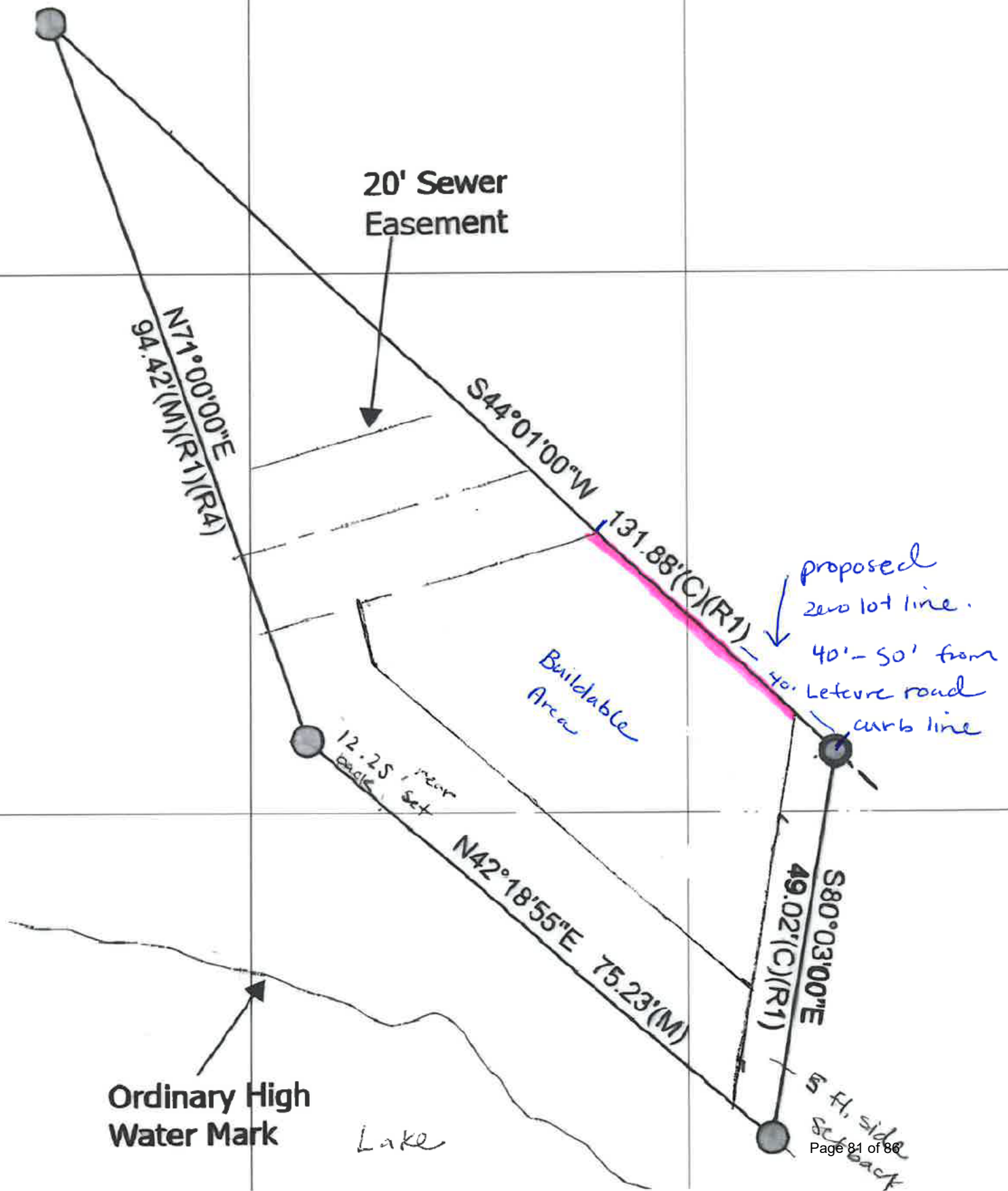
LOT 1A, BLOCK 9
US SURVEY 3345
PER (R4)

O.H.W.
12/2024

Page 80 of 86



Sample Site Plan



To: Cordova Planning and Zoning Commission
Re: Diana and Kenny Renner – Upcoming Build on LeFevre Road

Dear Planning and Zoning Members,

I am writing in support of Diana and Kenny Renner's proposed home construction on lefevre to be built as safely as possible. As a neighbor just a few houses down—we built our home three years ago—I wanted to share our experience and offer insight that may be helpful as you review their plans.

