

Chair

Tom McGann

Commissioners

Scott Pegau

John Baenen

Nancy Bird

Chris Bolin

Trae Lohse

Mark Hall

City Planner

Leif Stavig

PLANNING COMMISSION REGULAR MEETING

JUNE 9, 2020 AT 6:30 PM

ELECTRONIC – INFORMATION BELOW

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tom McGann, Commissioners Scott Pegau, John Baenen, Nancy Bird, Chris Bolin, Trae Lohse, and Mark Hall

3. APPROVAL OF AGENDA

4. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

5. CORRESPONDENCE

6. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

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

7. PLANNER'S REPORTPage 2

8. NEW/MISCELLANEOUS BUSINESS

a. Resolution 20-01 - 2020 Land Disposal Maps.....Page 3

A resolution of the Planning Commission of the City of Cordova, Alaska, recommending the City Council of the City of Cordova, Alaska adopt the 2020 Land Disposal Maps

9. PENDING CALENDAR

a. June 2020 CalendarPage 20

b. July 2020 Calendar.....Page 21

10. AUDIENCE PARTICIPATION

11. COMMISSION COMMENTS

12. ADJOURNMENT

To join the meeting from your computer, tablet, or smartphone, use the following link:

<https://global.gotomeeting.com/join/855044493>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3117](tel:+15713173117)

Access Code: 855-044-493

Planner's Report

To: Planning Commission
From: Planning Staff
Date: 6/3/20
Re: Recent Activities and Updates

- Heavy traffic from public.
- Forest Service land disposal for dock coming up late summer/fall.
- Carl and Jane Jensen lease exercising option to purchase.
- Documenting status of a couple variances underway, but not completed.
- Several subdivision applications submitted.
- Looking into having an online GIS property map available for public.
- Assisting with finding location for a Coast Guard "Welcome to Cordova" sign.
- Prepared packet for Planning Commission Regular Meeting.
- COVID-19 – Serving on Incident Management Team per job description; assisting with re-opening plan for City Hall.
- Nine building permits issued so far for 2020. Total for 2019: 29.



AGENDA ITEM # 8a

Planning Commission Meeting Date: 6/9/20

PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff

DATE: 6/3/20

ITEM: Resolution 20-01 - 2020 Land Disposal Maps

NEXT STEP: Approve Resolution

☐ INFORMATION
☐ MOTION
☒ RESOLUTION

I. REQUEST OR ISSUE:

The Land Disposal Maps are updated annually. At this time, the Planning Commission should review the 2020 Land Disposal Maps in order to make a recommendation to City Council to adopt the maps.

II. RECOMMENDED ACTION / NEXT STEP:

“I move to approve Resolution 20-01”

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

If an action clearly has unanimous consent, no motion to amend is necessary.

If there are differing opinions concerning any amendments, then a motion to amend the maps should be made and voted on by voice vote.

III. FISCAL IMPACTS:

Land disposals can be a revenue source for the city.

IV. BACKGROUND INFORMATION:

The descriptions of the map designations and the update policy are on the cover page of the 2020 Land Disposal Maps document, attached.

These maps are meant to be a simple, easy-to-understand resource for the public. In the past, there have been conversations about adding more detail to the maps, but ultimately, staff, the Planning Commission, and City Council have kept the maps as easy to understand as possible and have been cautious about making the maps too confusing by adding more detail, designations, or labels.

The 2019 Land Disposal Maps are available on the city's webpage (under Land Use and Development E-Forms): <http://www.cityofcordova.net/document-central>

General Changes to the 2019 Land Disposal Maps:

- Parcel layer has been updated with all new subdivisions.
- Parcel lines more accurate, fixed errors in parcel lines, etc.
- Clarification in 'Leased' designation that property may have an option to purchase.

Specific Updates by Map Page:

- Old Town
 - COHO lots removed from maps due to property being sold.
- Whitshed Road
 - Parcel within larger parcel near reservoir changed to 'Available – Requires Subdivision' per commission's discussion in January.
- Odiak Park
 - Property south of the highway adjacent to Eagle Contracting was formerly 'Not Available.' A portion of this property was made 'Available' when a letter of interest was received a couple months ago. Staff recommend making the larger parcel 'Available – Requires Subdivision' as shown in the attached maps.
- Power Creek Road
 - Lot near Skater's Cabin changed to 'Leased.'

1/14/20 – The Planning Commission reviewed the maps and referred them back to staff to get input on the lot shown as 'Available' in the shipyard. The following is the pertinent discussion from the unapproved minutes of the meeting:

On the 'Ocean Dock Subdivision' map, **Pegau** said that he wanted to make the area 'Available' in the shipyard 'Not Available.' **Hall** said he likes to see things 'Available.' **Bird** said she thought it should only be leased, but she does support making it 'Not Available' since there is still a process for someone to pursue if they are interested. **Pegau** verified that the Harbor currently uses the property. **Bird** said she wanted to get advice from the Harbor Commission. The Planning Commission concurred with **Bird**.

3/5/20 – At the Harbor Commission Special Meeting, there was consensus to leave the area ‘Available.’
From the commission’s unapproved minutes:

Shipyard Land Disposal recommendation: General discussion. Harbor Master would like to add electrical pedestals and expand the available maintenance area. Wiese suggested not selling only leasing. Jones would like to see another shipyard building. Craig questions about possible restrooms and used oil collection areas. General consensus to leave land as available and look into advertising for RFP to expand the shipyard.

V. LEGAL ISSUES:

Legal issues should be considered on a property by property basis.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

Conflicts or environmental issues should be considered on a property by property basis.

