

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 9, 2014 AT 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Co-Chairman *John Greenwood* called the Planning Commission Regular Meeting to order at 6:30 PM on December 9, 2014 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Co-Chairman *John Greenwood* and Commissioners *Tom McGann* and *Allen Roemhildt*. Commissioners *Tom Bailer*, *David Reggiani*, and *John Baenen* were present via teleconference. *Scott Pegau* arrived late at 6:35 PM via teleconference.

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

12 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Roemhildt to approve the Agenda.

Upon voice vote, motion passed 6-0.

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

Absent: *Pegau*

4. APPROVAL OF CONSENT CALENDAR

a. **Minutes of October 28, 2014 Public Hearing**

b. **Minutes of October 28, 2014 Regular Meeting**

c. **Record Excused Absence of John Greenwood, Scott Pegau, and John Baenen for October 28, 2014 Regular Meeting**

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

Upon voice vote, motion passed 7-0.

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

5. DISCLOSURES OF CONFLICTS OF INTEREST

Pegau said he had a conflict of interest on items 9b and 9c. *Greenwood* acknowledged the conflict.

6. CORRESPONDENCE

a. **State of Alaska DOT Public Notice**

b. **State of Alaska DNR Public Notice**

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. **Guest Speakers**

i. **Kate Morse – Copper River Watershed Project**

Morse said she was at the meeting to follow-up on some work she has presented over the past three years around Odiak watershed. The Watershed Project has been working with the City of Cordova and Parks and Rec on some of the projects: treating invasive plants, establishing a native plant garden, and improving the quality of water. Odiak is a great living laboratory and they have been taking kids there throughout the year. They were able to do a comprehensive hydrological assessment of the watershed, which helped model stormwater pollutant loading. They developed a bioswale behind the hospital that they will continue to maintain. On the other side of the pond they removed a portion of the old railroad and opened up a channel. Over 20 adult coho salmon showed up this fall. They have been working with the City on snow management practices. They have successfully developed a native plant garden. There is a long list of funders and partners including the City.

b. Audience comments regarding agenda items

Katrina Hoffman from the Prince William Sound Science Center at 300 Breakwater Avenue, addressed the North Fill sites. The Science Center occupies six rented facilities and they are all at capacity. Their ability to carry out or increase their water-dependent business is incumbent on their ability to own a facility. She asks that they seriously consider their proposals.

Leo Vargas, 1901 Copper River Highway, employee of Trident Seafoods, said they also put in a bid for the same lot. They want to increase their capacity and the only way they can do that is by building a new bunkhouse. It will bring in more Raw Fish Tax, fishermen will be able to catch more fish, and it will be good for the town. The lots are getting farther away from where they are and they need something close by. Trident has got a lot of investment and they keep wanting to grow.

8. PLANNER'S REPORT

S. Greenwood said she had been talking with *Cortney Kitchen* (attorney for the City) about doing a training with the commission and City Council on the new marijuana law because it will impact zoning and council decisions.

9. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review – Harborside Pizza

M/McGann S/Roemhildt to recommend the City Council approve the Site Plan Review requested by Carbon Neutral Alternatives to construct a 1,352 sq. ft. building for Harborside Pizza on Lot 8, Block 2, South Fill Development Park based on the findings and with the special conditions as contained in the staff report.

McGann said it looks like a well thought-out plan and it's an attractive building. He does not see why they should not go forward. *Reggiani* said he appreciated the staff report with the suggested special conditions. *Pegau* said it was a very complete site plan and he looks forward to seeing a new permanent building there.

Upon voice vote, motion passed 7-0.

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

b. Review of Proposals for Lot 4A, Block 5, North Fill Development Park Addition No. 2

M/McGann S/Roemhildt to recommend the City Council approve the proposal from the Prince William Sound Science Center to purchase Lot 4A, Block 5, North Fill Development Park Addition No. 2.

McGann said he liked all of the proposals and would be happy with any of them. What tipped his decision was the purpose of the Waterfront Industrial zoning. Uses are intended to be marine-oriented or marine-dependent. Being close to the water seems to be the purpose of the zoning district and the Science Center's

proposal comes closest to that. They were the only proposal that even mentioned architectural design. He likes the Native Village proposal, however he doesn't think it is marine-related. **Roemhildt** said that he thinks the Science Center brings a lot to the community and with them having another building it will enable them to do more research.

