

**CITY COUNCIL WORK SESSION
w/ PLANNING & ZONING and HARBOR COMMISSIONS
JULY 7, 2010 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor Jim Kallander called the Council work session with the Planning and Zoning and Harbor Commissions to order at 6:30 pm on July 7, 2010 in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Mayor Jim Kallander*, Council members *Keith van den Broek, Jim Kacsh, David Allison, Bret Bradford, David Reggiani* and *Robert Beedle*. Council member *EJ Cheshier* was absent. Planning and Zoning Commissioners present were Chair *Tom Bailer, Don Sjostedt* and *John Greenwood*. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

C. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Audience comments regarding agenda items

Mary Anne Bishop of 406 Fourth Street spoke on behalf of the Prince William Sound Audubon Society. She spoke in support of Copper River Watershed Project's proposal that was in the Regular Meeting Packet for the evening of July 7, 2010. She said that Audubon urged Council to engage the CRWP in its effort to plan for waterfront industrial development in Cordova.

D. WORK SESSION TOPIC

2. Boat Haul Out Update (current use, anticipated use fall 2010, etc.)

Dale Muma said that the boat lift has hauled and then returned 28 boats and there have been 2 hauled that will be out of the water for a little while. He said there should be a lull in activity until seining is over. There is one haulout scheduled for August. *Muma* said he thinks it will depend on how seining goes as to whether they will be doing some major projects this fall.

3. Boat Storage Space (short-term/long-term)

Muma said that between 20 – 25 boats in the fifty foot range will fit now. *Beedle* asked if Samson would be willing to store any boats. *Muma* said it was unlikely – boats would get in their way. *Beedle* mentioned boat owners dealing directly with Samson.

4. Work building(s) – how many? How big?

Muma said if we want a real top-notch facility and we want to grab the out of town business, we need a building there. He said the problem is that we don't have the space to put the building – unless of course we give up space for 6 or 8 boats.

Mayor Kallander said that he misspoke at the last meeting – he meant to give a quote for a 120 foot by 60 foot warehouse which would cost approximately \$750K. *Bradford* wondered if two smaller buildings were better than one large building. *Reggiani* said he was hoping to talk about not so much the details of the building but maybe estimates of how much square footage we would need to set aside for a building or buildings. He estimated the need for one 120 foot by 60 foot building and two 60 foot by 60 foot buildings – or at least space for those as well as parking for somewhere between 20 and 40 more boats and he would like power to those.

Jason Borer reminded Council that Chugach Alaska had a lot down there and they may be interested in selling or leasing to the City.

Tom Bailer said he is all for this because of the economic development aspect of this. He said a fisherman using reinforced poly over his boat to get work done, is not economic development. Building a quality location for people to come in and setup businesses is economic development – not a handyman lot.

5. Support Business Lots (location, number, size, etc.)

Kacsh said he would like to see the supporting businesses around the area. *Kristin Smith* asked if it would be prudent to develop a list of the support businesses needed – then we could know better whether to plan for multiple buildings and we would know sizes needed. *Reggiani* mentioned the vision of those who created the South Fill – he wondered what their long term plans were for that area. *Muma* said he had a report on that in his office.

Mayor Kallander wondered if we shouldn't kick this over to Planning and Zoning. He asked Council for opinions. *Beedle* said he wants us to figure out exactly how much land we need. *Reggiani* agreed and said he thinks Planning and Zoning should get working on this now.

6. Recreational Trail, Fishing Platforms & Boardwalks (location, specs, number etc.)

Mayor Kallander mentioned that we didn't get to talk about this agenda item but he hoped that Planning and Zoning would speak to this and then would report back to Council. Unfortunately, the time was running low and Mayor Kallander said it was time to adjourn this meeting.

E. AUDIENCE PARTICIPATION - None

F. COUNCIL COMMENTS - None

G. ADJOURNMENT

M/Bradford S/Kacsh to adjourn the work session.

Hearing no objection, *Mayor Kallander* adjourned the work session at 7:15 pm.

Approved: August 4, 2010

Attest: 
Susan Bourgeois, City Clerk