VII. SUMMARY AND ALTERNATIVES:

N/A

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 20-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA RECOMMENDING THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
ADOPT THE 2020 LAND DISPOSAL MAPS**

WHEREAS, the City of Cordova's City Manager and City Planner are directed by Cordova Municipal Code Section 5.22.040(B) – The city manager shall refer a letter of interest from a qualified interested party to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the letter of interest for review by the planning commission; and City of Cordova's Planning Commission is directed by Cordova Municipal Code Section 5.22.040(C) – The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B); and

WHEREAS, the Planning Commission has determined that annually reviewing and recommending the Land Disposal Maps for City Council's approval will enable the City Manager and City Planner to efficiently determine if land is available for purchase, lease, or lease to purchase; and

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

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

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend the City Council of the City of Cordova, Alaska adopt the 2020 Land Disposal Maps.

PASSED AND APPROVED THIS 9TH DAY OF JUNE, 2020

Tom McGann, Chair

ATTEST:

Leif Stavig, City Planner

2020 Land Disposal Maps

Adopted by City Council: ???

Map Designations

Available – Available to purchase, lease, or lease with an option to purchase. Any of these lots may have conditions or special criteria that must be met.

Available - Requires Subdivision – These parcels are considered ‘Available.’ These are large parcels of land which would most likely be developed as a subdivision. The disposal process for these parcels is complex and could take a significant amount of time. Many require some or all of the following: city acquiring title to the land from the state, an extensive amount of surveying, or subdivision development agreements. Many of these parcels include city improvements that would not be disposed, such as access roads, water infrastructure, trails, cemeteries, etc.

Not Available – These parcels include substandard lots, snow dumps, property with improvements/buildings on them, or other lots used or occupied by the city. The city manager will accept letters of interest from an interested party who requests the property designation be changed to ‘Available,’ however the existing city use of the property will be examined and carefully weighed against the letter of interest.

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

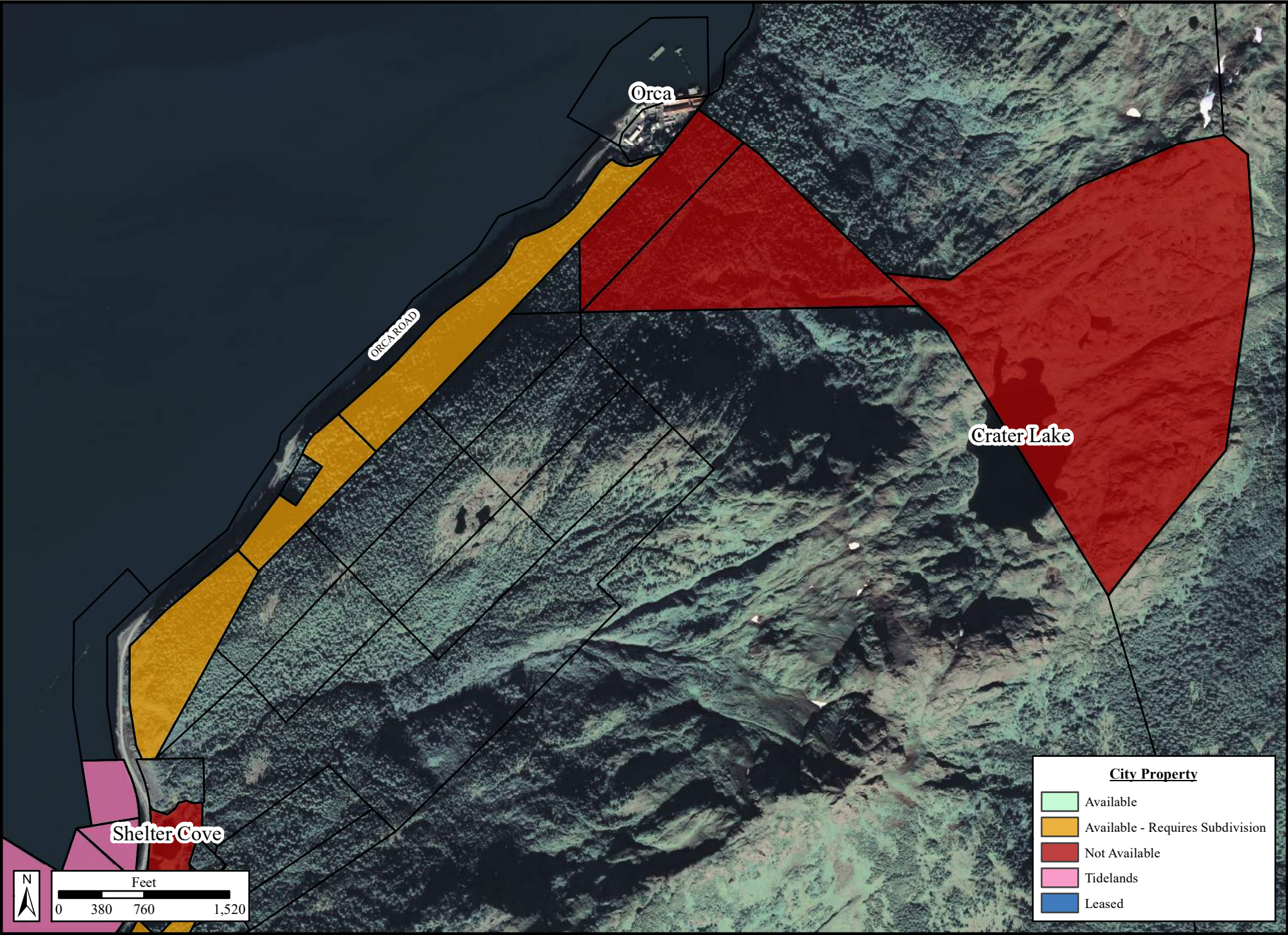
Leased – These are parcels currently leased to a business or government entity by the city and are not available during the lease term. There are leases that are short term and renew every two years and others are long term leases with substantial improvements on the property. Some leased property has an option to purchase. When a lease term ends, the property immediately becomes ‘Available.’

