

PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 10, 2013 @ 6:45 PM  
LIBRARY MEETING ROOM  
MINUTES

1. **Call to order**

Chairman **Tom Bailer** called the Planning Commission Regular Meeting to order at 6:45 PM on August 13, 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, and John Baenen**. Commissioner **Roy Srb** was absent.

Also present were Planner, **Samantha Greenwood**, Assistant Planner, **Shannon Joekay** and City Manager, **Randy Robertson**.

There were 11 people in the audience.

3. **Approval of Agenda**

**M/Reggiani S/McGann** to approve the Regular Agenda.

Upon voice vote, motion passed, 6-0

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

Nay: None

Absent: Srb

4. **Approval of Consent Calendar**

a. Minutes of 8-13-13 Planning Commission Public Hearing

b. Minutes of 8-13-13 Planning Commission Regular Meeting

c. Minutes of 8-27-13 Planning Commission Special Meeting

d. Record excused absence of John Greenwood for August 13, 2013 Regular Meeting

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

Upon voice vote, motion passed, 6-0

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

Nay: None

Absent: Srb

5. **Disclosure of Conflict of Interest**

**Baenen** stated that he possibly had a conflict of interest with the property disposal since he works with all 4 of the proposers as a construction company. **Bailer** asked if he had been asked by any of them to build on this particular lot. **Baenen** stated that he hadn't. **Bailer** determined there was no conflict of interest.

6. **Correspondence**

None

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

1. **Guest Speakers**

None

2. **Audience comments regarding items in the agenda**

**Mark Palmer**, President of Ocean Beauty Seafoods, said they put in a proposal for a lot adjacent to their current facility. He said they also operate 5 other processing plants around the state, in addition to Cordova. The resource around Prince William Sound has been one of the bright spots around the state. This year, without a doubt, had been a year they never seen before. Their only possibility of expanding is to expand onto that piece of property. They need to increase their footprint to increase capacity. Every year they export fish to Kodiak. The benefit to the community would be an increase in capacity. They would hire another 40-50 employees. It is critical to offer a bigger market to the fisherman and the tax benefit would be direct to the community. It is the best use of the property. At the same time they expand, they would be able to upgrade the curb appeal off the street by taking the offices and putting them upstairs. They would like to make their facility look more waterfront to benefit the community. **Rick Isaacson**, Prince William Sound Operations Manager for Trident Seafoods Corporation, wants to increase the capacity in Cordova. They currently operate the North and South Plant and have floating vessels in the sound and also, at times, export fish to other plants. They are looking at an expansion at the North Plant by increasing their canning capacity by 30% and their freezing capacity at the South Plant by 25%. Their employee base will increase by 132 people and they would like to build another bunkhouse. There is a lack of area in this area to build another one. This would bring more fish to the tax base of Cordova instead of across the state. **Jerry Blackler**, Alpine Diesel, said he wants to expand his hydraulic and engine repair. It is a good location, closer to the harbor and it is easier access to the fisherman. **Dune Lankard**, PO Box 456, has been trying to build a community cold storage and kitchen for a while. It is a great benefit to have a community processing facility that was designated a site for fisherman to process and direct market their seafood. Locals can also value, add and process their subsistence foods. There are a lot of sports fishermen and that industry is getting bigger. The facility would also bring more attention to Copper River Seafoods and Prince William Sound. It would be able to allow fishers to process more of their catch in Cordova. It will have a sustainable building product, it will cost a little bit more. It will create more local jobs for subcontractors and businesses could be created. A lot of people have talent and gifts in Cordova that if they had a facility they could create jobs and businesses out of it would add to Cordova. It is one of the most bountiful seafood ports on the planet. This is an incredible opportunity for Cordovans.

