

**PLANNING COMMISSION REGULAR MEETING
JANUARY 14, 2020 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair **Tom McGann** called the Planning Commission Regular Meeting to order at 6:30 PM on January 14, 2020 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Also present was City Planner **Leif Stavig**.

Zero people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Bird, Hall

Absent: Bolin, Lohse

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of November 12, 2019 Work Session

b. Minutes of November 12, 2019 Regular Meeting

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

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Bird, Hall

Absent: Bolin, Lohse

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

8. PLANNER'S REPORT

Stavig said it has been busy with the new year. There has been interest from a new food truck on the Breakwater Fill Lot. **Pegau** said that there may be challenges with traffic flow with an additional food truck. **Stavig** said they were meeting with everyone to address traffic and any other issues. Food truck

culture is collaborative rather than competitive. **Bird** asked if there had been any complaints about the raise in building permits. **Stavig** said there hadn't been any yet. **Stavig** said the Comprehensive Plan was going to be available on www.cordovacomplan.com for at least another year.

9. NEW/MISCELLANEOUS BUSINESS

a. Resolution 20-01 – 2020 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 2020 Land Disposal Maps

M/Pegau S/Baenen to approve Resolution 20-01.

The commission went through each map and asked questions for clarification. **Hall** asked if a short-term lease would require subdividing. **Stavig** said it would not be required unless it was necessary.

On the 'Ocean Dock Subdivision' map, **Pegau** said that he wanted to make the area 'Available' in the shipyard 'Not Available.' **Hall** said he likes to see things 'Available.' **Bird** said she thought it should only be leased, but she does support making it 'Not Available' since there is still a process for someone to pursue if they are interested. **Pegau** verified that the Harbor currently uses the property. **Bird** said she wanted to get advice from the Harbor Commission. The Planning Commission concurred with **Bird**.

On the 'Old Town' map, **Hall** asked is there was ever any interest in the lots to the north. **Stavig** said there has been over the years, but the right of ways and topography are very challenging in the area.

On the 'Whitshed Road' map, **Pegau** said that he'd like some of the area covering the existing city infrastructure to be shown as 'Not Available.' **Baenen** said that because they know there would have to be a subdivision, there is no way they would sell a piece of property that would inhibit access or have city infrastructure on it. **Pegau** said if that was the case, they should make the rectangular area in the middle of the large parcel 'Available.' There was consensus from the commission to do so.

On the 'Odiak Park' map, **Pegau** asked why the two lots on the south side of Center Drive were 'Not Available.' **Stavig** said there were some drainages through there and he thought there may even be some deed restrictions on the property.

M/Bird S/Pegau to refer back to staff.

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Bird, Hall

Absent: Bolin, Lohse

b. Discussion on Copper River Highway Study

Stavig said the study was presented to the community by the state in December. **McGann** said that the thought behind having this on the agenda was that they could discuss, and then **Stavig** could prepare a letter summarizing their thoughts. **Baenen** said he attended the meeting and the consensus was to move forward with getting funds to address the highway. It would cost way more to clean up

if the infrastructure fails versus maintaining it. There are also economic impacts to fisheries management and tourism. He is in favor of figuring out how to fix the existing highway.

McGann said without the bridge at 36 Mile, there isn't an easy way to get heavy equipment out further. They need to be putting more pressure on the state to get the federal DOT money locally. **Pegau** said that while he would like to be able to access further out the highway, but he cannot justify spending that much money. **Bird** said that she thought the beginning of the report was great, but she was disappointed to find a lack of dollar amounts for the different proposals. She remembers when the state fixed the Million Dollar Bridge 20 years ago, she heard the same reasoning about the cost of maintenance being less than the cost to demo. The state won't be able to fix fish passage culverts without a bridge at 36 Mile. **Baenen** said doing nothing is going to cost more money.

Hall said that he kept falling back on the liability of not fixing it and that it is cheaper to fix it now than to pay for it later. **McGann** said he thought there was a lot in the Comprehensive Plan about tourism, protecting the fisheries, safety, and more. **Bird** said she thought the state wanted feedback from the public on priorities. She thought fixing the culverts was important for fish and the Comprehensive Plan supports that; however, the 36 Mile bridge is how you fix the culverts. It also helps for tourism development, access, and protecting history. **Stavig** said there was a specific strategy in the Comprehensive Plan: "Advocate for restoring access to Child's Glacier and the Million Dollar Bridge." There were also many complementary goals and strategies mentioned in the plan.

Pegau said they will never win a fight with a river. To protect the fisheries, the state should just pull everything out. **Baenen** said that the broad public consensus behind the Comprehensive Plan shows that people support fixing the highway to the Million Dollar Bridge. **McGann** said that lobbying for money to fix the road will be hard, but lobbying for money to dig it all up will be even harder. **Stavig** said that in the future, he will try to keep the Planning Commission informed about public comment opportunities. **Bird** said she would at least like to thank the team from the state for coming to town and giving them the opportunity to comment. **Stavig** said he got the impression that the driver behind this was a grant that the Native Village of Eyak applied for. **Stavig** said he would draft a letter for the chair to sign voicing the commission's appreciation for the state involving the community in a public planning process.

c. Chair Election

McGann opened nominations for the office of chair of the Planning Commission. **Bird** nominated **McGann**.

Upon voice vote, McGann was elected chair 5-0.

Yea: **McGann, Pegau, Baenen, Bird, Hall**

Absent: **Bolin, Lohse**

d. Vice Chair Election

McGann opened nominations for the office of vice chair of the Planning Commission. **Baenen** nominated **Bird**.

Upon voice vote, Bird was elected vice chair 5-0.

Yea: **McGann, Pegau, Baenen, Bird, Hall**

Absent: **Bolin, Lohse**

10. PENDING CALENDAR

Stavig said there would be no regular meeting in February as he would be at the Planning Conference in Anchorage. He will send out an availability poll for an upcoming Special Meeting.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

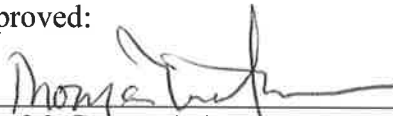
Pegau said he thought the discussion about the PEL Study was good and thought it was important for the city to provide feedback.

Hall said to be sure to reference the Comprehensive Plan in the letter to the state.

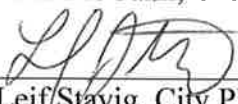
13. ADJOURNMENT

M/Pegau S/Baenen to adjourn the Regular Meeting at 7:41 PM.
With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, City Planner