

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 11, 2012 @ 6:30 PM
LIBRARY CONFERENCE ROOM
NOTE TIME CHANGE TO 6 PM
MINUTES**

A. CALL TO ORDER

B. ROLL CALL

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Greg LoForte, Tom McGann (Phone), Scott Pegau and John Baenen

C. APPROVAL OF AGENDA

M/Reggiani, S/Greenwood

Upon voice vote, motion passed. 6-0

D. APPROVAL OF CONSENT CALENDAR

Minutes from the November 13, 2012 Regular Meeting

(Pages 1- 10)

M/Reggiani, S/ Greenwood

Upon voice vote, motion passed. 6-0

E. RECORD ABSENCES

Tom McGann-called in at 6:15 PM

F. DISCLOSURE OF CONFLICTS OF INTEREST

Pegau-All items under New Business

G. CORRESPONDENCE

None

H. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1) Guest Speakers

Kate Morse from the Copper River Watershed Project will present in the next meeting.

2) Audience comments regarding items on the agenda

Katrina Hoffman, 108 Forestry Way-I'm aware that you are considering tonight 2 parcels that have been referred from the Harbor Commission back to you that are part of the Science Center's request to secure land to develop our campus for our facility's needs. I am aware that the Harbor Commission recommended to you non-disposal of a portion of Lot ATS220 and the same for Lot 2, Block 7A. I just want to remind you that we are not asking for 1 parcel independently of others, but we need to meet our whole institution's needs. So regarding what you refer to Council tonight, please consider our absolute need for access to our facility as we develop new ones in the community. To that end I would ask that re: Lot 2, Block 7A that you would consider re-plotting that lot and selling a portion of it or recommending that Council extend a long-term lease. We've had conversations before. I know the Science Center has been glad to be in Cordova and that you are glad it is here. So I am just asking that you keep that in mind and by that we're talking about other parcels as well that we are not discussing tonight. Those are in separate processes with the City Manager and eventually the City Council. But we won't meet our facility's needs with just one of them.

Teresa Benson, 201 Highland Drive-Local District Ranger: I would like to voice my support for the Science Center. The District Ranger before me, Dan Logan, went and introduced me to our key partners when I got here and the Science Center was definitely one of the key partners. The thing that jumped out at me immediately when I got here was just how unique that was for the Forest

Service. Prior to coming here, I worked on about 8 different districts, 5 different States in the country. Really this is a very unique situation here in Cordova; the Science Center I would say is probably what every district ranger would love to have in their community. It's a really big deal in terms of the partnership. The federal dollars we have been getting have been declining quite dramatically for the last 5 years our budgets here have federally gone down approximately 30% and we're seeing a decline probably over the next 5 years another 10-20%. That is very concerning to me as far as the forest service presence here in Cordova. But the main focus right now of the federal government is to really start looking at partnerships. How can we get work done for the communities adjacent to federal land through other people? So the partnership with the Science Center in Cordova is the education and the science part of it. The education part of it is really key. The Forest Service used to have funding going to the schools and partner with the schools and really help with engaging the students in learning about science and how they someday could be scientists themselves or maybe contribute to preservation of federal lands. But we don't have that money anymore. We literally have dropped off the radar of federal dollars coming to Cordova. So we really rely on the schools partnering with other entities like the Copper River Watershed Project, the Science Center-really critical in maintaining that presence in the schools. The schools have mandates to have certain types of programs. The programs that the Science Center brings are really enhancing to young people. So that's a key element for us. We're definitely appreciative of the scientific work that the Science Center does as well. It saves us a lot of money in terms of what the Forest Service might want to do. They (Science Center) can go out and get federal grants that I, as a government employee, cannot do. Those are the key points I wanted to make. I also wanted to say my bosses in Anchorage and Juneau are very supportive of the Science Center: they've reached out and partnered with a lot of our partners as well and expanded their abilities in Prince William Sound and the Copper River Delta immensely over the last few years.

Mike Mahoney, 210 Boardwalk Way-I'm speaking on behalf of the Science Center as a board member. I'm also a commercial fisherman here. I would just like to point out a couple of things from my perspective that there are ways we can coexist together and meet the needs of the Science Center, the community and the fishing fleet. I just ask that we all bear in mind the resolution in 1995 setting aside that area as a priority area dedicated to science and education.

