Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Greg LoForte
Tom McGann
Scott Pegau
John Baenen

City Planner
Samantha Greenwood

Assistant Planner

PLANNING COMMISSION REGULAR MEETING
DECEMBER 11, 2012 @ 6:30 PM
LIBRARY CONFERENCE ROOM

AGENDA

A. CALL TO ORDER

B. ROLL CALL
Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Greg LoForte, Tom McGann, Scott Pegau and John Baenen

C. APPROVAL OF AGENDA

D. APPROVAL OF CONSENT CALENDAR
Minutes from the November 13, 2012 Regular Meeting (Pages 1- 10)

E. RECORD ABSENCES
None

F. DISCLOSURE OF CONFLICTS OF INTEREST

G. CORRESPONDENCE

H. COMMUNICATIONS BY AND PETITIONS FROM VISITORS
1) Guest Speakers
Kate Morse from the Copper River Watershed Project
2) Audience comments regarding items on the agenda
3) Chairpersons and Representatives of Boards and Commissions

I. PLANNERS REPORT (Pages 11)

J. NEW BUSINESS
1) Land Disposal Status of Portion of ATS 220 (west of Lot 1, Block 1, CIP) (Pages 12 -16)
2) Land Disposal Status of a portion of Lot 2, Block 7A, Tidewater Development Park (Pages 17-19)
3) Recommendation to City Council of disposal Portion of ATS 220 (Shell Beach) (Pages 20 -23)
4) Recommendation to City Council of disposal a portion of Lot 2, Block 7A, Tidewater Development Park (Pages 24 - 27)

K. OLD BUSINESS

L. MISCELLANEOUS BUSINESS

M. PENDING CALENDAR
December 2012 Calendar (Pages 28)
January 2013 Calendar (Pages 29)

N. AUDIENCE PARTICIPATION

O. COMMISSION COMMENTS

P. ADJOURNMENT

PLANNING COMMISSION
REGULAR MEETING
LIBRARY CONFERENCE ROOM
TUESDAY, NOVEMBER 13, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, November 13, 2012, in the Library Conference Room, 622 First Street Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau (via teleconference at 6:35 pm).

Also present was Assistant Planner Faith Wheeler-Jeppson.
There were 26 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 October 9, 2012 Regular Meeting

M/Greenwood S/Srb
Upon voice vote, motion passed, 7-0

E. Record Absences
None

F. Disclosure of Conflict of Interest
Scott Pegau has a conflict of interest with item 1 under New Business.

G. Correspondence
A letter in support of the Prince William Sound Science Center from CEC.

H. Communication by and Petitions from Visitors
1. Guest Speakers
None

2. Audience comments regarding items in the agenda
Katrina Hoffman, 108 Forestry Way ~ Thanks for the opportunity to address you all this evening, I am the President and CEO of the Prince William Sound Science Center and the Executive Director of the Oil Spill Recovery Institute as most of you know, both organizations are located at 300 Breakwater Avenue here in Cordova. I am addressing you in response to the new business on your agenda item J – 1 the letter from the Science Center requesting purchase of four properties in the North Fill area to support our continued presence in Cordova and the growth of our business here. I see that in her communication to you here that the City Planner addressed each property separately but it's important for you to understand that the Science Center is not asking permission to purchase any one of these lots independently of the others. Rather, my Board of Directors have determined that these four lots together comprise the assets needed to develop our business and maintain our business for another 23 years and beyond. This request is consistent with conversations that have been ongoing here in the community since 1990, we currently rent four facilities in town to meet our needs, and they're distributed throughout the North Fill area. Thanks to our growth over

the past 23 years they are now too small to meet our needs. Our staff of 25 current employees occupies a lovely building of 3,800 square feet. 300 square feet of that is a laboratory which all of our researchers and technicians have to share. We hold that building very dear and would like to maintain it; it does however not having running seawater access which compromises our ability to conduct certain types of research which could be beneficial to fisheries in the region. It also limits out ability to fully train individuals through post-secondary opportunities which is our priority use of these areas in the Comprehensive Plan. We do that currently through our partnership with the University of Alaska system, some of our scientists are faculty at the University and we host graduate students at our facility. As well as the Prince William Sound Community College which has a desire to partner with us to expand their science course and other course offerings. I think in the past the Science Center has conveyed to you the importance of having title to land before we can raise money to build on it and that is why we request to buy these four properties in advance of our capital campaign through which we will raise the funds to build our new facilities. This request is consistent with City Ordinances, including but not limited to Resolution 2-95-13 which states; that the Prince William Sound Science Center is an integral part of this community's economy, contributes to the base of knowledge effectively needed to manage the natural resources that we depend on, that we've outgrown our building; that was in 1995, 17 years ago, sets aside and designates the land located within the Tidewater Development Park as a special Economic Development Zone solely for the purpose of fulfilling the Science Center development in collaboration with the City and that's what we're asking to do with you. There's also Resolution 08-09-56 which supports the Science Center's efforts to obtain funds for renovation of our current facility and to construct a new facility and I have copies of these that I am happy to submit to you if you'd like to see them. The City on the record has identified this area of the community in which we are requesting the opportunity to purchase land no less than six times in the years 1990 with the original development plan, 1995 through Resolution 2-95-13, 1998 during the Rise Alaska collaboration that the Science Center and the City participated in, 2000 when the City and the Science Center co-sponsored a $200,000 Economic Development Authority grant for planning and development of a Cordova Center which was to include 10,500 square feet for Science Center research offices and laboratory, 2009 through Resolution 08-09-56 and in 2011 when we partnered to amend the Army Corps of Engineers Breakwater Permit and the Science Center paid for the Engineering and Design work to expand the footprint of the Breakwater which has just been constructed for the purposes of a new Science Center on Lot 1, Block 7A. Our request to purchase these four properties is consistent with the City's Comprehensive Plan in Chapter 4, Sections S, T and U. Those sections separately address the High School, the Science Center and science and education in the community and it references our value in all of those areas. My organization is unaware of any other comprehensive planning efforts that state any other priority uses for that area of the Harbor and Fill. The application to the Army Corps of Engineers amendment, the City applied to amend the Breakwater permit that application stipulates and the basis upon which the Army Corps approved it. But the purpose of the fill project is to provide a building pad that will provide the stability needed for the scientific instruments that the Prince William Sound Science Center and University of Alaska need to expand their research. This location will also provide a cost effective approach to piping in saltwater from outside the harbor to provide boat access near the building. We do hope to improve our facilities with the installation of saltwater wet labs. The building we currently occupy which is owned by the City and we've had a long term lease on, currently as a month to month lease I understand there have been questions about the condition of that building. The City of Cordova hired the Alaska Appraisal and Consulting Group, whose report to the City dated March 23, 2011 states the following "The highest and best use as if vacant would be to develop with a facility that would benefit from its location in close proximity to the Harbor, Ocean front and street access." The Science Center through its water dependent and water related needs very much meets the appraiser's conditions. Further from the same report "Although the building is older it has been maintained adequately over the years, the interior inspection revealed average to above average quality of condition with typical amenities for its style in the Cordova Waterfront District. The highest and best use as improved is to continue the existing use." We have invested over $900,000 in that one building on the end of the pier which we acquired a lease to from the City and we continue to make great use of it and we ask to continue doing so. Regarding our employees, sales tax revenue and importance to the community; as of today we have 25 employees on payroll, we spend over $112,000 a month on payroll and benefits in this community. That's equivalent to 1.34 million dollars a year. Our staff has 7 children who attend Cordova Public Schools, there are 2 or 3 more children approaching school age. We spend over $20,000 annually at the Cordova Telephone Cooperative. We've spent over $2 million dollars on local air and vessel charters. Through the purchase of goods and services, our staff has spent over $400,000 on local sales tax revenue in this community. Our request to purchase a portion of lot ATS 220 will enhance public access to the waterfront in perpetuity. That is also consistent with the Comprehensive Plan and questions that have been raised by other community members. And there are some things that you can't put a price on. Like what is the value of inspiring a child to believe that they are capable

