

**CITY COUNCIL WORK SESSION  
MARCH 17, 2010 @ 6:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Vice Mayor EJ Cheshier* called the Council work session to order at 6:10 pm on March 17, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Vice Mayor EJ Cheshier*, Council members *David Allison*, *Bret Bradford*, *Jim Kacsh*, and *David Reggiani*. Council members *Keith van den Broek* and *Robert Beedle* were present via teleconference. *Mayor James Kallander* was absent. Also present were City Manager *Mark Lynch* and Deputy City Clerk *Susan Bourgeois*.

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

1. Audience comments regarding agenda items.

*Jennifer Gibbons*, Browning St., stated that the Prince William Soundkeeper is committed to helping with the work session dialogue. In addition, she would like a committee formed with both Council members and people from the public. *Gibbons* suggested having four meetings. The first meeting would discuss maps, the second would discuss the City's needs, the third would gather public ideas and comments, and the fourth meeting would discuss a plan. She is willing to help facilitate the process.

*Mary Anne Bishop*, 406 4th St., stated that she was there on behalf of the PWS Audubon Society. She stated that she supported the Prince William Soundkeeper's suggestion to form a committee. She urges the Council and Public to consider how waterfront development impacts fish, wildlife, and environmental health. She gave the Clerk a written letter.

*Connie Benell*, Fleming Spit, stated that she is thankful to the Council for allowing the work session. She hopes that they can continue to have open dialogue with the public.

*Jason Borer*, Eyak Corp., Observation Ave., stated that he would like the work session to be informal so that the public can still participate. *Cheshier* stated that he would keep the meeting informal unless it got out of hand.

*David Otnes*, 311 Browning Ave., stated that he was involved in the proposed Alaska Pipeline project as far back as 2002. He is aware that AIGCO has been trying to get

projects going throughout Southeast Alaska to no avail. He thinks the idea that AIGCO presents is a good idea, but questions their track record.

*Tom Bailer*, 304 Orca Inlet Dr., stated that he would like to clarify that the work session was just to discuss the rezone. If a project did come up, the City would then research it and make a decision.

#### **D. WORK SESSION TOPIC**

2. Discussion of the proposed rezone of property described as ATS 1004 (Fleming Spit area) from Conservation to Waterfront Industrial. Discuss scope of work, options for use of the land, and alternate sites.

*Cheshier* stated that the City's Comprehensive Plan stated that the City was in need of additional industrial waterfront. Developing more industrial waterfront has been on the mind of Council for a while, and AIGCO just got the discussion going.

*Kacsh* clarified that the work session was just to discuss the 25 acres in question. The Council should just focus on what to do with that area at that moment. He stated that in regards to the area being rezoned, they chose sort of an arbitrary line to define the area. He stated they needed to decide how wide of a scope they needed.

*Cheshier* stated that the line was an easy line to make because it didn't need to be surveyed. It also went as far down as the Council would like, without going any further into Fleming Spit. *Lynch* stated that he viewed the comprehensive plan and saw that it had already been discussed to use the Ocean Dock Fill area if it became available. He thought the public process had already been done. He stated that surveying is expensive; costing between \$10-15K to survey the tidelands. That is why the decision to draw the line on an already surveyed line was done. *Reggiani* thanked Lynch for the explanation. He stated that he has been comfortable rezoning the area because there has been an identified need, and the process is very robust. He would like Cervenka to discuss a fill project. *Cervenka* stated that the first step was the rezoning. Secondly, they would need approval from all interested agencies, like the Army Corp. of Engineers, DNR, and the DEC. They would also need to document that they looked at other areas for the project. With wetlands, it's always 'avoid, minimize, replace.' She stated that they would first need to look at other areas before they could proceed. If all that happened, they would need a conditional use permit. P&Z could then set any conditions that they would require. After that, construction could begin. If the City platted it into different lots, then the City would go into the flow chart on how to sell or lease land. *Bishop* asked about a pre-application process. *Cervenka* stated that it was through the Coastal Management. *Gibbons* stated it was there to streamline the application process. *Cervenka* stated that the area adjacent to ATS 1004 is zoned waterfront historic district, and it is very similar to waterfront industrial.

#### **E. AUDIENCE PARTICIPATION**

*Borer* asked if someone could explain the Conservation zoning designation. *Kacsh* stated that when the City took that parcel of land from the State, the City said that it was going to be zoned Conservation. *Cervenka* stated that the Code indicated that the Conservation designation dates back to 1987.

*Gibbons* stated that this particular project was the genesis for discussing how to develop the waterfront. She stated that all the confusion is the exact reason why there should be more work sessions.

*Allison* stated that Council's decision is to decide whether or not P&Z did their job, did their job properly, and to decide if they were going to accept their recommendation for changing the zone designation. He stated that when they were initially discussing the rezone, they thought that many enhancements could be done to the area with the proper planning. He stated that there has been a public process in dealing with how to develop the waterfront, exemplified in the Comprehensive Plan. However, he is not opposed to forming a committee to further discuss waterfront development. He stated that everyone understands how used that area is. The first step would be to rezone, and then a long process to decide what projects go there.

*Bradford* stated that P&Z did their job, but he thought the work session was to discuss whether the Council wanted a committee to look at the rezone and research other options. Considering that they would have to research other options for any projects that would go down there, he thought that they should do that first. *Bailer* stated that it would be hard to look at other locations to place boats (referring to the boat haul out in the same location). *Bradford* agreed, but thought 25 acres was excessive. *Kacsh* agreed with Bradford, and thought that they should define their land needs of the moment. He stated that they could rezone in the future if they needed to.

*Benell* stated that since there was little comment from the public while the Comprehensive Plan was being written, she thought it was legitimate to have work sessions now with the public to hear current concerns. *Bailer* stated that the Comprehensive Plan was legitimate.

*Bradford* asked what they would need to do in order to rezone a smaller portion of land. *Cervenka* stated that either an attorney or surveyor would need to write a legal description of the land.

*Reggiani* stated that the City's budget was extremely tight, and could not afford \$10-15K for a survey. He stated that he was comfortable with Lynch's recommendation because there was a robust process in order to start a project once the rezone was done. With that being said, he would like to enhance the area, but the rezone needs to happen first.

*JR Lewis* spoke to the misconception that the opportunity to comment was not advertised enough. *Benell* stated that the Council should be open to the people who would like to comment now, even if they didn't comment in the past.

*Keith van den Broek* stated that his first reaction was similar to others in the audience, but now that he has looked into it, he is more amenable with the change. He is concerned about rezoning 25 acres however, and would like to find out if there was a way to rezone a smaller portion without the costs.

*Bishop* stated that she thought that there should be a project associated with the rezone. Therefore, people would know what the need is, and could identify the exact amount of land to rezone.

*Cheshier* stated that whatever is done in the area, the fill should only be done once so that the perimeter can be beautified and remain that way.

*Borer* stated that the interested party should survey the land. *Cheshier* stated that it was the City's project to rezone.

*Gibbons* stated that the current work session exemplified the need for more work sessions with the public. *Reggiani* stated that he would like another work session before the Council sees it again on the regular meeting agenda. He would also like Lynch to determine if there is a low-cost option for specifying a smaller area for the rezone.

*Cheshier* stated that at the end of the regular meeting that night, they could decide how and when to proceed.


#### F. COUNCIL COMMENTS

#### G. ADJOURNMENT

*M/Bradford S/Reggiani* to adjourn the work session.

Seeing no objection, *Vice Mayor Cheshier* adjourned the work session at 7:20 pm.

Approved: April 7, 2010

Attest:   
Erika Empey, Deputy City Clerk

