

**Planning Commission
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, MARCH 6, 2012
MINUTES**

**In those matters coming before the Cordova Planning Commission at 6:00 p.m.;
Tuesday, March 6, 2012, 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, John Greenwood, Roy Srb, Tom McGann and Scott Pegau.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 18 people in the audience.
- C. Approval of Agenda**
M/Reggiani S/Greenwood
Upon voice vote, motion passed, 7-0
- D. Approval of Consent Calendar**
Minutes from the December 19, 2011 Worksession
Minutes from the February 14, 2012 Public Hearing
Minutes from the February 14, 2012 Regular Meeting
- E. Record Absences**
None
- F. Disclosure of Conflict of Interest**
None
- G. Correspondence**
None
- H. Communication by and Petitions from Visitors**
- 1. Guest Speakers**
- Kate Alexander ~ Copper River Watershed Project regarding Odiak Pond Watershed:**
I'm Kate Alexander and I work with the Copper River Watershed Project and I'm here tonight to talk about some work we've got going on in the Odiak Pond area. I just want to reiterate that our mission as an organization is to support the Wild Salmon economy for the Copper River Watershed for Wild Salmon. A lot of the work that you do is important to us and we really appreciate your time, energy and what you do. So the main reason that we've targeted Odiak Pond for some of our work recently is storm water. Odiak is one of the major receiving bodies for storm water runoff in the community of Cordova.
The Powerpoint presentation is in the permanent file and a copy is available upon request.
- 2. Audience comments regarding items in the agenda**
- Mary Little ~** I don't really know what I'm reading here, but I think the Fire Hall and Police Department location is up for discussion. Okay, so I just wanted to put my feelings out there about the downtown location being really inappropriate for the downtown merchants we're desperate for parking down there it's been really rough the last two years with all of the construction. And I really feel that it would be a bad experience for the kids for the length of the project with all of the noise and the trucks, the construction of it all is very distracting when you're listening to it for hours at a time. So I would like to hear later on when you discuss it where you're going with that and I really encourage the Copper River Highway section.
- Bailer ~** Just a really quick comment on that, regardless there's going to be something done with the Library buildings and that particular area. We would love to get some comment from the business community, obviously it can't all be parking but what the business community thinks should be down there as far as maybe a couple of business' or parking, bring that to us so we've got something to look at, we'd really appreciate it.
- Kristin Carpenter ~** I just wanted to speak up, maybe there will be more opportunity for discussion later but I just came to listen in on the discussion about the South Fill and the proposed ideas and I realize it's conceptual at this point and it's a drawing for the sake of having more than a blank page to start with. But I do, I guess want to reiterate that we talked about a year ago about trying to do more waterfront or comprehensive waterfront planning and I'd like to encourage Planning and Zoning and City Council to maybe start thinking about what are the needs, what are the objectives and then go to where do we want to put certain things.

Deborah Eckley ~ I am here also to learn what the ideas are with the South Fill, I'm pretty closely affected with where I live I'll be almost touching it. I can understand good things about it, I can really feel that it's going to devalue where I live but I'm here to learn so I want to be part of the input.

Darlene Galambush ~ I'd like to comment we do also live down there and I saw the plans and I thought, wow that's a big bunch of rock and I wonder how is that going to affect tide, especially high tide with the wind behind it it does tend to increase with the wind and we have our furnace about a foot above the highest tide and I'm concerned.

Rob Eckley ~ I just wanted to add one more thing, I drew up a letter and I don't know if my wife passed it out yet.

Rob Eckley's letter is in the permanent file and a copy can be made available upon request.

