AGENDA

1) CALL TO ORDER

2) ROLL CALL
Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Greg LoForte, Tom McGann, Scott Pegau and John Baenen

3) APPROVAL OF AGENDA

4) APPROVAL OF CONSENT CALENDAR

5) RECORD ABSENCES
None

6) DISCLOSURE OF CONFLICTS OF INTEREST

7) CORRESPONDENCE

8) COMMUNICATIONS BY AND PETITIONS FROM VISITORS
   1) Guest Speakers
      Kate Morse from the Copper River Watershed Project
   2) Audience comments regarding items on the agenda
   3) Chairpersons and Representatives of Boards and Commissions

9) PLANNERS REPORT
   (Page 1)

10) NEW BUSINESS
    1) Land Disposal Maps 2013 recommendation to City Council
    (Pages 2-16)

11) OLD BUSINESS

12) MISCELLANEOUS BUSINESS

13) PENDING CALENDAR
    January 2013 Calendar
    February 2013 Calendar
    (Pages 17)

14) AUDIENCE PARTICIPATION

15) COMMISSION COMMENTS

16) ADJOURNMENT
Planning Department

Planners Report

To:       Planning Commission
From:  Planning Department Staff
Date:   1/13/2013
Re:         Recent Activities and updates

- Building Permit issued for Wilson Construction office addition
- RFP for Electrical work at Samson should be awarded on the 14\textsuperscript{th}
- Chapter 14 has been sent to lawyers for review
- Chapter 8 has been reviewed by staff and back at lawyers
- Land Sale contract passed for Nichols and Thai Vu is in 30 day waiting period for Ordinaces
- Working completing ski hill contract, FAA electrical contract, electric billing between city and ski club, and State requirements for ski hill contract
- Renewed Trident lease on tidelands in front of Trident south
- Encroachment permit issued for residential property on Council
- Meet with Eyak Corporation to work on get SLUP lots plated and recorded
- Worked on PWSSC land requests
- Got final survey on Heny trailer court encroachment hope to have contract signed by mid month
- Josh will taking ICC exams for residential building inspector in March
- Reviewing applications for assistant planner
- Working a variety of code chapters
Memo

To: City of Cordova Planning Commission  
From: Sam Greenwood, City Planner  
Date: 1/3/2013  
Re: Recommendation of 2013 Land Disposal Maps to City Council

PART I. BACKGROUND:  
The land disposal maps are required be updated annually. At this time P&Z needs to review the updated 2013 Land disposal maps in order to make a recommendation to City Council.

The map designations, update policy and special circumstance are below. These are also open for discussion if the commissions feel there needs to be adjustments.

Final Map Designations

1. **Available**- means available to purchase, lease, or lease with an option to purchase.

2. **Not available**- once the maps are approved by planning and zoning and city council the identified property is NOT available for sale. A response will be sent to the interested party that this parcel is not available for purchase. These parcels included protected watersheds, substandard lots, snow dumps and other lots used by the city.

3. **Leased** - These lots are currently leased to a business or government entity by the city and are not currently available. We have leases that are short term renewing every two years and others are long term leases with substantial improvements on the property.

4. **Tidelands** – All requests to purchase tideland will be reviewed by Planning and Zoning commission as they are received. Planning and Zoning will make a recommendation on disposing of the tidelands to city council.

Special Circumstances

It is understood that a special circumstances may exist where a letter of interest is receive on a property identified as currently not available but that the planner and city manager believe that letter of interest should be considered by Planning and Zoning. The city planner and the city manager may put the letter of interest on the next P&Z meeting agenda for review and recommendation to city council.
Final Update Policy

Maps will be update on an annual basis by planning staff, reviewed by Planning and Zoning then recommended to city council for approval. This update process will begin after the new fiscal year with updated maps being presented to the Planning and Zoning meeting in January.

PART II. GENERAL INFORMATION:

The Harbor Master has reviewed the land disposal maps and concurs with the current designations. See attached memo.

Parks and Recreation would like all parks and open spaces lands to remain designated as city property other than possibly Odiak Campground. Parks and Rec will discuss designating Odiak Campground available for purchase on the land disposal maps at their next meeting. At that time Parks and Rec will make a recommendation to Planning and Zoning on the land disposal status of this property.

At this time Public Works does not find it necessary to recommend any changes to the land disposal maps. They would appreciate the opportunity to continue to provide input on land disposal requests as they come up, especially when it falls under the designation of special circumstances.

Explanation for addition of Property
USS 252 ASLS 2001-5 is the lot that Shelter Cove Camper Park is on. This was coded as a State lot in the GIS therefore it was not addressed in previous reviews of the land disposal maps. I added and designated this property as Not Available as a place holder it is open for discussion.

This is the annual update of the land disposal maps. These changes below were made to the 2013 maps.

1. Lot 2 Block 3 Cordova Industrial Park from leased to sale pending. (Tidewater Development Park and Cordova Industrial Map In process of being sold to Dan Nichols)
2. Added and designated as Not Available USS 252 ASLS 2001-5 (New England Cannery Road Map)
3. Changed ATS 220 Parcel A & B to private Ownership (Shoreside lots, Ocean Dock Area Map)
4. Changed Lots 3 and lot 5 Block 2 Southfill Development Park to Private (Roehmildt Purchase).
5. Changed Lot 6 Block 2 Southfill Development Park to Sale Pending (In process of being sold to Thai Vu and Camtu).
6. Changed Lots 1-4, Block 42 Original Townsite to Private (Americus Purchase)
PART III. STAFF RECOMMENDATION:
The staff recommends that the Planning Commission approves Resolution 13-01 that recommends the 2013 Land Disposal Maps to City Council.

