

**PLANNING COMMISSION REGULAR MEETING
APRIL 8, 2014 AT 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Chairman *Tom Bailer* called the Planning Commission Regular Meeting to order at 6:30 PM on April 8, 2014 in the Library Meeting Room.

2. ROLL CALL

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

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

There was 15 people in the audience.

3. APPROVAL OF AGENDA

M/Reggiani S/Pegau to approve the Agenda.

Upon voice vote, motion passed 7-0.

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

Nay: None

Absent: None

4. APPROVAL OF CONSENT CALENDAR

M/Reggiani S/Greenwood to approve the Consent Calendar.

Upon voice vote, motion passed 7-0.

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

Nay: None

Absent: None

5. DISCLOSURES OF CONFLICTS OF INTEREST

None.

6. CORRESPONDENCE

a. Public Notice from Corps of Engineers

No comments.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

i. *Danielle Verna* (Copper River Watershed Project) – Snow Management

Verna said that the Watershed Project was working on a snow analysis project this year. They have contracted with DOWL Engineering in Anchorage to do analysis of snow management practices in

town. During winter, the pollutants can accumulate in snow piles once they are plowed off the streets. In the springtime, the pollutants are washed directly into receiving water bodies or into Cordova's stormwater system. Their goal is to reduce pollutant loads. DOWL was here for two days in March; had long meetings with the City and DOT. After the meetings they went on ride-alongs to look at snow management. After the ride-alongs DOWL and the Watershed Project had an appreciation for the limited space for snow storage, which is something that should be considered by the commission. DOWL is coming back for another site visit during a period of rapid melt. They will produce a snow management and assessing guide. In the meantime, staff from the Watershed Project will be doing sampling at six areas in Figure 2 (In packet). The idea is to sample the water before and after the best management practices. Funding by the Exxon Valdez Oil Spill Trustee Council is in two parts. Depending on results of the first year of funding there may be additional funding. They suggest that the commission considers snow storage before selling City lots.

Pegau asked if they looked at snow storage off of Breakwater Avenue in the City parking lot. Verna said that they did not.

Roemhildt asked when the testing would be done. Verna said throughout the spring melt; twice a week.

b. Audience comments regarding agenda items

Brent Davis, ex-Harbor Commission member, fisherman, Harbor user, encouraged Commission to follow the recommendation from the Harbor Commission to not make available for sale any of the lots on the North Fill. Wait until additional areas are filled.

Mary Anne Bishop wanted to express her support for retaining as public the three City-owned lots in the North Fill boat ramp area, which includes taking off the available list the impound lot. Most of the Harbor lands have been sold off. What little public lands remain need to stay public to serve both the recreational as well as the commercial fishers. This commission is here to serve the public good. The best use for these lots is to keep them off the for sale list and keep them as public for the Harbor.

Alexis Cooper, representing Cordova District Fisherman United, wanted to say thank you to the clarifications made last month to the term "Not Available." She's here to support the Harbor Commission's recommended use. She's here to represent 323 dues-paying, permit-holding members who support use of that space to promote additional use that will alleviate congestion at the South Fill. She had 30-40 responses in support of the Harbormaster's plan for use. She encourages looking into other alternatives as looked in to last meeting: possible fill for North Fill is a great idea.

Mike Mickelson thinks it's important to retain status of the lots. He figures he puts \$40,000 into the local economy. The less places that are available around town to store this sort of equipment, the more people are going to store their stuff in Whittier or Anchorage, which takes money out of the economy.

Lauren Padawer echoes what others have said. She said that there is diminishing area available to sell and being able to develop infrastructure that is in line with the economic base of the community is a valid thing to consider.

Rosemary McGuire also echoes what everyone has said. The North Fill is important to her as a fisherman and community member. There's so little waterfront land available that we should prioritize it for marine-related activities.

Karen Swartzbart is in favor that the Harbor Commission and Harbor staff have identified the area as a critical area to improve upon serving not just the commercial fleet, but everybody. The area by Baja Taco is very congested and she would like to see the North Fill area improved upon.

8. PLANNER'S REPORT

S. Greenwood mentioned that City is going to work on cleaning up the stuff that is in the Right of Way across from the shipyard boat haul-out entrance. She introduced **Rich Rogers**, the new Public Works Director.

Pegau asked what the tideland permit was. *S. Greenwood* said Camtu's Wild Seafoods will be at the City Council Special Meeting on Thursday. Commission reviewed their Site Plan for their addition to put in a fish-processing area. In City Code, if you are going to use the tidelands you have to get a permit which goes to City Council. They are going to put an outfall line like Trident and Copper River Seafoods. They've gone through the process of getting a permit with DEC, DNR for an easement, and Corps permit.

Pegau asked what reviewing AML lease for mandatory lease increase was. *S. Greenwood* said that per 5.22 in the Code, whenever a lease is signed, every two years we are supposed to be reviewing the lease rate. We determine lease rate off of assessed value so we will be reviewing it.

Pegau said that he was happy about the plan to move forward with the addressing project.

McGann asked what the situation was with Harborside Pizza. *S. Greenwood* said that they will also be at the Council's Thursday meeting. They were deferred at the last meeting because **Randy Robertson** wasn't there.

9. UNFINISHED BUSINESS

a. Safe Routes to School Update

Reggiani said on Page 41 he was still confused if there was still enough room for two-way traffic on Third Street. After some discussion with Rogers, he said there appears to be about 22 feet total for both lanes.

