

Planning Commission  
JOINT WORK SESSION  
PLANNING COMMISSION & PARKS AND REC. COMMISSION  
CITY HALL CONFERENCE ROOM  
TUESDAY, SEPTEMBER 13th, 2011  
MINUTES

In those matters coming before the Cordova Planning Commission at 5:00 p.m.; Tuesday, September 13, 2011, in the City Hall Conference Room, 602 Railroad Avenue Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Co-Chair David Reggiani, Lauren Padawer, Greg LoForte and Tom McGann.

Roll Call Parks and Rec. Commission present for roll call was Greg Bridgewater

Also present were City Manager Mark Lynch, City Planner Samantha Greenwood, Parks and Rec Director Susie Herschleb, Assistant Planner Faith Wheeler-Jeppson and Jim Fritsch.

There were 0 people in the audience.

C. TOPICS

1. DISCUSSION ON THE 5.5 MILE AVALANCHE AREA

**Samantha Greenwood** ~ So we've been talking about it as just different options out there, Faith did some research and discovered that you guys did a big Public Hearing. So we decided that the best thing to do would be to come together as a group, see what's been done in the past so we're not reinventing the wheel.

**Susie Herschleb** ~ We reviewed the Code as it pertains to the Avalanche Area, clearly it's pretty much temporary recreation, everything has to be removed. Which was first brought up to me by Roy Srb that it might be a nice fit to do something on Summer Camp out there. The more I was out there today measuring areas out there; it would be pretty darn easily used by us as a Base Camp for Summer Camp. There were a few things we looked at one that we've tossed around, not just this year but in years passed the idea of making Summer Camp a little bit more of a monthly activity based and not as dependent on the school bus but centered outside. This area would facilitate setting up a Base Camp that can be completely removed. We've been brainstorming about for instance using the old school bus as a gear shed. As far as using any of the beachfront, I left a message with the local Fish and Game Office today for Megan Marie; she's with the Habitat Division. We wouldn't be putting any motorized boats in but we'd like to get permitting for putting our canoes in and having beachfront access and using it as much as we possibly could. Whether it's a floating dock or no dock, we can paddle out to another swimming area or something like that, but if we could utilize this area we would be less dependent on the bus and with the Glacier likely being closed we would have an area to do programming. And the way that we've wanted to restructure it is more of a monthly service. The other nice thing is when we were doing the Planning Workshop in 2007 the feedback from that community is they didn't want a lot of noise, a lot of outside traffic in other words tourists and I feel like we're a good fit. We're there from 10:00 am to 5:00 pm and then we're gone. That's where we've gone with this.

**Samantha Greenwood** ~ And will that encompass the whole area?

**Susie Herschleb** ~ No, there is a 50' by 50' concrete slab out there would be a great place to put up two wall tents. The wall tents preliminary estimates are approximately \$1200.00 to \$2,000.00 and they are completely removable. We would also like to take out an area of 112 feet by 67 feet; it would give us a playing or sporting field for badminton or volleyball. We could bring in some sand annually; we just need to get the root systems out. On the lower beachfront lot we found an area of approximately 100 feet by 70 feet that we would like to clear out as well and just basically leave that clear. If we do receive permitting to access the water from there we would probably just store the canoes there. That's essentially it, we'd probably bring in a port-a-potty we would think aesthetically about where we would place it and leave the tree cover up from on the road so you wouldn't really even see our clearing by the lake from the road. And that's about it for us to utilize that area.

**Samantha Greenwood** ~ Would you just haul water?

**Susie Herschleb** ~ Yes we would haul water.

**Greg LoForte** ~ How many people do you anticipate involved with the camp itself?

**Susie Herschleb** ~ This year we were at 25 kids a days with a wait list of up to 5.

**Susie Herschleb** ~ In 2007 we surveyed the neighbors in that community, one of the things that came up was berry batching, which is basically just planting berries. I really would recommend leaving some of the Alders as a buffer for noise and a wind break.