of something they never before imagined or to understand that a girl can be an engineer? What's the value of generating youth that will grow into citizens capable of teamwork and making critical decisions about very complex issues ~ things we, as adults, are challenged by every day? Those are the skills our education programs instill through citizen science and robotics courses. The City's only cash investment of $100,000 in 1989 now returns over $1.5 million dollars annually to the community through the Science Center's work. So we request that the Planning and Zoning Commission recommend to the Cordova City Council the disposal of these four properties together for the creation of a campus to serve the Science Center and the community's research and education needs. We request that you direct the City Council to dispose of the property through direct negotiation with the Science Center, as authorized by Code. In our estimation, there is no higher or better use of these properties for this community or this business, and the requested use is entirely consistent with Comprehensive Plans, Municipal Code and Federal permits. Thank you for your time.

Allen Marquette, 000 Crest Circle ~ I'm here on behalf of the Prince William Sound Science Center, over the years people have talked about as Katrina just did what the Science Center has brought to this community and I'd like to take a little different approach. Consider if 20 odd years ago, if the Science Center hadn't built here and hadn't made this their home base, how would Cordova be different today? I think over the last 20 odd years that the Science Center has been here not only have we brought in dozens of jobs in the community over the years with interns, with educators, scientists and related researchers that come in on a regular basis with other universities and organizations. As an educator for the Science Center for 10 years, my focus is on education. One of the things that I wish we could do is ask the students that have gone through the Discovery Room, which is a monthly program that occurs in the elementary school and all of the programs that we have done at no charge to the community for the students and the general public, how do they think their lives have changed or been effected by having the research and the science that the Science Center has been providing in the school systems. I think that just motivating kids, getting them excited about science is really an important thing. I've lived in three other communities the size of this over the last 30 years and by far Cordova has so much more going for it and specifically in the education and research that's going on this community is very rich. So keep in mind that if the Science Center hadn't been started here, I really think our community would be a very different place both financially and enriched with science, our students and the general population. I would highly recommend the Commission seriously consider approving these lots for the Science Center and to encourage them to stay here and grow. I see the next decade as being a major growth pattern for the Science Center with all the new technology, the new research that's coming out. So much affecting our climate, our oceans and everything else I think they could be a key role in that. And it would be really nice to have the base here and not somewhere like Valdez or who knows where else. Thank you.

Kelly Weaverling, 303 Browning Street ~ I'll be brief because I really don't think that I can improve on the comments that have been made by Katrina Hoffman. I think it's a great thing that these people are looking to expand, they've done well the time that they've been here and if they're looking to enlarge their operation I certainly support it and I think a great many people do. I would urge the members of this Commission to recommend (inaudible). Thank you very much.

Theresa Keel, 1013 Whitshed Road ~ I just have a letter to share with you all on behalf of the School District. This letter is to affirm the enthusiastic support of the Cordova School District for the proposed expansion of the Prince William Science Center. The Science Center has been and important partner in education for 23 years. In 1989, the center established education and outreach programs even before there was a research program. The children of Cordova have benefited from the Science Center programs ever since. Effectively teaching students about complex landscapes and ocean environments is always a challenge. Bringing local researchers and science education specialists into classrooms can provide local context for textbook lessons and improving science learning. Some of the most important lessons out students learn are the career perspectives they get through the opportunity to learn from scientists and their research. Since 1989, thousands of Cordova students have benefited from the Center's "in-school" science education programs. This year the Cordova School District has signed a formal memorandum of understanding with the Science Center that promises to increase science education funding opportunities for both the district and the Science Center. With a downward trend in student enrollment, funding for our schools will continue to decline. The supplemental science education programs provided by the Center will help ensure that we continue to provide the best possible science education for our kids. The Science Center expansion also offers our community the promise of increased year-round jobs, something that our community desperately needs. An increase in year-round jobs means an increase in families moving to Cordova which helps stem the loss of reduced school funding due to enrollment. Our community needs the jobs, and our children need the science education opportunities that will result when the Science Center expands its facilities and programs. We encourage the City Council and the Planning and Zoning Commission to make every effort to assist the

Science Center in acquisition and development of land needed to maintain the Science Center in Cordova. Thank you.

Kate Morse, 101 Whiskey Ridge Road ~ I'm here in a few capacities, as a Watershed Project staff member I'd like to support the Science Center and their expansion because of the valuable partnership that they bring to our programs on both education and salmon habitat restoration and monitoring. As a School Board member Mrs. Keel already spoke to the assets that they've brought to education in our community for a long term. As a former Science Center employee I know from personal experience it's been atleast 5 years since I've tried to squeeze into office space there. They are certainly limited in their growth by the space that they have available and have had a lot of vision and ideas of how to fill that space as it grows. As a community member, I wouldn't be a community member if it weren't for the Science Center, so I think that one statistic that was missing was not only the people that it's brought that it continues to employ but the people that it's brought to this community that continue to help this community grow. Another aspect is that they leave the organization but not the community. So hopefully we can urge you to support that expansion and thanks for your time.

