

**PLANNING COMMISSION REGULAR MEETING
JANUARY 10, 2017 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Vice Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:45 PM on January 10, 2017 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Vice Chair *Tom McGann* and Commissioners *Scott Pegau, John Baenen, Allen Roemhildt, Mark Frohnappfel, and Heath Kocan*. *Nancy Bird* was absent.

Also present was City Planner *Samantha Greenwood* and Assistant Planner *Leif Stavig*.

15 people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Baenen to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Frohnappfel, Kocan

Absent: Bird

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of December 13, 2016 Public Hearing
- b. Minutes of December 13, 2016 Regular Meeting

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

Upon voice vote, motion passed 6-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Frohnappfel, Kocan

Absent: Bird

5. DISCLOSURES OF CONFLICTS OF INTEREST

Pegau said that under the 2017 Land Disposal Maps, his employer put in a letter requesting the commission change the status of two lots and he considers that a conflict of interest. *Roemhildt* said he didn't see that as a conflict. *McGann* said it has been discussed with staff and the City Clerk. The commission concurred that *Pegau* had a conflict.

6. CORRESPONDENCE

- a. Email from Thomas Wall

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers

b. Audience comments regarding agenda items

Mary Anne Bishop, 700 Fourth Street, requested that the commission remove the Breakwater Fill Lot from the available category. Besides the snow dump on the south fill, the Breakwater Fill Lot is the last publicly-owned waterfront lot. Public waterfront access is limited in Cordova. There is also a question of who owns the breakwater since it was federally built. The sale of the lot for private development was voted down this March. It is time for a comprehensive plan that includes a waterfront plan.

Katrina Hoffman, 301 South Second Street, thanked the commission for considering the letter submitted by the Science Center. The two parcels she identified in the letter could be of interest to the Science Center. They need access to deep water for their seawater heat pump and for running seawater labs. The parcels are very different from each other in size, and they understand that they may need to be replatted and that co-development may need to occur.

Patty Kallander, wanted to remind the commissioners and the public that the city would not have Trident, Bayside, AC, the Anchor, and Baja Taco without fill. She is very thankful that previous City Councils and commissions had the foresight to put in fill.

8. PLANNER'S REPORT

Greenwood said that the seismic site was a seismometer and was in a building. **Frohnapfel** verified that City Council put Lot 20, Block 23, Original Townsite out for proposals instead of going with the commission's recommendation. **Baenen** verified that the Adams Avenue project was taken out of the budget. **Greenwood** said that she had a few leads on funding. **Greenwood** said that the Post LT2 project was underway and that Udelhoven, the contractor, was in town.

9. NEW/MISCELLANEOUS BUSINESS

a. Resolution 17-01 – 2017 Land Disposal Maps

M/Baenen S/Roemhildt to approve Resolution 17-01.

McGann pointed out that making a lot available in no way commits them to any action; it only gives people the opportunity to submit a letter of interest. The commission proceeded to go through each map one-by-one.

On the New England Cannery Road map, **Frohnapfel** was concerned about disposing the rock quarry in ASLS 79-258 since they may use it in the future. **Baenen** said that it was big enough that they could only dispose a portion of it and retain the quarry. **Roemhildt** said that he wanted ASLS 2001-5 to be available, but he has concerns about the parking. **Greenwood** said that Parks and Recreation was willing to consider options with the parcel. **Frohnapfel** said they had received comments about how parking and parks were needed and he was not in favor of making ASLS 2001-5 available.

There was unanimous consent to make ASLS 79-258 available.

M/Kocan S/Roemhildt to amend the Land Disposal Maps to make ASLS 2001-5 available.

Baenen said that it was right across from the fishing area and was a tourism area with parking and tent platforms. It is an area that all of Cordova uses.

Upon roll call vote, amendment failed 3-2.

Yea: **McGann, Kocan**

Nay: **Baenen, Roemhildt, Frohn Apfel**

COI: **Pegau**

Absent: **Bird**

On the Ocean Dock Subdivision map, **Roemhildt** said he would like the land across from the shipyard to be not available. The commission concurred to make no change to the map and to keep the land available.

On the South Fill Development Park map, **Baenen** said that because it is a snow dump, he is leaning towards keeping the portion of Lot 10A not available. **McGann** said that per the memo from **Rich Rogers**, there would be greater snow removal costs on heavy snowfall years, but he doesn't think it is too large of a burden. **Frohn Apfel** said the lot was used extensively for parking in the summer. He does not think it falls under the zoning regulations. He is more inclined towards a temporary, seasonal agreement. **Carpenter** said that they were open to whatever land use agreement the city felt was the best.

