

**PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 9, 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 September 9, 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, John Baenen,* and *Allen Roemhildt*. Commissioner *Scott Pegau* was present via teleconference.

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

3 people were in the audience.

3. APPROVAL OF AGENDA

M/Reggiani S/Greenwood to approve the Agenda.

Upon voice vote, motion passed 7-0.

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

Nay: None

Absent: None

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of 8-12-14 Regular Meeting

b. Record Excused Absence of David Reggiani from August 12, 2014 Regular Meeting

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

Upon voice vote, motion passed 7-0.

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

Nay: None

Absent: None

5. DISCLOSURES OF CONFLICTS OF INTEREST

None.

6. CORRESPONDENCE

None.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience comments regarding agenda items

None.

8. PLANNER'S REPORT

McGann asked if there was any update on the impound lot. *S. Greenwood* said that the Mobile Grid lot just went through the process so they just sent information to appraiser to get them all done at one time. For the new impound lot location they are meeting on Monday. There are two potential locations out New England Cannery Road.

Reggiani asked for an update on Safe Routes to School. *S. Greenwood* said they got the bids on Friday. There were two. *Reggiani* verified that the project would be next summer. *Rich Rogers*, Public Works Director, said that they need written approval from DOT that the funding won't expire. The project schedule will be eight weeks.

9. NEW/MISCELLANEOUS BUSINESS

a. South Fill Commercial Area Plan Goals – Discussion

Bailer said that he asked for this to be on the agenda because of item F. "consider and protect critical habitat." He's gone through the final draft report and he doesn't see any studies for how that became critical habitat. He asked what they had to back up that goal. *S. Greenwood* said that she wasn't prepared to answer that. She believes it came from shorebird habitat. *Bailer* said that he was fine with "consider and protect habitat," but when someone adds "critical" it takes on a whole new meaning. *Reggiani* said that Federal agencies label habitat in different categories, but usually that comes through studies and determinations. He remembers an individual using that term at a meeting. They should be cautious at their meetings with their labels and what the goals are so they can't be misinterpreted. He agrees with *Bailer*. *Baenen* said he agreed. Maybe they should call it something else. *McGann* has heard over the years that the whole area is a critical habitat for shorebirds; he has heard that term a lot. *S. Greenwood* said she doesn't think it defines where critical habitat is. Regardless, she thinks the commission needs to consider that they already accepted this document. City Council has accepted this document. It went through a public process and she's not sure they should be going back on that. *Pegau* has a very firm feeling that they should not be going back and editing documents that reflect a public process. He understands the concern about the use of the term "critical habitat," and he thinks their opportunity is through the Comprehensive Plan. *Reggiani* doesn't think they're going backwards or editing anything. What he remembers is that it was an awkward thing to accept a summary of a public meeting. He thinks it would be unwise to leave it set. If there are misstatements or mislabeling, they are obligated as a commission to correct that. *S. Greenwood* thinks they are mincing words and creating work. *Reggiani* said that because the commission accepted it and the City Council accepted it, it could be misconstrued that the City has deemed this critical habitat. *Pegau* said the goal was to consider and protect, it didn't say that the area was critical habitat. He asked where in the document the other commissioners were. *Bailer* said item F, "consider and protect critical habitat." *Pegau* said that it does not designate the South Fill as a critical habitat. *Bailer* said if it said "consider and protect habitat" he takes no issue with that. The word "critical" insinuates it is a critical habitat. *Pegau* said he'd be more concerned with the goal "consider and protect habitat" as that would mean all habitat. *Greenwood* said that they missed this on their first go-around. He doesn't like the word there either, but it would be pretty easy to make a couple phone calls to find out if it is critical habitat. *Baenen* said that he wasn't at the meeting so he has been trying to figure out what's going on. He, *Bailer*, and *Greenwood* weren't there. *Reggiani* said that accepting the report was awkward as the commission was not writing the report; it was being written by a third party. The third party wrote, submitted, and the commission accepted the report; they were not asked to edit. He likes *Greenwood*'s idea. While it would involve staff work, it would go a long way to get confirmation on the South Fill and ask if there is any critical habitat. *Roemhildt* asked if the goal was there to prevent putting fill in. *Reggiani* remembers the comment at the public meeting being thrown out there so that fill wouldn't be placed, because the individual considered it critical habitat. That's where one person at a public meeting makes a comment and it gets embedded. *S. Greenwood* said there was one strong voice, but there was multiple people with support behind the goal. *Reggiani* said what he is focused on is that the City of Cordova is not deeming it

critical habitat. With a finding right now it would go a long way to complete the record. (There was consensus from the commission to direct staff to bring back that finding)

b. Disposal of Lot 3, 4, and 5, Block 8, Original Townsite

M/McGann S/Greenwood to recommend to City Council disposal by lease of Lot 3, 4, and 5, Block 8, Original Townsite and all improvements thereon by negotiating an agreement with the Cordova Chamber of Commerce.

McGann said he was in favor. *Greenwood* said it looks good to him. *Reggiani* recalled either an older or newer plan for moving the Chamber to the Cordova Center once it is complete. *Jennifer Gibbins*, President of the Chamber of Commerce, said she had never heard of that. The amount of space they are currently using and the volume of traffic could be problematic at the Cordova Center. The location they are at now is working very well. They have noticed a dramatic increase in traffic with their new signage.