PART IV. SUGGESTED SPECIAL CONDITIONS:
None

PART V. SUGGESTED MOTION:
“I move to approve resolution 13-01 a resolution of the Planning and Zoning Commission of the city of Cordova, Alaska, recommending land disposal maps to the City of Cordova’s City Council.”
Sam,
After reviewing the land disposal maps, I do not see any designations that I would change at this time. Also I would like to request that any requests for land purchase or lease that could possibly have an effect on immediate or future harbor operations be sent to the Harbor Commission for review.

Respectfully

Tony Schinella
Harbormaster
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
Direct: 907-424-6279
Fax: 907-424-6446
Email: harbor@cityofcordova.net
WHEREAS, the City of Cordova’s city manager and city planner are directed by the Cordova Municipal Code Section 5.22.040(C) – Application to lease or purchase the city manager shall refer an application from a qualified applicant 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 application for review by the planning commission not later than its next regular meeting; and City of Cordova’s Planning and Zoning Commission directed by the Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

WHEREAS, the City of Cordova’s Planning and Zoning Commission has determined that updating the initial land disposal maps from the 2006 land disposal committee and annually reviewing and recommending the maps for City Councils approval will enable the city manager and city planner to efficiently determine if land is available for purchase, lease or lease to purchase.

WHEREAS, the City of Cordova’s Planning and Zoning Commission has identified these land disposal maps as the most current and update version of land disposal maps to be used in the land disposal process;

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

NOW, THEREFORE, BE IT RESOLVED THAT the City of Cordova’s Planning and Zoning Commission hereby recommends the 2013 Land Disposal Maps to the City of Cordova’s City Council.

PASSED AND APPROVED THIS 8th DAY OF JANUARY 8, 2013

______________________________
Tom Bailer, Chairman

ATTEST:

______________________________
Samantha Greenwood, City Planner
New England Cannery Road

City Properties

Status
- AVAILABLE
- NOT AVAILABLE
- LEASED
- ATS
- SALE PENDING
- SNOW DUMP
- CITY
- Other Land Owners

Note: All proposals for lease or sale are subject to City Council review and approval.

Added in 2013
USS 252 ASLS 2001-5

This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

This map created by City of Cordova Planning Department 1/2013
OCEAN DOCK AREA

DRAFT

City Properties Status
- AVAILABLE
- NOT AVAILABLE
- LEASED
- CITY
- Other Land Owners

Note: All proposals for lease or sale are subject to City Council review and approval.

This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

This map created by City of Cordova Planning Department 1/2013
OLD TOWN AREA

DRAFT

City Properties Status
- AVAILABLE
- NOT AVAILABLE
- LEASED
- ATS
- SALE PENDING
- SNOW DUMP
- CITY
- Other Land Owners

Note: All proposals for lease or sale are subject to City Council review and approval.

This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

This map created by City of Cordova Planning Department 1/2013
WHITSHED ROAD AREA

City Properties

Status

- AVAILABLE
- NOT AVAILABLE
- LEASED
- ATS
- SALE PENDING
- SNOW DUMP
- CITY
- Other Land Owners

Note: All proposals for lease or sale are subject to City Council review and approval.

This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

This map created by City of Cordova Planning Department 1/2011.
<table>
<thead>
<tr>
<th>Sunday</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>31</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>30</td>
<td></td>
<td>New Year's Day</td>
<td>CITY COUNCIL MEETING</td>
<td>CITY HALL CLOSED</td>
<td>LIBRARY</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>7</td>
<td>8 PLANNING COMMISSION 6:30 PM Library Meeting Room</td>
<td>9 Harbor Commission Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>14</td>
<td>15</td>
<td>16</td>
<td>17</td>
<td>18</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CITY COUNCIL MEETING</td>
<td>LIBRARY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>21</td>
<td>22</td>
<td>23</td>
<td>24</td>
<td>25</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>Martin Luther King Day</td>
<td>CITY HALL CLOSED</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>27</td>
<td>28</td>
<td>29</td>
<td>30</td>
<td>31</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>31</td>
<td></td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>
~ February 2013 ~

<table>
<thead>
<tr>
<th>Sun</th>
<th>Mon</th>
<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
<th>Fri</th>
<th>Sat</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>7</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>13</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>4</td>
<td>5</td>
<td></td>
<td>7</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>Super Bowl</td>
<td></td>
<td></td>
<td>City Council Regular Meeting Library Conference Room 730</td>
<td></td>
<td></td>
<td>Valentine's Day</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
<td>14</td>
<td>15</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>P&amp;Z Meeting Library Conference Room 630</td>
<td>Harbor Commission Meeting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>18</td>
<td>19</td>
<td>20</td>
<td>21</td>
<td>22</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Presidents' Day City Closed</td>
<td></td>
<td>City Council Regular Meeting Library Meeting Room 730</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>25</td>
<td>26</td>
<td>27</td>
<td>28</td>
<td>Notes:</td>
<td></td>
</tr>
</tbody>
</table>

More Calendars with Holidays: Mar 2013, Apr 2013, May 2013