Pete Hoepfner, Lot 10 Saddle Point Subdivision ~ I also support this exciting project; I'm speaking as the Cordova School Board President. What a wonderful collaboration with our school, it makes our district unique in that we have all of these scientists that area readily available. Bringing science and education in our community is a wonderful thing to have; it sparks the kid's interest to be able to see different things that are out there, different occupations. And as a parent and a community member I also appreciate the Science Center, they (inaudible) a lot of our kids go on these science programs and their interests are sparked. So I entirely support the project and hope you do too as well as the City Council. Thanks for your time.

Wendy Ranney, 2500 Orca Road ~ I'm here in two capacities, with 2 hats, my first hat is as a parent of four kids ranging from 18 to 7 all of them have benefited exponentially from the Science Center and their programs. My 7 year old has wanted to be an Archeologist since he was 2 and now wants to be a Marine Archeologist thank to the influence from the Science Center. It is as they would say a 'no brainer' gentlemen, I don't understand why there's any issue whatsoever with what they're proposing. Mt second hat is that of a business owner, again this is a 'no brainer' gentlemen. This community needs this expansion, they need the opportunities that it's going to bring jobs and there is no downside to this. So as the business owner of Orca Adventure Lodge, I heavily support this and as a parent with 4 kids in this community I also heavily support this. Thank you for your time.

Andrew Smallwood ~ I am on the Board of Directors at the Science Center, I'm a local resident and a commercial fisherman. The Science Center has come to a point where obviously all the talk has been about expansion and it's fairly simple, without a physical expansion we can go no further. So this is what we bring to you this evening, a fairly simple matter. We need to grow, we can grow and if we have the bigger physical base then the Science Center will get bigger. There will be more employees, more revenue, more interaction, more programs and more science. So this is the bottleneck, the physical plant which is now too small for us. Thanks.

RJ Kopchak, 122 West Davis ~ I'm just going to quickly overview some economic trends in the community and why the capacity to leverage year round jobs is important to us. Sometimes economies can become quite shadowed by things like huge returns of salmon thanks to things like great husbandry of the Copper River and aquaculture that is flattened that actually improved the returns over years and prices. Let's hope that what we have going now continues on. But let's talk about those trends real quick, I just went to the Commercial Fisheries Entry Commission's website to take a look at the trends in permit ownership and permits fished out of Cordova. It wasn't specifically available, but I did find information on the Cordova-Valdez Census District and I think this reflects our community, so I'll just give you the quick and easy here. From 1980 to 2010 there has been a reduction in permits from 1316 owned within our region to 393 permits. From 1990 to 2011 there has been a 12% reduction in gillnet permits from 256 to 227. There's been a 50% reduction in the seine permits fished from 102 to 54. There's been a 30% reduction in the halibut permits fished from 101 to 46. There's been a 25% reduction in the number of permit holders from 457 to 345. The trend is obvious, even though the fishery is worth a lot and our summer economy is fabulous it can mask for some of us what the winter might look like for some of us as the value created in the fisheries is exported to other communities both in Alaska and the lower 48. I think this is reflected in school enrollment which is on the decline. Why is it on the decline when our economy looks good on paper? Because families are taking that value to other communities and we depend on year-round jobs, that's what drives Main Street and what drives our schools. Since 1990 when the Science Center had 3 employees to today and actually we've added two to 23 employees, about an 800% increase in employment in that sector. So where's the trend there? So I'd like you to consider the highest and best use of the land that's been proposed to you for development and

consider the economic trends, both in research and science jobs that are year-round. And fisheries jobs which sometimes aren't so much. I'd like to thank you for your consideration on this and I appreciate your thoughts.
Jennifer Gibbins, 305 Browning Avenue ~ I'm a Board Member of the Chamber of Commerce and there have been a lot of good comments and I think pretty comprehensive in terms of why everyone should support the Science Center's plans. They are certainly a unique entity I town, they're not competing with any other business. They bring something that nobody else can bring, both in terms of jobs, business, intellect and just another facet of our community that makes it all the richer. We talk a lot at the Chamber about the need from growth in business for investment in the community and these folks are excited. They want to invest in the community, they want to be here, and they want to grow their business. I really hope the Commission and the Council can get behind that and that we can all put our energy into helping them realize what they want to do. They have a very simple choice, either the Commission and the Council are going to help them make that happen or it's not and if it's not, their choice is pretty straight forward. So I hope you guys will not only support what they're doing but help to do that in a rapid fashion so that they can get down to work and start building that building.
Bailer ~ Just a quick question, you're representing the Chamber?
Jennifer Gibbins ~ Mmhmm.
Bailer ~ Cause that's a bit of a change, we've asked you in the past to kind of endorse business' if one wanted to come into town or expand and you guys basically said that it was not within your purview.
Jennifer Gibbins ~ That's why I'm very clear that this is an existing Cordova entity that has contributed a lot to the community and has no competing business or entity in town. It partners with numerous organizations in the community and the economic value, intellectual value is proven. And the choice is very clear, they're here now and they employ a lot of people they bring a lot into the community. For them it's a very simple thing.
Bailer ~ I'd just like to say that I'm glad that the Chamber is changing its policy on endorsing businesses. In the past you guys have told us that you're more about the parades, conferences and that sort of thing. So I appreciate the input, thank you very much.
Jennifer Gibbins ~ I don't think we've changed our policy; it's a clear case to support an existing entity in town and their desire to continue to invest.

3. Chairpersons and Representatives of Boards and Commissions
None

I. Planners Report
McGann ~ I understand that Josh (Hallquist) is taking the Building Inspectors position.

Pegau ~ Disclosed a conflict of interest with Item #1 under New Business

J. New Business
1. Letter of Interest from the Prince William Sound Science Center

Portion of ATS 220 (west of Lot1, Block 1, CIP)

Bailer ~ Staff is recommending that we refer this back to the Harbor Commission to be reviewed at their next meeting and a recommendation on the disposal of this property be made and given to the Planner. The Planner will then put the Harbor Commission's recommendation on the next P&Z meeting agenda.