One major consideration for any property along the lake is the intense weather we face, especially in winter. Our home, along with others in the area, has had to undergo adjustments to withstand the high winds and harsh weather patterns. In particular, when the lake freezes and storms roll in, several inches of ice can be lifted by strong winds and flung toward the lakeside homes. While we are somewhat shielded by the spit in front of our property, our neighbors have experienced large ice chunks hitting their windows with such force that they've come close to breaking through.

Because of this, I strongly believe it is vital to allow the Renner's to build as far back on their lot as possible to ensure both personal safety and protection of their property. These adjustments are not just about convenience—they are essential for long-term durability and safety in this unique lakeside environment.

In addition, I want to emphasize the importance of supporting attainable housing and helping long-standing community members like the Renner's build homes and generate economic opportunities. With the cost of living continuing to rise, we must support those investing in Cordova's future. Every new build is an opportunity to keep our residents here, growing, and thriving.

Thank you for your time and consideration.

Sincerely,

Kayley DeLozier

To: Cordova Planning and Zoning Commission

Re: Support for Variance – Diana Riedel & Kenneth Renner Proposed Build on Lafevere Street

Dear Planning and Zoning Members,

I am writing in support of Diana Riedel and Kenneth Renner's proposed home construction on Lafevere Street and their related variance application.

I grew up just a few houses down from this lot and I am the future owner of the new house and this property. I want to emphasize the challenging weather conditions in this area—particularly during winter. This location, while beautiful, is also exposed to high winds and severe storms. When the lake freezes and storms roll in, several inches of ice can break free, become airborne, and strike lakeside homes with significant force. The winds also spray excessive water from the lake.

For these reasons, I am asking for your support for this variance to allow the house to be built as far back on the property as possible.

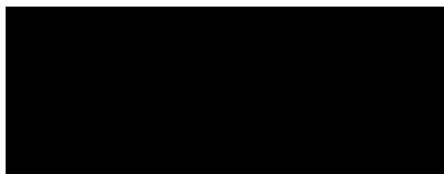
Additionally, this project is a small footprint and designed to be as affordable, safe, and energy efficient as possible. Moving it back a few extra feet will not only give it a little more space from the water but it will also reduce the amount of fill needed for the foundation.

Thank you for your time and consideration of this variance request.

Sincerely,

Kiley Burton

Kiley Burton



Dear Planning and Zoning Members,

I am writing in support of Diana Riedel and Kenneth Renner's proposed home construction on LeFevre Street and their related variance application.

As a longtime LeFevre resident, I can underscore with years of experience the unique and challenging weather conditions on this section of lakefront property, particularly during the winter. This location is exposed to exceptionally high winds, severe storm patterns, and rising lake water. When the lake freezes and storms roll in, ice routinely breaks free and is blown up the beach, striking lakeside homes with significant force. On multiple occasions, our home would have imminently faced flooding conditions had the structure been situated more closely to the water.

For these reasons, I believe it is critical to allow the proposed home to be built as far back on the property as possible. This adjustment is not about convenience; it is a matter of safety and structural integrity in a harsh, lakeside environment.

Additionally, this project represents an opportunity to support attainable housing in our community. Every safe, well-built home contributes to retaining residents, fostering stability, and sustaining growth in Cordova.

Thank you for your time and thoughtful consideration of this important variance request.

