

**Planning Commission  
REGULAR MEETING  
CITY HALL CONFERENCE ROOM  
TUESDAY, AUGUST 14, 2012  
MINUTES**

**In those matters coming before the Cordova Planning Commission at 6:30 p.m.;  
Tuesday, August 14, 2012, in the City Hall Conference Room, 602 Railroad Road Cordova,  
Alaska, are as follows:**

**A. Call to order –**

- B. Roll Call** Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.  
There were 0 people in the audience.

**C. Approval of Agenda**

**M/Reggiani S/Greenwood**  
**Upon voice vote. motion passed, 7-0**

**D. Approval of Consent Calendar**  
**Minutes from the June 12, 2012 Regular Meeting**

**Bailer** ~ I have one comment on it, Tom McGann brought up a possible conflict of interest on the lots with Paul Kelly, I mentioned that I would get back to it and I did not. For the record, it was a discussion on are we going to sell the lot. If at any of these meetings I miss something please bring it up and bring it back to my attention. I don't have the final say in it, you guys do.

**M/Reggiani S/Srb**  
**Upon voice vote. motion passed, 7-0**

**E. Record Absences**  
**Scott Pegau was unexcused from the July 10, 2012 Regular Planning Commission meeting.**

- F. Disclosure of Conflict of Interest**  
**Tom Bailer disclosed that he has a conflict of interest with items 1 and 2 under New Business.**  
**Roy Srb disclosed that he may have a conflict with items 1 and 2 under New Business as he works for Cordova Electric.**  
**(no conflict of interest for Roy Srb)**

**G. Correspondence**  
**None**

**H. Communication by and Petitions from Visitors**

- 1. Guest Speakers**  
**None**

- 2. Audience comments regarding items in the agenda**  
**None**

- 3. Chairpersons and Representatives of Boards and Commissions**  
**None**

**I. Planners Report**

**McGann** ~ Land Use Permits for AML and Eyak Preservation?

**Samantha Greenwood** ~ So, AML leased the lot (Lot 2, Block 3 CIP) for six weeks, Eyak Preservation is having a big meeting with multiple people coming in to town and asked to be able to park cars and an RV at 5 mile for this coming weekend.

**McGann** ~ And what's the Encroachment Permit, the last one?

**Samantha Greenwood** ~ Virginia Lacy's house is built 1' onto the right-of-way on the entire width of the one side of the house. It's like 70 or 80 years old and it just recently sold, so the Encroachment Permit says that the City knows that they are encroaching on City property and allows them to get financing.

**LoForte** ~ I had a question on Lot 2, Block 3 and Lot 6, Block 2, NFDPA sealed proposals. The packets went out?

**Samantha Greenwood** ~ We recommended to City Council to put that out for sale. So Lot 6 and Lot 2 will both be in the newspaper on Friday and there will be proposals. So they will be in the paper on Friday, proposals will be accepted for a month and then they will come back to you all to rate and then your recommendations will go to City Council.

**Samantha Greenwood** ~ I just have one thing that I wanted to talk about. Tom McGann's email, Faith included it on top of your packets tonight. So we talked a little bit about this last time after Chapter 16 Building Codes, we are definitely in Category E. But I guess what we need to talk about is do we want to make a local amendment to have our building regs be to Category D?

**Bailer** ~ I looked at Anchorage and they are D, I think D2 actually. The reason I'm looking is that it's hard for me to find anything in the Code book that gives me a clear reference. It does require a lot more engineering.

**McGann** ~ Some yeah, if you're doing anything other than pretty conventional stuff. I'm not opposed to going to D I just have a program that is USGS, you dial in your latitude and longitude and it gives you the initial values that you need to make your calculations and they call out Seismic Design Category E. But I'm not opposed to a local amendment.

**Srb** ~ So we are recognized as being an E? So, if we are actually an E based on the amount of outside financing that we get if we choose not to build to that standard does that inhibit people with regards to their financing and resale ability once that standard has been recognized?

**McGann** ~ It hasn't in the past, it doesn't currently.

**Samantha Greenwood** ~ That's a good question I can try to find that out.

**Pegau** ~ I'm trying to figure out what they are basing the thing on because I would think that fill area might be a different class than the solid rock.