M/McGann S/Srb I'd like to make a motion that the Planning Commission recommends to City Council to dispose of this property.

McGann ~ I haven't seen any interest in the Harbor using that beach since I've lived in town and it being adjacent to the corner lot I see the two being more than (inaudible).
LoForte ~ In the proposal the Science Center's stated use is water access both public and private and by the Science Center's staff (inaudible) in the realm of the City. The area there is kind of questionable and it goes on to other issues. That's the access area for the shell beach and the requirement for the Science Center to have access to that beach, then I don't see why it's still part of the City, it can be utilized by everyone.
Bailer ~ You're talking public access?
LoForte ~ This is what it is now. Apparently in their comment there's a new utilization for that property for a building, a structure not simply access to the tidewater. I know we're going to get into the

big piece of property, but you have access from (inaudible) I just see it being part of the City Administration maybe even Park and Rec. I do agree that it should be forwarded to the Harbor Commission.
Greenwood ~ Yeah after looking over the whole proposal there I agree with Greg on this particular piece of property about the use there. No real specified use there, other than access. I'm not sure why we don't have access right now with that. I would like a little more information other than just access (inaudible) than there's already access there and it's for everybody.
Srb ~ I think on that parcel at one of the meetings in the past RJ (Kopchak) had brought that up in discussion in regards to the preservation of that shell beach that would remain in perpetuity but I don't know that the discussion had been that that was going to wind up being an access point (inaudible) necessarily marine traffic over there. So that's kind of different flavor that I don't know if I need a greater explanation on how that would kind of be perpetuated and still maintain the as our one and only remaining essentially natural beach. I think additional information would be warranted on that parcel.
Reggiani ~ So with this parcel this is part of ATS 220 and I guess I'm going back in my mind to our Land Disposal Maps and if I recall right I think Sam is correct in her memo to us that the ATS properties are on a case by case basis. I'm going back to our Land Disposal Maps and the question is "is this parcel available for sale?" I don't think it is designated one way or another and it's case by case so I think we ought to address that. Because it is a part of the Cordova Port Harbor, I would really like to have a recommendation from the Harbor Commission before we take any action on this. I want to make sure that it's consistent with their plans.
Bailer ~ I echo that too, we've got a new Harbormaster on board, the Harbor Commission has gotten pretty active lately. You know they may have some questions about access and public access to work out with the Science Center. I don't know what their issues would be. The Science Center has had Lot 1, Block 1 for five years now so there's been ample time if they needed that lot, I don't think we're causing them any grief by sending this back to the Harbor to get an opinion. They may say fine we're good with everything, but I think we're following our process and we've done that with other lots where we've sent it back to the Harbor Commission before we've ruled or make a recommendation. I agree with staff's recommendation.

Reggiani ~ with that Tom (Bailer) I'd like to make a motion:
M/Reggiani S/Greenwood motion to refer to the Harbor Commission

Upon voice vote, motion passed, 5-1
Yea: Bailer, LoForte, Reggiani, Greenwood, Srb
Nay: McGann

Portion of Lot 2, Block 7A, Tidewater Development Park

Reggiani ~ Mr. Chairman this parcel too is identified on our Land Disposal Maps, but I believe it is identified as 'leased'. The question is do we want to change that from 'leased' to 'available for sale'? And then again, because it is in the Harbor specifically we really should refer this one back to the Harbor Commission for the same reasons that I stated before.

M/Reggiani S/Greenwood motion to refer to the Harbor Commission

Srb ~ I really do appreciate the fact that there has been an investment in that lot over the years, I remember when that was the Cycle Center and it was a falling down piece of junk out there. I support the sale to the Science Center, but I think that the Harbor Commission should chime in on the aspects of how that affects the Harbor and the long term ramification of that. But I do really do have to commend them on the improvements that they've made on that piece of property, taking nothing and turning it into something. I'd personally like to see that move forward.
McGann ~ I agree, I think that though a recommendation would be helpful, for them to sway my opinion would take an awful lot.
Greenwood ~ I agree, it's already there I don't have a problem selling them the land. We have the active Commission (inaudible).

LoForte ~ I agree with staff's recommendation.
Bailer ~ We all support the Science Center's, I think they should sell I have no issue with that but I do think the Harbor should look at it. You know we have special conditions on things all the time, maybe there are some issues that we're not familiar with. And with a new Harbormaster, I'd sure like to have them look at it and give us a recommendation.

Upon voice vote, motion passed, 6-0
Yea: Bailer, LoForte, Reggiani, Greenwood, Srb, McGann
Nay: None

Portion of Lot 1, Block 7A, Tidewater Development Park

M/Greenwood S/Reggiani recommend to refer this back to the City Manager through the process outlined in 5.22 and the City Council direct him to negotiate the terms of the contract.

Bailer ~ Okay I'm kind of puzzled as to why this lot even came to us, I thought we were in negotiations.

Upon voice vote, motion passed, 6-0
Yea: Bailer, LoForte, Reggiani, Greenwood, Srb, McGann
Nay: None

Lot 1, Block 1, Cordova Industrial Park

Bailer ~ So this is the lot that they got approximately 5 years ago?
Faith Wheeler-Jeppson ~ Yes
Bailer ~ I think there is a current lease on this too right?
Faith Wheeler-Jeppson ~ Yes

M/LoForte S/Srb motion to move this back to City Council at the request of staff

McGann ~ I'm totally in favor of this, I just have a few questions. It seems that the site plan has changed on this lot. I don't know if that's true but (inaudible) plans change. I'm wondering if that would have to go through a new site plan?
Bailer ~ We're getting a head shaking yes.
Bailer ~ I think there has been ongoing negotiations as to what they're going to do with this lot, we gave them an approval years ago.

Upon voice vote, motion passed, 6-0
Yea: Bailer, LoForte, Reggiani, Greenwood, Srb, McGann
Nay: None

Bailer ~ In summary I think we all support the Science Center, it's just that we've got a process that we need to go through. I think we would be remiss not to send this back to the Harbor Commission for their opinion and recommendation then bring it back. We all support the Science Center for all of the reasons we've stated. Thank you very much for coming.

K. Old Business
None

L. Miscellaneous Business
Proposal Grading Criteria

Bailer ~ I had this put on the agenda after the last go around, does anybody have any questions? If we wanted to make changes or tweak it a little bit we could.

