

Planning Commission
REGULAR MEETING
LIBRARY CONFERENCE ROOM
TUESDAY, FEBRUARY 8, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 7:30 p.m.; Tuesday, February 8, 2011, in the Library Conference Room, 622 First Street Cordova, Alaska, are as follows:

- A. Call to order –
- B. Roll Call Present for roll call were Chairman Tom Bailer, Don Sjostedt, David Reggiani, Lauren Padawer, John Greenwood, Roy Srb & Greg LoForte.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 12 people in the audience.
- C. Record Absences
None
- D. Approval of Agenda
M/Reggiani S/Greenwood to approve the Agenda
Upon voice vote, motion passed
- E. Approval of Consent Calendar
M/Srb S/Reggiani to approve the Consent Calendar
Upon voice vote, motion passed
- F. Disclosure of Conflict of Interest
None
- G. Correspondence
Letter from Richard and Kay Groff of 201 Whiskey Ridge Road
Letter from Richard Brenner and Allison Bidlack of 103 East Henrichs Road
- H. Communication by Visitors
1. Guest Speakers
None
 2. Audience comments regarding items in the agenda
Mike Mahoney representing the Prince William Sound Science Center as a Board Member ~ I just want to briefly state that the Board requests that the City accepts the development plans as submitted by the Science Center. Thank You
 3. Chairpersons and Representatives of Boards and Commissions
David Reggiani representing the Public Safety Building Design Committee ~ they've been meeting all day today looking at designs for the Public Safety Building, we're in the site selection phase. We have two different location that we're looking at (showing maps) the top is out on the Copper River Highway between the cemetery and Eagle Construction. The other site we're looking at is right here where we're at we're calling it the Library/Museum/Memorial Park Complex. The task of the Committee is to provide a recommendation to City Council on concept design for the building. Tomorrow I'm kind of excited we'll get the experts to start talking about how much size and space as far as the Police Department and the Fire Department and we'll go from there. It's a work shop, I'm running it very open and the community is involved and that was one of our tasks was to involve the community as much as possible. For those that want to come, we're at the Little Chapel and we start up at 9am, there are several places in the agenda where we pause and take in public comment.
- I. Planners Report
Samantha Greenwood ~ It's been a really crazy week, we've had computer break downs, copier break downs doing the packet, so we're just plugging along I guess. Bailer asked if Sam could give more information about 'Dragon Speak'. Sam explained that Dragon Speak is voice recognition software that we've been researching to see if we could make doing the minutes more efficient.
- J. New Business
1. City of Cordova/Hallquist Replat request for Lot 13, Block 13, Original Townsite
M/Reggiani S/Srb "I move that the Planning and Zoning Commission *approve* the replat requested by the City of Cordova of Lot 13, Block 13 of the Original Townsite with the special conditions as sited."
Special Condition: The Final Plat shall refer to the subdivision where the lots are located as the "Cordova Original Townsite"
Upon voice vote, motion passed unanimously

2. Chris Bourgeois Site Plan Review for Lot 1, North Fill Development Park Addition #1

M/Sjostedt S/Reggiani "I move that the Planning and Zoning Commission recommend to the City Council that the Chris Bourgeois site plan dated 1/28/2001 to construct a warehouse in the waterfront industrial zone district be *approved*."

Upon voice vote, motion passed unanimously

3. Prince William Sound Science Center site plan review for Lot 1, Block 1, Cordova Industrial park

M/Reggiani S/Sjostedt "I move that the Planning and Zoning Commission recommend to the City Council that the Prince William Sound Science Center site plan dated 1/03/2011 to construct an office/warehouse on Lot 1, Block 1 in the Cordova Industrial Park be *approved*."

Reggiani ~ The first question is, we had testimony earlier from an Ocean Beauty representative that there's discussions and there may be accord, where do we stand on that?

RJ Kopchak ~ I can respond that we have had a brief conversation with Hap at our last Board Meeting and he has indicated his interest in the property. So we did have a discussion with Hap, but at this particular point there's no formal accord. The Board of Directors made a decision to proceed with this development plan so that we could better meet our obligations to the City and begin to raise money for the development. I can also say that in the process of pursuing that site plan, the door is open.

Bailer ~ How are you going to deal with snow placement and/or storage?

RJ Kopchak ~ My assumption would be that our architects in the final design will deal with snow loads that prevent those problems from occurring, whether that ends up being snow jacks on the roof or something else.

