

Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Tom McGann
Scott Pegau
John Baenen
Allen Roemhildt

City Planner
Samantha Greenwood
Assistant Planner
Shannon Joekav

**PLANNING COMMISSION REGULAR MEETING
FEBRUARY 4, 2014 AT 6:30 PM
LIBRARY MEETING ROOM**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt
- 3. APPROVAL OF REGULAR AGENDA** (voice vote)
- 4. APPROVAL OF CONSENT CALENDAR** (voice vote)
 - a. Minutes of 01-07-14 Planning Commission Regular Meeting Page 1-5
- 5. DISCLOSURES OF CONFLICTS OF INTEREST**
- 6. CORRESPONDENCE**
 - a. Update from FEMA Flood Maps Page 6-7
- 7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**
 - a. Guest Speakers
 - b. Audience comments regarding agenda items (3 minutes per speaker)
 - c. Chairpersons and Representatives of Boards and Commissions
- 8. PLANNERS REPORT**..... Page 8
- 9. NEW/MISCELLANEOUS BUSINESS**
 - a. Discussion of Proposed One Way Street Sawmill)... Pages 9-14
Avenue (Discussion)
 - b. 2014 Land Disposal Maps (voice vote) Pages 15-30
- 10. OLD BUSINESS**
 - a. Discussion of Comprehensive Plan Update..... No Memo
- 11. PENDING CALENDAR**
 - a. February 2014 Calendar..... Page 31
 - b. March 2014 Calendar..... Page 32
- 12. AUDIENCE PARTICIPATION**
- 13. COMMISSION COMMENTS**
- 14. ADJOURNMENT**

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

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

From: [Burducea, Carmen](#)
To: [Sam Greenwood](#); [Randy Robertson](#)
Cc: ["Perkins, Dwight"](#); ["Stone, Kelly"](#); David.Ratte@fema.dhs.gov; ["Karen.Wood-McGuinness"](#); [Martinenza, Joseph A.](#); Kristen.Meyers@fema.dhs.gov; Sally.Cox@alaska.gov; taunnie.boothby@alaska.gov; RSCX@starr-team.com; ["TUFTS, Tom"](#)
Subject: FEMA Project Status Report - City of Cordova, AK - DFIRM Update
Date: Monday, January 27, 2014 7:32:13 AM

Hello,

My name is Carmen Burducea and I am a Project Manager with the Strategic Alliance for Risk Reduction (STARR), a mapping contractor for the Federal Emergency Management Agency (FEMA). My team and I have been contracted to complete the Digital Flood Insurance Rate Map (DFIRM) project for City of Cordova, AK. This email is being sent to you as a status update for work completed on this project as of the end of the first quarter of the 2014 fiscal year: December 31, 2013. Detailed status updates like this are sent quarterly and include the overall project status, changes to the scope or schedule of the project and a detailed overview of the individual technical tasks associated with the project.

Status of Project

The scope for the DFIRM project includes the mapping of approximately 9.7 miles of shoreline utilizing new storm surge modeling and overland wave height analyses and approximately 7.7 miles of riverine areas in the City of Cordova.

The following table illustrates where we are in the project and includes major milestones with dates:

Activity	Actual or Projected Date
Discovery Meeting	May 2011
Coastal / Riverine Analysis	January 2014
DFIRM Preliminary Date	May 10, 2014*
90-day Appeal Period Start Date	July 2014*
90-day Appeal Period End Date	October 2014*
Issue Letter of Final Determination	January 2015*
DFIRM Effective Date	July 2015*

**All projected dates are subject to revision as the project progresses.*

Recent Activity

The coastal and riverine analyses throughout Cordova City have been completed. Draft work maps with resulting special flood hazard areas are in the early stages of production.

Next Steps

STARR will distribute the draft work maps to the city officials for review towards the end of February 2014. FEMA will then schedule a Flood Risk Review meeting to discuss the results of the study. The

scope of the meeting is to solicit feedback on the work maps in advance of the issuance of the Preliminary Maps, and inform the city about the map adoption process. Additional information regarding the presentation of these work maps will be forthcoming.

Region X news, upcoming events, and training opportunities are published monthly in the Region X Newsletter. Subscription information and past issues are available on the STARR website at <http://j.mp/starrrxnews>. The Region X Help Desk is also available as a resource for communities to get answers related to things like studies, levees, coastal issues, compliance issues, and any general question for Region X or RSC staff. The Help Desk email address is: regionxhelpdesk@starr-team.com.

I hope you found this status update email helpful. If you have any questions, or if there is information that you would like to see in future updates, please feel free to contact me by phone or email. My contact information is below.

Sincerely,

Carmen Burducea, CFM

Project Manager

STARR - Strategic Alliance for Risk Reduction

6110 Frost Place | Laurel, MD 20707 | Phone: (301) 575-3153

Email: cburducea@starr-team.com | Web: www.starr-team.com

Planners Report

To: Planning Commission
From: Planning Department Staff
Date: January 27, 2014
Re: Recent Activities and updates

- No permits issued.
- Finishing up closing documents and Lot 1 Block 1 should be closed at the time of this meeting.
- AC lease will be on next CC meeting
- Staff met with Senator Gary Stevens
- Working with Bill Howard on ROW by pool and potential culvert to drain the puddle on Railroad Avenue
- Working with Brandon developing 5 year plan and short term action items
- Moving through the hiring process...interviews the week of 1/27/2014
- Worked with Paul and Malvin on fire hydrants and creating spreadsheet and GIS layer
- Working on Performance Deed of Trust information for City Council
- Had Kick off meeting with Safe Routes to school engineers-Josh handling the contract
- Working with State on conveyance of land to city for breakwater past the polar bear
- Involved in review of RFP and proposal received for Copper River Watershed Snow removal analysis
- Meeting and supply support for LT2 RFP and plans as needed
- Working with Bill on Street's Chip seal plan & project plans for 2014.
- Cathy, Brandon, and I are developing flyer for public describing 'Bring your can to the curb' campaign
- Worked with Dave Branshaw to get garage doors order for ski hill maintenance
- Researching and learning about fish processing waste water and the sewer plant. Working with Camtu on a plan to keep her moving forward with the fish processing system
- Harborside Pizza sent letter to City Council asking to extend their time to have a building complemented per the performance deed of trust
- Worked with Eagle contracting and Malvin to get an agreement in place on 2 inch 1 sewer line and lift station
-

Memorandum

To: Planning and Zoning
Thru: Samantha Greenwood, City Planner
Date: January 28, 2014
Re: Proposed One Way Discussion Sawmill Avenue

PART I. GENERAL INFORMATION:

Mr. Joyce has asked to discuss the idea with Planning and Zoning of making Sawmill Avenue and South First Street one way. He will present his idea at the meeting. Included in the packet are maps and photos so that you can become familiar with area.