**McGann** ~ This is based on Site Class D which is consolidated rock.

**Bailer** ~ Let's see if we can get some more information and bring it back.

**Chairman Bailer turned the meeting over to Co-Chair David Reggiani due to a conflict of interest**

**J. New Business**

**1. Utility Easement vacation for Lot 7, Knute Johnson Subdivision**

**Reggiani called for a 5 minute recess**

**M/Pegau S/Greenwood** "I move to approve vacating the 10-foot utility easement along the west boundary Lot 7, Knute Johnson Subdivision, Plat no. 79-1, Cordova Recording District."

**Yeas: Greenwood, McGann, Reggiani, Srb, LoForte, Pegau**

**Nav: None**

**Absent: None**

**Conflict of interest: Bailer**

**6-0 motion passed**

**2. Replat of Utility Easement for Lot 7, Knute Johnson Subdivision**

**M/Srb S/Pegau** "I move to approve the replat of Lot 7, Knute Johnson Subdivision Plat 79-1 showing the vacation of a 10 feet utility easement on the west boundary of the lot 7 and creating a new variable width utility easement on the north end of the lot, at the 15 foot wide driveway easement."

**Pegau** ~ I have one question, 'variable width utility easement' what does that mean?

**Samantha Greenwood** ~ It means that its 20 feet on one end and 29 feet on the other. The way this one is laid out it is not equally across.

**Pegau** ~ Okay, but we don't need to say "as drawn on the map" or anything? How do you interpret it in the future?

**Samantha Greenwood** ~ Because it has it on the plat.

**Pegau** ~ That's all I needed.

**Yeas: Greenwood, McGann, Reggiani, Srb, LoForte, Pegau**

**Nav: None**

**Absent: None**

**Conflict of interest: Bailer**

**6-0 motion passed**

**Reggiani turned the meeting back over to Bailer**

### 3. Lease request by the Prince William Sound Community College

**Reggiani** ~ As this shows in here, Prince William Sound Community College is interested and so was the Cordova School District in having the Community College rent some space over at the High School. There is a letter in here from the President of the College to the City Manager basically starting the process of what would be our normal process in 5.22. Since then there has been quite a bit of discussion from the School Board and City Council did a Joint Work Session with the School Board. Basically it doesn't quite fit exactly into what the College and school wanted to do as far as fast tracking them getting into the High School for this semester, normally our process takes a good bit of time to work through 5.22 and all of the steps that are there. So what City Council did at the last Council meeting was to approve a Special Use Permit through the end of December, to basically allow them to use the space. We didn't approve the Special Use Permit, we directed the City Manager to enter into a Special Use Permit. That would get the College into the High School through the end of December and give Council a little bit more time to craft maybe an amended Ordinance to deal with renting space in a City Building and somehow fold in into 5.22. What we need to do here right now is to just refer it back to staff.

**LoForte** ~ I have a question, do they want property or do they want part of the building.

**Reggiani** ~ Basically what they're looking for is about 3 rooms.

**LoForte** ~ I read it and thought that they were talking about acreage.

**McGann** ~ So they're still going to be up in the upstairs of the CEC area.

**Reggiani** ~ No, they would totally move out of that and move into the High School is what the idea is.

**Srb** ~ It was a little confusing far as the inflexibility of the way our language currently is and I couldn't quite get it down, what do they want to occupy specifically. So, is this essentially going to be night classes then?

**Reggiani** ~ Yes and no because there are day classes for the High School kids too. I don't think that it's really been worked out as far as what's going to happen. That's one nice thing you know about 5.22 is plenty of opportunity for public input and community input to get the sense of the community and what they want.

**Pegau** ~ I read through the materials and there is no information to make a reasonable decision on whether or not this makes sense. It doesn't say how much space; the letter doesn't say how much space, how much parking they anticipate for day or night classes, what's the role within the High School for putting adults in the High School?

**Bailer** ~ That's kind of the problem I had, I didn't know. Did the School Board have a discussion, did they have a hearing?

**Reggiani** ~ They didn't have a public hearing.

**LoForte** ~ I read it and I thought it was really confusing, again I go back to 3.39 acres and all I thought was how does this affect our developments or our future plans for that area down there. My point is, how is it going to impact us in the future?

**Srb** ~ I understand the concern with having just anybody who might sign up for a class to have free movement in the High School and I would hope that between Council and the School Board that they would focus on that and address those concerns.

**M/Reggiani S/McGann to refer to staff**

**Yeas: Bailer, Greenwood, McGann, Reggiani, Srb, LoForte, Pegau**

**Nay: None**

**Absent: None**

**7-0 motion passed**

### 4. Hazard Mitigation Plan

**Samantha Greenwood** ~ I don't know did anybody go through and look at the projects?

**McGann** ~ That was the best part of the whole thing, but half of them I didn't even know what they were talking about, like the dike at 6.5 Mile.

