

Planning Commission  
REGULAR MEETING  
CITY HALL CONFERENCE ROOM  
TUESDAY, April 12, 2011  
MINUTES

In those matters coming before the Cordova Planning Commission at 7:00 p.m.;  
Tuesday, April 12, 2011, in the City Hall Conference Room, 602 Railroad Road 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, & Greg LoForte.  
Also present were City Manager Mark Lynch, City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.  
There were 9 people in the audience.
- C. Approval of Agenda  
M/Reggiani S/Padawer to approve the Agenda  
  
M/Reggiani S/Sjostedt to amend the Agenda to include Record Absences under the Consent Calendar  
Upon voice vote, motion passed unanimously
- D. Approval of Consent Calendar  
M/Reggiani S/Sjostedt to approve the Consent Calendar  
Upon voice vote, motion passed unanimously
- E. Record Absences  
Record excused absence for Commissioner Roy Srb for the Regular Meeting March 8<sup>th</sup> 2011
- F. Disclosure of Conflict of Interest  
None
- G. Correspondence  
None
- H. Communication by Visitors
1. Guest Speakers  
None
  2. Audience comments regarding items in the agenda  
None
  3. Chairpersons and Representatives of Boards and Commissions  
None
- I. Planners Report  
Samantha Greenwood ~ so besides what's in there, I don't know if anyone has any questions on that.  
I just wanted to get people to start thinking about its summer, fishing and just vacations and everything.  
If you guys just want to call in you just need to get with us so we can give you the directions and figure  
out a way that you can get the packet, it's on the web, it's on there before every meeting and it is downloadable.  
It's going to be large though. I don't know how that's going to work with phones and all but it is an option.  
I was going to update you on Atlas Tower, it looks like that's probably not happening. It turns out that's there's an  
interesting jig in the lot line at the Water Treatment Plant area and then with that in place and then having a  
Tower that will not be able to fall within the lot lines. So we have responded to them with that and have heard nothing back.  
And then an update on "Frenchie's", it went to City Council it was passed to go out to proposal, we're going  
to get an appraisal on that. There is a water/sewer line all the way up the street, there is one hookup for the  
four lots. Tom Cohenour does agree that at some point it does need to be on the list for updating the water line  
but it is substantial enough to hold two more houses if somebody chose to subdivide that lot since it is big enough.  
I got the appraisals back on the South Fill lots so hopefully by the end of the week I'll be able to put those out to  
the paper. That was all I needed to add.  
Mark Lynch ~ Is it too early to mention that we did get a response back from Harborside?  
Samantha Greenwood ~ So I don't know if you guys remember, Harborside went to City Council in December, they are currently  
in a lease with option to purchase and they wanted to purchase. City Council pretty much said, yes you can purchase  
we'll put your performance deed up to your sales because you can't get a loan if you don't own the lot. We had an appraisal  
done, so at this point it sounds like he is mostly willing to accept the price. He wants to go back to City Council  
and discuss his desire to have some of his lease payments put as a credit towards his purchase price. So we are hopefully  
getting there.

Mark Lynch ~ so the only thing I'd add is that a lot of this back and forth we've been doing is over this issue of him wanting to have lease applied to the purchase and I pretty much took a stand that City Code requires that we sell City property for fair market value for lack of a better way to determine it the appraisal that we had done is what I'm using to determine fair market value.

Bailer ~ Just a comment on Frenchie's property, that sewer line comes 160' off of Lake Avenue, which puts it right about Sharon Ermold's house.

Samantha Greenwood ~ All I know is what Malvin Fajardo (WTTP Superintendent) tells me and Malvin says that there is a sewer line that comes to that lot.

Bailer ~ I bet you another Diane Hawley cake on that.

Samantha Greenwood ~ I have to trust what Malvin says

## J. New Business

### 1. Hanson/Dundas Preliminary Plat Approval

M/Reggiani S/Sjostedt I Make a motion to approve the preliminary plat of Tract 13 and Tract 14 of ASLS 73-35 Group C

Upon voice vote, motion carries unanimously

## K. Old Business

### 1. Land Disposal Maps

Reggiani ~ Move to recess 15 minutes

Bailer ~ Call the meeting back to order at 7:26 pm

Bailer ~ Sam what do you have for us?

Samantha Greenwood ~ So these are the Land Disposal Maps that were created in 2006, updated by section and I think we should focus on the North Fill, South Fill and the places where there is a little more action than here at Five Mile Loop.

Sjostedt ~ So this piece here, this was the piece that was affected by the Avalanche and that FEMA paid for and the City owns now?

Samantha Greenwood ~ Correct, all of the red ones. Red is not available, Brown is State of Alaska. Anyway, I guess the idea would be to review them and throw out comments or suggestions. The long term goal of these maps is to produce a set of maps that we could get on the web so people could come up and say I need to look at some property and does the City have any that are available to purchase or lease. The other one that wasn't addressed at all in the 2006 maps was tidelands, ATS220 is City of Cordova's land and I guess when I look at ATS220 I would say looking at that on a case by case basis would be the best because it's so it's a huge area, it goes from Hippie Cove to Odiak Slough and there is private ownership mixed in there, City, leases and all kinds of stuff. That's what I've learned since I've been moving through these maps. Faith actually did all of the editing on this, she did a great job. So, do you guys want to go ahead and start at the North Fill and see if you agree or disagree or if something is giving you heartburn.

Bailer ~ That works.

