

**PLANNING COMMISSION REGULAR MEETING**  
**January 8, 2013 @ 6:30 PM**  
**LIBRARY CONFERENCE ROOM**  
**MINUTES**

**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**

M/Reggiani      S/Greenwood

Upon voice vote, motion passed, 7-0

**4) APPROVAL OF CONSENT CALENDAR**

N/A

**5) RECORD ABSENCES**

None

**6) DISCLOSURE OF CONFLICTS OF INTEREST**

None

**7) CORRESPONDENCE**

None

**8) COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**1) Guest Speakers**

**Kate Morse** introduced herself from the Copper River Watershed Project and said she was there to speak about the Odiak Pond Project and that she last presented in March and would like to fill the new folks in. She discussed snow melt and snow storage and how it affects waterways and also how run off from streets and driveways affect the local waterways. She believes that the Odiak Watershed is an opportunity to pilot "low cost, low maintenance" treatments for cleaning the snow melt and run off. The projects she's been working on are to develop a Native plant garden, to deal with invasive plants and finish grabbing samples to see how many pollutants are in the system. They have money to do a pilot demonstration to use plants to filter storm water. Bio-swell (picture was shown) was explained and how they can possibly implement that at the Hospital parking lot to get that water flowing back into the system. Would also like to re-direct the snow dump at the Odiak Pond with a barrier and possibly move the pavilion. There is an old railroad culvert that goes out into the pond that needs to be removed to let the water flow more naturally along the CRH.

**2) Audience comments regarding items on the agenda**

None

**3) Chairpersons and Representatives of Boards and Commissions**

**Bailer** wanted to know if Kate had been working with the State since the State plans on repaving and making a bike path. **Morse** said that she's mentioned that there are culverts there and they're completely plugged and that's a big source of water that is no longer being directed into Odiak. She said that Kristen has talked with Robbie the most. **Baenen** told Kate that those culverts are there but the reason they don't want to take them out is the electrical wires that are underground. **Morse** then spoke about the emergency snow storage site. She said it was the most attractive that Odiak had until last winter's storm and it now has unsettled gravel and an idea would be to try remove some of the introduced material so the stream channel can reintroduce itself. She said that she'd be able to bring money to the table to hire an engineer when the City is making the City-Wide Snow Handling Plan.

**9) PLANNERS REPORT**

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**Samantha Greenwood** added to define "City" and "Not Available", the RFP for Samson electrical work will be on the City Council Meeting and is supposed to be done by April 1 and water/sewer will go simultaneously, she's been working a lot on the Ski Hill Lease and FFA is getting taken care of. **Shannon Joekay** was hired as the Assistant Planner and she is starting Thursday. **Reggiani** asked Sam to explain what a "Slup Lot" is. **Sam** said a "Slup Lot" is the Eyak Corporation dividing their property to give their shareholders a 99 year lease

