

**PLANNING COMMISSION REGULAR MEETING
JANUARY 7, 2014 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

1. Call to order

Chairman **Tom Bailer** called the Planning Commission Regular Meeting to order at 6:30 PM on January 7, 2014 in the Library Meeting Room.

2. Roll Call

Present for roll call were Chairman **Tom Bailer** and Commissioners **David Reggiani, Tom McGann, Scott Pegau, John Baenen, John Greenwood** and **Allen Roemhildt**.

Also present was City Planner, **Samantha Greenwood**.

There were 3 people in the audience.

3. Approval of Agenda

M/Greenwood S/McGann to approve the Regular Agenda.

Upon voice vote, motion passed, 7-0

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

Nay: None

Absent: None

4. Approval of Consent Calendar

a. Minutes of 12-10-13 Planning Commission Public Hearing

b. Minutes of 12-10-13 Planning Commission Regular Meeting

M/McGann S/Pegau to approve the Consent Calendar

Reggiani stated for consistency use last names and "S. Greenwood" for Samantha in future minutes.

Upon voice vote, motion passed, 7-0

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

Nay: None

Absent: None

5. Disclosure of Conflict of Interest

None

6. Correspondence

None

7. Communication by and Petitions from Visitors

1. Guest Speakers

None

2. Audience comments regarding items in the agenda

None

3. Chairpersons and Representatives of Boards and Commissions

None

8. Planners Report

S. Greenwood said **Joekay** is leaving. City Manager **Robertson** has merged Planning and Public Works. It is evolving as they go. Ocean Beauty should be closing before the next meeting. **Pegau** asked if **Joekay's** position will be filled; **S. Greenwood** said yes. **Reggiani** asked if Planning and Public Works are now one big department. **S. Greenwood** said that hasn't been defined yet and the Public Works director position is still open.

9. **New Business**

a. Lot 5, Block 1 South Fill Development Park Disposal status recommendation to City Council

S. Greenwood said this is for a lease not a purchase.

M/Pegau S/Greenwood moved to approve resolution 14-01.

Pegau said he didn't see issues but had problems with the wording on the second "whereas".

Pegau was trying to reword the second whereas and suggested "has determined that the status of Lot 5, Block 1 South Fill Development Park on the 2014 Land Disposal Map is important to maintain consistency and provide current status to the public and the Council.

Reggiani said we have to do the map update annually. **S. Greenwood** said that will be on the February meeting. **Reggiani** said he supported it but was wondering if it is necessary to

update the map now instead of looking at the map comprehensively next month. **Pegau** said the current status is leased. He wondered why it would revert to not available at the end of

the lease. He thought it would revert to available at the end of the lease. **S. Greenwood** said she didn't know they were reverting to anything at the end of the lease but if that's how they

wanted to do it that would be fine with her. This is the first lease that she's brought forward as an expired lease. **Reggiani** said he agreed with **Pegau**. Once it has been made available, it

would always be available unless the Council didn't want to make it available at the end of a lease. **McGann** stated he is not in favor of leasing it to AC again. He would rather see it as

public parking. All the parking spaces along Nicholoff are filled. Even if it was public parking for the City, people could still use it for AC. We need more parking in this area. **Reggiani** asked if they are required to have a certain amount of parking. **Bailer** confirmed.

M/Reggiani S/McGann moved to refer the resolution back to staff.

Pegau said he would've gone with the original resolution and whether or not it was necessary to have this agenda item. He feels we should deal with the land disposal maps more comprehensively. **Reggiani** said the best way to handle this is to refer it back to staff and then it is technically gone from the table.

Upon voice vote, motion passed, 7-0

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

Nay: None

Absent: None

b. Lot 5, Block 1 South Fill Development Park letter of interest (lease) disposal recommendation to City Council

M/Reggiani S/Greenwood moved to recommend to City Council disposal of Lot 5, Block 1 South Fill Development Park by method 1-direct negotiations.

