

PLANNING COMMISSION REGULAR MEETING  
DECEMBER 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 December 10, 2013 in the Library Meeting Room.

2. **Roll Call**

Present for roll call were Chairman **Tom Bailer** and Commissioners **David Reggiani**, **Tom McGann**, **Scott Pegau**, and **John Baenen**. Commissioner **John Greenwood** was absent.

Also present was Assistant Planner, **Shannon Joekay**.

There were 3 people in the audience.

3. **Approval of Agenda**

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

Upon voice vote, motion passed, 5-0

Yea: Bailer, Reggiani, McGann, Pegau and Baenen

Nay: None

Absent: Greenwood

4. **Approval of Consent Calendar**

a. Minutes of 11-12-13 Planning Commission Public Hearing

b. Minutes of 11-12-13 Planning Commission Regular Meeting

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

Upon voice vote, motion passed, 5-0

Yea: Bailer, Reggiani, McGann, Pegau and Baenen

Nay: None

Absent: Greenwood

5. **Disclosure of Conflict of Interest**

None

6. **Correspondence**

None

7. **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

8. **Planners Report**

**McGann** asked how the Planners got the estimates for paving. **Shannon** explained that **Samantha** received an estimate and applied it to the lengths of each type of road within the GIS layer. **Pegau** asked about Camtu's building framing. **Shannon** said that is for the

existing building for their proposed addition. **Shannon** asked for feedback from the Comp Plan training. **McGann** said it was helpful. He left wondering what the next step was and how it would go to Council to determine if it was a facilitated process or not. **Reggiani** thought the Council would leave it up to P&Z to decide the process since it is a role of P&Z. He said the \$35,000 that was requested was moved to a line item in Planning's budget. He said the number was put in based on **Samantha's** recommendation. He said that when you have a facilitated meeting, the amount is what you want to spend and scope it out better. **Bailer** said he spoke with **Samantha** before she left and that we would put the Comp Plan on the agenda for January to see how P&Z wanted to proceed. **Pegau** thought it was useful but took a while to get to "how do we do it". He felt that progress was made. **Reggiani** felt it was a good intro but wanted more training as to how to do it and what to start looking for. **Bailer** asked if everyone had the Planner's handbook. **Shannon** said that the 2012 handbook would be in their boxes by morning. **Bailer** suggested the commissioners read chapter 5 about the Comp Plan. **Shannon** said that she and **Samantha** had a brief recap with **Chris** and **Shelly** (of Agnew::Beck) the morning after the training. They outlined the process visually, by starting in January/February with a big kick off meeting. They said the current plan has a lot of good information that we can tweak and put into the sections of our updated comp plan. **Shannon** also reminded the commissioners about the big addressing project that will be happening in 2014 as well.

9. **New Business**

a. Final Plat of Whitshed Road Mile 3.8 SLUP Lot Subdivision

**M/McGann S/Reggiani** moved that the Planning Commission approve the Final Plat request for Eyak Corporation, Whitshed Road-Mile 3.8 SLUP Lot Subdivision: A Subdivision of Eyak Corporation Lands within USS 5103.

**Pegau** suggested that when making decisions the commission should ensure that no physical conditions are hazardous to future inhabitants. This is a bluff lot and has the potential for coastal erosion. It could become a City problem since the bluff is steep. **McGann** pointed out that the lot is 82 feet on the narrow end.

Upon voice vote, motion passed, 5-0

Yea: Bailer, Reggiani, McGann, Pegau and Baenen

Nay: None

Absent: Greenwood

b. Final Plat of Whitshed Road-Mile 5 SLUP Lot Subdivision

**M/Reggiani S/Pegau** moved that the Planning Commission approve the Final Plat request for Eyak Corporation of Tracts A, B, C, and D Whitshed Road-Mile 5 SLUP Lot Subdivision: A Subdivision of Eyak Corporation Lands with USS 5103.

**McGann** stated that they included the green belt and the no build buffer.

Upon voice vote, motion passed, 5-0

Yea: Bailer, Reggiani, McGann, Pegau and Baenen

Nay: None

Absent: Greenwood

c. Ocean Beauty letter of interest for a portion of ATS 220; adjoining Lot 1, Block 1 Cordova Industrial Park

**M/Reggiani S/McGann** moved that the Planning Commission recommend to City Council disposal of a portion of ATS 220; adjoining Lot 1, Block 1 Cordova Industrial Park by method 1-direct negotiations.

