

Chairman

Tom Bailer

Commissioners

David Reggiani

John Greenwood

Greg LoForte

Tom McGann

Scott Pegau

John Baenen

City Planner

Samantha Greenwood

Assistant Planner

PLANNING COMMISSION REGULAR MEETING

January 8, 2013 @ 6:30 PM

LIBRARY CONFERENCE ROOM

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)

(Pages 18)

14) AUDIENCE PARTICIPATION

15) COMMISSION COMMENTS

16) ADJOURNMENT

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 14th
- 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 Ordinances
- 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 Coproation 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 (Roemhildt 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.”

From: [Tony Schinella](#)
To: [Sam Greenwood](#)
Subject: RE: land disposal
Date: Thursday, January 03, 2013 10:18:24 AM

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

**CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 13-01**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
CORDOVA, ALASKA, RECOMMENDING 2013 LAND DISPOSAL MAPS TO
THE CITY OF CORDOVA'S CITY COUNCIL.**

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

5 MILE LOOP AREA

DRAFT

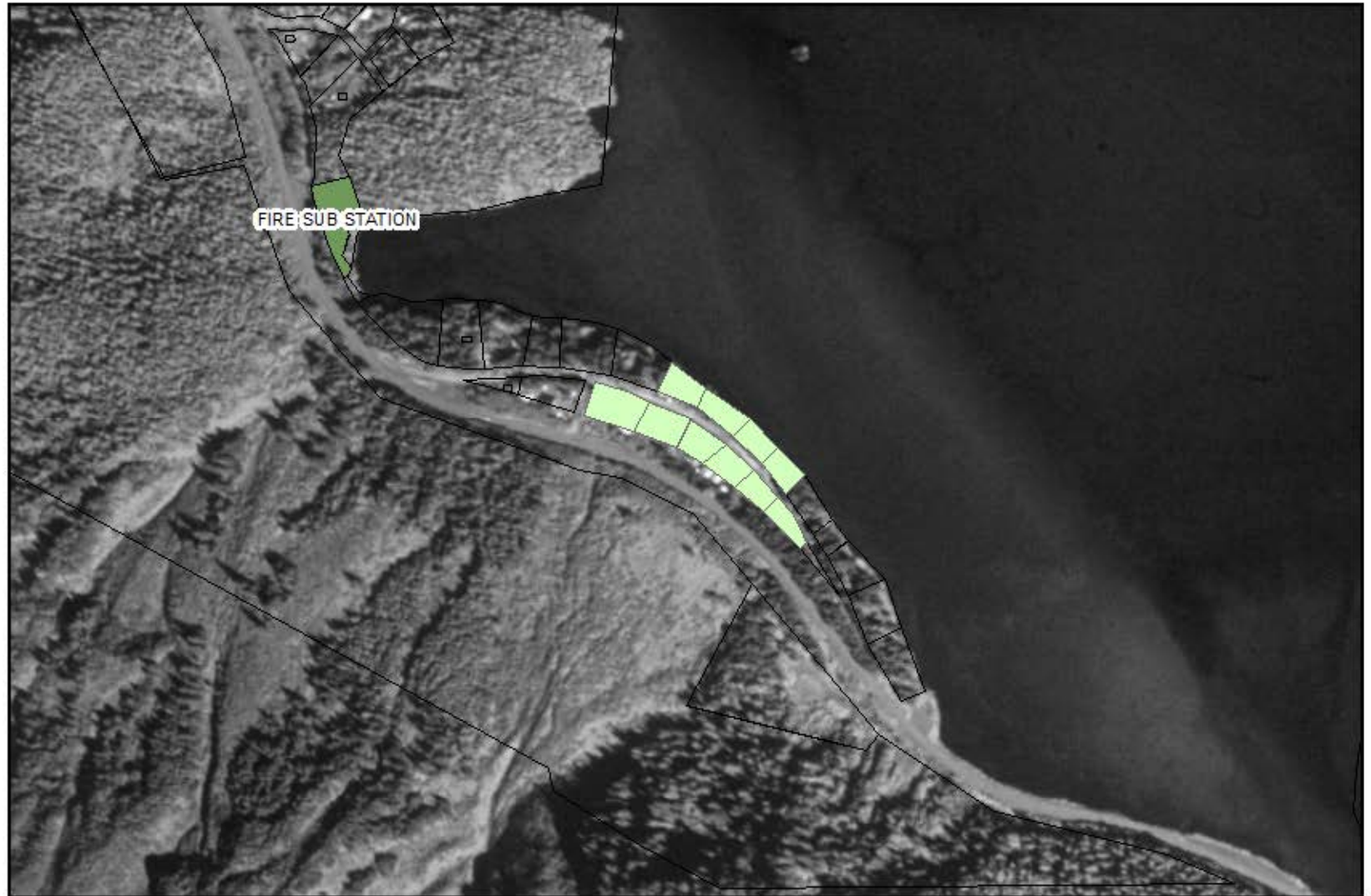
City Properties
Status

- 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.



0 260 520 1,040 1,560 2,080 Feet

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

TIDEWATER DEVELOPMENT PARK & CORDOVA INDUSTRIAL PARK

DRAFT



- Subdivision**
- Cordova Industrial Park
 - Tidewater Development Park
- City Properties**
- 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

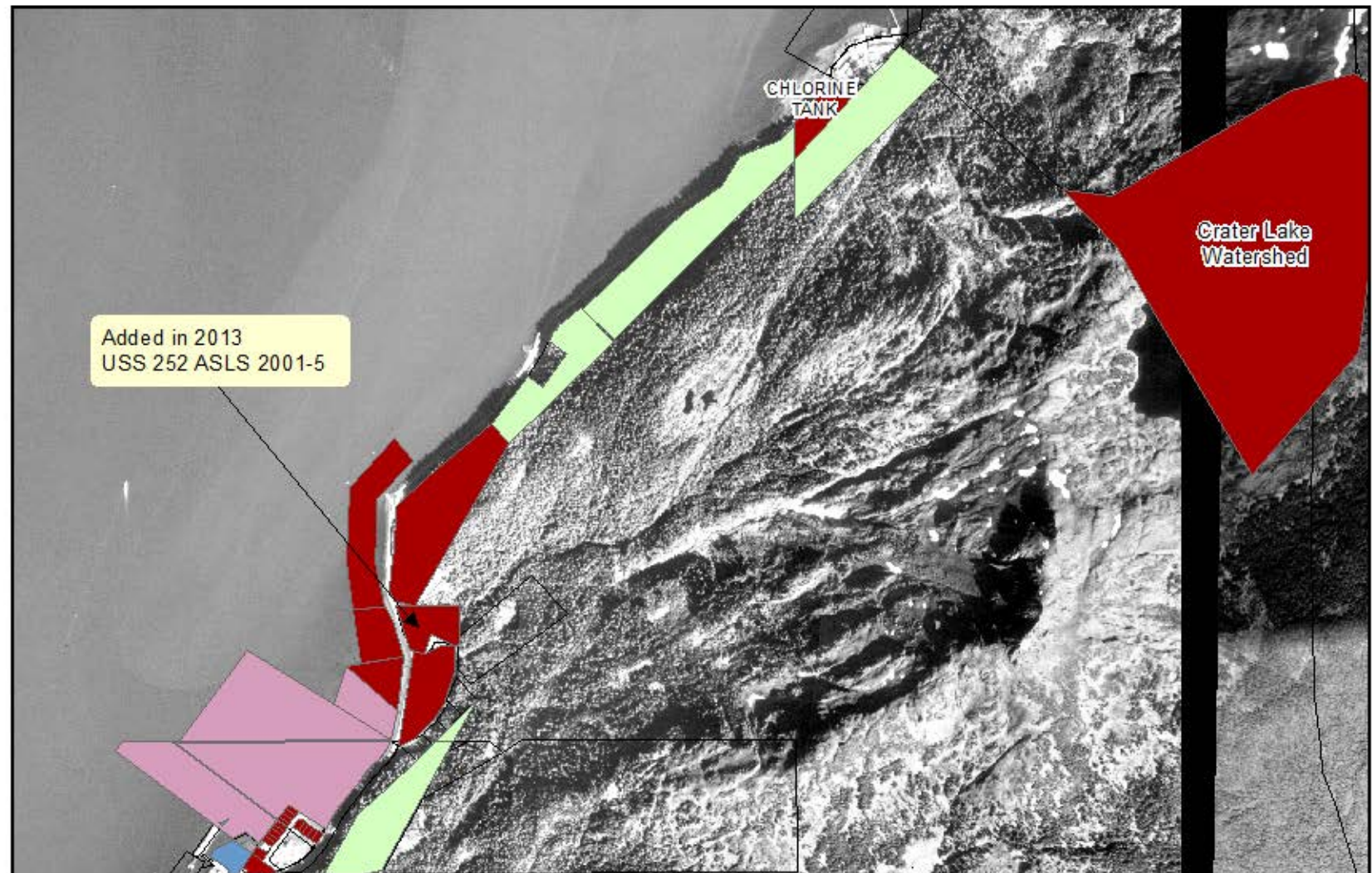
This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

