

PLANNING COMMISSION REGULAR MEETING
JULY 9, 2013 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES

1. **Call to order**
Acting Vice Chair **John Greenwood** called the Planning Commission Regular Meeting to order at 6:30 PM on July 9, 2013 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, Roy Srb** and **John Baenen**.

Also present was Planner, **Samantha Greenwood** and Assistant Planner, **Shannon Joekay**. There were 4 people in the audience.
3. **Approval of Agenda**
M/Reggiani S/Pegau to approve the Regular Agenda.
Upon voice vote, motion passed, 7-0
Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood, Baenen
Nay: None
4. **Approval of Consent Calendar**
Minutes of 6-11-13 Planning Commission Public Hearing
Minutes of 6-11-13 Planning Commission Regular Meeting

M/Srb S/McGann to approve the Consent Calendar
Upon voice vote, motion passed, 7-0
Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood, Baenen
Nay: None
5. **Disclosure of Conflict of Interest**
Baenen stated that Sue Johannessen's husband is his employee. **Greenwood** determined there was no conflict; the commission agreed there was no conflict.
6. **Correspondence**
1 additional letter was received from **Ocean Beauty Seafoods** dated 6/25/2013 regarding Lot 1, Block 1.
7. **Communication by and Petitions from Visitors**
 1. **Guest Speakers**
None
 2. **Audience comments regarding items in the agenda**
Jon Black, Ocean Beauty Representative from Seattle ~ is responsible for the Ocean Beauty Alaska operations and would like to develop Lot 1, Block 1 not use it as a storage yard. It is difficult to say exactly how they would utilize it at this point. **Black** gave examples of how they don't have enough space. **Pegau** brought up the fact that Ocean Beauty currently has trailers sticking out into the road way and wanted to know if a re-design would be in the future. **Black** said they would take a look at it and take that into consideration.
 3. **Chairpersons and Representatives of Boards and Commissions**
None

8. **Planners Report**

McGann wanted to know how the Right of Way (ROW) encroachments were chosen. **Samantha Greenwood** said that the industrial area was the place to start. There are ROWs being used as long-term storage. **McGann** reiterated that Ocean Beauty's trailers are in the roadway and would also like to know about the visit with **Dave Sjostedt**. **Samantha Greenwood** said that **Sjostedt** was considering getting a petition signed from his neighbors in support of the Lake Avenue driveway permit and will check in with him.

9. **New Business**

a. Chapter 19 Recommendation to City Council

M/Srb S/Pegau moved to approve Resolution 13-03 which would support Chapter 19 code updates.

Srb wanted to know how the insurance standard was set. **Samantha Greenwood** stated that 6 ½ mile is not in the flood map currently. It stops at the "Old City Limits". We adopt the minimum standards for FEMA which is your base floor elevation has to be at or above the base flood elevation which is set by FEMA. **Reggiani** just had a few minor formatting issues which he already spoke to **Sam** about.

Vote on motion: 7 yeas, 0 nays. Motion passes.

b. Final Plat of the Subdivision of Lot 32, U.S. Survey 3601 creating: Lots 32B and 32C, U.S. Survey 3601

M/Srb S/Bailer moved to approve the Final Plat of Lot 32B and Lot 32 C, U.S. Survey 3601.

M/McGann S/Bailer moved to amend the motion with the conditions set forth: "1. The applicant shall resolve the building encroachment onto Tract 1A (University land), Plat 88-51, Cordova Recording District through an agreement with the University of Alaska, Facilities and Land Management Office, 1815 Bragaw Street, Suite 101, Anchorage, AK 99508-3438, prior to Final Plat Approval and within twelve (12) months from July 9, 2013. 2. The applicant shall enter into an agreement, i.e. permit, grant of easement, etc., and shall pay the University of Alaska fair market value for the area of encroachment, per Board of Regents policy, prior to Final Plat Approval and within twelve (12) months from July 9, 2013."

Samantha Greenwood stated that the University of Alaska and **Johannessen** has already started the process to clear that piece of property otherwise the property would always have the encroachment issue.

Vote on amended motion: 7 yeas, 0 nays. Motion passes.