3. Chairpersons and Representatives of Boards and Commissions

Update by David Reggiani on the Public Safety Building Design Committee

David Reggiani ~ So, you brought this up a couple of meetings ago, maybe a few months ago at this point with the idea of trying to talk about the site selection for the Public Safety Building as we move forward and what you asked me to do was kind of bring everybody up to speed as far as what's been done so far. So, basically in our packet starting on page 13 you can see the original discussion started and actually they started well before 2008, but we have documentation that starts at 2008. Where we're starting to see that the proposed Civic Center has got some funding legs and it's going to be happening. Former Mayor Joyce started the ball rolling as far as setting up and getting some comments from Staff and heading up some committees to start looking at what to do with some of the old City buildings. And one of the promises that was made at the time was as I understand it was the when the new City Cordova Center was built and we relocated City Hall and moved the Library and Museum into it that some City buildings would be disposed of in one way or another and so consolidate, get into more energy efficient buildings and then relieve the City of some of these older energy inefficient buildings. On page 15 we made recommendations to the City Council and this is a copy of that. We also reviewed several locations for the new Police and Fire Department and we identified those on the page. We identified those at the time with the feedback that the current City Hall and Police and Fire Station are located in the Tsunami Zone, the main thrust was to move those services and offices out of the Tsunami Zone. After that Committee we formed another Committee the Police and Fire Committee and that report is on page 16. And basically what we tried to look at was to nail down a little bit more of what we actually needed and so the Committee members were representatives from the Police and Fire and then a builder and we came up with some ideas as far as square footage that we would need for the Police Department, square footage for the Fire Department and then we looked at lot sizes and tried to see which lots or locations would be big enough to actually put something on there. On page 17 is a resolution from City Council basically creating a Public Service Design Committee and so basically what that did was develop another committee and the idea there was not so much a selection committee but a Building Design Committee. The idea and goal was basically to come up with a floor plan and maybe some exterior elevations so that we could have something that we could take to potential funding sources. I wanted to draw your attention to a couple of things, page 22, I wanted to talk to that resolution because I think if you read it out of context I could see how people could get really worked up "The Resolution to City Council of the City of Cordova Alaska to designation the properties previously occupied by the Children's Memorial Park and currently occupied by the Cordova Library and Museum as the future location of the new Cordova Police and Fire Station". So if you take that out of context and you don't know the intent behind it Council when we passed this I can see people getting their torches and pitchforks and marching down to City Hall. There was a requirement before we could start applying for grants to actually designate a lot, you can't just say "we want to build it" you have to say okay where are you going to build it. And so it was the intent of City Council to designate this parcel because one it would fit the building size and two it was City owned. But it was passed just for the intent of getting the ball rolling to open up avenues for grant sources. And the intent was that this was not the final selection for the location, but that's what that was about.

Mark Lynch ~ Can I speak to that grant issues, I'll try to be as to the point as I can and not go too long. We're in sort of a "Catch 22" right now with this because one of the reasons that Dave (Reggiani) was pointing out we needed to go forward with grant funding and primarily Oscar Delpino worked on that while he was Fire Marshal, I haven't had time to go over it with Paul (Trumblee) since he was hired. Homeland Security and Emergency Management who is essentially going to decide whether the City is eligible for Emergency Management grants which is what it falls under told us early on that we have to build outside the Tsunami Zone. So our question first was, "What Tsunami Zone?" Because our official Tsunami Zone is at 100' and they said okay we agree that's ridiculous but you need to be above 50'. So we proceeded based on that conversation and that's all that was, a conversation. We were looking for a site at 50'; I will say that I spoke with Emergency management people when they were in town and of the sites that we have discussed so far the only one that they essentially said that they would be comfortable with was the one up on Main Street for elevation sake. The others they felt were too low, the concern at the Copper River Highway was the seiche in addition to a Tsunami, so you have a Tsunami Area and a Seiche Zone. I assume that everybody is familiar with that term, it's a fresh water Tsunami. So if you have a landslide into Eyak Lake at the far end it would send a huge wave toward town and so they considered that to still be in a danger zone because of the seiche. So, when it came down to the final moments of this and there was objection to that lot uptown I talked to them about and one they would not put anything for me or Oscar in writing committing to the 50' level because the State of Alaska is currently in the middle of a new Tsunami Assessment Program and this was a year ago so I don't know how things have progressed since, but they were supposed to be releasing new Tsunami Zones for all of the coastal communities.

David Reggiani ~ Excellent summary Mark and a great segue into page 23 which is the Tsunami Map update and you can see that we are not on the top of the list, Kodiak is actually top priority.

Tom McGann ~ What are the two elevations?

Mark Lynch ~ The one up on Main Street is around 60' and the one on Copper River Highway is something like 40'.