0 170 340 680 1,020 1,360 Feet

This map created by
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1/2013

DRAFT

New England Cannery Road



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

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



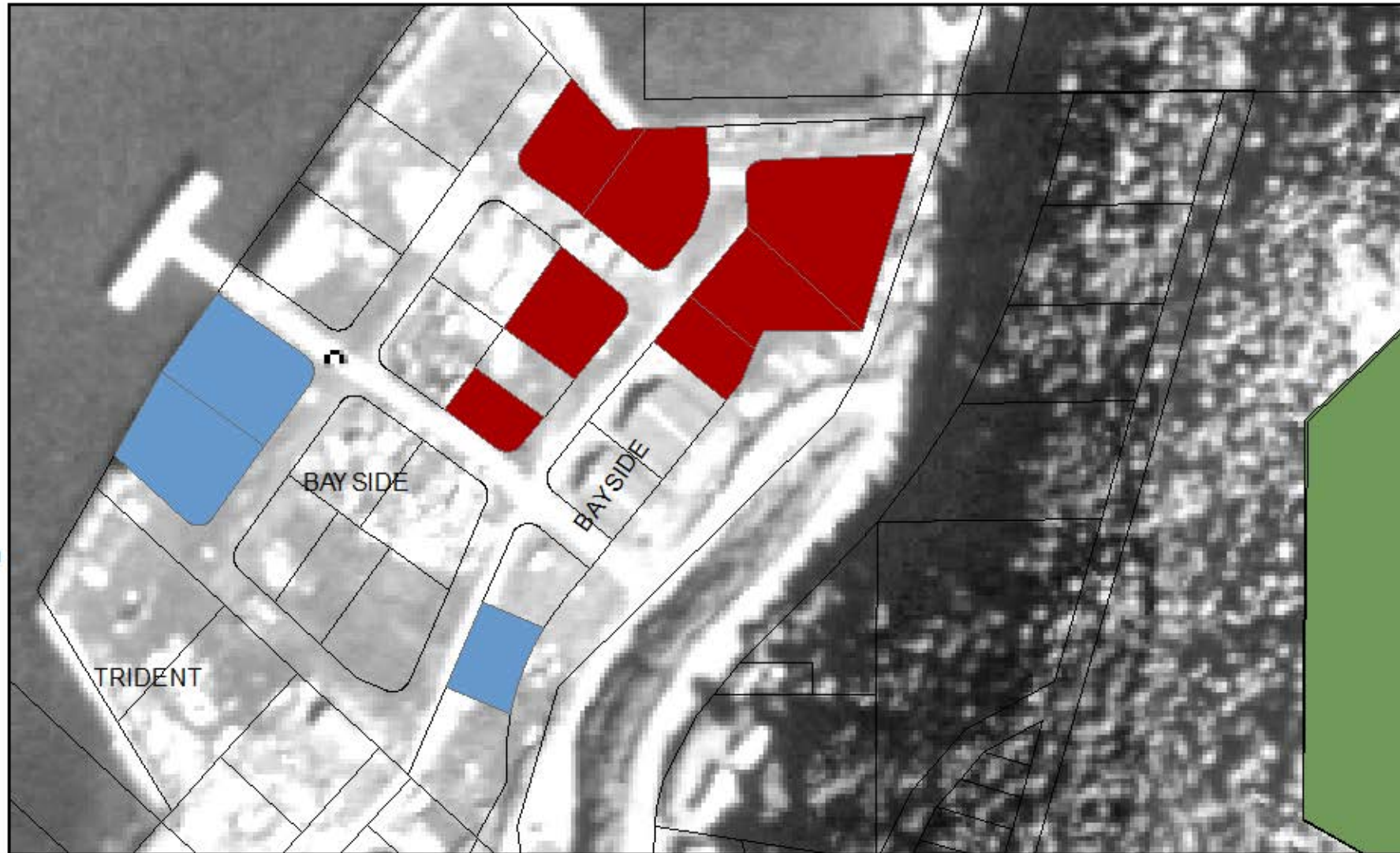
This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

