

**PLANNING COMMISSION REGULAR MEETING
FEBRUARY 9, 2016 AT 7:00 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair *Tom Bailer* called the Planning Commission Regular Meeting to order at 7:00 PM on February 9, 2016 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Tom Bailer* and Commissioners *Tom McGann, John Baenen, Allen Roemhildt,* and *Heath Kocan*. Commissioners *Scott Pegau* and *Mark Frohnappel* were absent.

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

102 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Baenen to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *Bailer, McGann, Baenen, Roemhildt, Kocan*

Absent: *Pegau, Frohnappel*

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of January 12, 2016 Regular Meeting
- b. Minutes of January 20, 2016 Special Meeting

M/McGann S/Kocan to approve the consent calendar.

Upon voice vote, motion passed 5-0.

Yea: *Bailer, McGann, Baenen, Roemhildt, Kocan*

Absent: *Pegau, Frohnappel*

5. DISCLOSURES OF CONFLICTS OF INTEREST

Bailer said that in the past they decided that *A. Roemhildt* had a conflict on the proposals. *A. Roemhildt* said he also had a conflict on the sign permit for the same reason.

6. CORRESPONDENCE

- a. Petition from Seaman's Hardware
- b. Email from Earle Cook
- c. Letter from Shane Songer
- d. Letter from Mary Little
- e. Letter from Christa Hoover
- f. Letter from Pam Smith
- g. Letter from Carolyn Roesbery
- h. Letter from Lisa Balint
- i. Email from Kate Stone
- j. Email from Raven Madison
- k. Email from Rachel Hoover

- l.** Email from Sharin Leppert
- m.** Email from Rebecca Robinson
- n.** Email from Breanna Mills
- o.** Email from Vivian Kennedy
- p.** Email from Ken Jones
- q.** Email from Alvin & Judy Fulton
- r.** Email from Debra Adams
- s.** Email from Bret Bradford
- t.** Email from Bryan Mills
- u.** Email from Sarah Trumblee
- v.** Public Notice from DOT
- w.** Public Notice from DOT
- x.** Letter from Scott Pegau
- y.** Letter from Shannon Joekay
- z.** Email from Jessica Klix
- aa.** Email from Renee Rankin
- bb.** Email from Mel Mattson
- cc.** Email from Aaron & Fe Muma
- dd.** Email from Maeva Nolan
- ee.** Email from Chelsea Haisman
- ff.** Email from Dale & Sue Muma
- gg.** Email from Malvin Fajardo
- hh.** Comments Received through Facility Contractors
- ii.** Letter from Mickie McHone Peebles
- jj.** Letter from Mitch Ladd
- kk.** Letter from Wendell Dadulla
- ll.** Letter from Skip Jensen
- mm.** Letter from K. Gialopsos
- nn.** Letter from Bob Jewell
- oo.** Letter from Tim Dillon
- pp.** Letter from Justin Nuzzi
- qq.** Letter from Elias Rubio
- rr.** Letter from Mark Casey
- ss.** Letter from Dan McIntosh
- tt.** Letter from Shelley Balint
- uu.** Letter from Tyler Dillon
- vv.** Letter from Tim Dillon, Jr.
- ww.** Letter from James Wiese
- xx.** Letter from Ralph Bullis
- yy.** Letter from Terry Bartley
- zz.** Letter from Richard & Sharon McCalvy
- aaa.** Letter from Lucas Borer
- bbb.** Letter from Darin Gilman
- ccc.** Letter from Reese Plant
- ddd.** Letter from Dave Eike
- eee.** Letter from Grace Chung
- fff.** Letter from Steve Graves
- ggg.** Letter from Greg LoForte
- hhh.** Letter from Terry Long
- iii.** Letter from Jack Jensen
- jjj.** Letter from Bob Ladd
- kkk.** Letter from Clotine Wade
- lll.** Letter from Michael W.
- mmm.** Letter from Bert Ward
- nnn.** Letter from Charles Roesbery

- ooo. Letter from Jeffrey Field
- ppp. Letter from Audrey Burton
- qqq. Letter from Ben Simpler
- rrr. Letter from Michael McNiel
- sss. Letter from Chris Bolin
- ttt. Letter from Matthew Adams
- uuu. Letter from Daniel Vedder
- vvv. Letter from Douglas Pettit
- www. Letter from Pete Brockert
- xxx. Letter from David Janka
- yyy. Letter from Scott Madison
- zzz. Letter from Greg Hamm
- aaaa. Letter from Jesse Carter

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience comments regarding agenda items

David Roemhildt, Mile 6 Copper River Highway, thanked the commission for allowing the public the time to comment on the proposals. The past month has been an encouragement to him because small entrepreneurs and business people have been coming out of the woodwork expressing their interest. They are seeing even greater potential than they saw a month ago. They are a small business that has started several small businesses. Ten years ago he was an unemployed cannery worker who was able to get the skills he needed to start a construction company. The biggest thing the city should be afraid of is young people with ideas leaving town because there is nothing for them.

Sue Ervin, Mclaughlin #3, has been a small business owner for 17 years. In the mini-mall that she was a part of, she saw ten businesses come and go. She has struggled to keep herself in business after she was moved. She thinks the proposal from Facility Contractors is a beautiful idea, but she doesn't see it working.

8. PLANNER'S REPORT

Greenwood wanted to make sure everyone saw the joint Work Session with City Council in two days.

9. UNFINISHED BUSINESS

a. Review of Proposals for the Existing Library/Museum Land and/or Building

M/Baenen S/McGann to recommend to City Council to consider all seven proposals for Lots 12-18, Block 6, Original Townsite and the improvements thereon.