I. Planners Report

Samantha Greenwood ~ I just have a couple of quick updates, the Chugach lease should be on the City Council meeting on the 21st. I'm going to meet with Samson and Shoreside this week to talk about those two contracts moving forward which is also very exciting. And Roy (Srb) you brought up the little piece of property by the Little Chapel, we put it into the packet and let us know if you guys have any questions about that.

- **Lot 11, Block 43, Original Townsite update**

Samantha Greenwood ~ That is the little piece of property next to the Little Chapel, it's City property and there is an explanation.

- **Comprehensive Plan update**

Samantha Greenwood ~ Okay, Faith sent out an email to the Department Heads and already has some updates back, so we'll just keep trying to move that forward.

Tom Bailer ~ And just for the people here, we're just trying to keep it updated and staff is working on that.

J. New Business

1.) Recommendation to City Council for the evaluation of Water Line responsibility.

Bailer ~ Okay this came about because of the debate on who is responsible for the water lines from the curb box to the house and the curb box to the main, which generally is in the road. Council asked us to flush this out a little bit and see what's going on, Sam have you got some information for us?

Samantha Greenwood ~ Mark (Lynch) is going to do it for us.

PowerPoint presentation by City Manager Mark Lynch (Presentation available upon request)

Mark Lynch ~ Moe is not here yet but that's okay, I should just mention in most cases in Cordova there's not such a thing as a curb box we have what we call service lines connected directly from the main to the residence. Often times if there is a curb box or a shut-off of any kind it's not located on the property line sometimes it's out very near the main, sometimes it's up very near the house. What brought us here is a utility customer contested City Code that establishes how are repairs to service lines are currently charged and that current City Code reads "...the customer is responsible for repairing and maintaining each connection by which the customer receives City Water or Sewer service." And I think the key that's been in effect since at least 1995, we couldn't find any Code that went older than that. The primary basis of the customer's complaint was that our current method is unfair, Council instructed staff to review options and of course then bring it to Planning and Zoning which we're now doing. The 'connection' in Cordova means and this is from Code "The physical connection of a service line to a City Water or Sewer main which together with appropriate permits ..." So the important part I highlighted in red and blue and the word service line is in blue because we're going to look at what that means next, but it is the physical connection to a City Water or Sewer main. And that service line is really what comes into question here; hence service line means "All pipes, fittings, appurtenances for conveying water from the City's Water System main to the plumbing of a facility or conveying wastewater from a facility to the City Sewer System main. So, you can see there that the service line means everything from the main, and the customer is currently responsible for that entire service line.

Three options were available for recommendation by the Planning Commission to City Council.

Option 1. Utility bears entire cost of service line repairs.

Option 2. Utility and Customer split the cost of repairs.

Option 3. Customer bears entire cost of repairs.

M/Greenwood S/ Reggiani "Move to recommend to Council that Water and Sewer service lines be the responsibility of the City to the private property line."

Upon Voice Vote: Motion Passed 7-0

K. OLD BUSINESS

Discussion on the South Fill Expansion

Mark Lynch ~ I just wanted to intro this a little bit, Sam, Moe, Dale and I have worked on this for a long time and I think probably the first time I brought it up to this group was close to a year ago that we had started to work on this and it's taken us this long to really get what we felt was a comprehensive plan together that we hope tonight to bring to you a plan that you can support in its entirety but that's up to you. I know one question came up earlier about how tides might be affected and one of the things we talk about in this is that at this process moves forward there's going to have to be engineering and that's an engineering concern that would be addressed. And then I think Kristin (Carpenter) brought up that we were coming into this without good basis and she (**Samantha Greenwood**) didn't type this up since you spoke. We have some of the reasons that we have discussed and now I'm going to turn it over to Sam and let her go through it.