**Pete Boulton**, fleet manager from Ocean Beauty Seafoods, said the land would facilitate new evaporators which would be located right on the side of Lot 1, Block 1 and can go forward with original plans for the lot. The evaporator is currently located in the alleyway and would be moved and since they are putting a new freezer tunnel in the plant, they need one more evaporator. The strip of land would facilitate those evaporators. **Pegau** said that it hasn't been 12 months since this lot came up before. He said that the Harbor Commission and P&Z said this lot is not available for lease or sale. He said it needs to be brought back into an available status to entertain this motion. He wants to see the layout for Lot 1, Block 1. **Boulton** said they are doing a lot of upgrades this winter. If they have to put the evaporators somewhere else it will be a huge additional cost to them. **Reggiani** asked for preliminary sketches of the organization and layout of lot 1, block 1. **Boulton** said he could provide those to the Commission. He said they are working on putting the tunnel freezer in which is dependent on where the evaporators go. **Reggiani** asked if he could provide more information by the January meeting and **Boulton** said he could. **Baenen** agreed. **Shannon** added that ATS 220 is classified as tidelands and isn't on the Available/Not Available list so it's all determined on a case by case basis. **Pegau** said this was one of two lots that the decision was made to make Not Available. **Bailer** wanted to confirm it was not a lot but a strip of land. **Shannon** confirmed. **Bailer** asked if there will be access to Shell Beach. **Shannon** said that Shell Beach is not affected. The lot lines for Lot 1, Block 1 end and then there is approximately 10' on one side until it drops off to the beach. **Baenen** asked if this location was all upland. **Boulton** confirmed. **Reggiani** asked if, once acquired, they would replat so it is part of Lot 1, Block 1. **Boulton** said that is their intention. **Bailer** said he was in favor but he wanted the status (available vs. not available) cleared up first. He would also like the Harbor Commission to voice their concerns.

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

Upon voice vote, motion passed, 5-0

Yea: Bailer, Reggiani, McGann, Pegau and Baenen

Nay: None

Absent: Greenwood

d. Reynaldo Velasco Variance Request for 610 Birch Street

**M/Reggiani S/Pegau** moved that the variance request by Reynaldo Velasco from the required 15 feet rear yard setback to a 5 foot rear setback be approved as contained in the staff report.

**Reggiani** noted that the location (between buildings) looked awfully tight. The findings in the staff report were not compelling for any of the conditions. **Pegau** didn't see any exceptional physical circumstances that would justify this variance. **McGann** didn't feel it met any of the 4 conditions. **Baenen** agreed with everyone. **Bailer** asked if there was a response from the Fire Marshal. **Shannon** said it was a handout. **Bailer** said he was also basing his decision on the response from the Fire Marshal.

Upon voice vote, motion failed, 0-5

Yea: None

Nay: Bailer, Reggiani, McGann, Pegau and Baenen

Absent: Greenwood

10. **Old Business**

a. Harvill request for extension of Preliminary Plat

*M/Pegau S/Reggiani* moved that the Planning Commission approve an extension of time the preliminary plat must be submitted for the final plat approval for Phase 4 of Alpine Properties to December 31, 2017.

*John Harvill*, 701 Railroad, said this is a major development-total of 134 acres. They have done quite a bit of work and have completed phase 1. They have spent over \$4 million on the project, to date. The reason they are asking for an extension is that they would have to start the entire permit process over if the preliminary plat lapse. He said he also appreciated working with the current staff.

Upon voice vote, motion passed, 5-0

Yea: Bailer, Reggiani, McGann, Pegau and Baenen

Nay: None

Absent: Greenwood

b. Chapter 3.40 Discussion

*Shannon* said that both versions are included (edited vs. original). *Reggiani* asked if the intent was to get comments from the commission first, then to legal. *Shannon* confirmed that was the intent and that we would possibly be able to pass it to legal in January.

*Reggiani* asked if the commission could look at it after it was sent to legal. *Pegau* would like the voting procedure added to eliminate confusion between majority of commission vs. majority of quorum. He would also like to see the 24 hour notice be changed to 48 hours so the commission has time to look at the packets. *Bailer* said if they were pushed back to 48 hours, something may not be able to be heard immediately if it needed to be. If it was in writing, it would hold the commission to waiting 48 hours. *Pegau* said he would like to have 2 days but understands the restriction. *Reggiani* said he would like legal to weigh in on the voting majority. *Bailer* said to change "G" to "guided by Robert's Rules...". *Bailer* asked about the definitions of the Comprehensive Plan. *Shannon* said they should choose one. *McGann* liked definition #4 and *Pegau* liked #5 since it said included but not limited to. *Bailer* liked the definition in the Alaska Planning Commission handbook.

11. **Pending Calendar**

a. December 2013 Calendar

b. January 2014 Calendar

*Reggiani* said that January and February meeting dates conflict with the Prince William Sound Aquaculture's meetings. Two commissioners would be gone and would make it difficult to establish quorum especially since we are down a member right now. The commission said that January could be changed to January 7<sup>th</sup>. *Shannon* asked if February's meeting could be changed. The commission suggested that it get brought up in January as to February's meeting date. *Shannon* said that there will be chair and co-chair elections in January. She also suggested recruiting since we have an open seat.

12. **Audience Participation**

None


13. **Commission Comments**

**Baenen** said it was a good meeting. He said that the commission is charged with doing the Comprehensive Plan. It should be the commission, as a body, to figure out what to do with the Comprehensive Plan. **Pegau** asked where Planning and Zoning were in the process for the Shepard Point project. **Bailer** said he thinks they commented on the original plan before. He also spoke about the Comprehensive Plan and the commission getting information compiled and then passing that information to the public rather than having blank pieces of paper. We could start with what we have currently and work from there.

**14. Adjournment**

**M/Reggiani S/McGann** moved to adjourn the Regular Meeting at 7:37 PM; with no objection, the meeting was adjourned.

Approved: *January 7<sup>th</sup>, 2014*

  
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Shannon Joekay, Assistant Planner