From: [Paul Trumblee](#)
To: [Sam Greenwood](#)
Subject: FW: proposal to P&Z about the idea of making sawmill avenue
Date: Wednesday, January 29, 2014 9:43:50 AM
Attachments: [Paul Trumblee.vcf](#)

Sam.

I looked over the map and if we are only talking about South First Street (west of the ball field) and Sawmill Ave (north of the ball field) And Not South Second or Fisherman Ave, I don't for see any Fire and life Safety Issues.

In the summer time I see it would be a good idea during the baseball ball season for the safety of little children running around.

In the winter time drivers coming from the south into town on CRH don't have to look directly into heads lights of vehicles that are coming up Sawmill Ave at the Stop sign.
During an emergency we would take Sawmill Ave in that direction anyway and not go all the way around the ball field by the school.

The other added factor in the congestion of South Second and CRH after basketball games and school pickups and drop offs are vehicles traveling Sawmill Ave and wanting to turn left on CRH.

I have passed your information on to the Fire Chief and Deputy Chief and waiting for their reply back.

Paul



From: Theresa Keel [<mailto:tkeel@cordovasd.org>]
Sent: Tuesday, January 28, 2014 5:19 PM
To: Sam Greenwood; David Calvert; tfraychineaud@cordovasd.org
Subject: RE: proposal to P&Z about the idea of making sawmill avenue

Sam,

I'm aware of the idea – Tim has been bouncing this idea around since this summer. I will be at the
th

meeting on the 4th. By then, I will do a little data collection regarding the pick up, drop off, at the high school to see if it will cause problems.

Thank you for including us!

Theresa

Theresa Keel
Superintendent of Schools
Cordova School District
907-424-3265
tkeel@cordovasd.org

Excellence for All!

From: Sam Greenwood [<mailto:planning@cityofcordova.net>]
Sent: Tuesday, January 28, 2014 4:49 PM
To: David Calvert; tkeel@cordovasd.org; tfraychineaud@cordovasd.org
Subject: proposal to P&Z about the idea of making sawmill avenue

Hi all

Tim Joyce will be presenting a proposal to P&Z about the idea of making sawmill avenue to the top of the hill be one way. See map and arrows. I have heard a few comments/concerns that it will cause additional congestion because of the drop off and pick up that occurs at the High school currently. I was hoping that you could provide some input on your thoughts pro or con, either through an email or if you would like to attend the meeting it is at 630 on Tuesday the 4th at the library meeting room.

Paul is this an issue with the fire department?

Thanks

Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

Location of Porposed One Way Street



Location of Porposed One Way Street





Memo

To: City of Cordova Planning Commission
From: Sam Greenwood, City Planner
Date: 1/30/2014
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 2014 Land disposal maps in order to make a recommendation to City Council to accept the land disposal maps.

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.

Parks and Recreation would like all parks and open spaces lands to remain designated as city property. Odiak Camper Park was developed with a grant from the Federal government and the State. One of the criteria of that grant was that the property if sold had to remain as a recreational facility, while the city has the right to sale this property the buyer must be made aware of the requirement and understand the consequences of developing the property for another purpose.

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.

Public Safety would like to be consulted as proposals and land disposal occurs as they have been in the past.

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.

Some things to consider by map

Old Town Map

I have highlighted three lots on 5th and Browning near the water tanks. Currently the road is not developed to those lots but the area is fairly flat and could be developed for residential use, while still providing a 2 lot buffer between the water tanks. I would recommend these lots be listed as available.

Whitshed Road Area

I would suggest we change the extent of this area (map provided in packet) eliminate the showing the water treatment plant and Baler (this site is leased from the state) so that extent can be at a size reasonable to show the ball field and the camper park and the large area that the City owns which is the property with the most potential to be developed.

For the 2013 disposal maps this discussion occurred.

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.

I have added ATS boundary to the land disposal maps. I left it as an outline versus a filled parcel because of the size of the ATS and the variety of ownership along the land side.

All City property and snow dumps show as not available on the maps.

This is the annual update of the land disposal maps. These changes below were made to the 2014 maps.

1. Lot 2 Block 3 Cordova Industrial Park from sale pending to private. (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 South fill Development Park to Sold (sold to Thai Vu and Camtu).
6. Changed Lots 1-4, Block 42 Original Townsite to Private (Americus Purchase)
7. Changed Lot 1 Block 1 CIP from leased to sold (Ocean Beauty)

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:

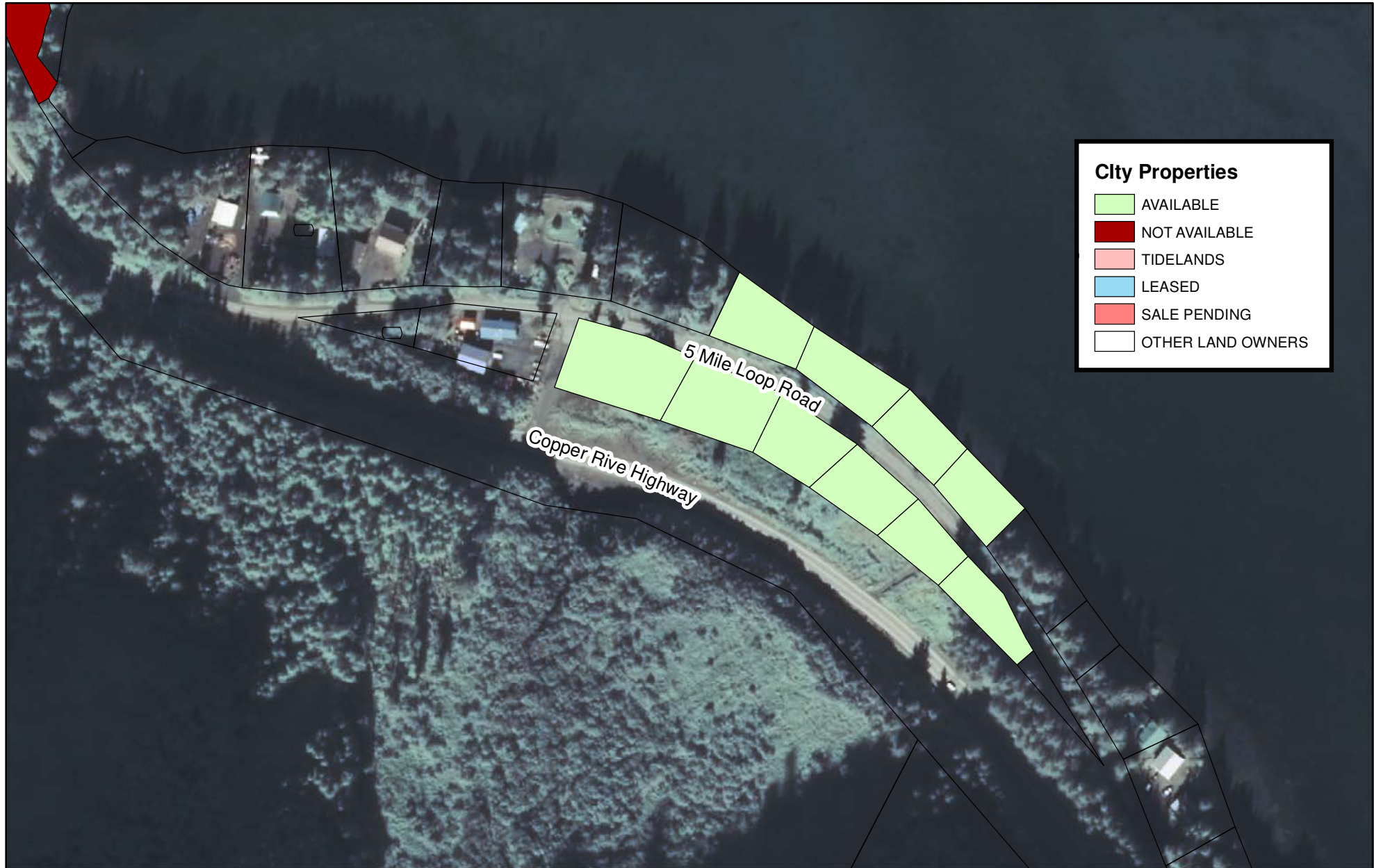
None

PART V. SUGGESTED MOTION:

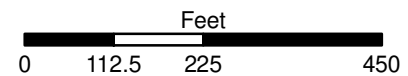
“I move to approve resolution 14-04 a resolution of the Planning and Zoning Commission of the city of Cordova, Alaska, recommending land disposal maps to the City of Cordova’s City Council.”

