

Planning Commission
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, November 8, 2011
MINUTES

In those matters coming before the Cordova Planning Commission at 6:00 p.m.; Tuesday, November 8, 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, Greg LoForte and Tom McGann. John Greenwood, Lauren Padawer and Roy Srb arrived at 6:05 pm. Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson. There was 1 person in the audience.
- C. Approval of Agenda
M/Reggiani S/McGann
Upon voice vote, motion passed, 4-0
- D. Approval of Consent Calendar
M/Reggiani S/ LoForte to approve the Minutes from the October 11, 2011 Regular Meeting
Upon voice vote, motion passed, 7-0
- E. Record Absences
Excused absence for Greg LoForte from the October 11, 2011 Regular Meeting
- 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
John Harvill ~ I would like to thank staff for putting the item that I'm involved with first on the Agenda that was very nice. I also hope that you recommend the sale of the property by the City to the Prince William Sound Science Center for the expansion of their facility in the future. I appreciate your help and support, thank you very much.
 3. Chairpersons and Representatives of Boards and Commissions
- I. Planners Report
Samantha Greenwood ~ I just have a couple of things that I want to let you know; the contract has been released to pull up and get rid of the Sound Developer from out of the Harbor. They had a meeting with the contractors so that's underway, they didn't have a solid timeframe of when they're going to have it done, but it's starting now. In land sales, Shoreside is with the lawyer and were working through some things like easements and or lease for their pipes that are running underneath the City dock. Leo has the field work for the survey done, so now it's with the surveyor who draws the plats. Lots 1-4, Block 42 that Leo Americus was awarded, I don't know if anyone is following City Council, but there are some liens. Apparently a Title report was never done in the past so we're working to get those liens removed. So his has come to a halt. Roemhildt's are coming in this week to sign for both properties and get that moving forward. And the last thing I have is, I've been talking with Holly on Code and she wants to do some more editing before we bring it back to you guys. She also wants to start thinking about Title 18, her suggestion was that we should have a Worksession and go through the Zone Districts.
- J. New Business
- 1.) Disposal of Lot 7A, Block 1, Tidewater Development Park
M/Reggiani S/Greenwood "I move that the Planning Commission recommend to City Council to dispose of Lot 7A, Block 1, Tidewater Development Park based on the findings as contained in the Staff Report."
Special Condition: To exclude the City T-Dock (old Coast Guard Dock), Tidelands underneath the Dock and access to the City Dock.

The Commission has a lengthy discussion on how to exclude the T-Dock area from the tidal area. The Commissioners gave concurrence on the abovementioned Special Condition.
Upon voice vote, motion passed, 6-1

2.) Recommendation of Land Disposal Maps to City Council
M/Reggiani S/Srb "I move to approve Resolution 11-05 a Resolution of the City of Cordova's Planning and Zoning Commission of the City of Cordova, Alaska, recommending Land Disposal Maps and Annual Update Policy to the City of Cordova's City Council."

Upon voice vote, motion passed, 7-0

K. OLD BUSINESS

1.) Criteria for Land Disposal

Bailer ~ Let's discuss the multiplier

Tom McGann ~ My intent with this wasn't to call out specific multipliers or weights it is just a format for going through this process. My thoughts were, if the total regardless of how many criteria you have equals ten. The total per row no matter how many proposals you have equals ten. I think that would be less subjective, it's just one way of doing it.

After a lengthy discussion the Commissioners agreed that they would use the same disposal criteria for a Residential property as a Commercial property, excluding "Number of Employees" and "Sales Tax Revenue" and doing an increase of .2 to compensate.

Commission asked to have a definition for Enhanced Architectural Design and Importance to Community.

Enhanced Architectural design: Include landscaping, building aesthetics, energy efficiency

Importance to Community: In commercial area flower shop versus boat repair shop

L. MISCELLANEOUS BUSINESS

Planning and Zoning Project list for 2012

After a lengthy discussion the Commission gave concurrence that several projects may need to be addressed and in the order of importance as follows:

1. Code updated, especially Chapters 16, 17 & 18
2. Updating the Official Zoning Map
3. Public scoping on what to do with the Museum and Library lots
4. Hazard Mitigation Plan approved in 2008, update required by State of Alaska by 2013
5. Comprehensive Plan/Long term plans for development projects

M. PENDING CALENDAR

Training on Friday November 18, 2011 in the Library Conference Room from 6-8pm with the Foraker Group.
Worksession scheduled for December 15, 2011 at 6pm

N. AUDIENCE PARTICIPATION

None

O. COMMISSION COMMENTS

John Greenwood ~ Ditto, good meeting

Lauren Padawer ~ Thank Tom McGann for bringing us the visual.

Tom McGann ~ Great maps, it was a good meeting, thank you.

David Reggiani ~ Ditto on that and I like starting at 6 pm. and getting out of here by 8pm is awesome.

Roy Srb ~ Good meeting, I'm enjoying my involvement on the Commission

Tom Bailer ~ I echo those comments, there's a lot of simple things that need revising and can be corrected by Staff and brought back for our concurrence.

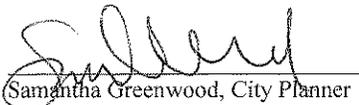
Greg LoForte ~ No comment

P. ADJOURNMENT

M/Reggiani S/Srb

Motion to adjourn at 7:45 pm

 6-28-13
Thomas Bailer, Chairman Date

 6/28/13
Samantha Greenwood, City Planner Date