

**PLANNING COMMISSION REGULAR MEETING
JANUARY 8, 2019 AT 6:30 PM
CORDOVA CENTER EDUCATION ROOM
MINUTES**

1. CALL TO ORDER

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:30 PM on January 8, 2019 in the Cordova Center Education Room.

2. ROLL CALL

Present for roll call were Chair *Tom McGann* and Commissioners, *John Baenen, Allen Roemhildt, Nancy Bird,* and *Chris Bolin. Scott Pegau* and *Trae Lohse* were absent.

Also present was Interim City Planner *Leif Stavig*.

One person was in the audience.

3. APPROVAL OF AGENDA

M/Bird S/Baenen to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

4. APPROVAL OF CONSENT CALENDAR

- a. **Minutes of November 13, 2018 Regular Meeting**
- b. **Minutes of December 11, 2018 Public Hearing**
- c. **Minutes of December 11, 2018 Regular Meeting**
- d. **Record excused absence for Nancy Bird from the November 13, 2018 Regular Meeting and for Allen Roemhildt from the December 11, 2018 Regular Meeting**

M/Baenen S/Bird to approve the consent calendar.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

5. DISCLOSURES OF CONFLICTS OF INTEREST

Baenen said that he provided information to *Tania Harrison* about the cost of the development of the property she was interested in. The commission did not declare it as a conflict.

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. **Guest Speakers**
- b. **Audience comments regarding agenda items**

8. PLANNER'S REPORT

Stavig said they finished up the survey and interactive map for the Comprehensive Plan. He said the participation numbers were shocking and it was great to see that many people participating in the process. They have stressed since the beginning that they didn't want the plan to just come from a couple of meetings. The survey comments were interesting to read and they have been overwhelmingly positive. *Stavig* said that there are different types of plats; some of them are done administratively if they dissolve lot lines or are minor lot line adjustments.

McGann verified that *Sam Greenwood* was still working on the Title 16 edits.

9. NEW/MISCELLANEOUS BUSINESS

a. Proposal for Lot 1, USS 4606 (Power Creek Lot)

M/Roemhildt S/Bird to recommend City Council approve the proposal from Tania Harrison for Lot 1, USS 4606.

Roemhildt said that he would like to see the land go to someone who wants to build, so he is in favor of the proposal. *Bird* said she found the proposal complete and she sees no reason not to go forward. She understands that the proposer is going to have to figure out access through the lot in front. She said that *Stavig* informed her that the final timeframes in the lease agreement get negotiated with the proposer once the proposal is approved, so that they align with what the proposal's timeframes are. *Bolin* said the proposal looks good to him, and if someone wants to build a house and invest in the community, he is all for it.

Baenen said he was also in favor, but he is still a little concerned about access to the larger lot behind Lot 1. *McGann* said he thought the lot in front could probably get worked out. *McGann* said with the criteria, his total came low, but that was due to the fact that some of the criteria don't apply to residential development. *Bird* said that for "value of improvements," "importance to community," "enhanced architectural design," and "consistency with the comprehensive plan" the proposal ranks high. *Baenen* said that the more houses in town, the better. *Roemhildt* said that the "proposal price" was spot on and the "value of improvements" would be high since the land is currently not being used. *McGann* said that housing is important to the community and the five-year plan seemed doable. The proposal was consistent with the comprehensive plan as he has always heard they need more housing.

Stavig said that if the commission passes the motion, it goes to City Council. If council approves the proposal, then the staff and proposer negotiate the lease and it goes to council for final approval. *Stavig* said the section line easement is owned by the state and that there is a way of getting it vacated.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

b. Resolution 19-01 – 2019 Land Disposal Maps

A resolution of the Planning Commission of the City of Cordova, Alaska recommending the City Council of the City of Cordova, Alaska adopt the 2019 Land Disposal Maps

M/Bird S/Baenen to approve Resolution 19-01.

Stavig said he made a couple changes brought about by experience. In the past, he has been adamant about keeping the maps simple, but he thinks the new additions make the maps clearer. The new designation highlights the large parcels that are generally more complex. The Avalanche Zone issue always comes up, so it made sense to add it to the map. *McGann* said that he agreed with the sentiment of the new designation, but thought it should be named something other than "Subdivision." *McGann* said that staff should try to come up with a better name.

McGann said the Update Policy on the cover page had been the same for a while, but they have let people come forward and request designation changes. He proposed adding after the last sentence, “but may be modified throughout the year.” **Stavig** said that every time a designation is changed during a year, there are special circumstances; for example, the Science Center needed land within a quick timeframe, and the lot they requested was a unique parcel with severe deed restrictions; additionally, the COHO was made ‘Available,’ because the city was trying to get rid of it. **Stavig** suggested they also add “on a case by case basis” to **McGann’s** addition. There was concurrence to make these changes to the Update Policy.