Samantha Greenwood ~ Okay, so I wanted to have a kind of more formal introduction to this as Mark (Lynch) said we've been talking about this for a long time and we never really had a recommendation from Planning and Zoning to City Council that says that we want to move forward with some formal planning and that's what we're looking for right here. We're not saying that we're going to build this just like this picture says we're just trying to come up with a concept, an idea and move it through the proper channels. So I just want to make that really clear. Some of the reasons that we've talked about the South Fill is that we continue to get requests for properties with these types of uses that area available on the South Fill. Another thing is that we've talked for a long time about a possible trail from Sawmill Avenue, a road from Sawmill Avenue, how can we get the kids across there that are coming down to AC or Baja Taco safer. So this is what we want to accomplish in this meeting I put this in the Memo, this is straight out of the Memo, The first question is: Do you want to move this way? Yes or No? It's pretty straight forward. If so, then can we discuss, modify and or make these recommendations to City Council so that we can start the formal processing. If it does move forward, I'm hoping to have it on the Council Meeting on the 21st of March.

Bailer ~ Well, What was the first question? Does P&Z believe that this is a good conceptual plan?

Mark Lynch ~ Ultimately what we need to know tonight, there is a resolution for this and if you approve the resolution we'll move this forward to Council on the 21st so that potentially they can give us the approval to go ahead and start at least dealing with some of the issues that we're aware of and like Sam said, permitting for one thing that's something that if we do it in-house I don't think the cost should be tremendously high but it will be time consuming and there's going to have to be public input.

M/ Reggiani S/Greenwood " I move resolution 12-02 A Resolution of the Planning and Zoning Commission of the City of Cordova, Alaska recommending the formal planning of the expansion of the South Fill Development Park to the City Council of the City of Cordova, Alaska."

Upon Voice Vote: Motion Passed 7-0

M/ Reggiani S/Greenwood to Amend "A" in the resolution to now read "Expand the South Fill Development Park and incorporate other projects into an overall plan to Cordova's commercial, downtown and harbor areas."

Upon Voice Vote: Motion Passed 7-0

M/Reggiani S/Pegau to Amend "D" in the resolution to now read "Ask City Council to commit funds to proceed with formal planning."

Upon Voice Vote: Motion Passed 7-0

L. MISCELLANEOUS BUSINESS

None

M. PENDING CALENDAR

April 3rd Worksession CMC Title 18 Zoning

April 12th Worksession on the South Fill Development Park Expansion

N. AUDIENCE PARTICIPATION

Darlene Galambush, 117 Fisherman Avenue ~ We've lived there for a long time and that would change the value of our property. It's going to make a big impact especially if you're going to fill this much property. And the other issue I think I have is, those that have already purchased properties there have designed their buildings with the access to the view that they have. I'm wondering about the Zoning too, the distances between a residential area and a commercial area. And also navigable water, there is navigable water there.

Cathy Sherman ~ I would really encourage Planning and Zoning to meet in the Library Meeting room where there is more space and better air circulation. I also want to encourage you as someone who has both benefitted and been beaten up by the public process, go for it!

Susie Herschleb, 114 South Orca ~ This is my view that I wake up to everyday and I love and I'm speaking personally as well. I just have some really good ideas as far as public non-work sessions, in 2007 we held a planning charette it was a three day planning session and the first night everybody got a pile of post-its and everybody that had anything that they wanted to say could put these post-its up and everybody went through them, it's that public process. 250' is a huge impact and I look at it personally at that fill and it's just a straight line. I could actually embrace this if it were aesthetically pleasing and if we could develop and we need to spend money to develop an aesthetically pleasing drawing to even look at before we can embrace it so I'm kind of sitting on both sides of the fence I just want to be so sure for the people, those of us who live down there and have invested a lot of time and effort.

Mary Little ~ I want to go back to the water issue I don't know if you guys already passed a resolution or what. I just wanted to say that you know that perhaps you might want to add to the shut off or to the property whichever is present because I think that would really clear up a lot of problems that you're going to run into later.

Lindsey Butters ~ Boy, I sure do understand and sympathize with our need as a City for more property to develop for different reasons this kind of gets under my skin though I'm really worried about all of the commercial properties that are down there on the South Fill and everyone on the other side with personal properties and what this does to the value of their properties. Many people bought those properties for the waterfront, they paid for those properties that were assessed given the waterfront. There's a lot I don't know so this just brings up a lot of questions, but I'm definitely concerned for what this is going to mean for people who are living and have businesses in the area.