McGann ~ On the first one Value of Improvements, I think we need some way of determining the accuracy of the (inaudible) claim. I mean people can say that it's a million bucks and then they put 10 grand into it. I think it would be good if we had a value per square foot that we could go on. The second one is the Five Year Plan, I like the notion of them giving us one but I don't know if it's our job or Council's, but somehow there has to be a performance guarantee.
LoForte ~ I agree with Tom (McGann), I think the word to me was performance. We come up with all of these plans and hear all of these proposals, how are we assured that it will get performance? That the building is built in a timely manner? I mean there should be something there to hold the person to a performance. The other question on top of that, once the property is sold there is no guarantee that the party can't sell it, again it comes back to performance. We put a lot of work into this and we should have some guarantee that we see the result come around or else we might as well flip a coin in the air.
Reggiani ~ There are Performance Deeds on basically all of the City owned properties that are sold, so the teeth are there. The buyer needs to perform and do what they say they are going to do in a specific manner of time whether it's 2 years or 5 years. But I'm trying to put it back into the criteria here and how do we review a proposal based on their 5 year plan and I guess if somebody was to tell us in their proposal that I want to purchase the lot and I'm not going to build until year 4 that might mean something to us if there was another proposal that said that they would build year1.
Bailer ~ On the Value of Improvements, I've brought that up before about a cost per square, we should be able to come up with a cost per square foot but beyond that too it's simple like when you've done some residential houses that get bank loans. They've got it all broke down foundation, framing etc... they want those prices in there and as you get the thing built the bank pays off the money. Well, if somebody is looking to spend $500,000 to $1,000,000 it's not a big issue to ask them to break that down to justify the cost.
Pegau ~ I look at this and I thought it actually worked really well. I think it's still very early in the process and it's going to take a while for people to actually propose following this set of requirements and once that happens things will go better. And the question of being able to provide guarantees and the only place I think we have the teeth is in the Site Plan if it's for a commercial application, so we get to see the Site Plan and if it's nothing like what they had proposed then it can get rejected.
Bailer ~ How would you deal with the over valuation of the project though?
Pegau ~ I think that given the drawings that we were given we had a fairly good idea what the value of the improvements were likely to be. If someone is coming in with a number that is way out of line with the kind of building that they're proposing it'll be pretty obvious. I think they have relied on us as Commissioners to date to apply that value of improvements. But again I think as people learn to propose and follow these criteria that they're going to pick up the value of improvements a little bit more carefully.
Bailer ~ I think the other one that we've discussed too was the Consistency with the Comprehensive Plan. My comment to Sam was that if it's not consistent it probably shouldn't even come forward. But, right now we do rate that.
McGann ~ Maybe we should change the multiplier there? It's a 1.5 right now; we could change it to a 1.
Greenwood ~ I wouldn't be opposed to taking it off, I agree with Tom (Bailer), if it's not consistent why are we even looking at it or it should get all zeros if it's not consistent.
Reggiani ~ There isn't any filtering when it goes out for proposals, maybe staff can look at that and say that's not consistent before it comes to us.
Bailer ~ I think they should. Faith, do you?
Faith Wheeler-Jeppson ~ We haven't, but typically for instance if a proposal is going out for a Waterfront Commercial property then what you're getting back in proposals are geared for Waterfront Commercial. They're given the section of Code in the proposal packet telling them what the allowable uses are, so they know what the permissible uses are in Waterfront Commercial or whichever zone it is before they ever start filling out the proposal packet.
Bailer ~ I'd like to see them filter that. I'd also like them to filter parking and snow, so when they come in with the drawings for Sam she should look at it and say you don't even have enough parking this isn't going to work. Because I'm thinking we okay the building and then in the Site Plan they have to shrink it down because they didn't have enough parking spots or there's no place for the snow. So I think if those things we're filtered out before they came back to us.
Srb ~ We've had it in the past before where with one particular piece of property where we had to have the proposer buy an additional lot in order to fulfill the requirement per Code for parking. We spent a lot of time debating that in regards to the recent development that we're discussing and if there was a way of filtering that out from the design perspective rather than coming to us that probably wouldn't be bad. But for the sake of having findings or some way of officially noting the fact that you've got an issue here whether it comes from staff or it comes from us it probably should be listed somehow that this is the reason why it didn't qualify. That will protect us from any legal ramifications down the road.

Bailer ~ How do you feel about staff taking care of the parking and snow removal? I think our focus is on the best value for the community, then when we go through the Site Plan maybe tweak things a little more.
Greenwood ~ If we get a proposal that doesn't address those we're not going to forward it on, either filter it or resubmit the proposal. I agree I think they can filter it.
Reggiani ~ Before we scratch Consistency with the Comprehensive Plan maybe we should hear from Sam.

Planning Commission Training Discussion

Bailer ~ Does anybody have any questions on that?
McGann ~ The main thing I took from it was the written findings, I really thought that was what we need to do.
Srb ~ Interesting training it was very good.
Bailer ~ I think it was real good, I think for the City, the taxpayers and everybody there's more bang for your buck when we bring training to the community rather than us travel. I think it helps out a lot.

M. Pending Calendar

Bailer ~ Faith, Sam got ahold of me about the inspections coming down the line and the cost; I'm think that's something more that staff should (inaudible).
Faith Wheeler-Jeppson ~ Josh had come up today to talk more with Sam about that today, but Sam is with Mark and Susan at the AML Conference. That is something that they have been working on and he wanted to try to continue to hash out how to work that into the fees.
Bailer ~ Sam was talking about having a separate meeting to discuss it, but I don't think it's necessary. Once they get it hashed out if they want to bring it to us at our regular meeting that would be great or if they want to email it to everybody if they want input.
Faith Wheeler-Jeppson ~ So bring it to the next regular meeting or just email it?
Bailer ~ Yeah, I think that's more a function of staff to come up with it.

