

**PLANNING COMMISSION REGULAR MEETING  
JANUARY 16, 2015 AT 6:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**1. CALL TO ORDER**

Co-Chairman *John Greenwood* called the Planning Commission Regular Meeting to order at 6:00 PM on January 16, 2015 in the Library Meeting Room.

**2. ROLL CALL**

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

Also present were City Planner, *Samantha Greenwood*, and Assistant Planner, *Leif Stavig*.

10 people were in the audience.

**3. APPROVAL OF AGENDA**

*M/Reggiani S/McGann* to approve the Agenda.  
Without objection, motion passed.

**4. APPROVAL OF CONSENT CALENDAR**

**a. Minutes of December 9, 2014 Regular Meeting**

*M/Reggiani S/Pegau* to approve the Consent Calendar.  
Without objection, motion passed.

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

*Pegau* said he saw a letter withdrawing the Science Center's application so he does not have a conflict.

**6. CORRESPONDENCE**

- a. State of Alaska DOT Public Notice
- b. Letter of Interest from Bayside Storage
- c. Letter of Interest from Brent Davis and Lauren Padawer
- d. Letter of Interest from Alpine Diesel
- e. Letter of Interest from Joe Arvidson
- f. Letter of Interest from Anthony J Schinella, Harbormaster
- g. Letter of Interest from Mobile Grid Trailers, Inc.

*Greenwood* acknowledged the additional correspondence from the Science Center and the signed resolution from the Harbor Commission.

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**a. Audience comments regarding agenda items**

*Osa Schultz*, of Mobile Grid, 109 Council, wanted to clarify due to Trident pulling out their first and foremost interest was in Lot 2, Block 7 as per their proposal.

*Jerry Blackler*, Alpine Diesel, said he was there to answer any questions.

## 8. PLANNER'S REPORT

*S. Greenwood* said that the Parks and Recreation Department was going to start talking about campground and land issues and asked if she and any commissioners would be interested in attending their meetings. She said at some point the commission or City Council talked about building height and it is defined in the City's Code as the highest point of the roof to the grade. *McGann* mentioned that in building code it is defined as mean roof height.

## 9. UNFINISHED BUSINESS

### a. Review of Proposals for Lot 2, Block 7, North Fill Development Park

- i. Mobile Grid Trailers, Inc.
- ii. Native Village of Eyak
- iii. ~~Prince William Sound Science Center~~

*M/McGann S/Roemhildt* to recommend City Council approve the proposal from Mobile Grid to purchase Lot 2, Block 7, North Fill Development Park.

*McGann* went through the scoring for each line of the criteria. *Roemhildt* said that the number of fisherman Mobile Grid services counts as introducing business and revenue to the City. *Pegau* said there were issues of whether or not they were opening these lots for new businesses that he kept in mind. He thinks that the Native Village of Eyak's (NVE) proposal is noncompliant with the zoning as it is an auto-shop with some marine capabilities. Mobile Grid's focus is more on the marine side. *Baenen* agreed with *Pegau* about NVE. Part of the reason he voted to have the lot available was to bring in new businesses. He has an issue with the costs of the buildings in the proposals. If he had to choose one he would choose Mobile Grid. He's not sure he would sell the property and maybe he would go for leasing it. *Reggiani* said that Mobile Grid would be his preference. He is not in favor of the motion. He would like to dispose by direct negotiation. The proposed improvement isn't quite what he hoped for that lot. *Greenwood* said that he didn't have a problem selling them the property. They seem ready and willing to move forward with a building.

*M/Reggiani S/Baenen* to amend the main motion to recommend City Council dispose by lease Lot 2, Block 7, North Fill Development Park by direct negotiation with Mobile Grid.

*Pegau* said that one of the issues of disposing by lease is that it does restrict their building capability. If they want to see buildings down there, there needs to be a clear path to purchase. He would like to see it developed rather than remaining an outdoor storage area. *Greenwood* said it seems to him they are trying to put some performance criteria on it.

Upon voice vote, motion to amend failed 2-4.