5 Mile Loop Area

DRAFT

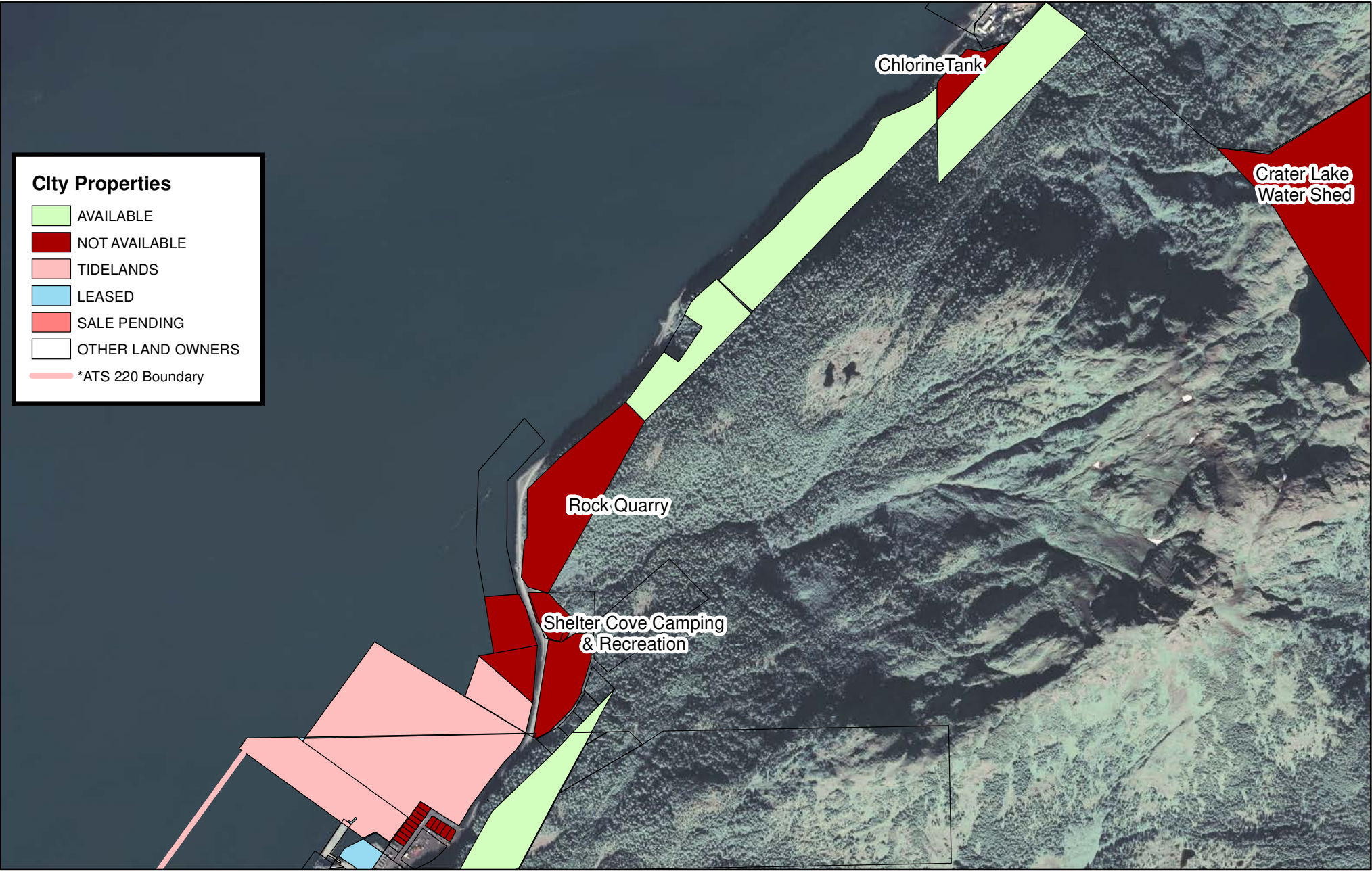


Note: All proposals for lease or sale are subject to P&Z and City Council review and approval



New England Cannery Road

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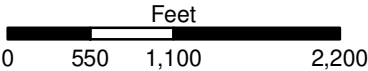


Clty Properties

- AVAILABLE
- NOT AVAILABLE
- TIDELANDS
- LEASED
- SALE PENDING
- OTHER LAND OWNERS
- *ATS 220 Boundary

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*Land inside ATS 220 Boundary is consider Tidelands



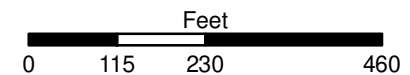
North Fill Development Park

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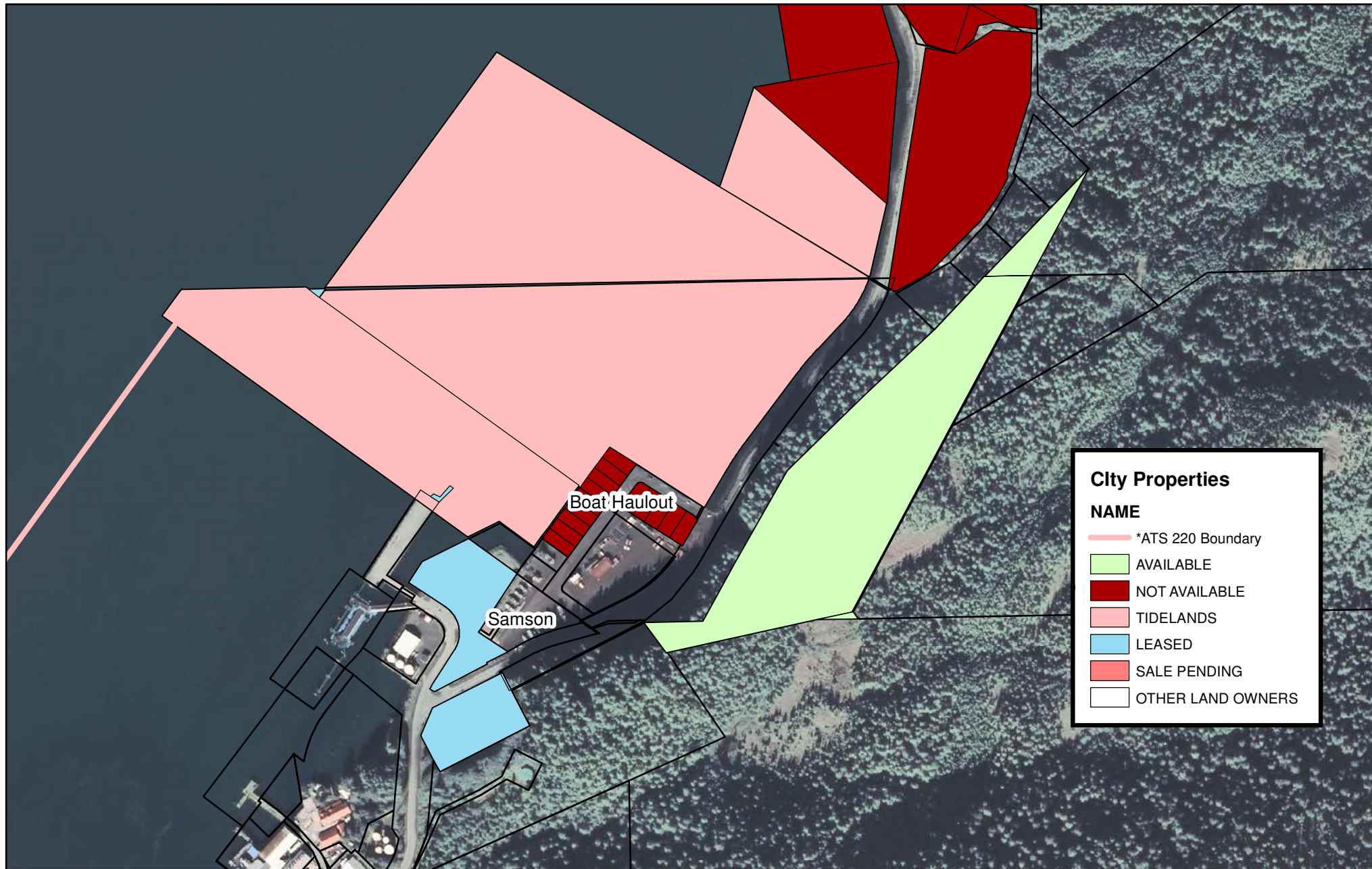
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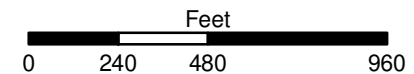
Ocean Dock Subdivision

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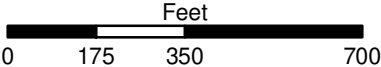
Odiak Park Area

