

Planning Commission
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, October 11, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 6:00 p.m.;
Tuesday, October 11, 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, David Reggiani, John Greenwood, Lauren Padawer, Roy Srb and Tom McGann.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 0 people in the audience.
- C. Approval of Agenda
M/Reggiani S/Padawer
Upon voice vote, motion passed, 6-0
- D. Approval of Consent Calendar
Minutes from the September 13, 2011 Worksession
Minutes from the September 13, 2011 Public Hearing
Minutes from the September 13, 2011 Regular Meeting
Minutes from the September 26, 2011 Public Hearing
Minutes from the September 26, 2011 Special Meeting
Upon roll call vote, motion passed, 6-0
Yea ~ Bailer, Reggiani, Padawer, Greenwood, Srb & McGann
Nav ~ None
Absent ~ LoForte
- Minutes from the August 24, 2011 Worksession
M/Reggiani S/Greenwood motion to approve the minutes from the August 24, 2011 Worksession
Upon voice vote, motion passed, 6-0
- Commission received a brief clarification on the minutes
- E. Record Absences
None
- F. Disclosure of Conflict of Interest
None
- G. Correspondence
None
- H. Communication by and Petitions from Visitors
1. Guest Speakers
 2. Audience comments regarding items in the agenda
 3. Chairpersons and Representatives of Boards and Commissions
- I. Planners Report
Samantha Greenwood ~ One thing that I have and we will talk about in Pending calendar is training, November 18th 2011 from 6pm to 8 pm at the Library Conference Room. And we've also talked with Holly Wells about coming here in December which I know is a bad month with vacations and the turn overs in November.
Tom Bailer ~ Just a question on the Building Permits, are people coming to you or do you have to approach them about getting a Permit?
Faith Wheeler-Jeppson~ The majority of them are from people coming in to get them, it's less frequent now that we have to urge someone to come in and get a Building Permit.
Tom Bailer ~ I know you've done some advertising on that, I'm curious how that is coming about.
Samantha Greenwood ~ After those ads are on the radio and the scanner we often get a lot of calls and people coming in.
- J. New Business
- 1.) Disposal of Lot 6, Block 2, South Fill Development Park
M/Reggiani S/Padawer "I move that the Planning Commission recommend to City Council to dispose of Lot 6, Block 2, South Fill Development Park.

Reggiani ~ As we looked at the map and are familiar with that lot and we've already looked at that lot as far as our Land Disposal Map and have marked it as available for sale it would be consistent to make that recommendation to City Council.

Upon voice vote, motion passed, 6-0

2.) Recommendation to City Council of the 2012 Capital Improvement List

M/Padawer S/Srb I make a "Motion to approve Resolution 11-04 a Resolution of the City of Cordova's Planning and Zoning Commission recommending a Capital Improvement List for FY 2012 to the City of Cordova's City Council."

Padawer ~ I agree with everything I see here, what I see is in line with what we had discussed. But I think it's worth talking about again, only because I know there were a number of people that are here that weren't at that meeting.

Srb ~ On #6 (Moving Second Street to the correct location.) I'm assuming that we're referring to South Second St. so we're talking about realigning South Second St.

Bailer ~ Fill me in, I'm not sure what all this means.

McGann ~ You know where CTC's Warehouse is, that road isn't where it's platted.

M/Reggiani S/Srb "I move to amend the Resolution on item 6 by inserting South in front of Second Street."

A discussion by the Commission ensued after viewing the plat for USS 2637 (the plat for the High School and South Second St.)

Reggiani withdraw his motion to amend the main motion

M/Reggiani S/Padawer "move to amend to read realign South Second St to the east lot line according to US Survey 2637 points 8 and 9 for the benefit of the Parks and Recreation of the City of Cordova."

Upon voice vote, motion passed, 6-0 on the Amendment to the Main Motion

Upon voice vote, motion passed, 6-0 on the Main Motion

K. OLD BUSINESS

1.) Criteria for Land Disposal

Reggiani ~ I'll kick it off, I really like Tom McGann's idea, he did a really good job articulating one of the things I was thinking about. And I like the "Enhanced Architectural Design", I think we should weigh that into it, because big rectangular boxes, I agree with you.

Bailer ~ I would add Pedestrian Friendly too

Reggiani ~ That was one of the things I had kind of come up with trying to identify points for specific improvements and my example was sidewalks. So if one of the proposals had sidewalks and one proposal didn't then maybe we would give them points for sidewalks.

Greenwood ~ I thought sidewalks were more of the City's business than the private person's responsibility.

Bailer ~ I've said this point before, we have City land when we sell City land we can say "You will put a sidewalk in if we sell it to you" we have that authority.

Greenwood ~ But all of a sudden if we do it on this one then we have (indistinct)

Bailer ~ I see what you're saying; unfortunately we didn't do good planning. What I'm saying is instead of having the whole lot as a driveway maybe we could, it's up to the developer.

Bailer ~ I'm a little out of the loop, is this criteria new? Is this the first meeting? Have you already discussed this, because I went through the 1-6 and made my notes. Or is this all new to the whole group?

McGann ~ No we've been through it

Reggiani ~ We've been through it and kind of kicked it around, tried to bring it back this time making sure that we do some homework and bring something to the table so that we can move forward.

Bailer ~ Just so I can throw my comments out there, but I looked at these values on page 20, I assume that they are in order of priority?

McGann ~ No they're not

Samantha Greenwood ~ And none of these are we have to have these, they are just ideas (indistinct), I just threw out some suggestions this was actually somebody's homework. That's where these ideas are coming from.

Samantha Greenwood ~ Filter criteria, if you don't meet this then you're out. So you want to make sure that it's something that you really want as a filter criterion.

McGann ~ And these criteria can change from sale to sale.

Commission agreed to amend Importance to local industry to now read 'Importance to Local Industry or Community'.
Commission agreed to include 'Enhanced Architectural Design' to the criteria.

After a lengthy discussion the Commissioners agreed to work on the Criteria for Land Disposal individually, rank in order of importance and bring this back up at the November meeting.

2.) **Comprehensive Plan**

After a lengthy discussion the Planning Commissioners agreed to start updating the Comprehensive Plan starting with Chapter 1 at the November 8, 2011 Regular Meeting. The Department Heads will receive their specific sections of the Comp Plan to be updated.

L. **MISCELLANEOUS BUSINESS**
None

M. **PENDING CALENDAR**
Comprehensive Plan Chapter 1 for review by the Planning Commission for the November 2011 Meeting

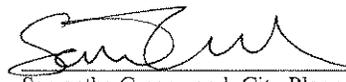
N. **AUDIENCE PARTICIPATION**
None

O. **COMMISSION COMMENTS**
John Greenwood ~ Didn't the City do some preliminary work on Sawmill this year? What's going on with that?
Lauren Padawer ~ Thank you for all of the expertise that you bring. I really like being on the Commission.
Tom McGann ~ Good to see that Ketchikan code adoption plan, we need to stay focused on adopting a code.
David Reggiani ~ No comment
Roy Srb ~ We have a fine Commission here, it would be nice to see everybody re-enlist
Tom Bailer ~ I hope you guys continue to update this Comp Plan

P. **ADJOURNMENT**
M/Srb S/Padawer
Motion to adjourn at 7:55 pm

 12-13/11

Thomas Bailer, Chairman Date

 12/13/11

Samantha Greenwood, City Planner Date