Yea: *Reggiani, Baenen*

Nay: *Greenwood, McGann, Pegau, Roemhildt*

Absent: *Bailer*

Upon voice vote, main motion passed 5-1.

Yea: *Greenwood, McGann, Pegau, Baenen, Roemhildt*

Nay: *Reggiani*

Absent: *Bailer*

## 10. NEW/MISCELLANEOUS BUSINESS

### a. Land Disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2

M/McGann S/Roemhildt to recommend to City Council disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2 by requesting sealed proposals to lease or purchase the property.

*McGann* said there had been agreement in the past that this should be made available. *Roemhildt* agreed. *Pegau* said that there had been a decision made last month. He doesn't see any new names or new interest. He agrees with leaving it as 'Available' on the Land Disposal Maps, but he doesn't think a month later they should make it available unless there is some reason to believe they would get bids they would accept. *Baenen* said they are looking for a new business that is going to have employees since that is why they didn't recommend it before. *Reggiani* said he is confused why it is back. *S. Greenwood* clarified that the letter from Bayside Storage was a new letter of interest. *Greenwood* said he agreed with *Pegau* and that there is not any new information that would make him want it to go out for proposals. He would like to wait until there are other interested parties. *McGann* said that it is their job to receive proposals. If it's available they need to do their job to get it out there. *Greenwood* wanted to look at a way for them to get more proposals at a time. He suggested maybe keeping it out for proposals longer. *Reggiani* said that with all the discussion, he thinks the theme is there in terms of what they are looking for with a new business and development. He said maybe it's an advertising thing that they need to clarify. *Baenen* said that the letter is just asking for reconsideration, it isn't a new thing or a new plan.

Upon voice vote, motion failed 1-5.

Yea: McGann

Nay: Reggiani, Greenwood, Pegau, Baenen, Roemhildt

Absent: Bailer

### b. Resolution 15-01

**A resolution of the Planning Commission of the City of Cordova, Alaska recommending the City Council of the City of Cordova, Alaska adopt the 2015 Land Disposal Maps**

M/Reggiani S/Pegau to recess for five minutes.

The meeting came back to session after five minutes.

M/Pegau S/McGann to approve Resolution 15-01.

*Greenwood* clarified that at this time they were deciding on which land to make available, and that they were not considering letters of interest. Staff projected the maps for the staff to view. The commission began discussion by going through all of the changes to the maps that staff detailed in the memo.

On the map titled 'North Fill Development Park,' *Pegau* said that he preferred the lots labeled as 'Not Available' remain so since the Harbor has requested those properties. There was concurrence.

On the map titled 'Ocean Dock Subdivision,' *Greenwood* said that when they made the green piece 'Available,' he wasn't sure how they thought anyone would access that land. He said they need to make something along the road 'Available' otherwise there's no access. *Pegau* asked if there was a reason why the lots along the road were 'Not Available.' *Stavig* said that these lots were not mapped before. *S. Greenwood* said that anything added by staff is 'Not Available' so the commission can decide on it. There was concurrence from the commission to make the three lots along the east side of the road 'Available.' *S. Greenwood* said there were deed restrictions on the properties around Shelter Cove and that is why they are 'Not Available.' *Pegau* asked how they would go about making the large lot in the shipyard 'Available' and if they were just going to do a portion or the entire lot. *Reggiani* said that this is where it gets confusing to him. The harbor obviously manages this area and leases on it now, he thinks the intent of the 'Not Available' designation is that it is City managed property but it is available for lease. He wants to know if

they are trying to look for an overarching document assigning which department would manage specific City-owned land. He is not sure what the authority level is for the Harbor. **Greenwood** asked if they don't do anything, can the Harbor address the letter of interest from Alpine Diesel. **Baenen** said that he would like to see the lot as 'Available,' then the Harbor will weigh in on what they want to do and proposals can come in. **S. Greenwood** asked if the question was: Is the Harbor able to lease this property? They currently lease property on a monthly basis. If they lease with Alpine Diesel on a monthly basis it seems to follow what they are already doing. **Reggiani** said that with the information in front of him he is not comfortable making the lot 'Available.' He asked the City Manager and staff to provide more insight on how the land is managed now. **Randy Robertson**, City Manager, said that he is comfortable referring this issue back to staff. This is a philosophical discussion which comes up monthly.