Upon voice vote, motion passed 7-0.

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

Nay: None

Absent: None

c. Capital Improvement List

Greenwood suggested moving street repair to the first spot and raising it to two million dollars. He said that they had to do something with the streets. *Baenen* said that for two million they could pave every road in the town. *S. Greenwood* said they had drainage issues that needed to be addressed. She said it includes drainage, improvements, and paving. *Reggiani* said he wasn't sure what they could do with two million dollars, so it's hard for him to put that into context. One of the things he thinks the commission needs to do is work together with Public Works and prioritize. (There was discussion about specific streets and the amount of money it would cost to cover drainage, paving, sidewalks, etc.)

Bailer said as tight as the budget for the City is, he's not in favor of the \$35,000 for the Comprehensive Plan. He asked if baler development was still needed. *S. Greenwood* said that was included in the memo: lighting upgrades, electrical upgrades, the breakroom are still needed.

McGann said that he was in favor of maintenance in the infrastructure. He suggested that the sewer treatment plant take a higher priority.

Bailer verified that potable water/LT2 was already being worked on and could be taken off the list.

Pegau said he was trying to figure out why the Comprehensive Plan disappeared. It remains a high priority for him that it gets updated. Especially with issues related to development; that is where the commission addresses it. Putting it off another year is not what they had intended. He would like to get that back on the list with a \$100,000 budget. *Baenen* said he agreed that they need a Comprehensive Plan, but he won't get behind any money for it. *Greenwood* said he agrees with keeping it on the list, but moving it down.

Bailer asked *S. Greenwood* if there was anything else on the list that could be taken off. *S. Greenwood* said that the high water benchmarks could be taken off the list. She said that she doesn't want to take the Comprehensive Plan off the list, but to give staff more time to do some internal planning to prepare for the Comprehensive Plan in the future. *Reggiani* thinks they should do something about the \$100,000 for the Comprehensive Plan as there are several ways to complete it, and he is leery about recommending that money.

McGann said he was in favor of the North Harbor Sheet Pile, but thinks that they aren't going to get the money to do it. (There was discussion about the dollar amount for the project. The commission decided to change the project to 25' of fill for \$800,000.)

Baenen asked the commission if they would consider changing the street repair/improvements to two million for street repair/improvements and two million for paving. (No one responded.)

Pegau said he would prefer the North harbor and sidewalks items be place above vacation of Adams Ave.

The list the commission came up with is as follows:

1. Street Repair and Improvements/Paving - \$2,000,000
2. Unfinished Baler Development - ???
3. Sewer treatment plant and infrastructure - as needed
4. Shipyard Expansion (Public Process) - \$15,000
5. Sidewalks between HS and Harbor Loop SW 2 & SW 6 (before paving) - \$200,000
6. Survey City roads and property - \$40,000
7. N. Side of Harbor - 25' fill (extend parking and walkway) - \$800,000
8. Vacation of Adams Avenue between 8th Street and 9th Street: includes survey, water/sewer lines, fire hydrants - \$100,000
9. Comprehensive Plan Update - ???

S. Greenwood asked if the commission wanted to spend more time with the list at the next meeting or submit it to Council. She added that in the past, they have asked City Council to accept the resolution which means they adopt it as their own. She wasn't sure if they wanted to do that or present it as a report **Reggiani** would do since he does reporting for the commission. It got edited by City Council in the past. If they present it through reports of committees it remains theirs. **Stavig** said the Code just directs the commission submit it to City Council, it doesn't require an action by the Council. (There was discussion on whether or not this would be brought to City Council as an action item. It was decided that it would not be.)

d. Resolution 14-04

M/Baenen S/Greenwood to approve Resolution 14-04; a resolution of the Planning Commission of the City of Cordova, Alaska, recommending a Capital Improvement List to the City Council of the City of Cordova, Alaska.

M/Reggiani S/Baenen to amend the resolution and replace the 11 items in the third "Whereas" with the nine items on the screen.

Upon voice vote, motion to amend passed 7-0.

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

Nay: None

Absent: None

Upon voice vote, main motion passed 7-0.

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

Nay: None

Absent: None

10. PENDING CALENDAR

Reggiani asked for Special Meeting on the prioritization of street repairs and improvements. **S. Greenwood** clarified that it would be a Work Session. (The commission decided to hold the Work Session at 6:30 PM on September 24.) **Reggiani** asked that the meeting be highlighted in advertising for community input.

S. Greenwood said the meeting with FEMA on the 23rd of September was about the new flood maps.

McGann asked for Chapter 16 on the next agenda.

S. Greenwood said that Planning Commissioner training in Anchorage would be coming up soon.

11. AUDIENCE PARTICIPATION

None.

12. COMMISSION COMMENTS

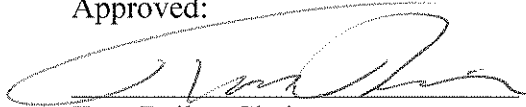
Greenwood said he was glad they got to the paving issues and to get it prioritized to Council.

Pegau said he wanted to revisit street names. He wants an update on where it is or is not so they can keep it moving forward with addressing.

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