0 550 1,100 2,200 3,300 4,400 Feet

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1/2013

NORTH FILL DEVELOPMENT PARK AREA

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0 62.5 125 250 375 500 Feet

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1/2013

OCEAN DOCK AREA

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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



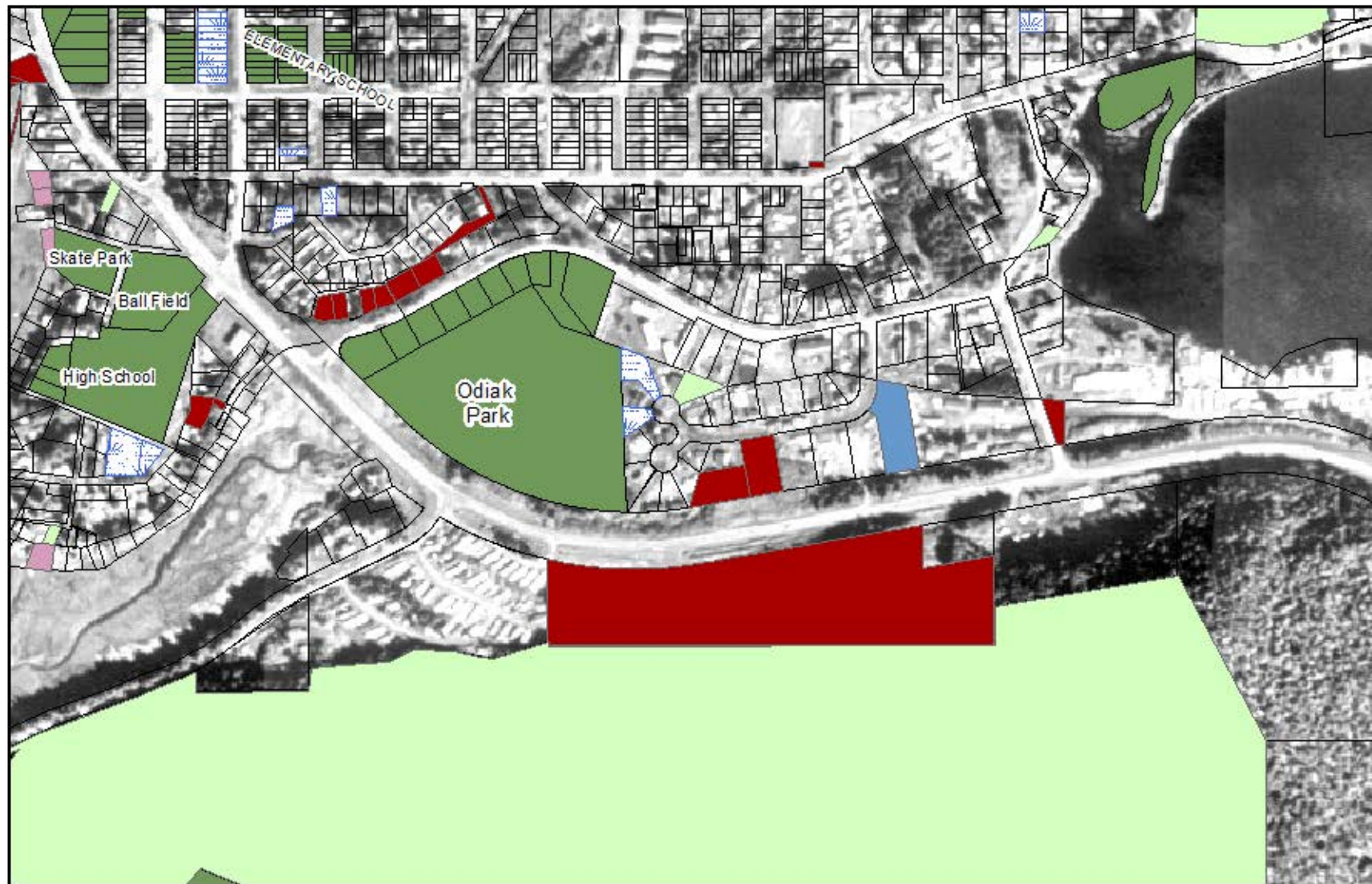
This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