On the Ocean Dock Subdivision map, **Bolin** said he thought the area formerly leased by Alpine Diesel on the shipyard should remain ‘Available.’ **Baenen** said they are still looking for someone to use the area for boat work. **Stavig** said the Shelter Cove area was ‘Not Available’ due to deed restrictions, and that the residential properties were outside the city-owned property.

On the North Fill Development Park map, **Baenen** said he would like to see the Impound Lot made ‘Available.’ **McGann** agreed and said he has always felt that way. **Bird** said she didn’t like it as an impound lot, but she feels like it is a waste of people’s time if the commission knows it will be kiboshed later on.

M/Baenen S/Bird to amend the maps to make the Impound Lot ‘Available.’

Upon voice vote, amendment failed 4-1.

Yea: Baenen

Nay: McGann, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

On the South Fill Development Park map, **Baenen** said he wanted to make the southeastern-most lot on the South Fill ‘Available.’ He said he has not seen it used for parking very much. If it was ‘Available,’ then someone could see an opportunity. **McGann** said he was sympathetic to the need for parking. **Stavig** said that the lot was a critical snow dump location.

M/Baenen S/Roemhildt to amend the maps to make the southeastern-most lot on the South Fill ‘Available.’

Upon voice vote, amendment failed 3-2.

Yea: Baenen, Roemhildt

Nay: McGann, Bird, Bolin

Absent: Pegau, Lohse

On the Odiak Park map, **Stavig** said he believed the two lots south of Center Drive were ‘Not Available’ because they had easements and drainage on them.

On the Eyak Lake map, **Baenen** said he would be in favor of making the area **Jason Pallas** requested ‘Available’ as it is not needed by the city. **Bird** wondered if there were any considerations with the water tank being nearby. **Bird** said that his lot was already big, so she wondered if he wanted a larger lot, or if he wanted to make sure no one else ever developed it. **McGann** said he didn’t like the idea of splitting the lot on the maps with an arbitrary line. **Roemhildt** gave kudos for **Pallas** for submitting the letter as he knew there were many areas of town where people used city property. **Stavig** said they could designate the whole parcel with their new designation, which would make it ‘Available’ and then get a letter of interest from **Pallas**. **Bird** was concerned about there being a precedent for people buying small portions of city property to add to their existing property. **Stavig** said it had been done in the past in town, but never with such a large lot. The commission concurred to change the whole parcel to the new designation.

On the Five Mile Loop map, **Bird** said she liked that the Avalanche Zone was called to attention.

Upon voice vote, resolution passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

c. Resolution 19-02 – Support for Cordova Center Stairs

A resolution of the Planning Commission of the City of Cordova, Alaska supporting the Alaska Department of Transportation and Public Facilities Transportation Alternatives Program grant application for the Cordova Center Pedestrian Connector

M/Bolin S/Baenen to approve Resolution 19-02.

Bolin said he agreed there was a lot people in the area. *Baenen* thought it was great that the city was going after grants for these types of projects. *Bird* said she hoped the city was willing to put more money towards the match.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

d. Resolution 19-03 – Support for Sidewalks and Drainage on Seventh Street

A resolution of the Planning Commission of the City of Cordova, Alaska supporting the Alaska Department of Transportation and Public Facilities Transportation Alternatives Program grant application for constructing ADA sidewalks and drainage improvements on Seventh Street

M/Baenen S/Roemhildt to approve Resolution 19-03.

Baenen said this was another great project.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

e. Chair Election

McGann opened nominations for Chair.

M/Roemhildt S/Baenen to refer the election of Chair back to staff.

Upon voice vote, motion to refer passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

f. Vice Chair Election

M/Baenen S/Bolin to refer the election of Vice Chair back to staff.

Upon voice vote, motion to refer passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

10. PENDING CALENDAR

Stavig said for the Chair and Vice Chair elections, keep him informed about availability. *Bird* verified that the current Chair and Vice Chair remain in their position. *Stavig* said that the next Comprehensive Plan meeting was during Iceworm week on January 30th. He said that *Shelly Wade* and *Molly Mylius* from Agnew::Beck would also be in the atrium all day that Saturday.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

Bird said the Historical Commission was in the process of trying to do a new building survey in town. She said the commission has been around for 30 years. Having the commission makes the town eligible for grants.

Bolin thanked everyone for their time. He thanked **Harrison** for her investment in the community.

Baenen said they used to get zoning pamphlets that had news about zoning laws. **Stavig** said he would look into that and other resources.

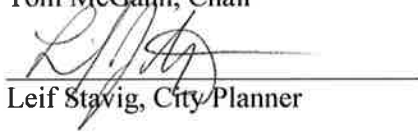
13. ADJOURNMENT

M/Romehildt S/Baenen to adjourn the Regular Meeting at 7:45 PM.
With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, City Planner