Reggiani said he supported it. He did question why it took so long to bring it forward. **S. Greenwood** said she didn't want to deal with the lease not being so close to being expired, then a resolution was necessary. It just kept getting pushed aside with the meetings.

McGann asked how much space was needed to meet the parking requirements as he is not in favor of the motion.

M/Reggiani S/Greenwood moved to recess for 3 minutes.

Bailer called the meeting back into session. He said it boils down to a parking plan. He is still in favor of it since they paved it and maintain it.

Upon voice vote, motion passed, 6-1

Yea: Bailer, Reggiani, Pegau, Baenen, Greenwood, and Roemhildt

Nay: McGann

Absent: None

c. Chairman Elections

Bailer opened the nominations. **Reggiani** nominated **Bailer** for chairman and moved to close nominations.

Upon voice vote, election for chairman (**Bailer**) passed, 7-0

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

Nay: None

Absent: None

d. Co-Chairman Elections

Bailer opened the nomination. **Bailer** nominated **Reggiani** for Co-Chair. **Reggiani** said he was willing to continue but said if someone is interested in running a meeting he is open to stepping back and letting someone else take a turn. **Pegau** nominated **Greenwood** for Co-Chair. **Reggiani** withdrew his nomination.

Upon voice vote, election for co-chairman (**Greenwood**) passed, 7-0

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

Nay: None

Absent: None

10. **Old Business**

a. Disposal status for a portion of ATS 220; adjoining Lot 1 Block 1 Cordova Industrial Park

M/McGann S/Greenwood moved to approve resolution 14-02.

McGann said he was in favor as they weren't talking much space. **Greenwood** said it fits their plan and we aren't giving away any beach front. **Reggiani** said he supported it and was a good use of the limited available adjacent land in the area. It didn't limit public access to Shell Beach. **Pegau** said all they were doing was changing the status with this motion. It isn't for the disposal. **S. Greenwood** said that since a tideland is reviewed case-by-case, we need to move forward and make a decision on the status and then make a decision on the disposal process.

Upon voice vote, motion passed, 7-0

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

Nay: None

Absent: None

b. Ocean Beauty letter of interest for a portion of ATS 220; adjoining Lot 1, Block 1 Cordova Industrial Park

M/Reggiani S/Pegau moved to recommend to City Council disposal of a portion of ATS 220, approximately 1,900 square feet (19x100) located on the west side of Lot 1, Block 1 Cordova Industrial Park by method 1-direct negotiations, based on the findings and special conditions as contained in the staff report.

Reggiani said they are talking about a little sliver of the uplands that is there and not useable space for anyone besides Ocean Beauty. It maximizes their adjacent land property and doesn't restrict anyone from accessing Shell Beach. It is the best use of the land. **Greenwood** said the special condition doesn't say who pays for the survey. **S. Greenwood** said that anytime you do a land sale, it is the responsibility of the buyer and is written in code. **Pegau** said the sliver of uplands makes a lot of sense to attach it to Lot 1, Block 1. He wished they would've provided a drawing as to what they were going to put on Lot 1, Block 1 so they can picture what is going to happen there. **Harbormaster Schinella** agrees to approve this item. The prior interested parties wanted to buy the entire area which would've cut off any access to Shell Beach and any access to that side of the City dock. This interest doesn't include the entire area.