On the map titled 'Odiak Park,' **Pegau** said that he would like to see the new City property bought from **Dea Church** as 'Available.' **S. Greenwood** said that the pretense of purchasing that property was as a potential spot for a police station/fire hall. There was concurrence to keep it 'Not Available.'

On the map titled 'Whitshed Road,' **Greenwood** clarified that the large lot next to the lot purchased from **Church** is a municipal entitlement lot. **S. Greenwood** said that the lot has been approved, but not conveyed. The City would have to complete the survey of it to get it conveyed. **Pegau** said that he would like to see that lot 'Available' as there's some really nice property in there. There was concurrence to make it 'Available.'

On the map titled 'Power Creek,' **Greenwood** said he would like to see the two lots on the far right made 'Available.' There was concurrence to make it 'Available.'

On the map titled 'Odiak Slough,' **S. Greenwood** explained that **Bill Howard**, Streets Superintendent, wanted the lot on Forestry Way listed as 'Not Available.' There was concurrence to make it 'Not Available.'

On the letter of interest from **Brent Davis** and **Lauren Padawer**, **Pegau** asked if the three lots were listed as 'Not Available' as a greenbelt. **McGann** said that the lots are on a cliff, it just gives the uphill owners the ability to meet their setbacks. **Pegau** asked if they could look at the two lots to the right as well. **Baenen** said he was concerned about losing the greenbelt if the lots were sold. **Pegau** said that the greenbelt could be an easement. There was concurrence to make all seven lots along Chase Avenue 'Available.'

On the letter of interest from **Joe Arvidson**, **McGann** deferred to **Howard's** knowledge of the area to keep it as a snow dump. **Baenen** said he wanted it 'Available.' He said that you need two lots in order to build because they are so small. **Reggiani** agreed with **Baenen**. **Baenen** said the lot is all trees and the amount of snow stored there is very small. **Pegau** said that he was looking at snow dumps and didn't want to cut themselves short. He is comfortable making it 'Available' since there is a snow dump nearby. There was concurrence to make it 'Available.'

Upon voice vote, motion passed 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

**c. Land Disposal of the Portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B**

**M/Pegau S/Reggiani** to recommend to City Council disposal of the portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B by negotiating an agreement with Brent Davis and Lauren Padawer.

**Pegau** said that it makes sense and that this is one that they will hopefully consider an easement for a greenbelt. He doesn't see the lots as being useful. **Baenen** agreed, but wanted to make sure there was a greenbelt. **McGann** said that he wanted to amend the motion and add a special condition. **Reggiani** said to leave it to staff to work out the greenbelt through the negotiation. **Greenwood** was in favor of letting staff

negotiate the greenbelt. *Pegau* asked if the zoning designation (Parks and Open Space) provided a greenbelt. *S. Greenwood* said that if it was purchased, they would ask for a replat and the lot lines between the lots would disappear so the lot would become residential. She asked that the commission include the greenbelt in their recommendation.

*M/Pegau S/McGann* to amend the motion to add a special condition that a 20 foot greenbelt be maintained on the southern end of those lots.

*Reggiani* asked *Padawer* what impact this would have on their plans. *Padawer* said that they have discussed limbing the trees. Having the lots would eliminate issues with the City with their new addition and their lean-to. There isn't anything specific that they have in mind.

Upon voice vote, motion to amend passed 6-0.

Yea: *Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt*

Absent: *Bailer*

Upon voice vote, main motion passed 6-0.

Yea: *Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt*

Absent: *Bailer*

**d. Land Disposal of a Portion of Tract 1A of the Ocean Dock Subdivision #2**

This lot was not made 'Available' in the Land Disposal Maps, therefore there was no action to be made.

**e. Land Disposal of Lot 13, Block 12, Original Townsite**

*M/McGann S/Reggiani* to recommend to City Council disposal of Lot 13, Block 12, Original Townsite by requesting proposals.