**David Reggiani** ~ On the waterfront side I envision more of an open spaces with almost like a day camp feel where you could have picnic tables and those kinds of things over there. People could come and enjoy the water on some of those nice sunny days we have and do a barbeque. You would need facilities.

**Susie Herschleb** ~ You can utilize port-a-potties they are, we found pretty expensive to maintain. They're great because you can move them around; I think it's been \$150.00 a month per port-a-potty.

2. **SHELTER COVE CAMPGROUNDS**

**Susie Herschleb** ~ We did find out that its City property.

**Samantha Greenwood** ~ It was conveyed in 2007, Faith researched it.

**Faith Wheeler-Jeppson** ~ It was conveyed in April of 2007.

**Susie Herschleb** ~ I want to say in 2009, I think was when Gary Squires went out there and Scott Hahn had him (indistinct)

**Mark Lynch** ~ It was 2008 then, because I was here in 2009.

**Susie Herschleb** ~ OK 2008, all of this happened outside of Parks and Rec. Commission, just so you know this did not spawn from Parks and rec. Commission. And really up until last summer we didn't use it. What do you think our traffic was in 2010?

**Jim Fritsch** ~ About half or maybe less than that, among other things there's no signage.

**Susie Herschleb** ~ But this year it's just becoming more and more (indistinct). We started off our season with Odiak Camper Park and this is all long term traffic. For anybody that's touring around, we haven't as far as the City anything to offer them other than one and sometimes two spaces at Odiak Camper Park. And this year we started out the season with a wait list of seven families for long term parking. I think that they found alternative housing, but it's very difficult for seasonal workers to do that. We've identified a need and at this point I'd like to just bring it to your attention that a few things would really make a difference I think and one of them would be potable water and that can be as simple as providing mid-sized water bladders that we would fill with treated water on a daily or weekly basis. Right now there is not potable water, there is a spigot behind the public bathroom, but it doesn't have enough contact time with the chlorine (indistinct) to be considered potable water. I guess my question to Planning and Zoning because you've been working a little bit closer with some other projects that may impact that area is would you even see recommending spending money on getting water there or making that an RV Park?

**A brief discussion ensued on UV and Filtering and the possibility of water coming from the Filter Plant going to the Orca Plant.**

**David Reggiani** ~ The biggest negative I see in regards to development out there is the Burn Pile. We need to relocate the Burn Pile to a better location and not right there next to an RV Park or a Campground.

**Susie Herschleb** ~ So what I'm seeing is that we're not quite ready to start jumping forward with major renovations of the area.

**David Reggiani** ~ So what's the real question for Planning and Zoning? Is there any Planning and Zoning business to do here? Is it zoned correctly?

**Susie Herschleb** ~ That's a good question.

**Faith Wheeler-Jeppson** ~ It's zoned Conservation.

**David Reggiani** ~ What is Odiak Camper Park zoned as?

**Faith Wheeler-Jeppson** ~ That is Parks and Open Spaces.

**David Reggiani** ~ I'm try to map out work for Planning and Zoning, so zoning would be one what would the other portion be?

**Samantha Greenwood** ~ Maybe a Capital Suggestion

**David Reggiani** ~ And then Comprehensive Plan verification

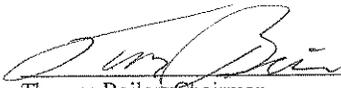
**Samantha Greenwood** ~ And maybe looking at that whole area, not just that one spot, the ponds, the fish cleaning station, even when we get the rock out of the Burn Pile.

**Susie Herschleb** ~ Is there talk about when they will be mining? What times of the day?  
(indistinct comments)

**Lauren Padawer** ~ And when they are blasting people don't have to stay there.

D. **ADJOURNMENT**

**M/Padawer S/McGann Motion to adjourn the Joint Worksession at 5:58 pm**

 12/13/11  
Thomas Bailer, Chairman Date

 12/13/11  
Samantha Greenwood, City Planner Date