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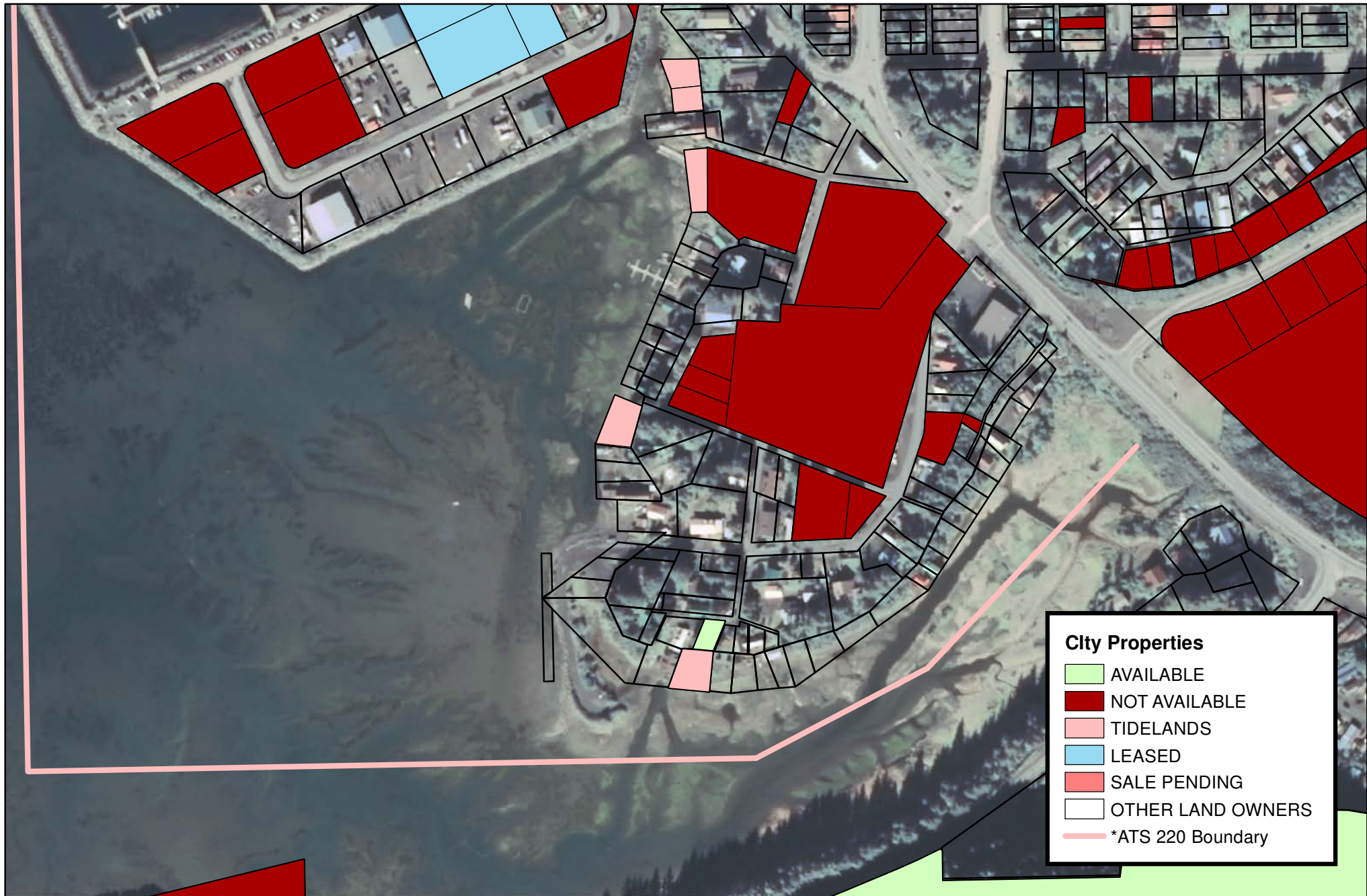


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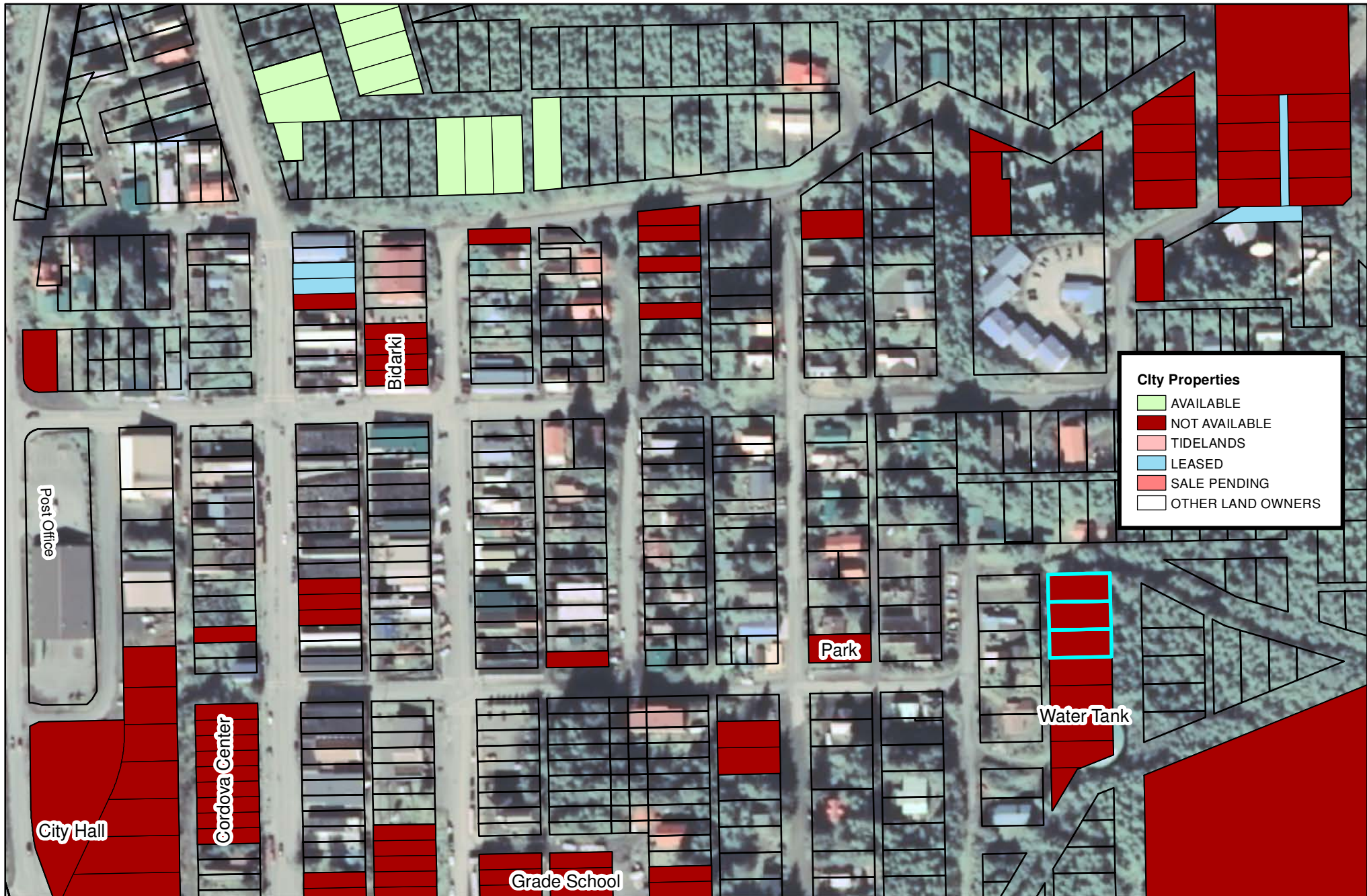
Odiak Slough Area