M/**Roemhildt** S/**Kocan** to amend the Land Disposal Maps to make a portion of Lot 10, Block 2, South Fill Development Park available.

Upon voice vote, amendment passed 3-2.

Yea: **McGann, Kocan, Roemhildt**

Nay: **Baenen, Frohn Apfel**

COI: **Pegau**

Absent: **Bird**

On the Power Creek Road map, **Roemhildt** said that the single subdivided lot on Power Creek Road was the only access area to the larger area behind it. He wanted to dissolve the lot lines; **Greenwood** said that would require the city to replat the lot.

Upon voice vote, resolution passed 5-0.

Yea: **McGann, Baenen, Roemhildt, Frohn Apfel, Kocan**

COI: **Pegau**

Absent: **Bird**

b. Disposal of a Portion of Lot 10A, Block 2, South Fill Development Park

M/**Roemhildt** S/**Pegau** to recommend to City Council to dispose of a portion of Lot 10A, Block 2, South Fill Development Park as requested in the letter of interest from the Copper River Watershed Project as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Copper River Watershed Project to lease or purchase the property.

M/**Pegau** S/**Frohn Apfel** to amend the motion by striking "or purchase."

Upon voice vote, amendment passed 6-0.

Yea: **McGann, Pegau, Baenen, Roemhildt, Frohn Apfel, Kocan**

Absent: **Bird**

Pegau said that the city currently has their recycling laid out similar to what is proposed in phase one. He is protective of parking around the harbor, and he has concerns with phase two with more structures. They did not hear anything negative from the neighboring property owners. *Frohnapfel* said that he thought there could be a better location, but that is not up to him. *Roemhildt* said that this would allow for a public service that saves the city money. He said the savings from recycling makes sense when compared to the added cost of snow removal. *Kocan* said that recycling needs to be in a location that is easy for people to do it. They could spend the next 10 years looking for the best spot and they just need to get them going.

Upon voice vote, main motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan*

Absent: *Bird*

c. Final Plat Approval for Subdivision of Tract “B” of Alpine Properties Subdivision, Phase I

M/*Pegau S/Baenen* to recommend to City Council to approve the final plat request for Subdivision of Tract “B” of Alpine Properties Subdivision, Phase I.

Upon voice vote, motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan*

Absent: *Bird*

d. Chair Election

McGann opened nominations for the office of chair of the Planning Commission. *Baenen* nominated *McGann*. *Frohnapfel* nominated *Pegau*.

McGann called for a roll call vote for *McGann* and *Pegau* for chair.

Upon roll call vote, nominees tied 3-3.

For *McGann*: *McGann, Baenen, Kocan*

For *Pegau*: *Pegau, Roemhildt, Frohnapfel*

Absent: *Bird*

M/*Roemhildt S/Frohnapfel* to recess for five minutes.

After five minutes, the meeting was back in order.

Stavig said that one option to break the tie could be to wait until the next Regular Meeting when the whole commission would be present.

M/*Frohnapfel S/Baenen* to refer item 9d and 9e back to staff for the next Regular Meeting.

Upon voice vote, motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan*

Absent: *Bird*

e. Vice Chair Election

Item referred back to staff per previous agenda item.

10. PENDING CALENDAR

11. AUDIENCE PARTICIPATION

Katrina Hoffman wanted to thank them for their conversation about the two parcels they had requested. She complimented the staff.

Mary Anne Bishop advocated for comprehensive planning and waterfront planning.

12. COMMISSION COMMENTS

Roemhildt thanked staff and said he looked forward to his next term on the commission.


Pegau thanked staff for all of the comments about the portion of the lot requested by the Watershed Project. He also wanted to thank the Watershed Project staff as well for answering comments.

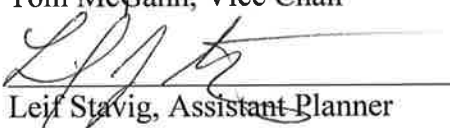
Frohnappfel thanked everyone for coming.

McGann said it was a great meeting.

13. ADJOURNMENT

M/Pegau S/Frohnappfel to adjourn the Regular Meeting at 4:48 PM.
With no objection, the meeting was adjourned.

Approved:


Tom McGann, Vice Chair


Leif Stavig, Assistant Planner