

Planning Commission
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, JUNE 12, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, June 12, 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, John Greenwood, Tom McGann and Scott Pegau. Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson. There were 4 people in the audience.
- C. Approval of Agenda
M/Greenwood S/Pegau
Upon voice vote, motion passed, 4-0
- D. Approval of Consent Calendar
Minutes from the May 8, 2012 Regular Meeting

M/Greenwood S/McGann
Upon voice vote, motion passed, 4-0
- E. Record Absences
Commissioner David Reggiani was excused from the May 8, 2012 Regular Planning Commission meeting.
- F. Disclosure of Conflict of Interest
None
- G. Correspondence
None
- H. Communication by and Petitions from Visitors
1. Guest Speakers
None
 2. Audience comments regarding items in the agenda
RJ Kopchak ~ I'm not sure if there's anything on the Agenda, I had questions, and you and I were talking before about grandfather clauses on construction. If that's not on tonight's agenda that's cool, we'll follow up with it when it is.
Rebecca Andersen ~ I'm with the Eyak preservation Council, I'm also the project manager for the Cordova Community Cold Storage. I hope this is an appropriate time to mention that we submitted a letter of interest for Lot 2, Block 3 on Cordova Industrial Park, and thank you for considering it.
 3. Chairpersons and Representatives of Boards and Commissions
None
- I. Planners Report
Samantha Greenwood ~ I really don't have that much, the biggest thing I guess is we're locating electrical and utilities down on the Samson area. Leo Americus and Mark St. Denny are about ready to draw that up. So, that one is getting closer. Shoreside has reviewed the final plats, they're good with that.
- J. New Business
1. Lot 6, Block 2, South Fill Development Park Proposal
M/Greenwood S/ Pegau "I move that the Planning Commission recommend to City Council that the proposal from Becky Chapek be accepted and that she be granted the award to negotiate with the City to purchase Lot 6, Block 2, South Fill Development Park and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of the Cordova Municipal Code"

Greenwood ~ I was looking over the proposal and looking at our criteria chart and I made a few notes. I guess it was a little lacking to me in some of the detail in a project like this, a one page letter and no drawing other than just a picture of the lot. I would have like to have seen a little more detail I guess, and this is a fairly substantial project.

McGann ~ In regards to where it is going to be put on the lot?

Greenwood ~ I would've liked a little more on the location on there and maybe a picture of the proposed parking. It's a pretty basic drawing.

McGann ~ I have the same questions, I'm not opposed to this but when I went through the criteria and ranked it, it came out pretty low.

Pegau ~ I checked to make sure that it was part of the permitted uses and a primary use fit that. My gut feeling is, it sure would be nice to see more of these businesses downtown rather than on the waterfront. But, since she's proposing to move an existing building I can see why she would be highly attracted to that lot. It wouldn't have been my first priority for moving something in, but it does meet the primary uses for that area. It would have been nice to have a nice map, but I'm assuming that that would come when the site plan was submitted.

McGann ~ What did the other lots sell for?

Samantha Greenwood ~ Well it appraised for \$73,500, I'm not sure about Camtu's lot that's been a while ago, I'd say in the \$60's. I think one of Roemhildt's was \$75,500.

Bailer ~ Okay, well I took a look at it as far as the highest and best use of the property. If you take a look at what's down there you have Cordova Coastal Outfitters a fair sized building and I think he's gearing more toward the spill prevention and response type of thing which is a real asset to the community. Harborside Pizza was supposed to put a new building in, that hasn't happened yet, I'm not sure where Council is at on that. You come to Camtu's, she has a beautiful building down there, it's currently assessed at right around \$500,000 and it was half done when the assessment was done, it hasn't had a full assessment. Come over here to Redden, it's assessed at around \$1,500,000. The Fisherman's Support building that he's putting in will be up there. That a heck of an investment for the community and I think I've always said that it doesn't matter if the business goes out, the building will be there and that building will still be worth \$1,500,000 which we're getting 13 mils on. The Moose Caboose right now is assessed at \$42,000 it was as high as \$75,000 at one time. So you look at the highest and best use of that, I think it should be new construction, a substantial investment. I also agree with the location, we're going to have the Library/Museum coming open, we haven't determined what to do with that lot, but, what a beautiful spot for a restaurant. For those reasons I am not in favor of the proposal.