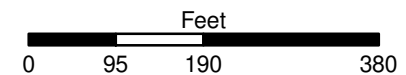
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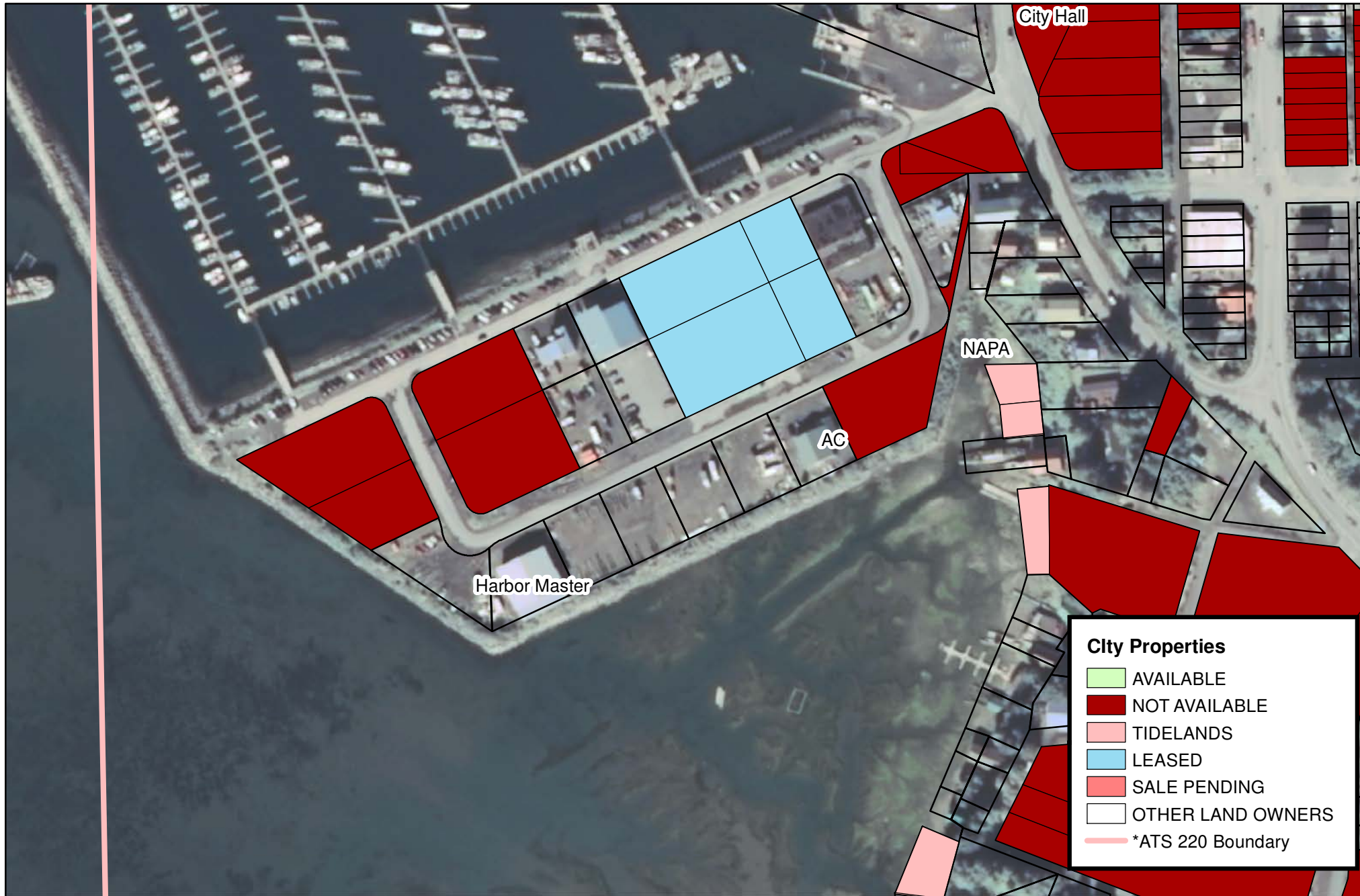
Old Town Area



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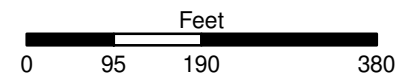