### 3. Chairpersons and Representatives of Boards and Commissions

None

### 8. Planners Report

**Samantha Greenwood** added that Wilson Construction got the bid for the Bio-swale at the Hospital. They will have a private project foreman. That will happen this fall and she will give updates as it moves forward. NVE has a potential transportation grant that we can possibly use toward sidewalks, Sawmill extension and possibly the North Fill harbor road where the congestion is. **Moe** and her took a cruise by Sjostedt's to see if there were water issues and there weren't at the peak of the rain. She hasn't heard anything on the driveway permit yet. **Pegau** wanted to know which bunkhouse was remodeled. **Michael Clutter** said it was the tan building.

### 9. New Business

a. Lot 1 Block 1 Proposal Recommendation to City Council

**M/Reggiani S/ McGann** moved that the Planning Commission recommend to City Council to approve the proposal from Ocean Beauty Seafoods to purchase Lot 1, Block 1, Cordova Industrial Park.

**Bailer** explained how they approached this in the past. **Reggiani** asked if he could ask questions to Ocean Beauty. He wanted clarification on item #4 on page 36. **Palmer** stated that it is a two phase project which would increase 60-65% within the next two years. After

next salmon season they would move the offices upstairs. **Reggiani** also asked about the ranges in item #5. **Palmer** stated that the equipment costs vary since there are different types of equipment that they are looking at installing. The second phase will be the construction of the building. They have an engineering company coming up on the 20<sup>th</sup> and they ball parked what the equipment would cost. **Reggiani** also asked if there would be a stand-alone building on lot 1 block 1. **Palmer** said that it will be connected. **Reggiani** said that lot 1 block 1 would help them expand their existing facility by moving and reorganizing the space. **Pegau** asked if there would be a building in phase 1. **Mike Simpson** said that the first year there would be staging and some housing on lot 1 block 1. The next year there would be a new building. **Pegau** wondered about what the "and/or" statement was in their proposal. **Palmer** stated that it is a huge process to up your waste disposal limit. If they can up it, it would change what they could do. They might look at doing some file or skinless/boneless lines. **Simpson** said they are fully committed to increasing their capacity. **Bailer** asked about the 53 foot trucks. **Palmer** said they have to angle the spots. They would lose 2 van spots but they have asked for them to add angled spots to their new drawings. **Pegau** wanted to discuss ranks since they have an adopted formula to guide them. He stated his #1 was Blackler, #2 Ocean Beauty, #3 Cordova Kitchen. **Reggiani** said his #1 was Ocean Beauty and #2 Trident. He appreciated all 4 and they were all good and needed for the community. He liked that Ocean Beauty could reorganize with land adjacent to them. He also said that Trident could put another bunkhouse on other City land. **Greenwood** said his #1 was Ocean Beauty, #2 Trident, #3 Blackler and #4 Cordova Kitchen. He felt we can put a bunkhouse somewhere else. **McGann** said he liked all four proposals and would be happy with any of them. He ranked Ocean Beauty #1 and Trident #2. **Bailer** said that Ocean Beauty was his #1, Trident #2, Blackler #3. He felt the bunkhouse could be located on another City lot. A bunkhouse on that corner would be a foot traffic problem. Blackler's could go on another lot. The Cordova Kitchen seems to have support, then died off, now resurrected again. The commercial side of things drives this town. **Baenen** said he ranked Ocean Beauty #1 and Trident #2 based on the criteria.

Upon voice vote, motion passed, 6-0

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

Nay: None

Absent: Srb

b. Preliminary Plat of Block 45 & Block 46 Original Townsite

**M/Reggiani S/Pegau** moved to approve the Preliminary Plat request of Linden's Land Company, for the Preliminary Plant approval Enchanted Forest: a re-plat of lots, Block 45 and Block 46, Original Townsite.

**Pegau** said he wished he saw this more often. The Old Townsite lots aren't realistic. He said the thought process of being able to insure a septic system could go in is great. He really appreciates the level of work that has gone in, down to the nice topographic maps.

**Greenwood** asked about the access easement. **O'Toole** said you can either go down 8<sup>th</sup> Street or Council Avenue. **Greenwood** asked if 8<sup>th</sup> Street was a platted right of way.