Reggiani said what he thinks many of the commissioners were looking for was a new marine-based business. What he sees are boat garages. He said they had talked about how this wouldn't be for more storage; there is plenty of storage down there. He was hoping for more. He doesn't support any of the proposals. **Bailer** brought up the last lot disposal and said a lot of the concepts were exactly what **Dan Nichols** was going to put into his building. He was also looking for something new. He said if he had to give a nod to anything he was looking at the Science Center. He doesn't think they are realistic in their price to build their building. **Baenen** said the value for improvements were pretty low numbers. Looking at the number of employees, he doesn't really see any. He was looking for an actual business not just a rental for storage. He is not in support of any of the proposals. **Greenwood** said the numbers on construction were really low as it costs a lot more to build than it used to. **Bailer** said they are just proposals and that they do not have to sell land.

Reggiani asked to refer it back to staff with a list of questions for all the proposers. **Greenwood** said that **Moe Zamarron**, with NVE, was there. **Reggiani** asked **Zamarron** if the proposal was to support in-house operations or if it was a new business where you would be hiring more employees. **Zamarron** said that they will need a home for their growing fleet. The 30 days limits the amount of preparation that can go into something like this. NVE is a non-profit, so they would not be generating huge revenues, but they would be hiring more people. They would be providing a service. **Bailer** asked about snow storage. He mentioned that they did sell land to NVE a couple years ago because they were going to expand. They didn't expand and it has gotten to be a storage yard. He asked **Zamarron** why they don't just build their building there. **Zamarron** said he didn't know what the final layout would be. He said that they are looking at expansion in their building. This property would get equipment out of there.

Greenwood asked **Hoffman** about partnerships with research for the building. **Hoffman** said that the facility was needed by the Science Center. She said they have a lot of potential research partnerships which would attract people to town. They are not financially dependent on those partnerships.

Reggiani said he doesn't feel that any of the proposals meet the criteria they were looking for as far as a new marine-based business. Specifically to the Science Center, he thinks the construction cost is low and that he would need more information before he could support it. **Baenen** said that he couldn't support any of the proposals with the low construction costs.

Upon voice vote, motion failed 2-4.

Yea: **McGann, Roemhildt**

Nay: **Bailer, Reggiani, Greenwood, Baenen**

Conflict of Interest: **Pegau**

c. Review of Proposals for Lot 2, Block 7, North Fill Development Park

M/Roemhildt S/Baenen to recommend City Council approve the proposal from Trident to purchase Lot 2, Block 7, North Fill Development Park.

Roemhildt said that he leans towards the job generation and fish tax if they up their production. **Baenen** said that looking at the value of improvements and the numbers, it looks like Trident was correct in what it will cost to build. He is looking at the Raw Fish Tax that will be brought in due to increased production. He looks at the number of new employees and he doesn't see it in the other proposals. **Reggiani** said that the proposal had a lot to offer on many fronts. The purchase prices and planned improvements are tremendous. Anyone building a two million dollar building should be welcomed in Cordova for the tax revenue. The increase in the fish tax is wonderful. He said it was hard to pull out the numbers of employees on the proposals. Trident Seafoods is one of the major economic engines in Cordova. **Bailer** echoes what has been

said. He hates to see valuable industrial land get taken up by a bunkhouse, but he can see no other place this could happen. He isn't sure the fair market value of \$65,000 is correct since the last lot down there sold for \$94,000. He supports the Trident application. **McGann** said you can't argue with the numbers, but it's a shame to lose a valuable small business in town. **Greenwood** said that Mobile Grid provides a large service to the fleet. Their proposal price was a little low. He hates to see a flat piece of ground that could be a business go to a bunkhouse.

Upon voice vote, motion passed 5-1.

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

Nay: **McGann**

Conflict of Interest: **Pegau**

d. Second Street Parking Recommendation to City Council

M/Reggiani S/McGann to recommend to City Council that the parking on the west side of Second Street be changed as follows: The west side of Second Street will be parallel parking from Council to Browning.

Reggiani said he was in favor of parallel parking, but that it might not need to go all the way to Browning. **Pegau** said he did not want to see the entire west side parallel parking. **Greenwood** is not in favor of any parallel parking. **McGann** said the only issue is the first couple parking spaces at the corner. **Reggiani** mentioned the possibility of a loading zone.

M/Reggiani S/Baenen to amend the main motion by striking "*changed as follows: The west side of Second Street will be parallel parking from Council to Browning*" and inserting "*the first 25 feet of parking would be designated loading/unloading zone for the motel and the next 50 feet going South from Council would be angled parking for compact cars only (<17 ft.) at 55 degrees, and will be delineated by paint on the asphalt and signage.*"

Upon voice vote, motion to amend passed 6-1.