Upon voice vote, motion passed unanimously

4. Atlas Tower Preliminary Site Plan for a portion of Tract A, USS 833

M/Reggiani S/Greenwood "I move that the Planning and Zoning Commission recommend to the City Council to include the list is conditions provided in the Planner's Staff Report dated 2/08/2011 when considering the Atlas Tower lease proposal."

Mike Powers a representative of Atlas Towers LLC ~ in a few minutes or less I think I can clear up a few big picture issues. Atlas Towers is an independent tower company; we work with all of the major carriers to bring wireless communication equipment onto our towers. We build the towers and own them ourselves, what makes this is a little bit different that a proposal from AT&T or Verizon is, that when we build a tower we are highly motivated, financially motivated quite frankly to try to find a location that works well for the entire community. It costs a lot of money to build a tower, we do not want to build two or three towers and we are finically motivated to try to build a structure that is going to allow future development and that includes competition allowing multiple carrier, allowing multiple service, who knows what the future brings but right now it's mostly mobile phones, mobile data, Wi-Fi and that kind of thing. It's easy to see that this type of infrastructure is going to move into other areas whether it be television, video conferencing or who knows, it's hard to say. We have relationships with probably all of the major carriers here in Alaska and nationwide and obviously we have good information that there if financial desire to invest in Cordova, so this isn't a blind build. There are telecommunications companies that are interested in putting up more stuff here, create more infrastructure here, better ability for you to use your phone, wireless internet et cetera. So that gives you a small snap shot of who we are, I guess I'll say this as well, we are a Denver company but we have three big markets and Alaska is the biggest. So through the Company Atlas we've built six towers in Anchorage, we've built at Point Mackenzie, Sitka, we're working on projects in many communities throughout the corridor from Anchorage south to Vancouver. The questions about where do you want to locate are good questions, normally and I guess this is no exception when we see a need in a particular community we usually try to canvas multiple potential locations and we've done that here, we've had multiple conversations with the Ski Hill, with private land owners and now we're talking about the Sewer Treatment Plant. From an RF perspective the Sewer Treatment Plant is awesome! It really has a spectacular vantage point to cover all of town, to potentially communicate with the infrastructure that's already up on the Mt. Eyak Ski Hill and it obviously covers the bay.

Reggiani ~ Monolithic, so basically a pipe and somewhat tapered at the top.

Mike Powers ~ Yes, that's right tubular steel.

Srb ~ So looking at the height differences from antenna to antenna, some of the testimony from the resident living to the rear of this installation were concerned about their viewshed and such. Could that height be adjusted if it were that the antennas fell within someone's viewshed?

Mike Powers ~ Certainly and normally we would have created a photo simulation of what it would look like, so you'd have a better sense of what the different perspectives were. But these heights are adjustable to some degrees. For this to work really well we would need line of sight to town.

Padawer ~ Is there anything here that is bringing in a new technology that isn't currently provided to this community or is it somewhat of a duplication in enhancing competition between companies?

Mike Powers ~ A little bit of both, it isn't new technology, but most definitely this proposed site has much better coverage than anything existing in town.

Greenwood ~ What kind of life-expectancy are you looking for?

Mike Powers ~ We would love a fifty year lease.

Greenwood ~ you're talking about an RF Map, is that something that your company dopes or do you leave that up to the individual carriers?

Mike Powers ~ We typically try to get a carrier to do that for us, because they have the expertise and they've usually done all of that work before they've come to us with conversations.

Mike Powers ~ We don't build single carrier sights.

LoForte ~ Once again can you touch on why three towers?

Mike Powers ~ At these heights it's going to be difficult to put more than two sets of equipment on any one of these towers, there's a separation distance that's required typically between different sets of antennas and that can range anywhere between eight to fourteen feet.

LoForte ~ And my last question is, then this would be open to anyone even the Cordova Telephone Cooperative then right?

Mike Powers ~ Absolutely, I hope they locate on our site.

Sjostedt ~ As you know we spent a lot of time developing a tower code in Cordova that was probably the second most controversial issue I've dealt with in the six years I've been on this Commission.

Mike Powers ~ So I can say this, I carefully watched tower construction, the tower that was built by Global out by the airport and I was aware of the code being passed. We want to fully comply with your code, quite frankly your code is kind of typical, a lot of your language sort of maps what other municipalities are doing throughout the United States. We've built quite a few towers and we're prepared to meet your requirements.