South Fill Development Park



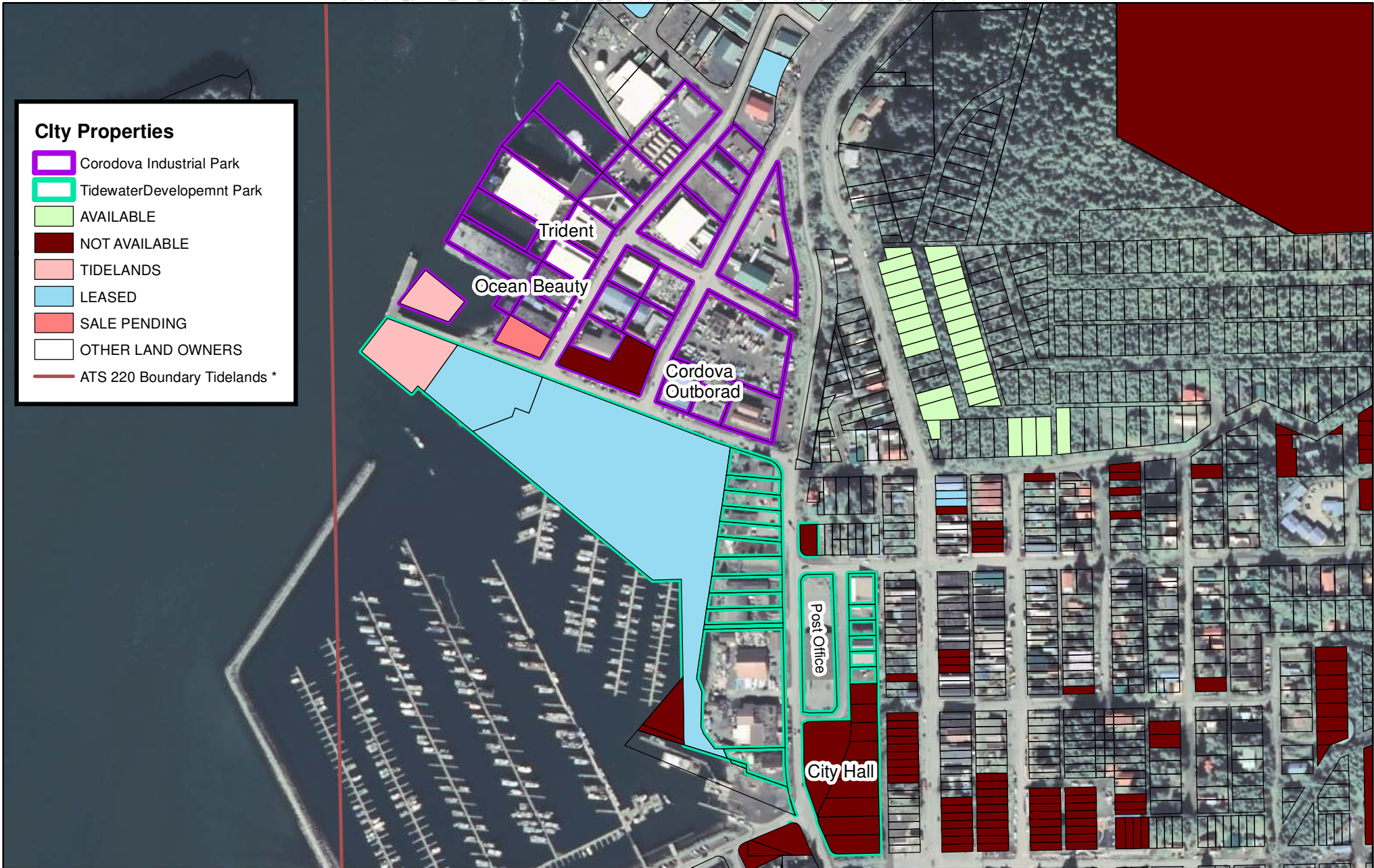
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TideWater Development Park & And Cordova Industrial Park

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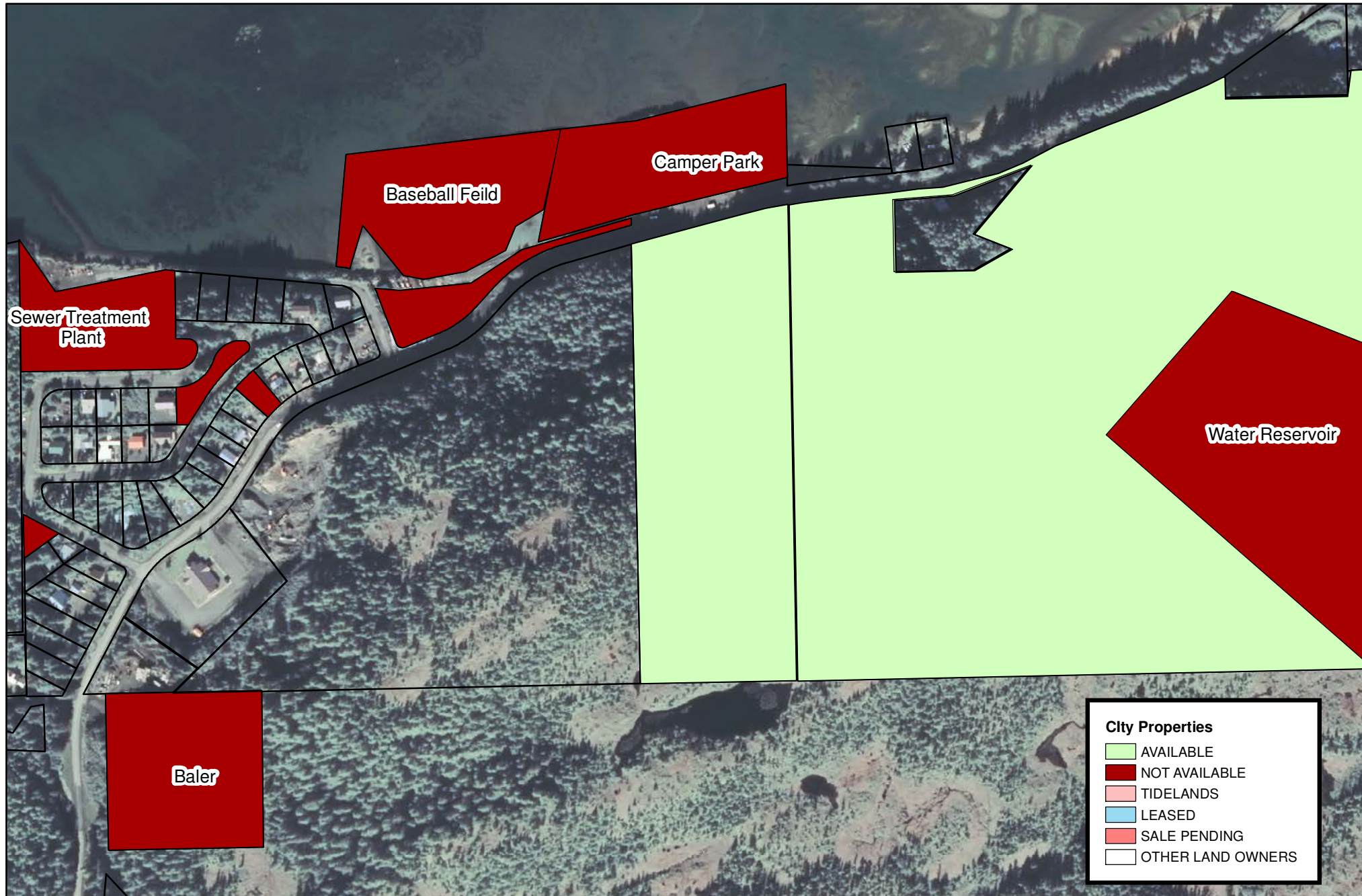
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Feet
0 195 390 780



