

Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Tom McGann
Scott Pegau
John Baenen
vacant

City Planner
Samantha Greenwood

Assistant Planner
Shannon Joekay

**PLANNING COMMISSION JOINT WORK SESSION
WITH THE HARBOR COMMISSION
APRIL 8, 2013 @ 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, Harbor Chairman Robert Beedle, Harbor Commissioners Greg LoForte, Max Wiese, Mike Adams and Ken Jones

3. WORK SESSION TOPIC

- a. Harbor Commission presentation of North Fill Ramp Plan..... (Pages 1-7)
- b. Site visit (weather dependent)
- c. Lot 3A Discussion with Harbor Commission..... (Pages 8-17)

4. ADJOURNMENT

Memorandum

To: Planning and Zoning Commission and Harbor Commission

From: Harbormaster Tony Schinella

Date: March 29, 2013

Re: Harbormaster Presentation of North Fill Ramp Plan

At the 3/22/2013, the Harbor Commission had a special meeting where they approved the North Fill Ramp Plan and amended the Harbor Facilities Uplands Master Plan. At this work session, the Harbor Commission will present the North Fill Ramp Plan to the Planning and Zoning Commission. The goals of the North Fill Ramp Plan are to alleviate congestion at the South Ramp (Baja Taco), develop an under-utilized area and create a safe and user friendly area. The Harbor Commission stands by their recommendation of 9/17/2012 that Lot 3A, Block 8; North Fill Development Park remains unavailable.

This presentation is to provide an understanding of the North Fill Ramp Plan and background information for the next agenda item.

North Fill Ramp Plan

A map of the area is attached and all areas described below have a corresponding letter on the map. Here are some definitions for terms in this plan.

Accessible Winter Storage means that the road that services the storage area will be plowed by the City. It does not mean that boats, paths to boats or boat tongues will be shoveled during the winter.

Semi Accessible Winter Storage means that the boat owner can access their boat but the city will not plow the area that the boat is stored in during the winter.

North Ramp Plan -All Areas

Purpose: Provide services for both commercial and recreational users.

Summer 2013

Continue removal and cleanup of area
Place existing properties into the newly identified areas.
Develop most efficient layout for all areas

Future 1-5 years

Evaluate area as a whole make changes if needed
Evaluate fee schedules

Future 6-10 years

- 1) Explore option of year-round floating dock use
 - A) Potential Breakwater
 - B) Wake Protection
- 2) Explore tideland purchase
 - A) Additional Harbor Space
- 3) Explore Access
 - A) Improving access from Copper River Highway to Coast Guard Lane
 - B) Accessing areas through ROWs and Using ROW

Area A Maintenance Area

Purpose: To provide a maintenance area with water and electricity for commercial boats. A daily rate will be charged for use of this area.

Summertime: Maintenance Area 4/2-10/30

Wintertime: Semi-Accessible winter storage 10/31-4/1

Summer 2013

One Power pedestal to accommodate 4 power cords
Water service in the ground-needs to be dug up to hook to it

Moe is looking into digging this-this season
Once we get a surface hook up, we dig a trench-will have hose spigots on posts
4 spigots-then Y off them to go to each space
Water would be shut off at valve box in winter (Oct 15)

Future 1-5 years

Evaluate and make changes based on previous season's use
Metered Power for every maintenance space (1 power pedestal for every 2 spaces)
Update and determine fee schedule
Water would be combined with the power pedestals and would be supplied to every maintenance space
Research covering portions of the maintenance area (temporary vs. permanent)
Research possibility/feasibility of Gantry crane

Future 6-10 years

Update fee schedule as necessary
Implement covered maintenance areas
Possible 220 power source
Gantry crane- purchase and install

Area B Long-Term Storage Area

Purpose: Provide an area for long term storage. Rent will be on monthly bases. This area will also be used for Oil Spill Response equipment.

