

PLANNING COMMISSION AND HARBOR COMMISSION  
JOINT WORK SESSION  
APRIL 8, 2013 @ 6:30 PM  
LIBRARY MEETING ROOM  
MINUTES

A. **Call to order - 6:30 PM**

- B. **Roll Call** Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Tom McGann, Scott Pegau, Roy Srb, Harbor Chairman Robert Beedle, Greg LoForte, Max Wiese and Mike Adams (6:33 PM). Absent were John Baenen and Ken Jones.

Also present was Planner Samantha Greenwood, Assistant Planner Shannon Joekay, Harbormaster Tony Schinella and Harbor administrative assistant Brandy Griffith. There were 5 people in the audience.

C. **Disclosure of Conflict of Interest**

None

D. **Work Session Topics**

- a. Harbor Commission presentation of North Fill Ramp Plan
- b. Site visit (weather dependent)
- c. Lot 3A Discussion with Harbor Commission and P&Z

E. **Commission Comments**

**Bailer** ~ I'd like to welcome back Roy Srb to the Planning Commission.

**Samantha Greenwood** ~ Susan Bourgeois, the City Clerk, asked that I pass out the lawyer training flyer and ask you all to get back to her this week through myself and Tony and let her know if you can attend.

**Schinella** ~ Presented the North Fill Ramp Plan.

**Beedle** ~ The whole plan came about with past Council meetings. It came about because of the danger at the Baja Taco ramp location. We want to make the North Fill Ramp useable and it's amazing someone hasn't gotten hurt at the Baja Taco location. We are putting in maintenance, water and electric, and are looking at a covered area in the future. It gets very congested behind the Harbormaster building. There is potential for business, you can put a crane down there (North Fill), there will be multiple users: hatchery workers, gillnetters, seiners, recreational and sports fisherman. It allows for future expansion and the possibility of leasing spots in the future such as to mobile food wagons or coffee shops.

**Bailer** ~ Let me interrupt you for a bit. Tony, please give the overall view of everything here.

**Schinella** ~ We are going to have to wait and see after a year how its primary use is.

**Reggiani** ~ Where does someone park and put their trailer when deer hunting?

**Schinella** ~ Explained 72 hour and vehicle (only) parking. Also looked at Prince William Sound Aquaculture Corporation trailers and spots to stage them. We left room for the EVOST inspections, required by contract. The new float (floating dock) should be in this weekend and you will be able to launch by yourself.

**Reggiani** ~ It is about 21-22 feet wide and will fit our (PWSAC) new landing craft.

**Beedle** ~ Need a year of use to see traffic flow and use. It is a fluid plan so we still have the ability to change as new ideas and industry comes up. We can go with it. All of the areas will have fees which will generate money for the Harbor.

**Srb** ~ Is there a mechanism for policing this?

**Schinella** ~ We have parking stickers at the Harbormaster's office. It will take enforcement from the Harbor staff.

**Beedle** ~ The police handed over Harbor parking tickets. So they can write tickets now.

**Greenwood** ~ What is the maintenance area fee schedule? Daily?

**Schinella** ~ It's a daily fee.

**Greenwood** ~ Is there a maintenance area time limit?

**Schinella** ~ You have to check with the Harbor and it is dependent on how many people need to use it.

**Brett Bradford** ~ There is an advantage of the maintenance area. You can come over to the backside and pull straight through.

**Bailer** ~ Good point. This is a long term plan.

**Schinella** ~ Yes, this is a living plan.

**Beedle** ~ Trying to make it user friendly so people want to use it.

**Reggiani** ~ Will some things change in the off season?

**LoForte** ~ We are trying to get people away from Baja area. There's no water or electric and the Harbormaster building. The fleet dynamics have changed. We're trying to look down the road and change the "system". The present condition at Baja: ramp is not acceptable. The whole area needs to be a no wake zone. It's going to take policing, education and a change in mentality. It can really influence the fleet.

**Srb** ~ So the intention is to move away from Baja?

**Schinella** ~ Yes split the pressure at that area to make it safer.

**Srb** ~ Will people be able to put their name on long term storage? It would make it more appealing for people to stay here.

**Greenwood** ~ Who can enforce the no wake zone? That's the biggest detriment to this plan.

**Beedle** ~ It is up to us to let the fishermen know.

**Adams** ~ It seems that as a community we can create the education. It doesn't need to go to the State level. It's not a quick fix, it'll take time but it's achievable.

**Bailer** ~ It gets small boats away from the commercial area.

**Pegau** ~ We need more vehicle parking.

**Greenwood** ~ How are you marking spaces?

**Schinella** ~ Painting the lines.

**Marvin Vandenbroek** ~ This is the best thing I've seen for the Harbor. It's (Baja Taco area) very stressful and this plan will help with economic growth by not giving away more land. The new ramp will be more convenient.

**Reggiani** ~ Will you implement this plan this summer?

**Schinella** ~ Yes, we have talked to Moe.

**Brett Bradford** ~ Do you know where the sewer access is?

**Schinella** ~ Yes, in the road.

**Bailer** ~ City manager backs the plan and thinks it's the best for the community.

**Samantha Greenwood** ~ presented option 2.

**Srb** ~ Don't forget the cost of relocating the light pole.

**Greenwood** ~ Any other utilities?

**Srb** ~ TV company has facilities on the lot line.

**Alexis Cooper** ~ If you keep lot 3A or sell it, will the lot lines dissolve?

**Samantha Greenwood** ~ My recommendation is to dissolve the 3A lot line so this doesn't happen again. Presented option 3.

**LoForte** ~ Does this have to be re-platted?

**Samantha Greenwood** ~ Any options will have to be re-platted. Presented option 4.

**Pegau** ~ With this option, anyone can buy it.

**Samantha Greenwood** ~ Any industrial business can put a proposal in. Council has the right to deny any proposal.

**Bailer** ~ Is Area K an easement?

**Samantha Greenwood** ~ It is a platted right of way.

**Beedle** ~ I'm not against business owners but I am for the Harbor and safety.

**Bailer** ~ Isn't another lot coming open?

**Samantha Greenwood** ~ There is an 18 month lease on the Mobile Grid lot. The Council appears to want it to go out to proposal.

**Alexis Cooper** ~ I support option 1. It will try relieving congestion from the south side and we should give it a shot for a couple years. I think it'll be good for the fleet.

**Greenwood** ~ Talk to Moe about making the CRH approach more user friendly.

**Marvin Vandenbroek** ~ In the future you should put a concrete slab in and let multiple boats go down the ramp at the same time. The North Fill Ramp Plan is the best thing I've seen since the boat lift.

**Adams** ~ This isn't a money making proposition. The income it shows is the fleet is what brings in the money. It is a service to the (fish) industry that brings the town's treasure.

**Alexis Cooper** ~ When will there be action on Lot 3A?

**Bailer** ~ Tomorrow we make a recommendation to City Council for 4/17/13 meeting.

**Schinella** ~ The only reason Cordova is as big as it is-the fleet comes in and spends money in town.

**Bailer** ~ The community does all kinds of things like parks and green belts. It has to support itself and our standard of living.

**F. Adjournment**  
**M/Reggiani S/Greenwood**  
**Motion to adjourn at 7:53 pm**

Shannon Joekay 5/15/13  
Shannon Joekay, Assistant Planner Date