**Samantha Greenwood** ~ That was a big deal and the Forest Service looked into it pretty heavily and I don't know if it was the Native Village of Eyak or the Eyak Corporation but there was some studies done and some talk about trying to prevent Ibeck from flowing into Eyak, thinking that was what was causing all of the flooding back up the creeks.

**Srb** ~ It really pitted the 6 mile people against the towns people. The 6 mile people were essentially trying to get the City to spend what they had in their permanent fund to run a dike all the way from the headwaters of Ibeck all the way down.

**McGann** ~ Somewhere in this the page numbers are different from this and the link, but in the flood section the mitigation was to require people to elevate their structures in flood areas. Is that something that we're currently doing or?

**Samantha Greenwood** ~ Right now we are part of the FEMA mapped flood zone, it's kind of confusing. We were mapped in 1979, so we are to those smaller City boundaries so 6 mile is not mapped as a flood zone. So there are no base flood elevations for out there, in town technically you are supposed to build to base flood elevations. But, the North Fill, the South Fill those are all built to that base flood elevations so you don't have to deal with that. It is something that we could look at doing at 6 mile, first of all we would have to get a base flood elevation and then say that this is what you need to build to.

**McGann** ~ So there currently nothing in our permitting, there's no flood areas in town are there?

**Samantha Greenwood** ~ Yes, there are areas that are mapped flood, all around Eyak and part of Eyak Lake.

**McGann** ~ So is there anything in our current permitting that addresses that?

**Samantha Greenwood** ~ Yeah, if you are in a mapped flood zone you have to address it and recently with all of the bank refinancing and issues there's been a lot of people coming in saying "I'm in a mapped flood zone and I'm 20' above the lake" so you have to go through the process of getting a LOMA (Letter of Map Amendment) but the boundaries that we have now are so limited that they really don't do much for 6 mile.

**McGann** ~ One thing in the mitigation projects that you might want to add in is under the severe weather we all talked about monitoring the snow loads.

**Samantha Greenwood** ~ Snow loads and then some kind of early warning. And if you guys think of things as time goes on, this is going to be an ongoing project we're not going to be finished overnight. We will look at this again with a copy that is updated and clean, we need to do these public processes to actually get it to pass. So if you guys are good with the link we'll continue to do it that way. And if anyone wants one that's printed we'll certainly get one for you.

The Commission had a lengthy discussion about FEMA mapping Cordova and Cordova Tsunami Zone

- K. OLD BUSINESS**  
None
- L. MISCELLANEOUS BUSINESS**  
None
- M. PENDING CALENDAR**  
None
- N. AUDIENCE PARTICIPATION**  
None
- O. COMMISSION COMMENTS**

**Greenwood** ~ I had a question that somebody brought up about the trail across the South Fill, any updates?

**Samantha Greenwood** ~ A facilitator is supposed to be sending me a quote by the end of this or next week.

**McGann** ~ No comment

**LoForte** ~ With the Harbor Department in the middle of a transition have you (Sam) talked with anyone at the Harbor itself about Lot 3A, Block 8, NFDP?

**Samantha Greenwood** ~ I have talked with Dale, he relayed to me that he did not want to sell that property.


**Reggiani** ~ Just to clarify what I was talking about earlier with the North Fill ramp, the State funded grant was awarded for the improvements for the North Fill ramp.

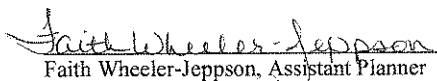
**Srb** ~ Coincidentally right after our last meeting it looked like SERVS had everything (inaudible). It looks like it's usable from the perspective of the City.

**Pegau** ~ The deal with the High School is going to be very challenging I think, the City needs to be talking to a lot of people and a lot of groups including the PTA and explaining what in the world is happening because there are a number of parents that I am aware of that do not like the idea that this is going through before a chance to provide input.

**Bailer** ~ (Explained an incident about loose gravel that had been dropped on Whitshed Road and after calling Dispatch to inform them of the situation Dispatch said that it was a State Road that he would have to call the State) People have to step up and take care of things.

- P. ADJOURNMENT**  
**M/Reggiani S/Greenwood**  
Motion to adjourn at 7:20 pm

  
Thomas Bailer, Chairman Date

 9/12/2012  
Faith Wheeler-Jeppson, Assistant Planner Date