Whitshed Road Area

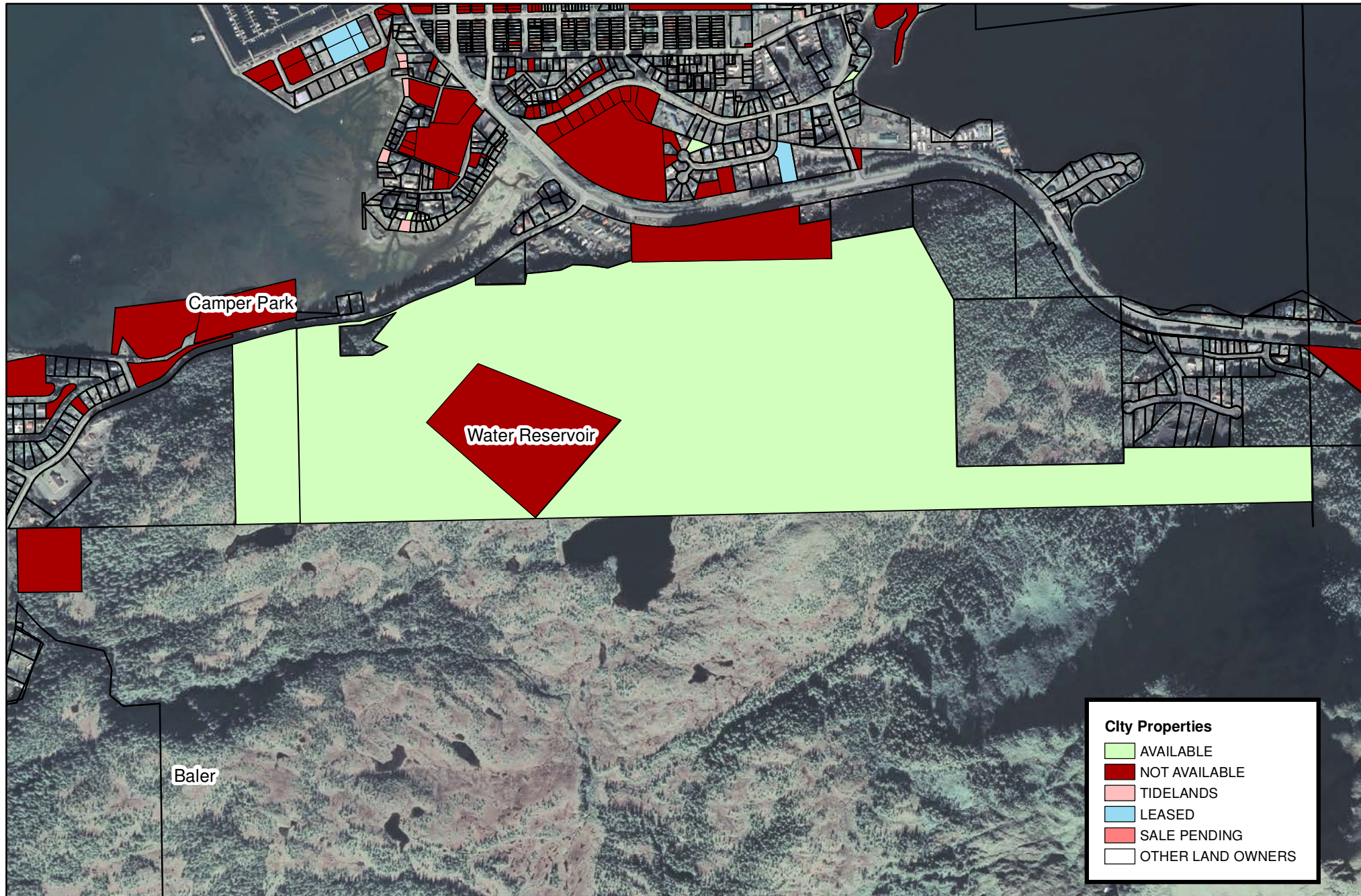


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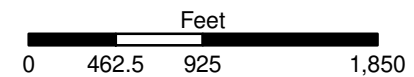
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Whitshed Road Area



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February 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 City Council Regular Meeting Library Conference Room 7:30 PM	6	7	8
9	10	11 P&Z Meeting Library Conference Room 6:30PM	12 Harbor Commission Meeting 7:00 PM City Hall	13	14  Valentine's Day	15
16	17 President's Day City Closed	18	19 City Council Regular Meeting Library Conference Room 7:30 PM	20	21	22
23	24	25	26	27	28	

March 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 City Council Regular Meeting Library Conference Room 7:30 PM	6	7	8
9	10	11 P&Z Meeting Library Conference Room 6:30PM	12 Harbor Commission Meeting 7:00 PM City Hall	13	14	15
16	17	18	19 City Council Regular Meeting Library Conference Room 7:30 PM	20	21	22
23	24	25	26	27	28	29
30	31 Seward's Day City Closed					