Kristin Carpenter ~ I just want to put in a pitch for diversity, I understand what you're talking about with the economic value of the development that goes on down there. But we do need more restaurants and when the Cordova Center opens up there is definitely going to be a need for more restaurants for all of these people that we're trying to get into town. Maybe this isn't the right place, but I just want to put in a plug for diversity. And one of the criteria is enhanced architectural design and the buildings that are there now are not anything special.

Yeas: none

Nav: Bailer, Greenwood, McGann & Pegau

Absent: Reggiani, Srb & LoForte

0-4 motion fails

2. Exception request by the City of Cordova

M/Pegau S/Greenwood "I move to approve the request by the City of Cordova for an Exception to the Land Use Regulations for a portion of Tract C, USS 833 based upon the findings in favor and subject to the special condition as contained in the staff report"

Special Condition ~ The term of this permission will provide that it sunsets with respect to either mobile home when it is removed, destroyed or substantially damaged."

Samantha Greenwood ~ So, we talked about this at the last meeting, this is Heney Trailer Court where there is currently an entire trailer on City property and a small section of another one about 400 square feet on City property and this has been ongoing for like 20 years. So what we're trying to do is solve the problem, get it legal and the way that the lawyer suggested we do it after seeing if the trailers could be moved, which they can't, they aren't stable to move even 50' away. I did talk with Sjostedt and he said no, they didn't want to take that liability to move it even that far. And the other contractor wasn't interested either. So what the lawyer suggested was to get an Exception because the property is currently Parks and Open Spaces. There will be a sunset position with this Exception; the Exception will allow the use of Mobile Home Parks in this area. But as soon as these trailers are inhabitable the Exception will go away and this trailer (D-8) if it is ever replaced will be put over more. This (D-9) will never be used again as a trailer park space. So that's what the Exception is for, it is to allow the use. The next step will be to draw up a contract with J&N Enterprises and she will pay us fair market value for the property that she is leasing where the two trailers are.

Greenwood ~ I have a question on your special condition, it says 'substantially damaged'.

Samantha Greenwood ~ Right, there is a definition for 'substantially damaged' and it would be spelled out in the contract. Usually it's 51%.

Pegau ~ And this does not allow for major improvements to those properties while they're on this piece of land does it?

Include language "restriction on major improvements"

M/Bailer S/McGann amend the motion on the special conditions to add a time limit of "not to exceed more than 20 years, whichever comes first"

Vote on amendment

Yeas: Bailer, Greenwood, McGann & Pegau

Nav: none

Absent: Reggiani, Srb & LoForte

4-0 motion passed

Vote on main motion

Yeas: Bailer, Greenwood, McGann & Pegau

Nav: none

Absent: Reggiani, Srb & LoForte

4-0 motion passed

3. Lot 2, Block 3, Cordova Industrial Park Land disposal

M/McGann S/Greenwood "I move to approve resolution 12-05 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska, recommending that Lot 2, Block 3 of the Cordova Industrial Park be updated to available and added to the 2012 Land Disposal Maps."

The Commission felt that Staff should be present to explain the reasoning behind this lot being a snow dump.

M/Greenwood S/Pegau motion to table until the next meeting

Yeas: Bailer, Greenwood, McGann & Pegau

Nav: none

Absent: Reggiani, Srb & LoForte

4-0 motion to table passed

Lot 2, Block 3, Cordova Industrial Park Land disposal

M/Pegau S/Greenwood "I move to approve resolution 12-04 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska recommending an additional land use type for use in land disposal maps to the City of Cordova's City Council."

The Commission had a lengthy discussion regarding the nature of seasonal use

M/Pegau S/Greenwood I move to modify the language under "Snow dump/Seasonal use ~ these types of lots will be used for snow dumps from 10/1 - 5/1. Other uses will be considered from 5/2 - 9/30. Seasonal use must be discontinued on or before 9/30."