**Samantha Greenwood** confirmed. **Bailer** wanted to know why this is a re-plat not a subdivision. **Samantha Greenwood** said she isn't asking for the design criteria, she's providing her own access, she's not creating a public road and not asking the City to maintain it. It is a re-plat of poorly platted lots to create buildable space. **Bailer** said he was hung up on Title 17 which specifically talks about the sub divider. **Samantha Greenwood** said she didn't disagree that she is not a sub divider but she disagrees that this is a development of a subdivision. That is how she interprets this code. **Bailer** asked if the utility companies had been asked if they could run utilities up there. **Samantha Greenwood** said that is why the utility easement was run on the flat areas of the lots. **Pegau** said this isn't a division of "a" lot; it is a combination of several lots. This is a re-plat, these are already

existing platted lots that the request is to combine not divide. You're not dividing, you're combining. **Reggiani** asked if **Bailer** was asking about the overall boundary being re-subdivided. **Bailer** confirmed. **Samantha Greenwood** said that if we wanted to go the subdivision round we would have to look into a variance due to the terrain. **Reggiani** asked if the plat and the vacation of right of way would go hand in hand. **Samantha Greenwood** confirmed that you wouldn't want to do one without the other. She said that access to the development would be either by extending Council Avenue or coming down on 8<sup>th</sup> Street.

**M/Reggiani S/McGann** moved to refer this item back to staff.

Upon voice vote, motion passed, 6-0

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

Nay: None

Absent: Srb

c. Jim Poor Avenue, Seasonal One Way Discussion

**Samantha Greenwood** said she spoke to **Paul Trumblee**, the Fire Marshal and he has the same concerns as the Police Chief. He said to educate people and legally they are supposed to follow one-way rules. It is difficult to get into places. Everyone said to just educate people. **Jim Holley** discussed ways to educate people. It is an industrial zone; we have to be considerate of that zoned district. **McGann** said that a lot of this problem will go away with the Ocean Beauty plan. **Samantha Greenwood** said that education during the spring time would help. **Pegau** said that this road also accesses other businesses and he hopes that Ocean Beauty reconfigures to allow better access. Right of Ways should be honored even in an industrial area or we move the road over. **Bailer** said he hopes it takes care of itself.

d. South Fill Commercial Area Draft Final Report Review

**Greenwood** said he would pass on a couple grammar corrections. **McGann** said he was confused since we're calling it a plan but it is really just a list of alternatives. **Samantha Greenwood** said she looks at it as a place to start. She referenced Sawmill Avenue and how it has been on the plate since she started and now has public input about it as well. **McGann** asked that if we have the Sawmill extension, do we need Sidewalk 6. **Samantha Greenwood** said that was a discussion at the last meeting. The public thought that Sidewalk 6 and Sidewalk 2 were more feasible projects that could potentially happen in the short term; Sawmill would take more money, design and time. Planning and Zoning needs to look at how to prioritize the projects, since we know the community's prioritization. **Baenen** brought up that he received a South Fill update that said we were going to tear up the chip seal and start grading Harbor Loop Road. He questioned if we could put a recommendation to City Council to pave the road next summer since everyone uses it. **McGann** referred to an issue with calculations on Appendix D on Page 204. **Samantha Greenwood** confirmed it was a copy and paste error and that it would be corrected but the estimates were correct; the total was incorrect. **McGann** asked how much faith was had in the Sawmill connection. **Samantha Greenwood** stated that we got engineered quotes per square foot. **Bailer** referred to the connection from the baseball field to town and the cost of that connection was more than widening Whitshed Road. **Samantha Greenwood** stated that we need to pick some projects that we want to look at more seriously and get accurate costs but preliminary costs are from an engineer. **Reggiani** wanted to know the thought process on the report review. He would like this on the next agenda so there is a bit more time to look over it. **McGann** referred to page 77 regarding the final report being provided to City Council. **Baenen** asked about the email he received with the updated South Fill information. **Samantha Greenwood** said that we had sent an email out to the list of South Fill participants. **Bailer** and **McGann** said they didn't receive the email. **Shannon** said she would check and make sure their email addresses were correct in the group. **Reggiani** said that the public should be aware and be able to comment. **Samantha Greenwood** said she

agrees but the report is about the meetings; it's not about additional ideas or projects. **Reggiani** agreed and also felt the title could be changed since it is a report on the meetings or work sessions and it needs to be a bit clearer. **Samantha Greenwood** said we would add "workshops" to the title to make it clearer.