Pegau wanted to confirm that the roadway on Page 32 was as surveyed. *S. Greenwood* said that the outline was of what was paved.

b. 2014 Land Disposal Maps

M/McGann S/Pegau to approve Resolution 14-03 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska, recommending the 2014 Land Disposal Maps to the City Council of the City of Cordova, Alaska.

Bailer said that he leans towards leaving the land for the Harbor. It does generate some money for the Harbor. He's been looking at it for 10-12 years and he can't remember anyone ever saying that they were going to put a boat shop in with welders and fiberglassers. If it happens in the future sometime then we can look at it.

McGann said that he supports the resolution. He thinks there should be discussion on the definition of the "Port of Cordova" as used in the Harbormaster's resolution. His reading of City Code eliminates any of the area, including the boat ramp, from the Port of Cordova. Definition should be changed. **Tony Schinella**, Harbormaster, said that it is City property and the Harbor is part of the City. Maybe it would give a little jurisdiction to the Harbormaster.

Reggiani said he thought there was confusion about the resolution. He likes the idea of putting a condition on the lots discussed at the previous meeting (Lot 3, Block 5; Lot 3A, Block 8) as Available, but available for specific marine-based business. There were lots that everyone in the Commission agreed to leave to the Harbor; those were the four biggest lots out of the six which are adjacent to the tidelands. There was no discussion on Lot 1, Block 6; Lot 2, Block 6; Lot 4, Block 8; and Lot 5, Block 8. He still supports making the two lots (that were voted on at last meeting) available to a marine-based business. He doesn't support the resolution for all of the maps because he doesn't agree with the North Fill recommendation.

Pegau said that after the last meeting he spent time looking at other harbors of communities of Cordova's size. We are way below what most communities have. We have two wash pads, whereas Valdez has 10. Homer has four times the trailer storage area of what the South Fill used to be. We don't have the space available for normal Harbor usage associated with ramps at either ramps.

Baenen said that he couldn't support the resolution. He thinks there's a better use for that lot besides boat trailer storage. We should be pro-business. Lot 3A, Block 8 is mostly a road. If you were able to reorganize the other two lots, you could still use all the same space without having that whole lot be a road.

McGann agrees that the City should not be in the boat trailer storage business, but he realizes this plan is just being developed and if they (Harbor) come up with a long-range plan for doing something other than storing trailers he's all for it. We are going to revisit this again next year, and we will see.

Roemhildt said that we don't have the thousands of sport vessels coming through Cordova a year. The storage of trailers, where they can still find storage in town while they are gone for the duration of the year, is not the City's responsibility.

Schinella said we keep talking about businessmen; the fishing community is the businessmen. If we don't provide them a service, they're going to go somewhere else.

Greenwood said he was in favor of the motion. He wants to give the Harbor another chance to develop the lots and educate the fishermen more to direct more traffic there. The City provides services for the citizens not necessarily to make money. Until we have more land available, he doesn't want to get rid of it.

Reggiani said that they are all in agreement that we need to support our local fisheries. How do we best do that? Do we provide trailer parking? Or do we provide business opportunities that can help them in a different way? If we don't have buildable land for businesses to come in and start up then nothing will develop until we make new land.

Bailer said that there are off-site businesses that provide services. Cordova Outboard is located down there. The whole town benefits from the Harbor being there. It is in tough shape and it needs maintenance; if we can utilize these properties to bring money into that, he supports it.

Baenen said that if businesses don't need to be in North Fill then neither does boat storage. If the lots had leases there wouldn't be enough money from the trailer storage to pay the leases.

Greenwood said that there are no new businesses that are coming into town. There are currently two fishing related businesses for sale that have not been sold, there's been a hydraulic shop that did not sell.

Upon voice vote, main motion passed 4-3.

Yea: **Bailer, Greenwood, McGann, Pegau**

Nay: **Baenen, Roemhildt, Reggiani**

Absent: None

10. PENDING CALENDAR

S. Greenwood said she would be out of town 14th- 18th of next week. She will be back to work on the Friday.

11. AUDIENCE PARTICIPATION

Cooper wanted to say thank you.

12. COMMISSION COMMENTS

Pegau said that somewhere along the line we're going to have to address the Harbor as a whole. We need to work with the Harbor Commission to make sure that there is sufficient City property available for them to operate the Harbor in the way that they expect it. We need to take a hard look at where we are for long-term Harbor plan.

Baenen said one thing he noticed in discussion was that everyone who talked was in favor of getting more property filled. We should put that as a priority to move forward, get grants, whatever we need to do because it is going to take time.

Greenwood said that more land is a priority. He wants to comment to the Harbormaster and Commission members to make sure that we get some good advertising or education out to utilize that property to the maximum.

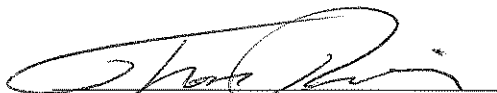
Roemhildt said if the fishermen absolutely need more land, we'll find a way to get it to them.

McGann thanked staff for the electronic packet.

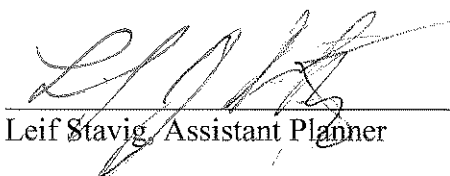
13. ADJOURNMENT

M/Greenwood S/McGann to adjourn the Regular Meeting at 7:34 PM; with no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chairman



Leif Stavig, Assistant Planner