*M/Baenen S/Roemhildt* to amend the motion to have direct negotiation with City Council.

*Baenen* said that *Arvidson* owns the property next door and he wants to see a 5,000 foot lot. That way they can possibly see a house on there some day. *Reggiani* said that his thought was process; when there is a change in designation it typically goes out to proposals to give everyone an opportunity. *Roemhildt* said that was a great point, but he wanted an opportunity to see those two lots combined. *Greenwood* said he was not in favor of the amendment.

Upon voice vote, motion to amend failed 2-4.

Yea: *Baenen, Roemhildt*

Nay: *Reggiani, Greenwood, McGann, Pegau*

Absent: *Bailer*

Upon voice vote, main motion passed 6-0.

Yea: *Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt*

Absent: *Bailer*

**f. Land Disposal of Lot 1, Block 6; Lot 2, Block 6; Lot 3, Block 5; Lot 3A, Block 8; Lot 4, Block 8; and Lot 5, Block 8; North Fill Development Park**

This lot was not made 'Available' in the Land Disposal Maps, therefore there was no action to be made.

**g. Land Disposal of Lot 3, Block 5, North Fill Development Park**

This lot was not made 'Available' in the Land Disposal Maps, therefore there was no action to be made.

#### **h. Election of Chair**

*McGann* nominated *Bailer* as Chairman. *Baenen* nominated *Greenwood*.

There was consensus that the election of the chair would be postponed until the next Regular Meeting.

#### **i. Election of Co-Chair**

There was consensus that the election of the co-chair would be postponed until the next Regular Meeting

### **11. PENDING CALENDAR**

- a. January 2015 Calendar**
- b. February 2015 Calendar**

*S. Greenwood* said that a floodplain administrator would be willing to meet with the commission to discuss floodplain administration. She said that Cordova would be getting new maps and there are new areas included in them. She also thought about inviting contractors to the meeting as well. The commission decided to schedule the meeting on March 12<sup>th</sup> from 6pm-8pm

### **12. AUDIENCE PARTICIPATION**

*Tony Schinella*, Harbormaster, 114 Nicholoff Way, said that every year they go through the disposal maps and they are reluctant to spend money because they may get sold off and they would have wasted money. Last year they spent \$12,000 just in gravel on the North Fill lots. Right now they have 28 people doing long-term storage. This winter they had 52 people in storage there.

*Greg LoForte*, 319 1<sup>st</sup> Street, wanted to speak as a citizen in regards to staff. He said that he knows they put a lot of work into the maps. When someone comes in and says they are interested in an unavailable property, the staff have to stop what they are doing and go through all the records. When it's not available, they should have to go to City Council and then work it back, rather than starting the profit at the bottom.

### **13. COMMISSION COMMENTS**

*Pegau* wanted to thank *Reggiani* for his service. He was surprised to see the resignation in the packet. He is going to miss him. They haven't always agreed, but he thinks it has always led to a better result in the end.

*McGann* thanked *Reggiani* and said it was a good meeting.

*Roemhildt* thanked *Reggiani* and said that he had learned a lot in the last year.

*Reggiani* said he was taking a break from the commission and he sees it as just a break. He enjoyed his tenure. *Bailer* talked him into it. He didn't know what to expect when he started and he came into a room that was totally packed and people were yelling and screaming. Governor *Parnell* appointed him to the Marine Transportation Advisory Board. He is excited to work on that and advocate for some folks. He is going to focus on the rates schedule. He tried to do some reflection on his tenure and there are many accomplishments and regrets. The one regret that stands out to him is all of the code revisions that they worked on. He is regretful that they were able to put so much time into them, but they weren't able to get them to Council for action. He challenged the commission to work on those.

*Greenwood* thanked *Reggiani* and appreciates the guidance on Robert's Rules of Order.

14. ADJOURNMENT

M/McGann S/Pegau to adjourn the Regular Meeting at 8:15 PM; with no objection, the meeting was adjourned.

Approved:



John Greenwood, Co-Chair



Leif Stavig, Assistant Planner