McGann wanted to be clear that the commission was making a recommendation based on the criteria. It was not a popularity contest. *Bailer* said he felt there were three he could recommend to council.

M/Kocan S/McGann to amend the main motion by striking "all seven proposals" and inserting "the proposals from Facility Contractors, Seaman's Hardware, and Cannery Row."

Bailer said that he agreed with the amendment, but wanted everyone to keep in mind that all proposals will go to council.

Upon voice vote, motion to amend passed 4-0.

Yea: *Bailer, McGann, Baenen, Kocan*

COI: *Roemhildt*

Absent: *Pegau, Frohnepfel*

Bailer suggested the commissioners give their total criteria scores for each of the three proposals. The commission's scores for the proposal from Cannery Row were *McGann*: 89, *Baenen*: 58, *Bailer*: 69.5, *Kocan*: 69.25, for an average of 71.44. Scores for Seaman's were *Baenen*: 48.25, *Kocan*: 61.75, *Bailer*: 66, *McGann*: 74.6, for an average of 62.65. Scores for Facility Contractors were *Kocan*: 75.75, *Bailer*: 90.5, *Baenen*: 60, *McGann*: 89, for an average of 78.81.

Bailer said for the Comprehensive Plan part of the criteria he put a 10 on all three proposals. *McGann* said he gave all proposals 10 for the business plan. He said it came down to the financial parts of their criteria. *Bailer* said that the criteria has been used before and it is the best system they could come up with. *Baenen* said he wants council to review all three; there are pros and cons to each proposal. *Kocan* said it was nice to see good proposals and hopefully council will make the right decision. *Bailer* said all three were really good options and if any of them were standing alone they wouldn't have a problem supporting it. His scores are not off from the averages, which says a lot as they did their scoring independently.

Baenen said the possible trading of land in the proposal from Facility Contractors was something that would occur in negotiations; it has nothing to do with the commission's decision. *Bailer* added that various building, plumbing, electrical, etc. codes were outside of the commission's purview.

Upon voice vote, main motion passed 4-0.

Yea: *Bailer, McGann, Baenen, Kocan*

COI: *Roemhildt*

Absent: *Pegau, Frohnappfel*

10. NEW/MISCELLANEOUS BUSINESS

a. Sign Permit for Ace Hardware Cordova

M/*Baenen* S/*McGann* to permit a total of 150 square feet of sign space for Ace Hardware Cordova for the building located on Lot 1A, Block 5, Tidewater Development Park.

Stavig said that this permit was something required in the City Code. *McGann* said he supported it and that the signs weren't grossly large. He pointed out that the directions on the elevation drawings were incorrect. *Baenen* verified that the actual square footage of the signs would be under 150 square feet. He said they should stick to what is in code. *McGann* said that they would be complying with code by granting the additional square footage. *Bailer* said that they have the authority in code to grant it.

Upon voice vote, motion passed 4-0.

Yea: *Bailer, McGann, Baenen, Kocan*

COI: *Roemhildt*

Absent: *Pegau, Frohnappfel*

b. Resolution 16-01

A resolution of the Planning Commission of the City of Cordova, Alaska, recommending to the City Council of the City of Cordova, Alaska adopt the 2016 Land Disposal Maps

M/*McGann* S/*Baenen* to approve Resolution 16-01.

Stavig said that this was the annual update process for the Land Disposal Maps. There were a few changes to the maps that are in the memo. *McGann* said he had no problems with the changes. *A. Roemhildt* said that part of a lot on the New England Cannery Road map was planned to be used for a future hydroelectric project. *Bailer* said he thought they had discussed this in the past and they had decided if anything did come before them it would be on the radar and they would not dispose it.

Upon voice vote, resolution passed 5-0.

Yea: *Bailer, McGann, Baenen, Roemhildt, Kocan*

Absent: Pegau, Frohnappfel

c. Disposal of a Portion of ATS 1004

M/Roemhildt S/Baenen to recommend to City Council to dispose of a portion of ATS 1004 as depicted in the staff report for fair market value as outlined in the Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Bailer clarified that there was interest in the property and now they are starting the disposal process. **McGann** said he was in favor of processing more fish in town, but the location was totally wrong. There should be land contiguous to the boat haul-out for expansion. **Bailer** said that he sees issues too, but he isn't against seeing a proposal to see what they have in mind. **Kocan** said he doesn't see a cannery in that area. He thinks it would be good to see the whole boat haul-out area grow.

M/Baenen S/McGann to refer back to staff for input from the Harbor Commission.

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

Yea: Bailer, McGann, Baenen, Roemhildt, Kocan

Absent: Pegau, Frohnappfel

11. PENDING CALENDAR

Greenwood said there was an oil spill exercise during the week of February 22nd, so there would be a lot of activity.

12. AUDIENCE PARTICIPATION

13. COMMISSION COMMENTS

McGann said it was a good meeting and he was glad they got through it. It is wonderful to see how much public input goes into the process as a lot of time the room is empty.

Kocan said he looks forward to seeing what council decides.

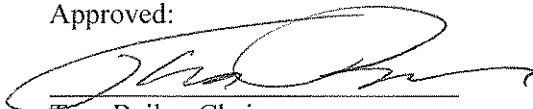
Bailer said that he echoes what **Kocan** and **McGann** said.

14. ADJOURNMENT

M/McGann S/Roemhildt to adjourn the Regular Meeting at 7:45 PM.

With no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chair



Leif Stavig, Assistant Planner