N. Audience Participation

RJ Kopchak, 122 West Davis Avenue ~ As you guys know in 1989 I was designated by the City Council to be the City's representative to get a Science Center started in the community, Don Moore the City Manager was designated at the same time, two weeks later we incorporated the Science Center with the help of the City attorneys and $100,000 and got it going. You all know we've been trying to get these same parcels of land developed for the last 23 years. We're finally mature enough as an organization with a budget and interest by new investors to grow, to do our next piece. I'm sure you all recall in 2010 we brought a briefing document to the Planning Commission that both outlined the previous efforts looking at those parcels and in my sense tried to plant a seed as it related to a conversation around comprehensive land use planning. The Planning and Zoning Commission is chartered to do comprehensive planning, one of those things is when there is a major proposal as it relates to changes in the utilization of land it's incumbent on the Commission to convene and to plan for those kinds of changes. I think that's what we kind of have in front of you, I think the resolution of this back and forth that we've been participating in, in good faith on everyone's part because we're all trying to get this good business developed here in town in a way that improves the community. And yet, I don't think it's ever going to happen if we keep bouncing back and forth between parcel decisions or this commission or that commission, I think it can happen as a community if we convene a comprehensive planning effort which is again under the authority of, and under the charge of, and under the charter responsibility of the Planning and Zoning Commission. And to really look at land use in that area with the Planning and Zoning Commission and the Harbor Commission folks and the petitioners which would be the Science Center and open community conversation we could do it over a couple of meetings. Let's get together and talk about this, there is conflicting conversations that you are all exposed to about other interests in this property. Who wants to do what and where, we're aware of that. The only way to come up with the best possible solution, if in fact this community wants to grow this economic sector is to convene those planning sessions. We'll get the very best out of it means that there might be changes in what we'd like to do, there may be changes in what you'd like to do and there may be a solution that we all get so excited about that we do the things that most communities do we form a public-private partnership to move this huge opportunity forward as a community. I can think of no other opportunity that can expand year-round jobs in this community, winter jobs, nothing there is no other industry that we can lay our hands on other than academia, research, education that's it. But if we can't have that conversation and exchanges then we're never going to

resolve this land use problem. I have to be candid with you; I have Board Member who are asking us as their staff to look at other communities that are willing to move a comprehensive campus forward. My request to you is to think about seriously as a Commission about convening that joint session with the Harbor, Planning Commission and Science Center, your petitioner, invite the public get some pictures up on the wall and let's talk about the highest and best use of the land. Let's come up with a community wide decision and move that forward. Thank you

O. Commission Comments

Greenwood ~ I support what the Science Center wants to do, expand their footprint or their business. It kind of crossed my mind to have a joint session too and get this hashed out.
LoForte ~ No comment
Reggiani ~ No comment
Srb ~ I'd certainly like to thank everybody in regards to the last 3 years and how much I've enjoyed being on the Commission and serving Cordova. And I'd like to thank Faith and Sam for their effort and a job well done. Also Tom as Chair, you've done a good job and Dave also with his astute knowledge of Robert's Rules. So it's been very enjoyable, I've enjoyed my service and I highly recommend it for everyone who is a citizen.
McGann ~ Yeah, Thank you for all you've done. I'm very much in support of what the Science Center is going for; I would love to see those drawings up on the wall RJ. I'm confused as to what some of the proposals really are and so any information that you could provide, we're going to be meeting again next month on the same topic so anything that you could provide us as to how you're going to develop the beach, how that whole thing is going to be placed on the lot. I personally as a Commission think we would welcome any drawings you could put up on the wall just to start the conversation.
Bailer ~ Roy thanks for serving I really appreciate you for being on here, you've brought a lot to the board I'm going to miss it. RJ you worked here at the City for a while, when you're on these Boards and Commissions and you get totally ignored and even you're recommendations, it gets irritating. We do have a pretty active Harbor Commission now and we have the new Harbormaster and that's why I was in such strong favor of kicking this back. Just let them look at it and maybe there is something that they're seeing that we're not. You guys are welcomed to sit down with them and explain what you want to do with that beach and the other lot and then we will certainly take it up at our next meeting and if it warrants it we'll get it pushed up to Council. I think all of us are in favor of the investment there's no question about that. Even the Chamber stepped in this time.
Pegau ~ I just wanted to thank Roy for his service, I've really appreciated what I've been able to learn from you and I'm really going to miss your presence. Thank you very much Roy.

P. Adjournment
M/Greenwood S/Reggiani
Motion to adjourn at 7:45 pm

_____
Thomas Bailer, Chairman Date

_____
Faith Wheeler-Jeppson, Assistant Planner Date

Planning Department

Planners Report

To: Planning Commission
From: Planning Department Staff
Date: 12/6/12
Re: Recent Activities and updates

- Assistant Planner completed the minutes from the November 13, 2012 Regular Meeting.
- Assistant Planner received notification of a possible unpermitted construction project; a letter and application were sent out to the property owner
- Assistant Planner is continuing to work on updating Variance and CUP's applications and FAQ sheets.
- Assistant Planner issued Building Permits in the last month:
    1. Heather Gora, construction of a Single Family Home@ 860 Orca Road.

- Josh is helping to arrange logistics and RFP for Samson move
- Shoreside will close on 12/12
- Chapter 8 has been sent to lawyers for review
- Signed contract with Agnew Beck on public meeting facilitation concerning South Fill; prep will begin in February
- Land Sale contract passed first reading for Nichols and Thai Vu
- Budget, Capital and Fee Schedule are completed working through City Council
- Researched Building Permit Fees
- Attended Planners Conference in Anchorage—made some new contacts and attended lectures; it was great
- Participated in hiring committee for Finance Director Jon Stavig started on 12/4/2012
- Laura Cloward started as the information service director 11/26/2012
- Working a variety of code chapters

Memorandum

To: Planning and Zoning
From: Planning Department
Date: 12/6/2012
Re: Land Disposal Status of a portion of ATS 220 (Shell Beach)

PART I. BACKGROUND:

The request for this property was originally brought to the commissioners on the November 13, 2012 meeting. I am including a map of the area. At that meeting, it was decided that since the property is located in the defined harbor area and it is designated as a tideland that it would be appropriate to have a recommendation from the harbor commission on the availability of this property, prior to Planning and Zoning making a recommendation to City Council on the disposal status of this property.

Harbor Commission and other Staff input on portion of ATS 220 (Shell Beach) are attached.

PART I. GENERAL INFORMATION:

The land disposal designation for tidelands are:

> **Tidelands –** All requests to purchase tideland will be reviewed by Planning and Zoning commission as they are received. Planning and Zoning will make a recommendation on disposing of the tidelands to city council.