Vote on amendment

Yeas: Bailer, Greenwood, McGann & Pegau

Nav: none

Absent: Reggiani, Srb & LoForte

4-0 motion passed

Vote on main motion

Yeas: Bailer, Greenwood, McGann & Pegau

Nav: none

Absent: Reggiani, Srb & LoForte

4-0 motion passed

4. Lot 2, Block 3, Cordova Industrial park Letters of interest

This item was tabled

5. Rock quarry plan for Breakwater quarry work

Samantha Greenwood ~ This is mostly informational. Don Sjostedt and I worked on this, he said that right now he has two quarries up and running and just doesn't have people so they have not started down here on the City rock quarry. But they have started on the Breakwater fill area; they have gotten the trash and the skeleton boat out of there. And my understanding is that the buoys that are out there are the toe of the slope. I don't know if you guys have been down to Shelter Cove lately but there are some piles of miscellaneous rock and Don said that since that rock is not suitable for the project that he would use that to create the berm.

Pegau ~ Do you know if he has to have that rock certified as appropriate to use?

Samantha Greenwood ~ It is State certified, it meets all of the State certifications. He pulled some rock and had it tested.

Bailer ~ Now will this just be Eagle's quarry? When this is done can someone else use it?

Samantha Greenwood ~ It is City property.

K. OLD BUSINESS

None

L. MISCELLANEOUS BUSINESS

Discussion on Pop-up Cafes

Samantha Greenwood ~ This is a little bit of a follow up to the Harbor Service District, we had a lot of discussion last meeting about other places like Astoria, Seaside and Port Townsend where there are a lot of little restaurants and pop-up café was the word of the night. I think that we discovered that pop-up cafes may be a little bit different than what I had thought and obviously not real popular. We didn't find a lot of information about varying lot sizes that we talked about having in this harbor. We'll have to look at that again. Faith did all of the research on the pop-up cafes, it just didn't sound like most of the people wanted them.

Faith Wheeler-Jeppson ~ I went outside of the three that were mainly mentioned because right off the bat they said no, so I tried to take it a little farther and look at some others. Mainly they were suggestions from other Planning Directors suggesting this place or that place. The Planning Director in Port Townsend said that he will be interested to see how this goes.

Pegau ~ I was picturing like in Homer, they have single buildings that are split up on one side, but on the other side there are a bunch of small buildings just jammed together. You just have all of these real small businesses that are on zero lot lines. That's what I was trying to picture over the phone.

Bailer ~ You know, I've enjoyed the food out of these food trailer and stuff but at the same time it's always bugged me a little bit that you've got a restaurant owner that has a building, employees, pays taxes and maintenance. And then a guy puts a trailer in down the block from you with virtually no overhead and just eats into that business.

M. PENDING CALENDAR

N. AUDIENCE PARTICIPATION

RJ Kopchak ~ Congratulations on the Snow Dumps, I think that's a huge leap forward. We've been struggling with that for 40 years that I've been here and I'd bet the 40 years before that. And the other thing is that I am always going to be here to mention that I would encourage you to encourage Public Works and the City to take control of our right-of-ways. Thank you

Kristin Carpenter ~ I just want to follow up on the discussion about that lot because I was hoping to get consideration to use the lot for a seasonal use for compost. I understand the action that you've taken, so it just means waiting another month. I was just hoping to start making compost sometime this summer so I don't know if there is a way to get consideration to do that for this summer.

Bailer ~ I would think that that would almost be up to staff at this point.

O. COMMISSION COMMENTS

Pegau ~ Another interesting meeting, they all are.

McGann ~ I look forward to continuing the discussion on that lot, it was a good discussion thanks.

Greenwood ~ Good meeting

Bailer ~ I think we should have the discussion on new construction on these lots versus something moving in. That in and of itself is an economic boost for the community. The other thing is, I know its summer time but when you only have four people it really makes it tough. It only takes one no vote for the motion to fail. Thanks everybody for being here.

P. ADJOURNMENT

M/Greenwood S/Pegau

Motion to adjourn at 7:40 pm


Thomas Bailer, Chairman Date


Faith Wheeler-Jeppson, Assistant Planner Date