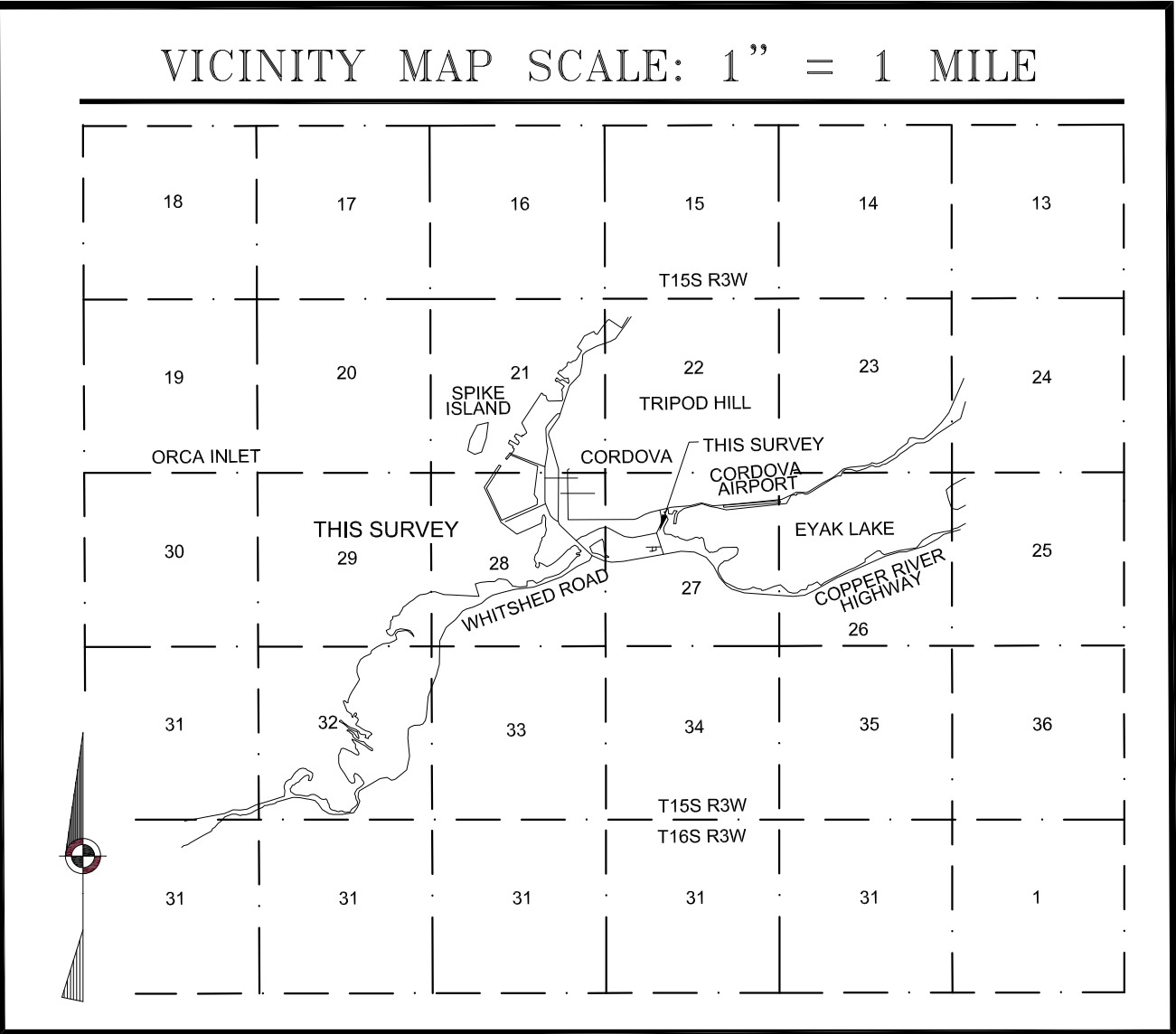
Sincerely,

A handwritten signature in dark ink, appearing to read "Heather Burton". The signature is written in a cursive, flowing style.