Robert Beedle, 609 Spruce Street-I'm also in favor of the Science Center. But I also think that, like the harbor, are a victim of our success. They're doing great work there. They're offices are overcrowded. They do need expansion. Well, the Harbor is the same way. We're right now in the planning stages of a South Harbor. I was looking at the proposal yesterday and counted the floats on there. There are slips that are going to go away so we're going to need room for expansion also and if we get rid of land in the Harbor (referring to Lot 2, Block 7A) it will put the Harbor in a very difficult position. It's an extreme expense to find other places (nearest) to do it. So I'd also like you to consider the Harbor's future and usability. Like I said, we're both a victim of our success and I am definitely for the Science Center but I please ask that you really look hard and long at Lot 2, Block 7A and Shell Beach also.

3) Chairpersons and Representatives of Boards and Commissions

None

I. PLANNERS REPORT

(Pages 11)

Samantha Greenwood wanted to add that she's working on the Ski Hill contract and that she sent Chapter 8 to the lawyers and should hear back shortly. She and Moe are working on Chapter 14, the water line code. **Pegau** asked what it means that Shoreside will close on 12/12. **Sam** said it meant the sale was final and she believes that process went through before he was on. **Pegau** confirmed that.

J. NEW BUSINESS

1) Land Disposal Status of Portion of ATS 220 (west of Lot 1, Block 1, CIP) (Pages 12 -16)

M/Reggiani, S/LoForte

Reggiani-This portion of ATS 220, is it currently unzoned?

Samantha Greenwood-Yes.

Reggiani-So I was just confused with this Parks and Rec thing and thinking it was a park in an open spaces category so...

Samantha Greenwood-No it's not, I think it just meant that it could be zoned as a park.

Reggiani-Yes, I gathered that the use was recreational. I just want to confirm that it wasn't zoned.

Samantha Greenwood-Yes.

Greenwood- Just following up on that, I am curious why it wasn't zone and everything around it was.

Samantha Greenwood-I do not know the answer.

Greenwood-What is the zoning around?

Samantha Greenwood-Industrial.

Reggiani-Are you sure for the record?

Samantha Greenwood-It has the economic overlay but doesn't have the underlying zone.

Reggiani-The new break water zone, that's not zoned also?

Samantha Greenwood- Correct.

LoForte- Every time we sit and meet we get different twists and turns, all extremely interesting. The Harbor Commission that I am also on recommended we not give away or sell this property. And the reason for that, I believe, the feeling that the utilization would be simply for the Science Center. And yet, the Science Center has not pronounced what they would like to do with it. In your write up you say for public use. Well, you have two extremes of two canneries, almost meeting their and falling into that space in the summer time. It's a really dirty place. Not the type of place I'd like to go for a picnic but nevertheless, the feeling was that it's being utilized as a snow dump and could be utilized as accessible for Parks and Recreation. The Science Center has not explained what they're going to do with this property. In the presentation, you are very vague about it. That's really not a good explanation for a piece of property. Proposed purchase price \$1.26 per square foot.

Bailer- Hey Greg, you're out of order.

LoForte-I guess I'm getting off the subject.

Bailer-Yes.

McGann-My understanding, my belief, is that there hasn't been a sufficient argument made to sell this property. **Bailer**- Ok, John (Baenen) do you have a comment?

Baenen- No comment.

Bailer- I was a little surprised. I didn't even know this lot was there. I talked to a few people who say, yea this is my favorite beach to go down to. But from what I saw in the plan, it kind of mirrored what the City had in mind for it. The motion here is to have it "Not for Sale". In the past we have had these not for sale but people can come in and again apply for them. I hate to say that "not for sale" doesn't mean "not for sale" all the time. I will support the Harbor Commission's recommendation at this time not to sell this piece of property. Tom?

McGann- I'm in favor of designating this lot as being available. The Science Center proposal was to have it continue to be public access with improvements. The write up from the Harbor suggested it be parking and fuel tanks. I'm certainly against fuel tanks and as we have discussed in the past, there are other possibilities for parking. I think that selling this lot in conjunction with Lot 1, Block 1 would make the whole the greater than the sum of its parts. I didn't see any write up in the master plan just concerning this parcel.

Bailer- I guess I'll just add, Tom, if you saw it in the paper. But also, Moe, the Public Works Director suggested we hang on to this and they use it as a snow dump area since other properties are being sold around there.

McGann-Yes I did, but I think this (Science Center) is a better use of that land.

Reggiani-Call for the question.