0 165 330 660 990 1,320 Feet

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1/2013

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ODIAK PARK AREA



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



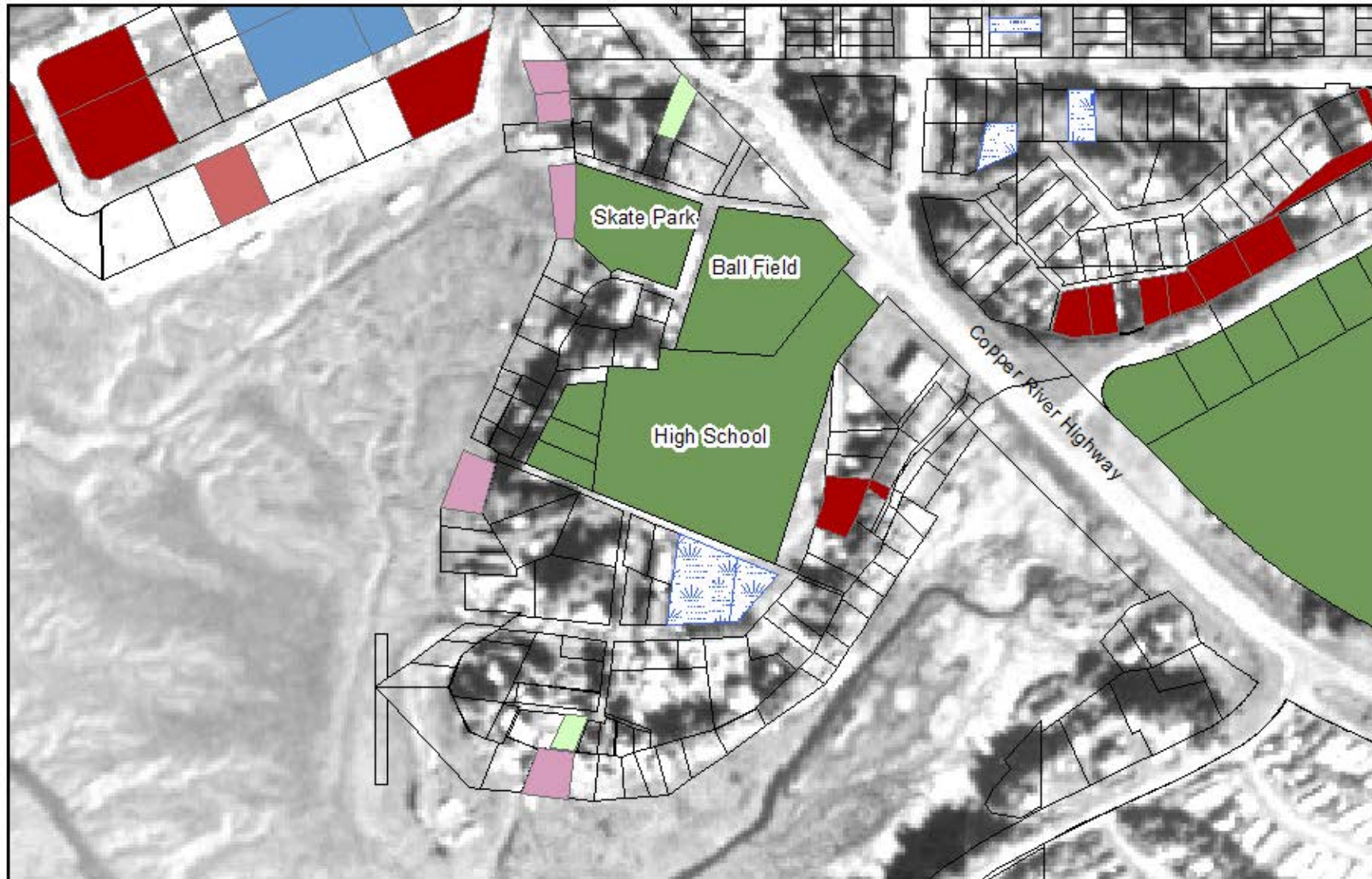
This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

0 190 380 760 1,140 1,520 Feet

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ODIAK SLOUGH AREA

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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.