Bailer ~ Before we go around again I'd like to comment, I was also on this board when this tower code came into being and I'm going to refer to our code: (Conditional use for telecommunication towers 18.60.015)

#3 A site plan drawn to scale showing property boundaries, telecommunication tower location, telecommunication tower height, guy wires and anchors and existing structures and land uses on the site and on adjacent property;

#4 A map showing the locations of the applicant's existing telecommunication towers that serve customers in the city and of all telecommunication towers that the applicant proposes to construct to serve customers in the city;

#6 Identification of the person or persons who own the telecommunication tower and the equipment that is to be located on it;

#9 A line of sight analysis showing the potential visual and aesthetic impacts of the telecommunication tower on adjacent residential districts through the use of photo simulations of the telecommunication tower, including all antennas, structures, and equipment, using the vantage points and number of photo simulations requested by the planning department;

#11 A cell phone coverage map showing the applicant's proposed cell phone coverage within the city.

Bailer ~ Now there is more to it but the reason we have those is I think our whole aim was to limit the amount of towers that were in the city, what we were trying to do was encourage co-location. This seems to be more of a "let's build a couple of towers and they will come" kind of application, I think this is the cart ahead of the horse. I am not in favor of this motion and I need more information.

Reggiani ~ I wanted to clarify the motion and where we are in the process. At this point as far as I understand the City hasn't entered into a lease proposal with Atlas.

Mike Powers ~ That is correct.

Reggiani ~ I guess the process that I see is that we've identified some special conditions on page 45 and so what we're providing is a recommendation to City Council to consider those special conditions when they are considering whether to lease or not. If the City Council decides to enter into a lease agreement with Atlas wouldn't it come back to Planning and Zoning with a Conditional Use Permit request?

Samantha Greenwood ~ Yes, They have to go through the process.

Reggiani ~ And so if it moves forward it's going to come back to us for us to go through everything in code and check as far as conditional; use permits. Is that your understanding?

Samantha Greenwood ~ Yes

Padawer ~ My gut feeling about this site is that it's a site that if it's approved a couple of other companies will look back and say I wish we had gone there first because of what you explained about RF Mapping and coverage. I think it's a big business or you all wouldn't be in it doing what you're doing.

Srb ~ The City of Cordova recently installed a monitoring capability, has it been evaluated that this will not cause any cross-over signal or any issues with the City of Cordova.

Mike Powers ~ No there wouldn't be interference issue because they're on totally different frequencies.

Yeah: Sjostedt, Reggiani, Padawer, Greenwood, Srb and LoForte

Nav: Bailer

Absent: None

Upon voice vote, motion passed 6-1

K. OLD BUSINESS

None

L. MISCELLANEOUS BUSINESS

Zoning Code Review

The Commission had a brief discussion regarding the height requirement for a specific zone district being limited to 30-31 feet from the eave line to ensure that the Fire Department would be able to easily reach the roof to extinguish a fire. Staff was asked to invite Oscar Delpino and Dick Groff to attend a Planning Commission Meeting to discuss this issue.

M. PENDING CALENDAR

Ask Oscar Delpino and Dick Groff to attend as Guest Speakers at the next Planning Commission Meeting.

N. AUDIENCE PARTICIPATION

Kristin Carpenter showed a pictorial presentation showing photos of site work on a privately owned lot abutting Heney Creek.

O. COMMISSION COMMENTS

Greenwood ~ Informative meeting, I look forward to the proposal from Atlas if they come back around and see what happens.

Padawer ~ Thanks for the information on the Public Safety Building Design Committee that was interesting to see. I believe this is the first lease that the City will be entering in for a cell tower, I would just encourage you all to do your research on the going rates, it's a lucrative business.

Reggiani ~ Thanks for the insight, no other comment.

LoForte ~ I thought it was a really good meeting and the Atlas presentation was quite informative. I think though we should remember that until we get better service into this berg it really doesn't matter what we do locally, whether it's underground cable or the microwave lash up that's supposedly in affect. I think that's going to be the real key. I look forward to those happening.

Srb ~ Maintaining aesthetics and our lifestyle are important here, working in cooperation with the developers is very important.

Sjostedt ~ No comment

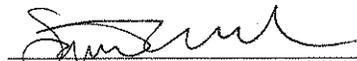
Bailer ~ Thank you everybody for showing up, it's nice to have a full quorum.

P. ADJOURNMENT

M/Sjostedt S/Sjostedt

Motion to adjourn at 9:15 pm


Thomas Bailer, Chairman 12/13/11
Date


Samantha Greenwood, City Planner 12/13/11
Date