Heather Burton

BASIS OF BEARINGS

THE BEARING NORTH 15°00'00" WEST BETWEEN FOUND MONUMENTS IDENTIFIED AS CORNER NO. 4 AND NO. 5 AS SHOWN UPON THAT CERTAIN U.S. SURVEY NO. 3345 TRACTS A & B, EYAK ADDITION, TOWNSITE OF CORDOVA, ALASKA TRACTS A,B, & C, OFFICIAL RECORDS OF THE BUREAU OF LAND MANAGEMENT, DEPARTMENT OF THE INTERIOR IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.



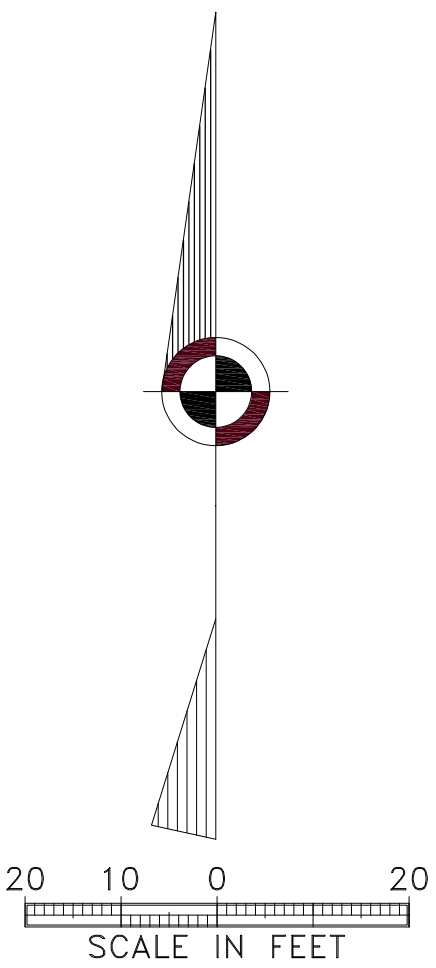
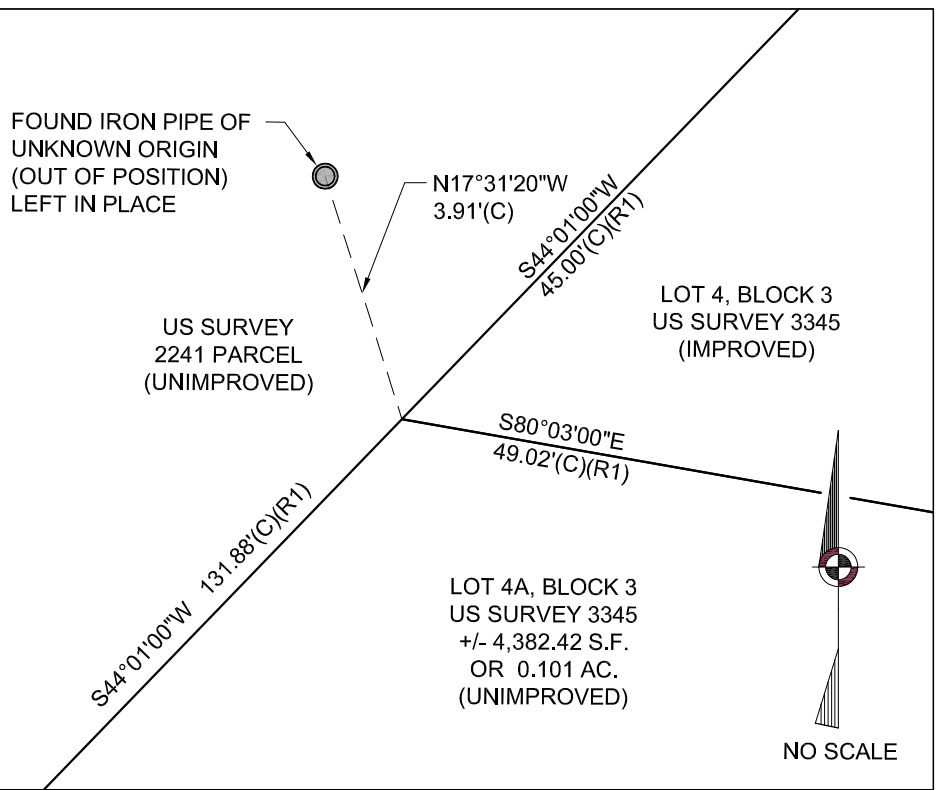
LEGEND