Kristin Carpenter ~ So, I will participate as much as I can in this process and I'm doing this as somebody who works for an organization who you heard earlier from when Kate made her presentation, we want to promote smart growth and promote sustainable developments and I feel like if you put this drawing out and you specifically refer to the South Fill Development your completely attached just to that alternative and Scott made the comment earlier what are the alternatives, there haven't been any discussion about what are the alternatives and I think there's been very little discussion about what the potential uses would be. Is this for warehouses? I heard restaurants, bars, but a lot of things have been tossed around so if we have those specific needs where else can we accommodate them what are the alternatives? Because I can't believe that there aren't any and I feel like that's part of what Cathy was talking about, have the public process, hash through maps, look at properties. I sat down with Sam (Greenwood) last week and we did find one lot that's about eight acres if you're looking for warehouse space or other kinds of things in that area that are zoned business. And so what are the uses that this is going to be used for? Where else could we possibly put those things? And I think a lot of times we get attached to one big kind of silver bullet idea when maybe the solutions are a lot smaller. I encourage the City to not be too attached to one outcome and look at the alternatives really hard.

O. COMMISSION COMMENTS

Srb ~ I agree with the sentiments of the Commission and also the public that transparency is good, the more meetings I think that we have alleviates (indistinct) with the ideas in mind that we have to press forward with regards to conscientious development I think having that community (indistinct) makes a difference with regards to the acceptability.

McGann ~ I agree and I just would like to reiterate what some of the other people have said, we need to develop without impacting our citizens negatively if at all possible, I'll leave it at that.

Reggiani ~ I appreciate everybody coming tonight and throwing out ideas and I think we can count this as the first meeting in a long series of meetings because we've got some really good ideas. I like Susie's ideas of maybe calling it something else, call it a gathering and bouncing off ideas or the fancy word that you said that I can't remember. But one of the things while we were kind of scoping out the shipyard is right angles and so you hit on one of my sensitive things because in nature right angles don't happen. So curves and lots of little things can be pleasing, but my point is that a lot of good ideas have already been thrown out and I'm sure there's going to be a lot more. I'm kind of anxious to jump into it and have a bunch of series of meetings, get a lot of input and craft something that will meet the City's needs and that of the surrounding residents.

LoForte ~ Good meeting.

Greenwood ~ I also agree with Dave, it's good to see the public come out. We have a lot of meetings where sometimes there's no public. So we obviously hit a sensitive subject that we can all work through it's just going to take meetings and we will come up with an idea. Also about the Fire Hall tonight, I encourage Mary (Little) and maybe some uptown businesses to bring us an idea of maybe what they would like to see for some development up there because that's what we're here for, we're not the only ones with ideas but unless someone brings it to us we don't have any other ideas.

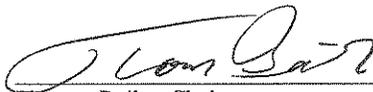
Pegau ~ Every meeting is a learning experience for me, this one was definitely quite the learning experience we get to finally deal with a couple of issues that are actually a lot more controversial than others. I think it is important that we consider the planning and the City growth as we look at project like this and how do we make it work for the people of the community and the commercial aspects as well.

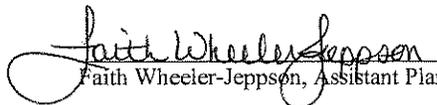
Bailer ~ Yeah, and as a Planning Commission we have been talking about where we're going to expand for quite a while and we've had formal and informal discussions, so this isn't something new so we have been looking at this and there is going to be a need and we're looking towards the future on it. But I'm torn and I think everyone else is torn from doing City business and moving City business forward and being a citizen here and that's a tough one. I would not have supported that resolution as it was written, but the changes that were made I feel a lot more comfortable, it just gets the ball rolling, gets Council able to get some funding going and then we start the whole process. To me that sounded too much like this is what we're going to do whether you like it or not. I like this and I support this. There are some people that are really going to be impacted by this; I'm going to be impacted by this. I look forward to moving forward, I thank everybody for being here we sure appreciate it and the more ideas we get from the public the better we can do our job.

P. ADJOURNMENT

M/Reggiani S/Greenwood

Motion to adjourn at 8:30 pm

 5-8-12
Thomas Bailer, Chairman Date

 4/28/2012
Faith Wheeler-Jepson, Assistant Planner Date