Samantha Greenwood ~ Ok so let me get it up on the screen.

Bailer ~ What we're looking for too is if someone sees a lot that is a snow dump or should be a snow dump, we want to make sure that we catch those kinds of things.

Samantha Greenwood ~ And we passed these on to Rob Brown Public Works supervisor, Tom Cohenour Public Works Director and we got some comment back from Malvin Fajardo WTTP Superintendent. OK this is what we've got this is all updated from the last meeting.

Bailer ~ As we go through this are we going to get reasons why we're hanging on to this?

Samantha Greenwood ~ The ones that I know, yes

Samantha Greenwood ~ So that's pretty much the North Fill

Reggiani ~ So there is no designated snow dumps in the North Fill?

Samantha ~ We didn't get any input back from Rob or Tom

Samantha Greenwood ~ Ok City owned

Mark Lynch ~ My two cents worth, I think if a developer came in and was interested in developing the property I would think that they City would be interested in getting rid of it.

Bailer ~ So we're going to mark these as available (by Bud Moore's place)

**Samantha Greenwood ~ OK let's look at New England Cannery Road**

Mark Lynch ~ So we've been working with Samson Tug and Barge for about six months now on a possible land swap to move them to the south end of the fill. And then we're also working with Chugach on possibly repurchasing that piece of property.

Greg LoForte ~ Not to interrupt Mark, but I think from what I've read Chugach's response to the Harbor Commission is that they are not very interested in selling it, but they are interested in swapping property or leasing it.

**Samantha Greenwood ~ Ok let's look out Orca Cannery Road**

Samantha Greenwood ~ The area behind the Blue Heron Inn was not addressed in 2006, It has some access issues.

Reggiani ~ I think it should be available.

Mark Lynch ~ What about the area right behind the burn pile?

Bailer ~ We can mark it as available right now and we can always say no later.

**Samantha Greenwood ~ Ok the next one is Odiak Slough.**

Samantha Greenwood ~ Basically ATS220 runs right down the middle of the slough the northern side

is A1S220, but the lower side is not. So we have 2 lots, one up and one down beside Ken Hill's office that were not addressed.

Bailer ~ I think we should mark them as not available and hang on to them.

Bailer ~ Just as a quick note too, even though we have something marked unavailable doesn't mean it's not available. If somebody comes in with a good plan and we research it and it does make sense. This is kind of the map that's going to go out to the general public as they're looking right?

Samantha Greenwood ~ Yes

Reggiani ~ Maybe we need another category, to me if you have it marked as not available then it's not available, if you have something that has a watershed issue or something like that then maybe we need something in between available and not available. How about available with conditions.

#### **Samantha Greenwood ~ OK South Fill Development Park**

Samantha Greenwood gave a brief run down on the status of each of the properties on the South Fill.

#### **Samantha Greenwood ~ How about Odiak Park now.**

The lot beside Chris Mallory leave as unavailable. The lot beside Blackler's leave as available.

#### **Samantha Greenwood ~ LeFevre area**

The lot right next to Clubb's old house is city, we need to research this more.

Reggiani ~ Why don't we hold it there and address it at our next meeting.

### **2. Downtown Sidewalks and Parking**

Cathy Sherman made a brief visual presentation to the Planning Commission on the projected parking spaces available for the Cordova Center which will include approximately 180 parking spaces total.

**Samantha Greenwood** ~ OK so what I did was I just went downtown and laid out what was angle parking and what was parallel parking the red lines are parallel parking. When you draw a lines in ArcMap it makes a length measurement and I divided that by 23', code says you need 23' for a parking space. Parallel parking code says 9' per space.

### **3. Zoning Code Review**

**M/Reggiani S/Padawer** I move to postpone this until the next meeting.

#### **L. Miscellaneous Business**

None

#### **M. Pending Calendar**

**Zoning Code Review** and look into Performance Deed of Trust for Residential lots.

#### **N. Audience Participation**

None

#### **O. Commissioner Comments**

**Padawer** ~ Awesome maps, they're clear and good sizes.

**Reggiani** ~ Ditto on the maps, they look great, we appreciate all of the hard work and the visuals. Don it's been a pleasure working with you.

**LoForte** ~ I think the staff did a heck of a job on the packet, I really felt it was easy to comprehend and I appreciate it.

**Greenwood** ~ I'd like to say Thanks to Don for his service and his technical input on the construction side of it that some of us might not have known.

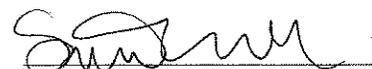
**Sjostedt** ~ Thank you, it's been fun working with all of you, the Planning staff that we have now is the best that I've seen since I've been on here and it's been really helpful in getting us through some of this complicated stuff. I want to thanks each one of you Commissioners; it's been fun working with each one of you. There's a lot of experience built up in this group here and I think we've accomplished a lot. I've enjoyed it and I've enjoyed working will all of you.

**Bailer** ~ It's been good, I think it's ironic that our least experienced staff has turned out to be our best staff. Don and I have worked with five planners and five city manager and quite a few assistants. Don, it's been a lot of fun working with you, I sure appreciate your knowledge and hopefully when you're called upon you'll share your wealth of knowledge.

#### **P. Adjourn**

**M/Sjostedt S/Padawer** mad a motion to adjourn at 9:40 PM

  
Thomas Bailer, Chairman      12/13/11  
Date

  
Samantha Greenwood, City Planner      12/13/11  
Date