At this time the commissioners need to determine if this portion of tidelands are:

> **Available**- means available to purchase, lease, or lease with an option to purchase
>
> **Not available**- once the maps are approved by planning and zoning and city council the identified property is NOT available for sale. A response will be sent to the interested party that this parcel is not available for purchase. These parcels included protected watersheds, substandard lots, snow dumps and other lots used by the city.

PART II. STAFF RECOMMENDED MOTION

"I move to recommend to City Council that a portion of ATS 220 locally know as Shell Beach be designated as XXXX on the land disposal maps"

Prince William Sound Science Center

Location of lots for request to purchase and develop land in accordance with City Resolution 2-95-134

Memorandum

To: Planning and Zoning

From: Harbor Commission

Date: 12/05/2012

Re: Lot 2, Block 7A TDP and ATS 220

During the special harbor commission meeting of November 20, 2012 Max Wiese motioned to recommend to Planning and Zoning to place Lot 2, Block 7A TDP and ATS 220 on the unavailable property list. Brent Davis seconded the motion. Members reviewed and discussed the Letter of Interest from PWSSC in which PWSSC requests to purchase Lot 2, Block 7A TDP and ATS 220. Representatives of PWSSC were present at the meeting and spoke in regards to why PWSSC wanted to purchase the property and what their intentions were for the land. After discussion from all parties the vote was called by Robert Beedle. The vote was unanimous for placing of the properties in question on the city's unavailable list

Harbor commission members voted against the disposal for several reasons.

1. In October 2011 the Harbor Commission was presented with the Harbor Master Plan. The commission unanimously voted to accept this plan. It is the harbor commission's desire to follow through with this plan.
2. The harbor commission believes that Lot 2, Block 7A TDP current location of PWSSC and old Grid could be used for future expansion of Cordova Harbor. Lot 2, Block 7A could provide for several large boat slips and or float plane slips. ATS 220 (Shell Beach) is currently a public access area and is used for launching kayaks and during the winter used as a snow dump. It is the Commissions belief that the upland portion of ATS 220 could be used for additional parking and a location for small fuel tanks with the possibility of a floating fuel placed in the harbor.
3. The harbor commission sees itself foremost as an advocate for the harbor and its future development. Lot 2, Block 7A TDP is the last remaining piece of property within the harbor, for future development and the commission feels losing any land at this point would be a detriment to the harbor.

From: Public Works
To: Sam Greenwood
Subject: Shell Beach disposition
Date: Thursday, December 06, 2012 10:11:05 AM

Sam,

Currently, the area known as Shell Beach along with the other side of city dock are used for snow dumps for that side of the harbor. With the building of the fill lot and its access driveway, the area available for snow disposal has been greatly reduced. This means in the future when there is high snowfall the area called Shell beach will be used more than in the past.

Thank you,
Moe

Moe Zamarron
Director of Public Works
City of Cordova
PO Box 1210
Cordova, AK 99574
Ph 907-424-6231
publicworks@cityofcordova.net

From: James Fritsch
To: Sam Greenwood
Subject: Shell Beach
Date: Thursday, December 06, 2012 9:49:19 AM

Hi Sam –

After a brief conversation with Susie, here is what I have to report to you.

Currently Parks and Rec has no plans for the beach. We really didn't know it was ours. It would be nice to have access to it if needed in the future.

Let me know if you need anything more.

Have a good day.

Jim Fritsch
City of Cordova / Parks and Rec
Administrative Assistant
907-424-7282

Memorandum

To: Planning and Zoning
From: Planning Department
Date: 12/6/2012
Re: Land Disposal Status of Lot 2 Block 7A Tidewater Development Park--- Currently leased by PWSSC.

PART I. BACKGROUND:

The request for this property was originally brought to the commissioners on the November 13, 2012 meeting. I am including a map of the area. At that meeting, it was decided that since the property is located in the harbor proper and it is designated as a tideland that it would be appropriate to have a recommendation from the harbor commission on the availability of this property, prior to Planning and Zoning making a recommendation to City Council on the disposal status of this property.

This lot is marked as leased on the land disposal maps. Currently this lot is leased by PWWSC from the city, although the lease has expired. The lease is now in a hold over which is a clause in the lease allowing for the lease to run on a month by month basis. The re-negotiation of this lease has not been completed because of various issues and the ongoing negotiation with the PWSSC for the breakwater fill lot.

Harbor Commission input on portion of Lot 2 Block 7A Tidewater Development Park are attached.

PART I. GENERAL INFORMATION:

The land disposal designation for leased property is;

> **Leased -**These lots are currently leased to a business or government entity by the city and are not currently available. We have leases that are short term renewing every two years and others are long term leases with substantial improvements on the property.

At this time the commissioners need to determine if this property is:

> **Available**- means available to purchase, lease, or lease with an option to purchase
>
> **Not available**- once the maps are approved by planning and zoning and city council the identified property is NOT available for sale. A response will be sent to

the interested party that this parcel is not available for purchase. These parcels included protected watersheds, substandard lots, snow dumps and other lots used by the city.

PART II. STAFF RECOMMENDED MOTION

"I move to recommend to City Council that a portion of Lot 2 Block 7A Tidewater Development Park be designated as XXXX on the land disposal maps"

Prince William Sound Science Center

Location of lots for request to purchase and develop land in accordance with City Resolution 2-95-134

Memorandum

To: Planning and Zoning
From: Planning Department
Date: 12/6/2012
Re: Letter of Interest from Prince William Sound Science Center a portion of ATS 220 (Shell Beach)

PART I. BACKGROUND INFORMATION:

A letter of interest has been received on a part of ATS 220 (Shell Beach). All ATS property per the land disposal criteria/maps will be address by P&Z on a case by case basis. This lot is adjacent to the Lot 1 Block 1 Cordova Industrial Park which is currently in a lease to purchase contract with PWSSC.

The request is for approximately 17,000 square feet of property that would have to be surveyed, plated and recorded prior to disposal.

Planning and Zoning referred this request to the Harbor Commission at the P&Z meeting on 11/13/2012. The Harbor Commission has provided there recommendation and P&Z has determined the disposal status of the property.