- FOUND BLM BRASS CAP SURVEY MONUMENT, AS NOTED
- FOUND 2" ALCAP SURVEY MONUMENT, AS NOTED
- FOUND IRON PIPE, AS NOTED
- SET ORANGE PLASTIC CAP ON 5/8" REBAR, LS 131102
- S.F.N.F.
- SANITARY SEWER MANHOLE
- MEASURED
- CALCULATED
- RECORD REFERENCE
- ACRES
- METHODS & REASONING
- SQUARE FEET
- M.H.W.
- O.H.W.
- BOUNDARY LINE/PROPERTY LINE
- ADJACENT BOUNDARY LINE
- CENTERLINE OF RIGHT OF WAY
- TIE LINE
- SANITARY SEWER CENTERLINE
- 20' SANITARY SEWER EASEMENT
- EDGE OF PATHWAY
- TOP BACK OF CURB
- EDGE OF PATHWAY
- STRUCTURE LINE
- EDGE OF EYAK LAKE (O.H.W.)

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMALS, THEREOF.
- THE ERROR OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
- THIS RECORD DOES NOT CONSTITUTE A SUBDIVISION OR PLAT AS DEFINED BY ALASKA STATUTE 40.15.900(A).
- REMAINDER TRACT A, EYAK ADDITION TO THE TOWNSITE OF CORDOVA, ALASKA BEING WITHIN US SURVEY 3345 A&B, APPEARING OF RECORD AS LOT 4A, BLOCK 1, US SURVEY 3345 TRACTS A&B. LOT 4A, BLOCK 3, US SURVEY A&B SUBJECT TO EXCEPTIONS AS DETAILED WITHIN THE COMMITMENT FOR TITLE INSURANCE SCHEDEULE A, REPORT BY FIDELITY TITLE AGENCY OF ALASKA, F-240832, EFFECTIVE JULY 9TH, 2024.
- STRUCTURES SHOWN HEREON ARE FOR GENERAL REFERENCE AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARIES OR RIGHT OF WAY EXTENTS.
- THE AERIAL IMAGE SHOWN HEREON IS DERIVED USING PHOTOGRAPHY COLLECTED WITH UNMANNED AERIAL SYSTEMS EQUIPPED WITH A 20 MEGA PIXEL RGB CAMERA, THEN POST PROCESSED USING PHOTOGRAMMETRY SOFTWARE GEOREFERENCED TO FIELD SURVEY COORDINATE SYSTEM. AN AVERAGE GROUND SAMPLING DISTANCE OF 1.07 CM/PIXEL WAS ACHIEVED USING GROUND CONTROL POINTS WITH ROOT MEAN SQUARED ACCURACY OF 0.07' OR BETTER.
- TOTAL AREA COVERED PROCESSED WITH PHOTOGRAMMETRY PROJECT WAS +/- 11.5 ACRES ON THE DATE OF 12/18/2024.