Update Policy

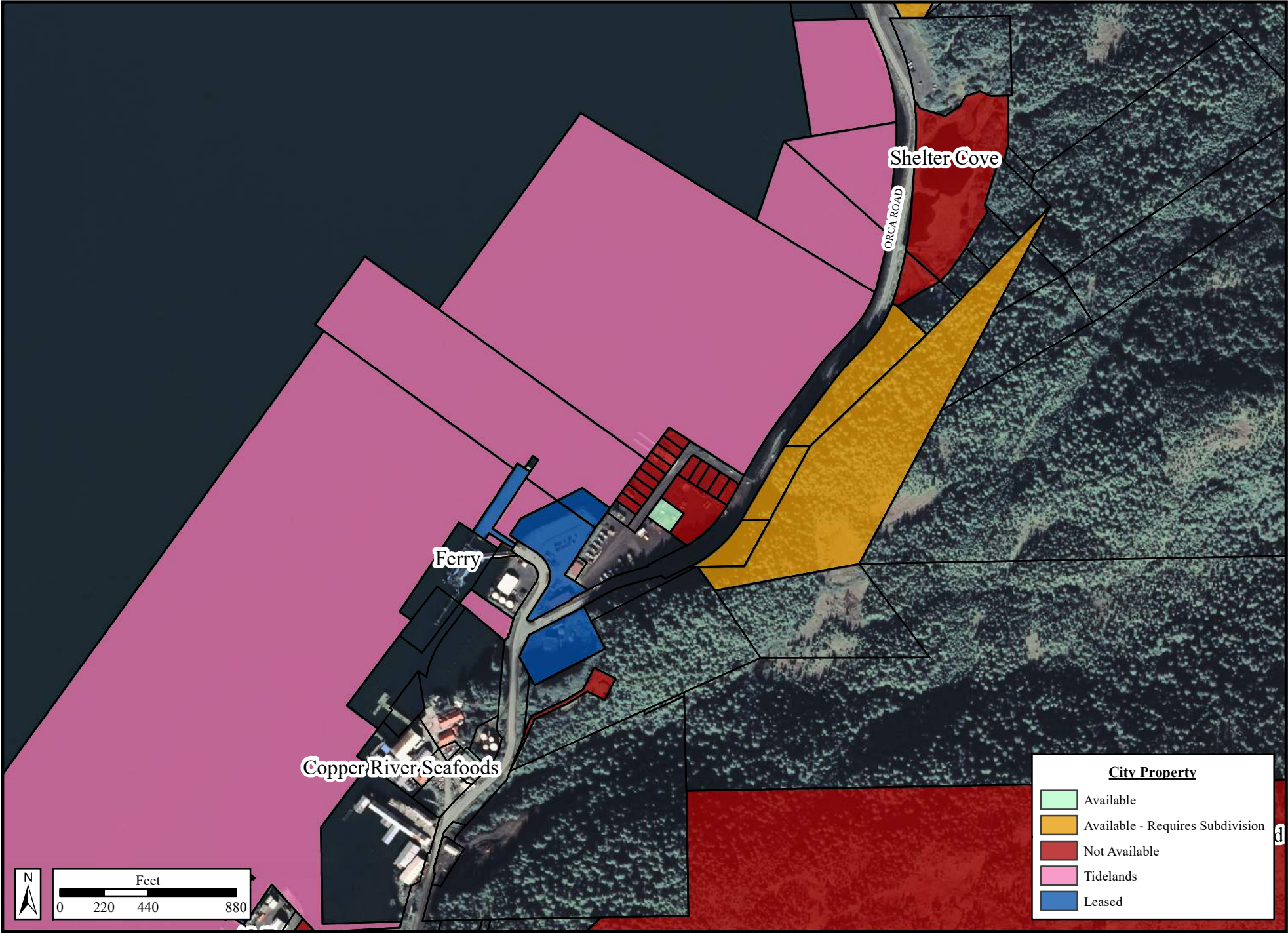
Maps will be updated on an annual basis by the Planning Department staff, reviewed by the Planning Commission, and adopted by City Council. This update process begins each year with updated maps being presented to the Planning Commission in January, but the maps may be modified throughout the year on a case-by-case basis.

For more information on the land disposal process, refer to Chapter 5.22 of the Cordova Municipal Code, or direct your questions to the Planning Department staff.