Vote on motion: 7 yeas, 0 nays. Motion passes.

c. Final Plat of Subdivision of ASLS 79-80, U.S. Survey 1765 creating: Lots 1 and 2, U.S. Survey 1765

M/Pegau S/McGann moved to approve the Final Plat of Subdivision of ASLS 79-80, U.S. Survey 1765 creating Lots 1 and 2, U.S. Survey 1765.

Vote on motion: 7 yeas, 0 nays. Motion passes.

d. Lot 1, Block 1 Disposal Status Recommendation to City Council

M/McGann S/Srb moved to approved Resolution 13-06.

McGann stated we have discussed this quite a bit and was in favor of having it available.

M/Pegau S/Bailer moved to amend the resolution to say "Available".

Reggiani agreed that we have talked about this (Lot 1 Block 1) for a while and supports that it be made available.

Vote on amended motion: 7 yeas, 0 nays. Motion passes.

Vote on motion: 7 yeas, 0 nays. Motion passes.

e. Lot 1, Block 1 Disposal Recommendation to City Council

M/Reggiani S/Pegau moved to recommend to City Council to dispose of Lot 1 Block 1, Cordova Industrial Park by method 4-proposals.
Reggiani and *Bailer* expressed that they supported this motion. *McGann* said he liked what *Ocean Beauty* had to say but was interested to see who else had interest in this property.
Vote on motion: 7 yeas, 0 nays. Motion passes.

f. Local Hazards Mitigation Plan Recommendation to City Council

M/McGann S/Srb moved to approve and recommend to City Council the updated Local Hazards Mitigation Plan.

Srb requested information about placement of a tsunami siren on Whitshed Road.

Samantha Greenwood stated that it is an ongoing project but the City doesn't own land past the Bailer on Whitshed Road. *McGann* stated there was a discrepancy in the earthquake risk in the Hazard Matrix. *Samantha Greenwood* stated she would look into it and would also look into the schedule for the new Flood Insurance Rate Maps. *Pegau* stated some discrepancies in tables and formatting. *Samantha Greenwood* said we would see how much we can fix since it's already been past the State and FEMA.

Vote on motion: 6 yeas, 1 nay. Bailer-yes; Reggiani-yes; Greenwood-yes; McGann-yes; Pegau-no; Baenen-yes; Srb-yes. Motion passes.

g. Adams Avenue (5th St through 9th St) Right of Way Discussion

Reggiani really likes the idea of this vacation of right of way and would like to look at this City-wide and it is good for the community. *McGann* wondered if Fifth Street would be vacated. *Samantha Greenwood* stated she would continue to look for vacation options. She also stated that not all of these would be "available"; some may be snow dumps or access. There are also encroachment issues along that ROW that need to be dealt with. *Baenen* said there are probably utility issues. *Greenwood* would like the idea of staff identifying other ROWs. *Reggiani* wondered why Adams Avenue hasn't been developed into a road way. *Tom Bailer* thinks it's worth it to look into these other lots. *Srb* wanted to know the process. *Samantha Greenwood* explained that the vacation of ROW process is a long involved process. Then we would use the land disposal criteria to designate what they are and then it would move through the land disposal process. *McGann* would like a site visit before the snow falls. *Greenwood* suggested a site visit during the August meeting if the weather permits.

10. **Old Business**

a. Comp Plan Recommendation to City Council

M/Srb S/McGann moved to approve Resolution 13-07 recommending City Council support the update of the Cordova Comprehensive Plan.

Srb and *Baenen* supported the idea. *McGann* wanted to make sure the City had input on the final version and supports the project.

Vote on motion: 7 yeas, 0 nays. Motion passes.

11. **Pending Calendar**

a. July 2013 Calendar

b. August 2013 Calendar

Greenwood noted that the August meeting would have a site visit, weather permitting.

12. **Audience Participation**

Jon Black said he appreciated the time and will also look into the vans in the road.

13. **Commission Comments**

Bailer would have liked to see the amendment in writing for Johannessen Subdivision. He would like to see those not come to Planning and Zoning until all the problems are rectified.

Reggiani and **Baenen** told **Greenwood** that he did a great job with the meeting. **Greenwood** concurred that we should not have plat requests, if possible, until everything is taken care of.

14. Adjournment

M/McGann S/Pegau moved to adjourn the Regular Meeting at 7:40 PM; with no objection, the meeting was adjourned.

Approved:
Shannon Joekay 8-13-13
Shannon Joekay, Assistant Planner