## NEW BUSINESS

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

**Samantha Greenwood** wanted a discussion about the difference between "City" and "Not Available". **Bailer** asked for clarification. **Pegau** explained that some lots are designated as "City" and some lots as "Not Available". **Reggiani** wanted to know if any of the forest green that's labeled "City" on the map was "Available". **Sam** said that's what they needed to define. An example was the North Fill and if they were going to keep that for boats how is that different than a City building? **McGann** said it would be clear to call that "City" since it's going to be developed into Harbor storage. **Reggiani** asked them to think about going the other way with all "City" property just being "Not Available". **McGann** clarified that people could still come in under special circumstances to request to purchase "Not Available" property. **Reggiani** explained that they were discussing Land Disposal Maps and that any other title than "Available" or "Not Available" would confuse the issue. **Greenwood** asked if there was any way of an outsider knowing if a "Not Available" lot was being used by the City. **Sam** said that they could submit a letter of interest. After a lengthy discussion, a decision was made to change "City", "Snow Dumps" and "Not Available" to "Not Available". ATS "Tidelands" will be labeled as "Tidelands" now so it's clearer to potential buyers or lessees. Another subject that came up was only allowing people to request to re-designate areas from "Not Available" to "Available" once a year but after a lengthy discussion, it was decided that the current process of allowing people to request to re-designate at any time of the year was more beneficial to Cordova and public notice is part of the process. **Reggiani** wanted to discuss the Ocean Dock Area. He said it came up at their City Council meeting and they were talking about the CIP list, or basically the project request list that the City takes down to the legislature and lobbies for State money to come in. He said that basically the CIP list is a ranking by priority at what our top priorities are. They had a long discussion about a shipyard building and some of the members on the City Council thought that (a shipyard building) really wasn't a City function to build a building and create more City infrastructure and have to staff the building for boat work and stuff like that. Some thought that it should be available for a private entity to come build a building and do whatever. **Reggiani** explained that it's been in some people's thoughts that developing a shipyard area would encourage businesses to come in (fiber glass companies, welders, machinists) and set up shops down there so that when the boats get hauled out they can go to one of the shops. He said, he thought the Planning and Zoning Commission would be ahead of ourselves to change any of these "Not Available" designations to "Available". He'd really like to request that the Harbor Commission take a look at that and if they are really thinking that a City-owned shipyard building isn't the direction they'd want to go to (they'd rather see that privatized) that's won't happen if it's marked "Not Available". **Reggiani** suggests the Harbor Commission look at the maps and make a recommendation as to what they believe is "Available". **Bailer** agreed that the Harbor Commission should make the recommendation since he has been getting conflicting opinions as to which group wants the area and which doesn't. **Pegau** said he thinks that the expansion and a big building was incorporated into a plan, but he may be wrong. He said that they have a really good Harbormaster who's not afraid to handle anything or answer any questions and that he really enjoys working with him. **Pegau** requested clarification about what exactly the Planning and Zoning Commission would like to see from the Harbor Commission: were they in fact asking the Harbor Commission to essentially draw out what the new configuration would look like? **Bailer** said yes. **LoForte** said it would be nice if there was more delineation between short term and junk yard storage. **Sam** said they're working on it. **Baenen** said he definitely wanted to see business promoted in Cordova and he would rather see businesses and companies rather than boat storage any day; more businesses means more people and they're buying houses. He'd like to see land available down there. **LoForte** explained some things that have been kicked around for the North Fill Development Park Area. They are reviewing the best use of the area for a new ramp, electrical hookups and they want to eliminate the congestion by Baja Taco. **Reggiani** said that Council is considering two things: to expand the fill and another was to have a shipyard building. As soon as boats were hauled out they can roll into a building to get fixed. The two ideas are not combined but will be looked at

separately. They are discussing which should be the priority. **Greenwood** stated that he was hoping fill was on the radar as we are running out of flat useable land. It will be money well spent. **LoForte** said that they are putting the new ramp and electrical in this summer to get rid of the congestion by Baja Taco. **Sam** said that we may want to get the land disposal status on the North Fill changed and that she is asking the Harbor to come up with a plan for Lot 3A by Bayside Storage to either utilize it or dispose of it, by possibly making it a standard lot as it is sub-standard currently. **McGann** requested clarification on the breakwater fill area: should be sale pending and the triangular area in front of Trident South should be "Not Available". **Sam** said that it was a bad GIS layer but she will continue working on it. **Pegau** recommended the designation of Shell Beach as "Not Available". **Sam** said she was not sure how to display that as it isn't its own lot but she will work on ATS220 for the next meeting hopefully. **Sam** suggested that Shell Beach be designated as "Not Available" but it may be a better way to say it would be reviewed every time and the answer would be yes or no instead of changing the designation, since it's not a platted piece of property within ATS220.

**10) OLD BUSINESS**

None

**11) MISCELLANEOUS BUSINESS**

None

**12) PENDING CALENDAR**

January 2013 Calendar  
February 2013 Calendar

(Pages 17)

(Pages 18)

**13) AUDIENCE PARTICIPATION**

None

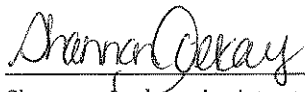
**14) COMMISSION COMMENTS**

Sam will speak to Susan B. about microphone tricks for conference calls.

Scott Pegau said he noticed how bad the addressing is while he was helping his wife with UPS and that we really need to clear up maps for health and safety responders.

Sam said that E911 and Addressing falls hand in hand and it is on the plate for Shannon and herself. Shannon brings extra knowledge as she's worked for the Police Department and knows their needs as well.

**15) ADJOURNMENT- M/David Reggiani, S-John Greenwood@ 8:20 PM**

 2/13/13  
Shannon Joekay, Assistant Planner                      Date