New England Cannery Road



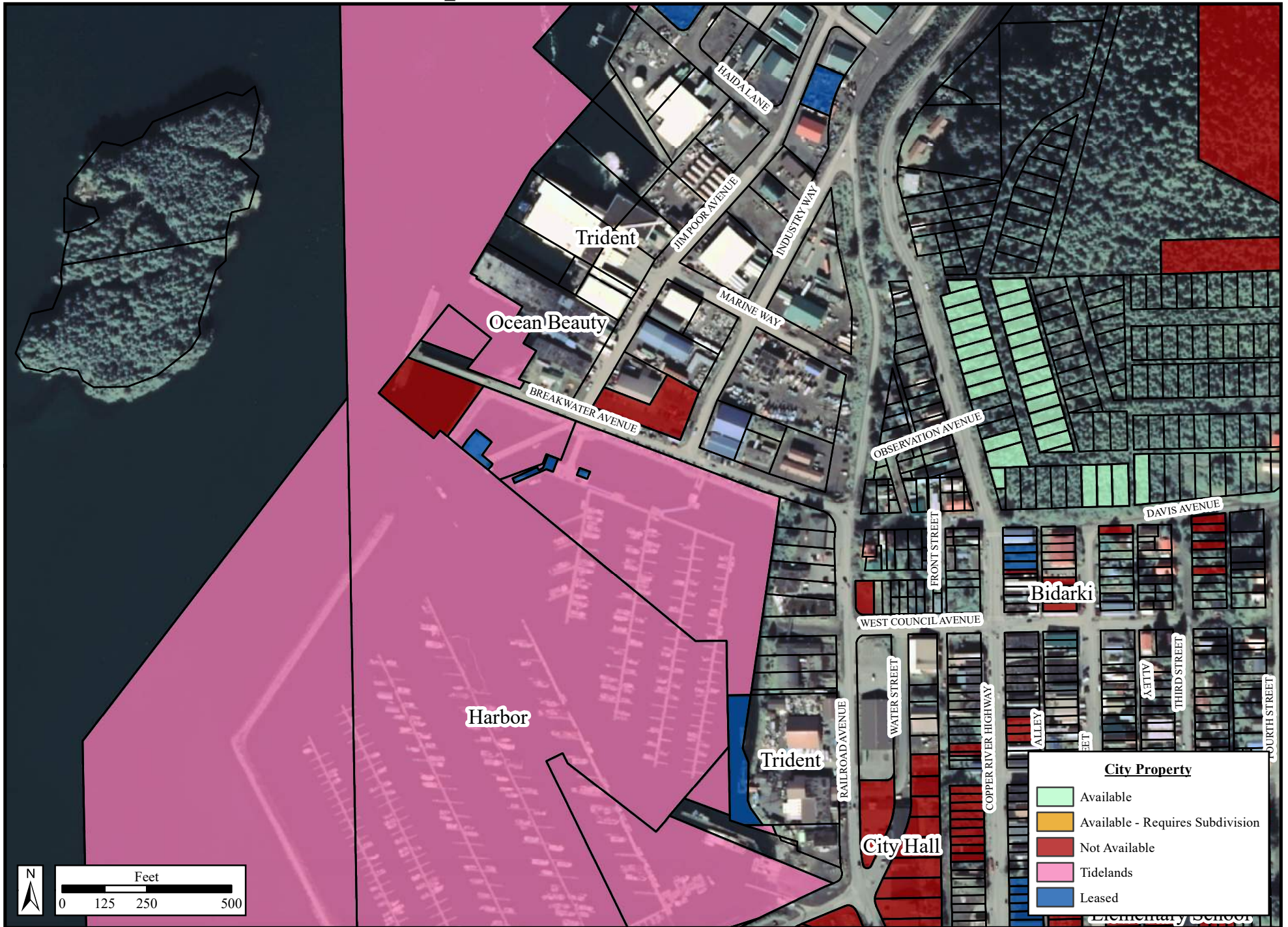
Ocean Dock Subdivision



North Fill Development Park



Tidewater Development Park & Cordova Industrial Park



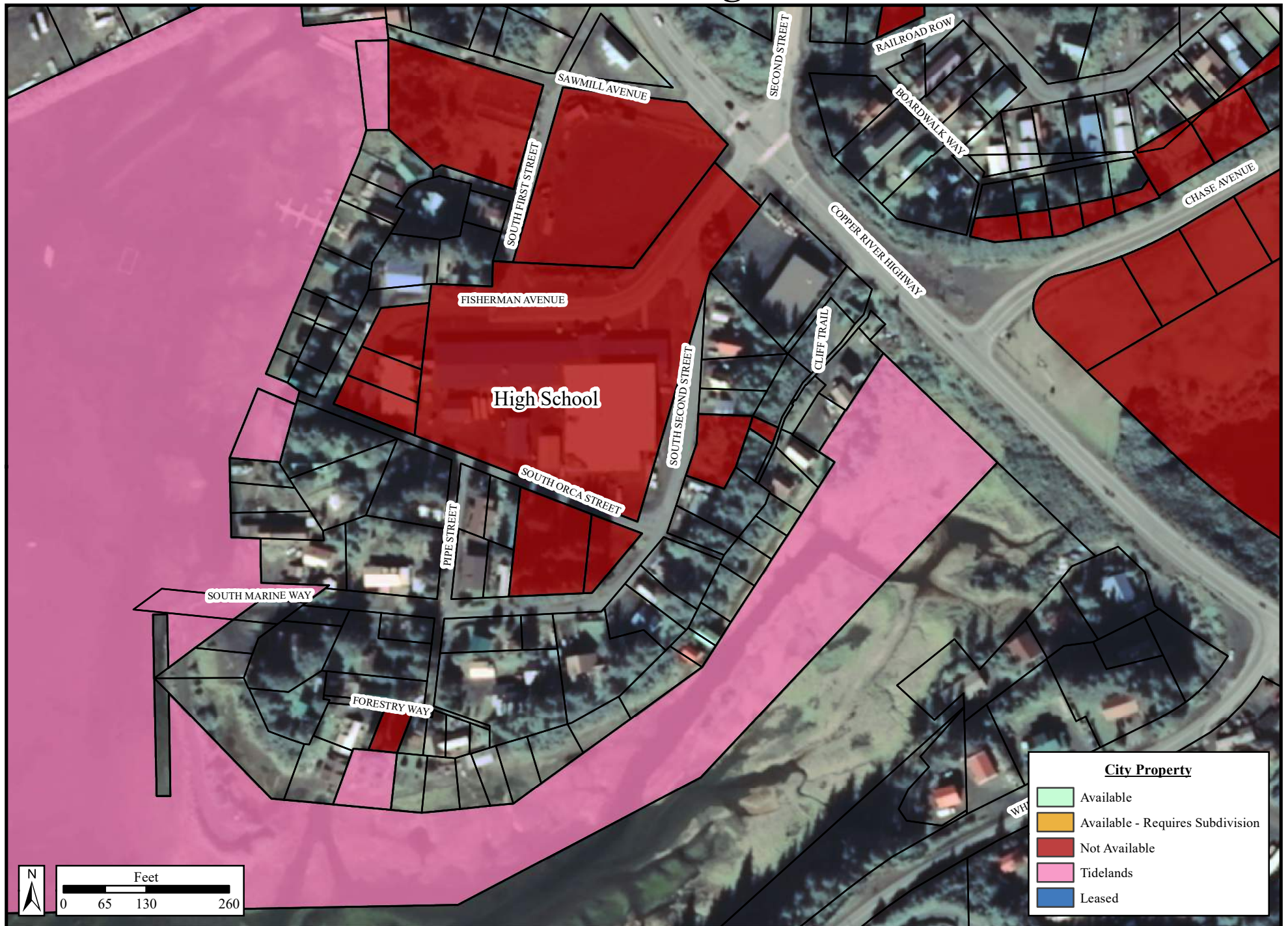
Old Town



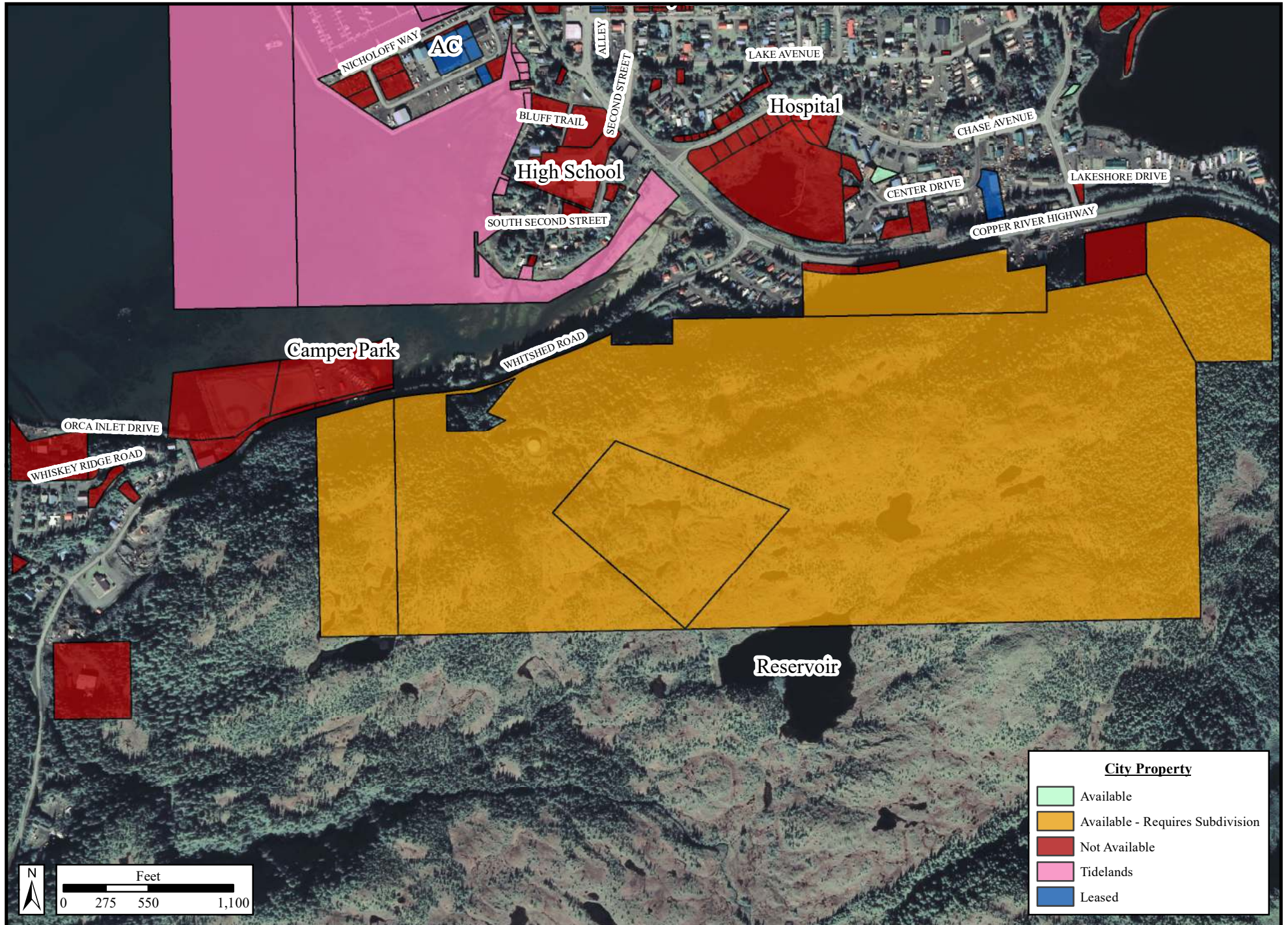
South Fill Development Park



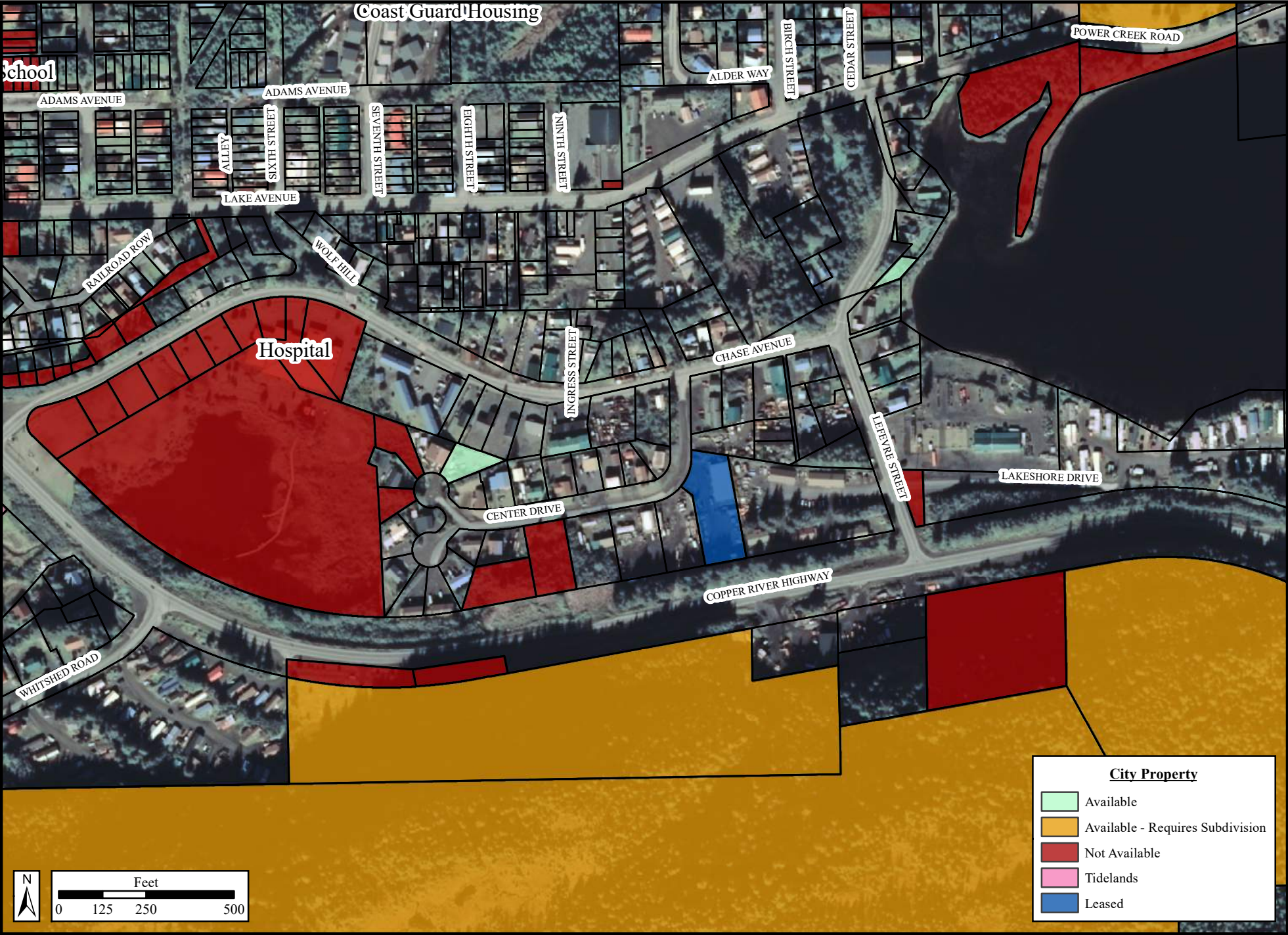
Odiak Slough