**10. Old Business**

a. 2014 Capital Improvements List Recommendation to City Council

**M/Greenwood S/Reggiani** moved to approve resolution 13-10, a resolution of the City of Cordova's Planning and Zoning Commission recommending a capital improvement list for FY2014 to the City of Cordova's City Council.

**Greenwood** would like to modify the resolution but at least open it to discussion. He questioned "Realign South 2<sup>nd</sup> Street to the East lot line according to US Survey 2637 points 8 and 9 for the benefit of Parks and Recreation of City of Cordova". **Reggiani** said it is left field on the little league field. **Greenwood** also wondered why the Comprehensive Plan isn't on the list. **Reggiani** said it should be on there. **Samantha Greenwood** said that the list included in the packet was from last year and that it was on the last meeting and the Commission wanted some more time to look at it and talk about it. **Baenen** spoke about the need for paving the streets in Cordova and would like to see that on the list every year. **Reggiani** said that we need to quantify paving by prioritizing the roads and adding a value to it annually. **Samantha Greenwood** said that we need to have Public Works input on that. **Pegau** stated that paving seemed to be a common theme. **Baenen** said that if we wanted to do sidewalks, we need to do them along with paving so the paving could be matched with the sidewalk and the curb. **Samantha Greenwood** also said that drainage is another huge issue on the roads that needs to be addressed correctly.

After a lengthy and comprehensive discussion, the Commission came up with the following Capital Improvements list with estimates:

- Comprehensive Plan Update \$35,000
- Paving \$1,000,000
- Baler Development - as needed
- Sewer treatment plant and infrastructure - as needed
- Potable Water System-LT2 Compliance - as needed
- N. Side of Harbor - 75' sheet pile (extend parking and walkway) \$6,290,625
- Sidewalks between HS and Harbor Loop SW 2 & SW 6 (before paving) \$200,000
- Survey City roads and property \$40,000
- Shipyard Expansion (Public Process) \$15,000
- Establishing high water bench marks for the 6 & 6.5 mile area and the Power Creek Road residential areas
- Vacation of Adams Avenue: includes survey, water/sewer lines, fire hydrants \$100,000
- Sawmill Trail Extension \$1,000,000

The Commission requested that the Capital Improvements List be placed on the October 8<sup>th</sup>, 2013 Planning Commission regular meeting so they can think more about it before then and vote on it at the meeting. The Commission also requested that **Samantha Greenwood** contact the Harbor and Parks and Recreation Departments to ask for their input on the list.

**M/Pegau S/Reggiani** moved to refer this item back to staff.

Upon voice vote, motion passed, 6-0

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

Nay: None  
Absent: Srb

11. **Pending Calendar**  
a. September 2013 Calendar  
b. October 2013 Calendar

**Samantha Greenwood** said there is Planning Commissioner training in November in Anchorage. **Baenen** would like the information. **Shannon** said she has the South Fill report and the Capital Improvements Recommendation for the agenda for the next meeting. **Samantha** also said that both **Bailer's** and **Srb's** seats end in November.

12. **Audience Participation**

**Michael Clutter**, Ocean Beauty Seafoods, thanked the Commission and said that Ocean Beauty is now one step closer for expansion that is necessary to compete and thrive. He also thanked staff for all the questions answered so far.

13. **Commission Comments**

**Baenen** said it was a good meeting. **Pegau** said the CIP list was one of the more interesting items. **Bailer** wanted to make sure all the commissioners were on the South Fill email contact list.

14. **Adjournment**

**M/Greenwood S/Reggiani** moved to adjourn the Regular Meeting at 9:15 PM; with no objection, the meeting was adjourned.

Approved: *October 8<sup>th</sup>, 2013*

  
Shannon Joekay, Assistant Planner