0 95 190 380 570 760 Feet

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1/2013

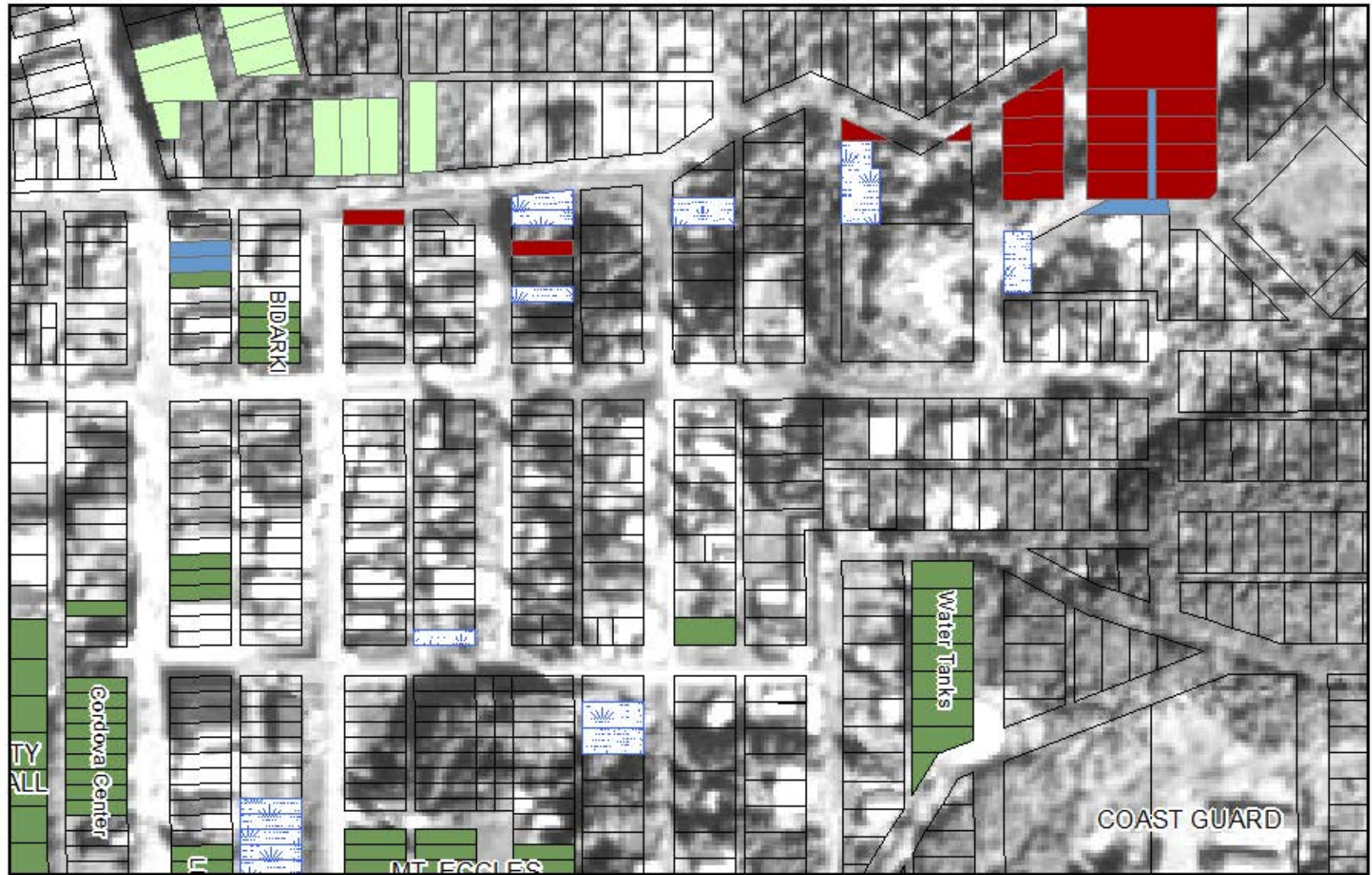
OLD TOWN AREA

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.