At this meeting the Planning and Zoning Commission needs to make a recommendation to City Council according to 5.22.040 (D) offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

Section 5.22.060 offers these procedures

1. Negotiate an agreement with the person who applied to lease or purchase the property;

2. Invite sealed bids to lease or purchase the property;

3. Offer the property for lease or purchase at public auction;

4. Request sealed proposals to lease or purchase the property.

PART V. SUGGESTED MOTION:

"*I move to recommend to City Council to dispose Lot 2 Block 3 Cordova Industrial Park by procedure XXXXX"*

"*I move to recommend to City Council to decline to dispose of Lot 2 Block 3, Cordova Industrial Park. "*

Katrina Hoffman, President & CEO
Prince William Sound Science Center
PO Box 705
Cordova, Alaska 99574

Mark Lynch, City Manager
City of Cordova
PO Box 1210
Cordova, AK 99574

October 16, 2012

Re: Land Negotiations

Dear Mark,

Per Section 5.22.040 of Cordova Municipal Code, and requests in your letter dated September 7th, 2012, I submit to you this application of the Prince William Sound Science Center's request to purchase four real properties from the City of Cordova. The purpose of these proposed purchases is to support the development of the Prince William Sound Science Center's research and education campus as dictated in City Resolution 2-95-13.

Applicant name: Prince William Sound Science and Technology Institute, doing business as the Prince William Sound Science Center

Applicant mailing address: PO Box 705, Cordova, AK 99574

Applicant's registered office address: 300 Breakwater Avenue, Cordova, AK 99574

We apply to purchase the four properties listed below. We state the proposed purchase price for each property and the basis for the price, final dimensions to be determined by survey. Where relevant, we state the use, value and nature of any improvements PWSSC proposes to construct on the property, per CMC 5.22.040 A.4.c.

1. A portion of Lot 1, Block 7A TDP filled land approximately 28,000 sq. ft. (see attached map)
    - Proposed purchase price: $4.60/sq. ft. city land price = $128,800
    - Use, value and nature of improvements: New office and laboratory building with equipment storage space and off-street parking. Estimated building and associated systems value = $6.5 million

2. A portion of Lot 2, Block 7A TDP, approximately 38,175 sq. ft. tideland (see attached map)
    - Proposed purchase price: $1.26/sq. ft. city tideland price = $48,100
    - Use, value and nature of improvements: Maintenance of existing office and laboratory building and access to said building.
3. Lot 1, Block 1 CIP, approximately 12,477 square feet (see attached map)
    - Proposed purchase price: $4.60/sq. ft. city land price = $57,395
    - Use, value and nature of improvements: 9,000 sq. ft. two-story mixed occupancy building combining low hazard warehouse and fabrication space and accessory dwelling units for staff, yard storage space and off-street staff parking. Estimated building value = $1.7 million.
4. A portion of ATS 220, approximately 16,950 sq. ft. (see attached map)
    - Proposed purchase price: $1.26/sq. ft. city tideland price = $ 21,375
    - Use: water access for both the public and PWSSC staff.

PWSSC meets all applicable qualifications established in CMC 5.22.040 subsection B, as follows:

- 5.22.040 B (1). PWSSC is not delinquent in the payment of any obligation to the city.
- 5.22.040 B (2). PWSSC has not previously breached or defaulted in the performance of a material contractual or legal obligation to the city.
- 5.22.040 B (5). PWSSC is authorized to transact business in the state of Alaska and in the city under all applicable laws.

We submit to you a check in the amount of $4,000 with our request to purchase the four properties listed in this application, reflecting a $1,000 earnest money deposit per parcel.

Sincerely,

Katrina Hoffman
President and CEO
Prince William Sound Science Center
907 424 5800 x 225
khoffman@pwssc.org

CC: Jim Kallander, Samantha Greenwood, Tim Joyce, Jim Kasch, David Allison, Bret Bradford, E.J. Cheshier, David Reggiani, Robert Beedle

Prince William Sound Science Center

Location of lots for request to purchase and develop land in accordance with City Resolution 2-95-134

Memorandum

To: Planning and Zoning
From: Planning Department
Date: 12/6/2012
Re: Letter of Interest from Prince William Sound Science Center Lot 2 Block 7A Tidewater Development Park--- Currently leased by PWSSC.

PART I. BACKGROUND INFORMATION:

Currently this lot is leased by PWWSC from the city, although the lease has expired. The lease is now in a hold over which is a clause in the lease allowing for the lease to run on a month by month basis. The re-negotiation of this lease has not been completed because of various issues and the ongoing negotiation with the PWSSC for the breakwater fill lot.

Planning and Zoning referred this request to the Harbor Commission at the P&Z meeting on 11/13/2012. The Harbor Commission has provided there recommendation and P&Z has determined the disposal status of the property.

At this meeting the Planning and Zoning Commission needs to make a recommendation to City Council according to 5.22.040 (D) offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

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1. Negotiate an agreement with the person who applied to lease or purchase the property;

2. Invite sealed bids to lease or purchase the property;

3. Offer the property for lease or purchase at public auction;

4. Request sealed proposals to lease or purchase the property.

PART V. SUGGESTED MOTION:

"*I move to recommend to City Council to* dispose *Lot 2 Block 7A Tidewater Development Park by procedure XXXXX"*

"*I move to recommend to City Council to decline to dispose of Lot 2 Block 7A Tidewater Development Park. "*

Katrina Hoffman, President & CEO
Prince William Sound Science Center
PO Box 705
Cordova, Alaska 99574

Mark Lynch, City Manager
City of Cordova
PO Box 1210
Cordova, AK 99574

October 16, 2012

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Sincerely,

Katrina Hoffman
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Prince William Sound Science Center

Location of lots for request to purchase and develop land in accordance with City Resolution 2-95-134

December 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 CITY COUNCIL MEETING LIBRARY	6	7	8
9 Hanukkah begins	10	11 **PLANNING COMMISSION 6:30PM CITY HALL**	12 Harbor Commission Meeting	13	14	15
16	17	18	19 CITY COUNCIL MEETING LIBRARY	20	21 Winter begins	22
23 30	24 New Year's Eve 31	25 **CITY HALL CLOSED** Christmas Day	26 Kwanzaa	27	28	29

January 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	*1* *New Year's Day* **CITY HALL CLOSED**	2 CITY COUNCIL MEETING LIBRARY	3	4	5
6	7	8 PLANNING COMMISSION 6:30 PM CITY HALL	9 Harbor Commission Meeting City Hal;	10	11	12
13	14	15	16 CITY COUNCIL MEETING LIBRARY	17	18	19
20	*21* *Martin Luther King Day* **CITY HALL CLOSED**	22	23	24	25	26
27	28	29	30	31	1	2