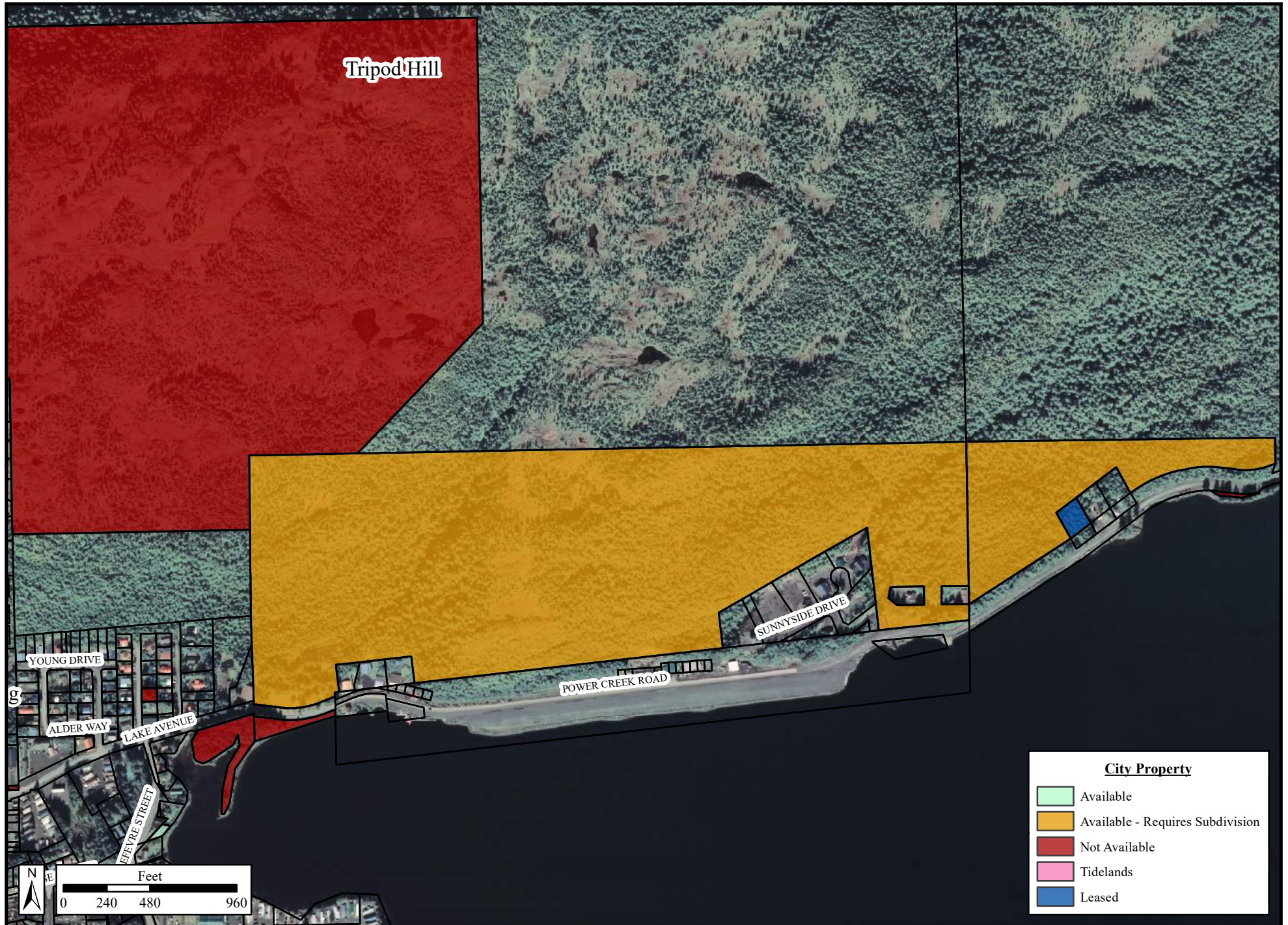
Whitshed Road



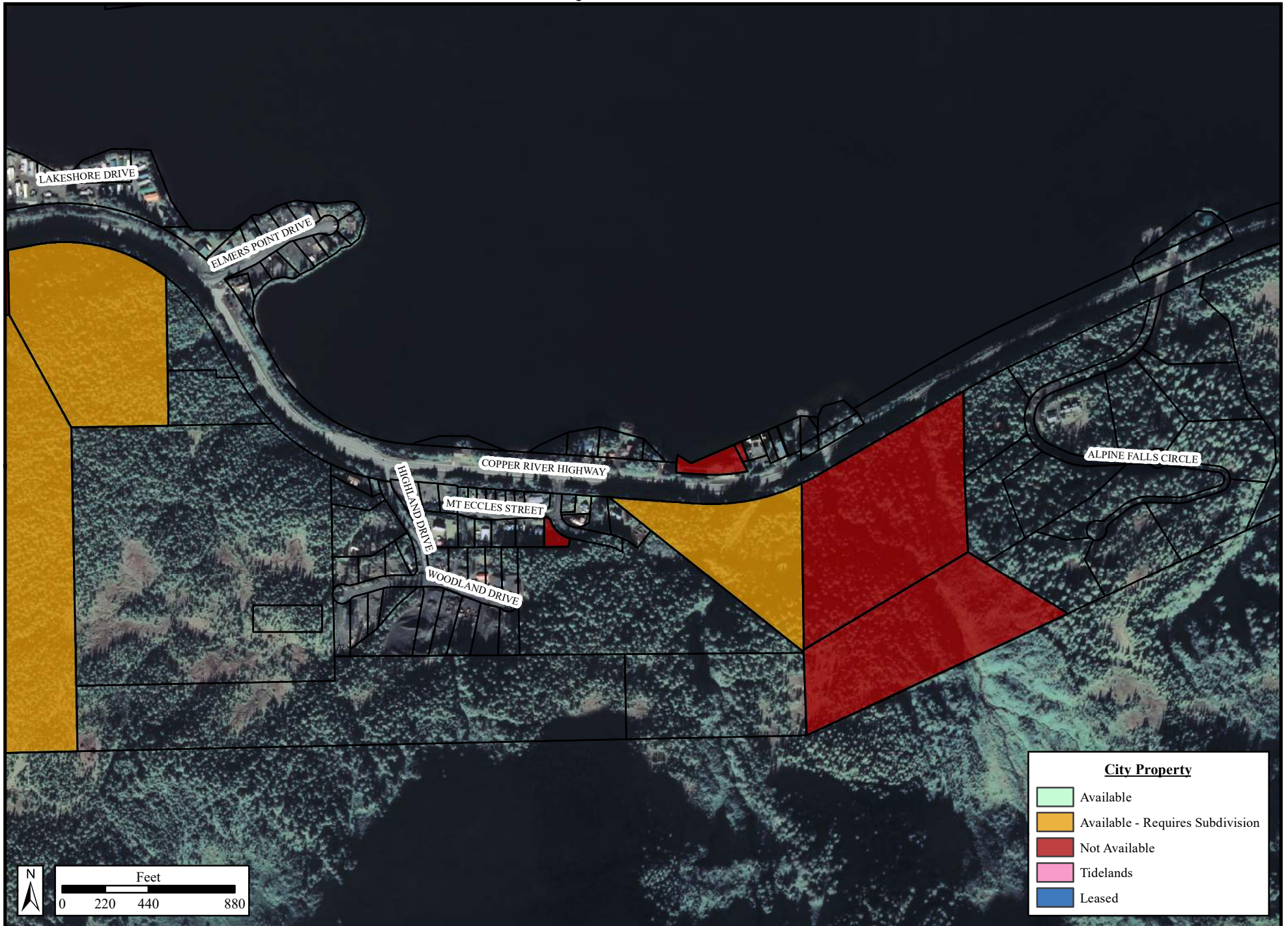
Odiak Park



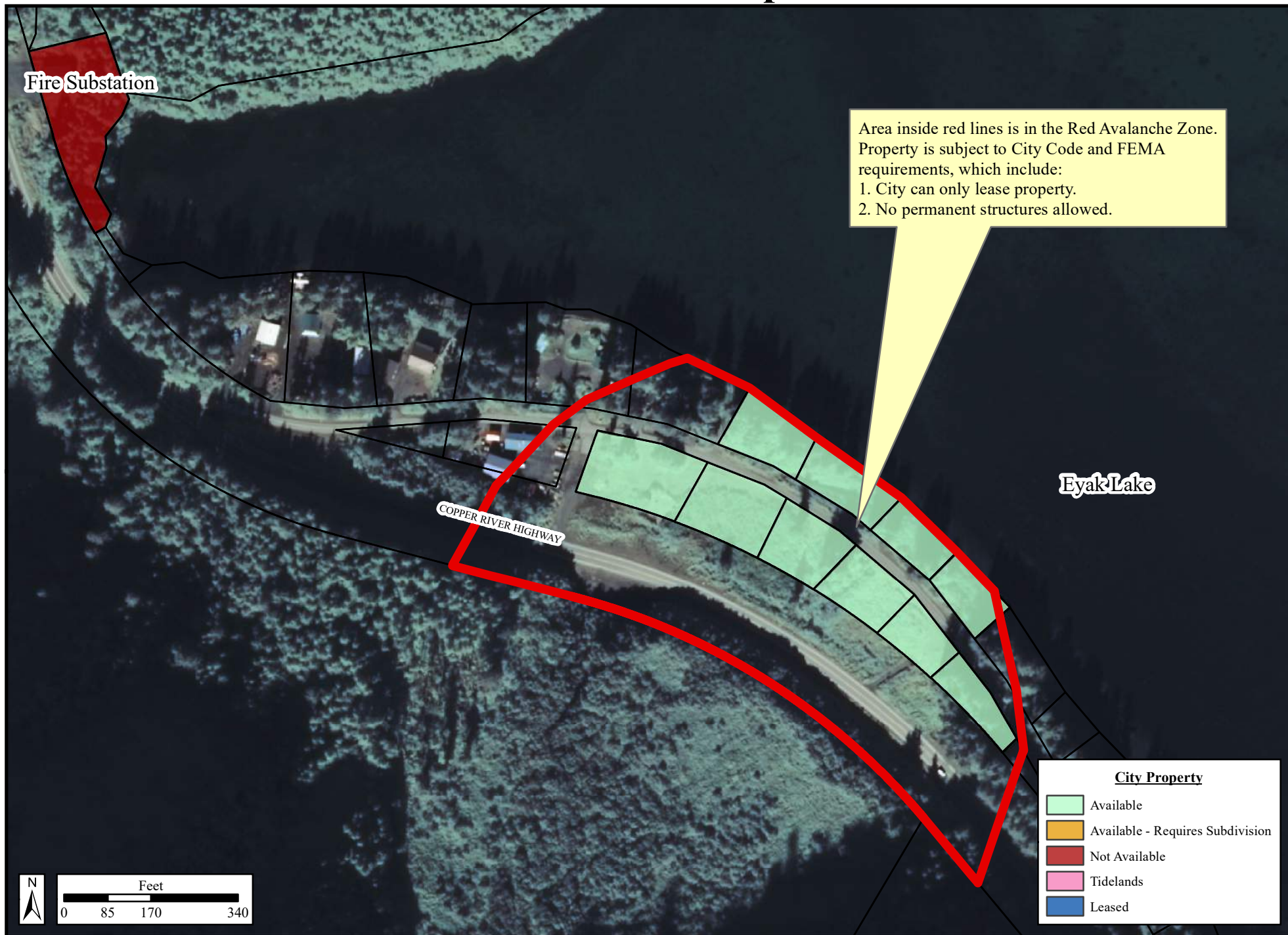
Power Creek Road



Eyak Lake



Five Mile Loop



2020 JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	01	02	03 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	04	05	06
07	08	09 6:30 PM - Planning Commission Regular Meeting (Electronic)	10 7:00 PM - Harbor Commission Regular Meeting (Cordova Center Room B) 7:00 PM - School Board Regular Meeting (High School Library)	11	12	13
14	15	16	17 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	18	19	20
21	22	23	24	25 6:00 PM - CCMC Board Regular Meeting (CCMC Conference Room)	26	27
28	29	30 6:00 PM - Parks and Recreation Commission Regular Meeting (Cordova Center Rooms A & B)	01	02	03	04
05	06	07	08	09	10	11

2020 JULY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	01 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	02	03 Holiday - Independence Day	04
05	06	07	08 7:00 PM - Harbor Commission Regular Meeting (Cordova Center Room B) 7:00 PM - School Board Regular Meeting (High School Library)	09	10	11
12	13	14 6:30 PM - Planning Commission Regular Meeting (Electronic)	15 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	16	17	18
19	20	21	22	23	24	25
26	27	28 6:00 PM - Parks and Recreation Commission Regular Meeting (Cordova Center Rooms A & B)	29	30 6:00 PM - CCMC Board Regular Meeting (CCMC Conference Room)	31	01
02	03	04	05	06	07	08