Bailer-All those in favor? Opposed? For the record Scott (Pegau) did not vote on this.

Upon voice vote, motion passed 5-1

**2) Land Disposal Status of a portion of Lot 2, Block 7A, Tidewater Development Park (Pages 17-19)
M/Reggiani, S/Greenwood**

Reggiani-I really appreciate the Harbor Commission taking the time to look at both of these parcels but this one in particular because it's in the physical boundaries of the harbor specific. Appreciate all the planning that has gone into it and am looking forward to a clearer picture coming with the new harbormaster in place. At this point, as the Harbor Commission Chairman explained, we need room to grow in the Harbor and making it available for sale would go contrary to that.

Greenwood-Support the Harbor Commission views on this. They are doing their job and I am not going to go against their will and the plan they have in place.

LoForte-No comment.

Baenen-No comment.

McGann-I would just like to reiterate what was spoken before regarding City Resolution 02-95-13 and also the comprehensive plan. I'm in support of designating this as available.

Bailer- Ok, thank you. That resolution, when was that?

Samantha Greenwood-1995.

Bailer-When the State still owned the Harbor?

Samantha Greenwood-I believe so.

Bailer-That was a resolution supporting the Science Center.

Samantha Greenwood-Yes.

Bailer-Yes, we do a lot of resolutions in support of: Ice Worm, Sobriety. I guess I'm going to support the Harbor Commission as well. It doesn't seem right to sell a big portion of your harbor if you plan to expand in the future. But this also means that if we choose to put this as not for sale that the Science Center and Harbor Commission couldn't get together and maybe come up with a compromise. But, as for what's being asked now, I am going to support the Harbor's recommendation.

Upon voice vote, motion passed 5-1

**3) Recommendation to City Council of disposal Portion of ATS 220 (Pages 20 -23)
(Shell Beach)**

M/Reggiani, S/Greenwood

Bailer-Sam, can we have a quick explanation.

Samantha Greenwood-We need to change it, it shouldn't say Lot 2, Block 2 it should say 3.

Reggiani-Is this the portion of ATS 220?

Samantha Greenwood-Yes, that's my bad.

Reggiani-So that's what I would like to restate in my motion.

M/Reggiani, S/Greenwood

Bailer-And the reason we are doing this?

Samantha Greenwood-The reason we are doing this is we have a letter of interest on this property. Our land disposal criteria allow special circumstances. So we need to address that letter of interest to make a recommendation to City Council.

Bailer-So this is just our recommendation to City Council going forth?

Samantha Greenwood-Yep.

Reggiani-It seems redundant since we just put it on the not available list.

Upon voice vote, motion passed 5-1

4) Recommendation to City Council of disposal a portion of Lot 2, Block 7A, (Pages 24 - 27)
Tidewater Development Park

M/Reggiani, S/Greenwood

Bailer-Comments?

Reggiani-I said it's clean in the way it is written. Again, it seems a little redundant.

Upon voice vote, motion passed 5-1

K. OLD BUSINESS

None

L. MISCELLANEOUS BUSINESS

Samantha Greenwood asked if they should keep the meetings at 6:30 PM for the winter and the library as their venue. The commission agreed on both. **Reggiani** asked if Sam could access the internet or server for her maps. **Sam** said she would be able to pull them off her hard drive if she needed them.

M. PENDING CALENDAR

December 2012 Calendar

(Pages 28)

January 2013 Calendar

(Pages 29)

I. AUDIENCE PARTICIPATION

None

O. COMMISSION COMMENTS

Pegau-I'd like to welcome John (Baenen).

Bailer-John (Baenen) brings some expertise in water lines and construction, it's nice.

Greenwood-No comments.

Reggiani-I would like to welcome John too and look forward to his expertise as we're going through the different codes. He's got his hands into a lot of the utilities and water works and all those kind of things. I'm looking forward to working with you. Welcome.

Baenen-Thank you. I have a lot to learn. Just got everything today and getting into it. I am basing my voting on the Harbor Commission's decision today.

Bailer-Thanks for stepping forward.

McGann-No comment.

Bailer-It's not that we're just shutting the door on the Science Center. Are there other lots that could fulfill their needs? North Fill, South Fill, old City Hall. What's available?

Reggiani-Indeed they can meet their requirements.

P. ADJOURNMENT

M/Reggiani, S/Pegau @6:30 P.M.


Shannon Joekay, Assistant Planner

2/13/13

Date