Summertime: Storage 4/2-10/30

Wintertime: Accessible winter storage 10/31-4/1

Summer 2013

Continue removal of non-operable derelict boats or other property
Research how far we can push back toward CRH
Research if EVOST barges/equipment is in best area
Research fencing possibilities to prevent snow damage to stored property
Research possible gabion (cut bank back) at Railroad Ave.
Identify best layout for the area

Future 1-5 years

Evaluate and make changes based on previous season's use
Develop implementation plan and timeline
Update Master Plan

Future 6-10 years

Implement as research is completed and plans are developed

Area C Trailer Parking Area

Purpose: To provide summer season trailer parking and winter boat/trailer storage.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Accessible Winter Storage 10/31-4/1
Number of spaces determined by boat sizes

Summer 2013

Provide spaces for boat trailer parking
Organize existing vessels

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area D Non Permit Required Vehicle Only Parking

Purpose: Provide 72 hour parking for stand-alone vehicles.

Summertime: Vehicle Parking 4/2-10/30

Wintertime: Accessible Winter Storage 10/31-4/1
Number of spaces determined by boat sizes

Summer 2013

Provide parking spaces for vehicles only.

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area E Permitted Trailer Storage Area

Purpose: Provide permitted trailer parking for summer season. Provide winter boat storage.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Non-Accessible Boat Storage 10/31-4/1
Number of spaces determined by boat sizes

Summer 2013

Provide spaces for boat trailer parking

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area F 72 hour Boat and Trailer Parking Area

*Purpose: Provide 72 hour Non-Permit required parking area for recreational boats and trailers **only**. Ramp Permit must be purchased and displayed.*

Summertime: Boat and Trailer Parking 4/2-11/30

Wintertime: Snow Dump 12/1-4/1

Summer 2013

Provide parking spaces for recreational boats and trailers.

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area G 24 hour Boat and Trailer Parking Area

Purpose: Provide 24 hour Non-Permit required staging area for commercial trailer and boats, like area provided across from South Ramp-Baja Taco area. Not to provide stand-alone vehicle parking. Ramp Permit must be purchased and displayed.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Provide 24 hour staging area for commercial trailers and boats.

Future 1-5 years

Evaluate and make changes based on previous season's use.

Future 6-10 years

Implement as research is completed and plans are developed

Area H Permitted Trailer Storage Area

Purpose: Provide permitted trailer parking for summer season.

Summertime: Trailer Parking 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Provide permitted spaces for boat trailer parking

Future 1-5 years

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area I Outbuildings

Purpose: Provide restrooms, waste oil / antifreeze collection area and dumpsters.

Summertime Only: 4/2-10/30

Wintertime: Winterized 10/31-4/1

Summer 2013

Provide Port-A-Potty.

Future 1-5 years

Research outbuilding design and feasibility, including steel bollards.

Implement as research is completed and plans are developed

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area J Future Use Area

Purpose: Continue development of North Fill Ramp Area

Summertime: Summer Use 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Determine the need of future storage or other uses.

Future 1-5 years

Develop storage areas or other uses as needed.

Evaluate and make changes based on previous season's use

Future 6-10 years

Implement as research is completed and plans are developed

Area K Future Access

Purpose: Continue development of North Fill Ramp Area

Summertime: Summer Access 4/2-10/30

Wintertime: Winter Access 10/31-4/1

Summer 2013

Determine the need of additional or new access.

Future 1-5 years

Evaluate and make changes based on previous season's use

Develop access as needed.

Future 6-10 years

Implement as research is completed and plans are developed

Memorandum

To: Planning Commission

From: Planning Department Staff and Harbormaster Tony Schinella

Date: March 29, 2013

Re: Disposal of Lot 3A Block 8, North Fill Development Park

PART I: BACKGROUND:

The timeline of the disposal of Lot 3A, Block 8, North Fill Development Park

1. 07/10/2012 P&Z meeting –Planning and Zoning referred back to staff and Harbor Commission to determine if the lot was available for disposal.
2. 09/17/2012 Harbor Commission Meeting met and recommend that Lot 3A, Block 8, North Fill Development Park remind as unavailable
3. 10/09/2012 P&Z recommend that Lot 3A, Block 8, North Fill Development Park remain unavailable
4. 11/07/2012 City Council Meeting Council referred back to Harbor Commission to develop a use plan for the city property near the North fill boat launch including Lot 3A.
5. 2/20/2013 the use plan was brought up and discussed in Commissioner reports. Council clarified that the land use plan was to help decided on the land disposal request for Lot 3A and should be an agenda item.
6. 3/06/2013 The North Fill Ramp Plan and the recommendation from P&Z on Lot 3A were presented to City Council as directed at the 11/07/2012. City Council had asked that the plan be developed in order to determine the availability of Lot 3A. At the 3/6/2013 meeting City Council referred the North Fill Ramp Plan back to P&Z. P&Z was to review and discuss how the disposal of Lot 3A would affect the North Fill Ramp Plan. Based on the discussion, P&Z would recommend to City Council if Lot 3A is available or not available.
7. 3/22/2013 The Harbor Commission had a special meeting where they approved the North Fill Ramp Plan and amended the Harbor Facilities Uplands Master Plan.

PART II. GENERAL INFORMATION:

At this work session, the Harbor Commission and Planning and Zoning Commission will review alternative options (attached) for Lot 3A and the impact that it will have on the approved North Fill Ramp Plan.

At the April 9, 2013 meeting, the Planning and Zoning Commission will make a recommendation on the disposal status of Lot 3A. That recommendation will be forwarded to City Council for their 4/17/2013 regular meeting.

Option 1: Do not dispose of Lot 3A

- Doesn't affect North Fill Ramp Plan
- 9 maintenance spaces
- Maintains clear traffic flow



- Area A Maintenance
- Area B Long Term Storage
- Area C Trailer Parking
- Area D Vehicle Parking
- Area E Permitted Trailer Storage
- Area F 72 Hour Boat and Trailer
- Area G 24 Hour Boat and Trailer
- Area H Permitted Trailer

Option One
Do not Sell Lot 3A

Scale : 1" = 50'-0"



Option 2: Sell Lot 3A

- Non-conforming lot
- Lot will have to be re-platted
- Only one potential buyer
- North Fill Ramp Plan affected: Will reduce the number of maintenance spaces to 5 from 9
- Potential revenue loss of \$3600 in a 60 day period (\$15/day x 4 spaces x 60 days)
- Moving access road could cause congestion at Area I

Scale: 1" = 50'-0"

- Maintenance Area with out Lot 3A
- Lot 3A
- Area B Long Term Storage
- Area C Trailer Parking
- Area D Vehicle Parking
- Area E Permitted Trailer Storage
- Area F 72 Hour Boat Parking
- Area G 24 Hour Boat Parking
- Area H Permitted Trailer

Option 2 Sell Lot 3A



Option 3: Split Lot 3A

- Sell 40 feet, 40 feet remains as City property
- Lots will have to be re-platted
- Only one potential buyer
- North Fill Ramp Plan affected: Will reduce the number of maintenance spaces to 7 from 9
- Potential revenue loss of \$1800 in a 60 day period ($\$15/\text{day} \times 2 \text{ spaces} \times 60 \text{ days}$)
- Maintains clear traffic flow

Option 3 Split Lot 3A

- Lot 3A Split
- Maintenance Area With Split Lot
- Area B Long Term Storage
- Area C Trailer Parking
- Area D Vehicle Parking
- Area E Permitted Trailer Storage
- Area F 72 Hour Boat Parking
- Area G 24 Hour Boat Parking
- Area H Permitted Trailer

Scale: 1" = 50'-0"



Option 4: Add 20 feet to Lot 3A to make a legal sized lot

- Will create a conforming lot
- Lots will have to be re-platted
- Multiple potential buyers
- North Fill Ramp Plan affected: Will reduce the number of maintenance spaces to 4 from 9
- Potential revenue loss of \$4500 in a 60 day period ($\$15/\text{day} \times 5 \text{ spaces} \times 60 \text{ days}$)
- Moving access road could cause congestion at Area I

Scale: 1" = 50'-0"

- Maintenance Area with Legal Lot
- Legal Lot
- Area B Long Term Storage
- Area C Trailer Parking
- Area D Vehicle Parking
- Area E Permitted Trailer Storage
- Area F 72 Hour Boat Parking
- Area G 24 Hour Boat Parking
- Area H Permitted Trailer

Option 4
Add 20 Feet To Lot 3A
To Make a Legal Lot