0 80 160 320 480 640 Feet

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SOUTHFILL DEVELOPMENT PARK

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



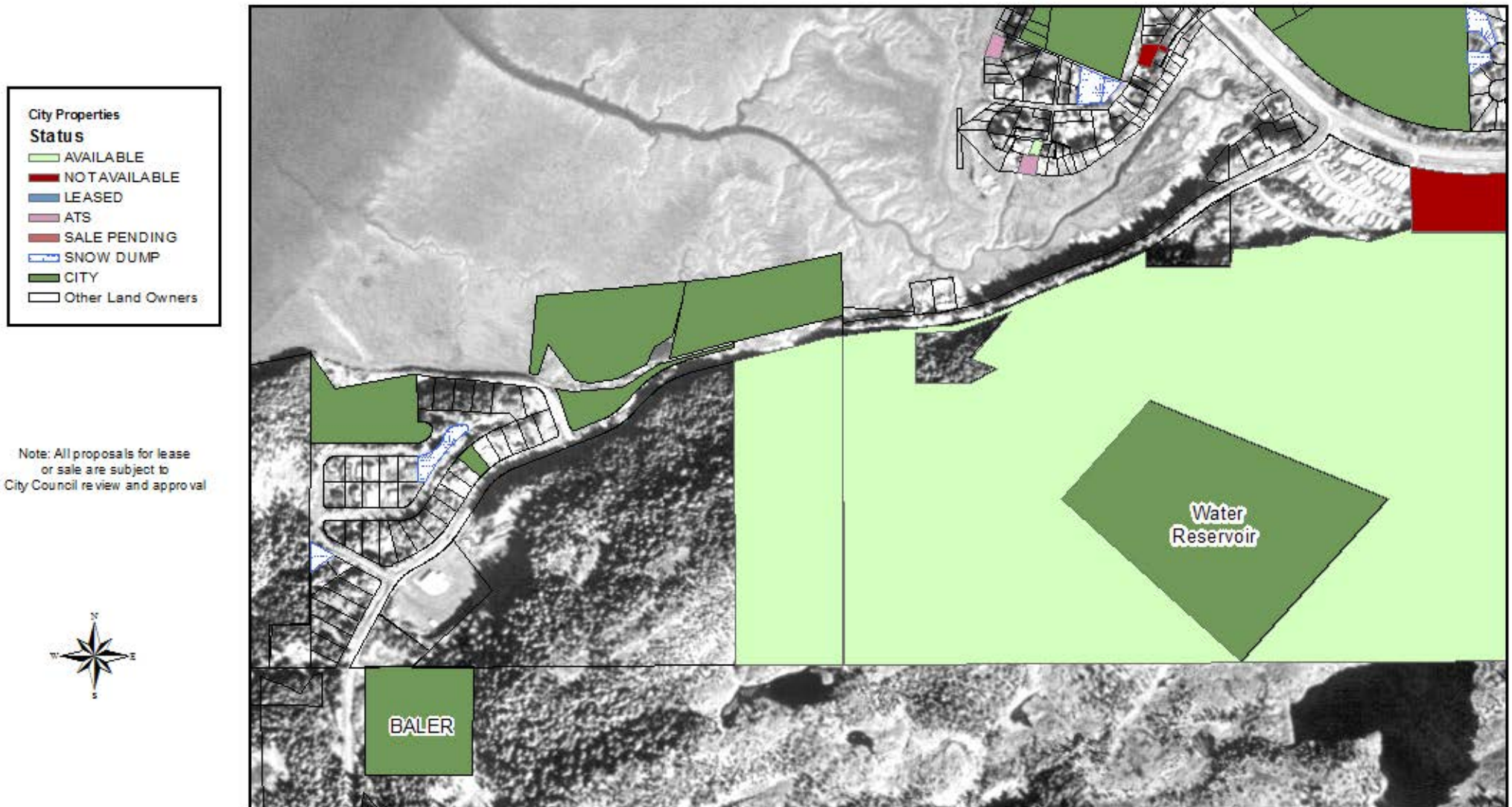
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0 87.5 175 350 525 700 Feet

This map created by
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1/2013

WHITSHED ROAD AREA

DRAFT



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January 2013						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1 <i>New Year's Day</i> CITY HALL CLOSED	2 CITY COUNCIL MEETING LIBRARY	3	4	5
6	7	8 PLANNING COMMISSION 6:30 PM Library Meeting Room	9 Harbor Commission Meeting City Hal;	10	11	12
13	14	15	16 CITY COUNCIL MEETING LIBRARY	17	18	19
20	21 <i>Martin Luther King Day</i> CITY HALL CLOSED	22	23	24	25	26
27	28	29	30	31	1	2

~ February 2013 ~						
◀ Jan 2013						Mar 2013 ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Groundhog Day
3 Super Bowl	4	5	6 City Council Regular Meeting Library Conference Room 730	7	8	9
10	11	12 P&Z Meeting Library Conference Room 630	13 Harbor Commission Meeting	14 Valentine's Day	15	16
17	18 Presidents' Day City Closed	19	20 City Council Regular Meeting Library Meeting Room 730	21	22	23
24	25	26	27	28	Notes:	

More Calendars with Holidays: [Mar 2013](#), [Apr 2013](#), [May 2013](#)