Upon voice vote, motion passed, 7-0

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

Nay: None

Absent: None

c. Chapter 3.40 Discussion

S. Greenwood said since she wasn't at the meeting in December, she tried to take the big questions and add them to this packet. She added the comprehensive plan definition from the 2012 Alaska Planner's Handbook. She would like a decision made between all 3. **McGann** likes the first one because it includes words, maps, tables, etc. which aren't mentioned in the other two definitions. **Greenwood** agreed as it was well written. **Pegau** likes the one from the 2012 handbook as the "plan reflects the vision and direction of the residents". He thought that was a very important component. **Reggiani** agreed that it is hard to move away from the State handbook that has been approved by the governor and commissioner. The handbook does a good job describing what the comprehensive plan should and shouldn't be. **Baenen** liked that it is a standardized definition coming out of the 2012 handbook. **S. Greenwood** said she could add "is a blue print for providing development in the community through words, maps, illustration and/or tables". **Bailer** noted consensus among the commissioners for the definition from the 2012 handbook and the inclusion of what a blue print is. **S. Greenwood** said that anything that takes a public hearing or is quasi-judicial requires a quorum of the commission not of the members present. She explained how she clarified that in the code. **Pegau** suggested rewording it by a "favorable vote by a majority of all members of the commission shall be required to pass a variance, exception request, etc." **Reggiani** asked if the intent of the voting quorum will be passed on to legal. **S. Greenwood** said that it would be. **S. Greenwood** questioned if Land Disposal should be added to the list of the quorum voting requirement. **Reggiani** said that P&Z is just making a recommendation to city council. **S. Greenwood** said that the next question was Robert's Rules of Order. She showed what is used at council. **McGann** brought up page 39, letter d. He says that we don't have a slum district in Cordova. **S. Greenwood** said she has looked at many codes regarding blighted districts. She was wondering if it is being mentioned in the correct place in our code or if it should be in chapter 18. **Baenen** suggested keeping these blighted areas in code in case they exist in the future. **McGann** said they needed a definition. **S. Greenwood** said that she didn't suggest removing blights or slums but that it probably needs a discussion of its own since it is such a big topic. She suggests moving this code forward to legal without the blights and adding them where they belong afterward. The Commission decided to leave the blighted areas in the code. **S. Greenwood** felt the process for dealing with those areas should be in chapter 18, much like a variance or exception but it is the Commission's responsibility. She will come back with a definition for blighted areas and the commission can decide which one they would like. **Reggiani** asked about condemning buildings. He wondered who made the call on a public nuisance. **S. Greenwood**

said we need a definition for public nuisance and she will forward this chapter on to legal for definitions.

11. Pending Calendar

- a. January 2014 Calendar
- b. February 2014 Calendar

S. Greenwood wanted to know if the commission wanted a work session for the comprehensive plan. *Reggiani* agreed to a work session. *S. Greenwood* asked if they wanted *Shelly Wade* from Agnew::Beck on the phone. The commission decided against it due to the limited budget. *S. Greenwood* asked what material was required for the work session. The commission didn't feel there was anything outside of the current comp plan that was necessary. *Reggiani* asked if it could be before the next regular meeting. *S. Greenwood* asked when the next meeting would be since 2 people would be gone if it was scheduled for 2/11/14. The Commission decided that the 4th of February would be the next meeting and the comp plan will be a regular meeting discussion item.

12. Audience Participation

Michael Clutter, Ocean Beauty Seafoods, thanked Planning & Zoning Commission and the Harbor Commission for their continued support. He apologized for not having a drawing for Lot 1, Block 1 yet.


13. Commission Comments

Roemhildt felt he learned a lot in this meeting. *Pegau* thanked *S. Greenwood* for all the work she did on the ATS item. *Baenen* agreed and said she does a great job of following up with people and getting information in the packet. *Reggiani* said that she has been doing a great job since she stepped into the position. He also welcomed *Roemhildt*. He also wanted to invite the city manager to the next meeting to give him a stage to inform the commission on what his concept is for combining public works and planning. *Bailer* was also curious on the reorganization because he knows there are a lot of times that staff cannot get information to the commission and now they are taking on more duties. *Baenen* wondered where the commission stood regarding the staff and how it will affect the commission. *S. Greenwood* said she will invite him. *Bailer* also said he has put his name in for council.

14. Adjournment

M/Pegau S/McGann moved to adjourn the Regular Meeting at 8:02 PM; with no objection, the meeting was adjourned.

Approved:


Samantha Greenwood, City Planner