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

Nay: **Pegau**

Upon voice vote, main motion passed 6-1.

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

Nay: **Pegau**

e. Snow Load Discussion

Bailer said that they brought this back because he started doing commercial buildings and they realized there was a much larger cost. **Pegau** said that he has looked at everything and he keeps going back to the analysis that was prepared for them. He recognizes that it will increase the costs fairly significantly, but he thinks it's important to go to the safest buildings that they can. **Reggiani** said he would echo **Pegau's** comments. Moving the ground snow load from 100 to 150 pounds seemed to be reasonable and consistent with the municipalities around Cordova. He doesn't see any compelling reason to change it back. **Baenen** said that he felt there were no issues in that there were no buildings that collapsed due to the snow load; like the engineer wrote in the report, most of the buildings had other issues that caused them to collapse. It is a pretty significant cost with 50% more for the trusses, and the concrete foundation will cost more. He thinks that this was hastily done and that there doesn't need to be the 150 pound ground snow load. **McGann** said that he is speaking only in regards to residential construction. He voted for the increase and he has regretted it ever since because it takes away people's ability to design prescriptively. A house is not a complicated structure, they should be able to just follow the code and do it by prescription. When you start having to bring in engineers; they don't need that level of complex. **Roemhildt** said that a 5/12 roof seems like it would shed snow fine. **Greenwood** said that he is torn. He would be willing to have it back as an action item. **Reggiani** asked if there was a difference between residential and commercial snow loads. **S.**

Greenwood said that both the IRC and the IBC have 100 pound ground snow load. *Bailer* added that the slope of the roof factors into the snow load. *Greenwood* said there was a difference between ground snow load and roof load. *Baenen* explained that the costs extrapolate through the whole building, the trusses are 50% more, and the foundation is 50% more. *Pegau* said that he thinks they need to go back and look at the analysis and he thinks there getting cheap at the cost of people's safety. *McGann* said that if you reach the 150 pound load, you can shovel. *Bailer* said that they are not putting anyone at risk. *S. Greenwood* clarified with the commission that these changes would be incorporated into the changes to the Building Code chapter in the City Code rather than doing it prior to all of their changes.

10. UNFINISHED BUSINESS

a. Chapter 16 Discussion

S. Greenwood said that they are mandated to adopt the 2009 IBC because that is what the State has adopted. The State has not adopted an IRC, that is the responsibility of the local community. *Bailer* said he wanted to move this along. He recommended a committee of a few of them look at it and get it back to *S. Greenwood* next month.

11. PENDING CALENDAR

a. December 2014 Calendar

b. January 2015 Calendar

Bailer asked if the commission would be looking at the roads again since the bond passed. *S. Greenwood* said she does not think it will go back to the commission.

12. AUDIENCE PARTICIPATION

James Burton said that he wanted to come to the meeting to hear the dialogue of all of the items going to Council.

13. COMMISSION COMMENTS

McGann asked what they were going to do with the lot (Lot 4A). *S. Greenwood* said they will prepare a memo for Council showing that the motion failed. *Burton* said that you don't have to take the first thing that comes to you. You may get more proposals if you set a date further in the future. It seems like the City is in a hurry to sell land.

Roemhildt said he was happy with the outcome of the first item, he wanted the Science Center to get it because they're valuable. Ideally a business with revenue and for the fleet would be better. Next month is his one year anniversary.

Pegau said it's not clear in the discussion of the evaluation of proposals that they are actually using the grading criteria. He said they should look at setting up a policy where they actually list their grades. There were times where it seems like the grading criteria wasn't followed. It would be nice to know this is as objective as it can be rather than subjective as it sometimes sounded.

Bailer said maybe Mobile Grid would be interested in leasing the lot. He just got done with the AML training and they had discussion on Council Comments and basically we've done exactly what they said we shouldn't be doing, having discussion on items on the agenda that they ruled on.

Reggiani thanked *Greenwood* for chairing; he felt he had an opportunity to weigh in on the conversation. He said the way he would phrase the memo to Council is to say there was no recommendation from the commission.


Baenen would recommend Mobile Grid look at the other lot. He tried to look at the criteria and it is subjective. He's not sure that's the best way to pick proposals and maybe it should not be put into the packets for the proposals. He's not sure he likes it the way it is.

Greenwood said he was going to study the technique on their chart. He thinks they could use it a little better.

14. ADJOURNMENT

M/Bailer S/McGann to adjourn the Regular Meeting at 8:57 PM; with no objection, the meeting was adjourned.

Approved:



John Greenwood, Co-Chair



Leif Stayig, Assistant Planner