DETAIL "A"



SITE PLAN - AERIAL OVERVIEW

LOT 4A, TRACT A US SURVEY NO. 3345 A & B, ACCORDING TO THE PLAT BOOK 1 AT PAGE 16, IN THE RECORD OF THE CORDOVA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 4,382.42 S.F. OR 0.101 AC., MORE OR LESS

CORDOVA
SCALE 1:20'

ALASKA
DECEMBER
2024

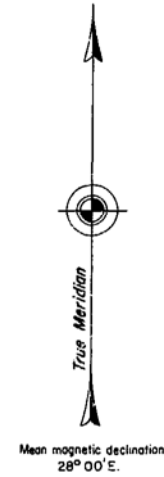
VECTOR
SURVEYING LLC

LAND AND CONSTRUCTION SURVEYORS
ANCHORAGE ALASKA
(907)-519-4553

Copy
Send to
U.S. Commissioner
Cordova for recording
U.S. SURVEY
NO. 1668

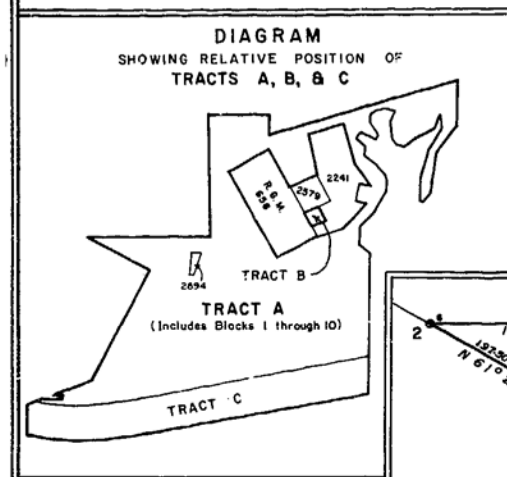
BOOK 1 PAGE 16
Cordova Recording District

U.S. SURVEY No. 3345 A & B
EYAK ADDITION, TOWNSITE OF CORDOVA, ALASKA
TRACTS A, B & C



U.S. SURVEY No. 449

U.S. SURVEY NO. 2974



U.S.
SURVEY No. 828

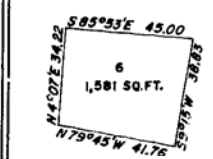
FEDERAL RESERVE

U.S. SURVEY
NO. 2241

U.S. SURVEY
NO. 656

TR. B
U.S. SUR.
NO. 3345

ENLARGED DIAGRAM
BLOCK 6 LOT 6



Approximate Geographic Position
Latitude 60° 32' N. Longitude 145° 45' W.
At Corner No. 1

Surveyed By
John M. Short, Cartographer (Cadastral)

July 6 to August 6, 1954

and
Harold Radcliffe, Cadastral Surveyor

June 13 to 30, 1957

Under Special Instructions
Dated May 26, 1954 and
March 18, 1957

U.S. SURVEY
NO. 1434A

Gross Area: 46.52 acres
Area of US Surveys Nos. 656, 2241, 2579, and 2894: 6.02 acres
Net Area: 40.50 acres

Net Area: Tract A 31.91 acres
Tract B 0.11 acres
Tract C 8.48 acres
40.50 acres

Note: Block and lot corners marked with spruce stakes, 2 inches square.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. June 2, 1959

This plat is strictly conformable to
the approved field notes, and the survey,
having been correctly executed in accordance
with the requirements of law and the
regulations of this Bureau, is hereby
accepted.

For the Director

Harold Harrington
Cadastral Engineering Staff Officer

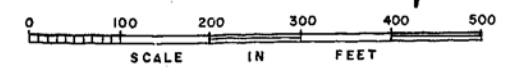
TRACT A
U.S. SURVEY
NO. 3370

ALASKA - THIRD DIVISION
CORDOVA PRECINCT

The within instrument was filed for record
at 2:30 o'clock P. M. May 30, 1959
and duly recorded in book 1 of Vol. 1
page 16 of the records of said Division.

LEGEND

- BRASS TABLETS SET IN CONCRETE
- IRON POST 4" DIA. WITH IRON CAP
- IRON POST 2" DIA. WITH BRASS CAP
- IRON POST 2 1/2" DIA. WITH BRASS CAP



AMENDED U.S. SURVEY No. 100

ODIAK SLOUGH

COPPER RIVER HIGHWAY

U.S. SURVEY
NO. 1434A

U.S. SUR.
NO. 251

U.S. SURVEY
NO. 3345
TRACT C