

**PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 13, 2018 AT 6:45 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

**1. CALL TO ORDER**

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:45 PM on February 13, 2018 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair *Tom McGann* and Commissioners, *John Baenen, Allen Roemhildt, Nancy Bird, Chris Bolin,* and *Lee Holter. Scott Pegau* was present via teleconference.

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

2 people were in the audience.

**3. APPROVAL OF AGENDA**

M/Bird S/Holter to approve the agenda.

Upon voice vote, motion passed 7-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Holter*

**4. APPROVAL OF CONSENT CALENDAR**

**a. Minutes of January 9, 2018 Regular Meeting**

**b. Record excused absence for Allen Roemhildt from January 9, 2018 Regular Meeting**

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

Upon voice vote, motion passed 7-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Holter*

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

**6. CORRESPONDENCE**

**a. State of Alaska DOT Public Notice**

**b. State of Alaska DOT Public Notice**

**c. State of Alaska DOT Public Notice**

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**a. Guest Speakers**

**b. Audience comments regarding agenda items**

## 8. PLANNER'S REPORT

**Greenwood** said that the City Council wanted to have a work session with the commission on land disposal. She said that at the last meeting, there was concern about city employees being on a board and making land disposal decisions. Staff did not see any issue with the concern as the commission only makes a recommendation. **Greenwood** said that this time of year there is always increased interest in land disposal and a lot of questions about what property owners can do on their property.

**Bird** said that there was a letter in the City Council packet from **Pegau** about how there needed to be better communication between the council and the commission. She knew that in the past, there would be a City Council member who actually sat on the commission that would report back to council.

**Greenwood** said that City Council agreed to directly negotiate with **Rob Brown** for the lot on the North Fill. She said that the marijuana ordinance was referred back to staff until after there is a vote on whether marijuana will be legal in Cordova. **Stavig** said that the council decreased the buffer requirements from what the commission recommended. **Greenwood** said that the council didn't want more restrictive requirements since the state requirements were already strict. She said the council also removed the marijuana surtax from the ordinance. **Greenwood** said that there was a petition to repeal the motor fuel tax and reduce the sales tax cap that would likely go to a vote at a Special Election.

**Greenwood** said that there may be a Special Meeting for a Conditional Use Permit from **Camtu Ho** and **Thai Vu**. Their Performance Deed of Trust was extended by City Council until May 2019. Their request is for additional square footage for fish processing.

**Baenen** verified that the petition to prohibit marijuana was certified.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Final Plat Approval for Saddle Point Too Addition No. 1

M/Roemhildt S/Bird to recommend to City Council to approve the final plat request for Saddle Point Too Addition No. 1.

**Grimwood** said that the septic tank appears to be oversized for the two buildings currently on the property. He said the tank was on the house-side of the lot and that there would be a legal agreement between the property owners for the joint use of the septic. **Baenen** said that the septic issue wasn't really a concern for approving the plat because whoever buys the property would be responsible for figuring out the septic. He said as long as the buildings meet the setbacks, than the plat should be okay. **Bird** commented on the odd usage of "too" in the subdivision name.

Upon voice vote, motion passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Holter

### b. Disposal of Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill Development Park

M/Pegau S/Bird to recommend to City Council to retain Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill Development Park.

**Pegau** said that disposing the lots to the Harbor creates an inconsistency for how the city handles city property. The proper way to handle it would be to do it in the city code. He said that the lots are

listed as 'Not Available' so the city can't dispose to the Harbor. **Bolin** said he thought that the joint Work Session with City Council would help them address some of the Harbor Commission's concerns. **Roemhildt** verified with staff that the memo stated that since the Harbor is a part of the city, the land does not need to be made 'Available' to dispose to the Harbor. **Greenwood** said that this has never been done before. **Stavig** said that the five lots shown in the location map were the lots being discussed. The Harbor Commission's resolution also includes the lot that **Rob Brown** is directly negotiating for.

Upon voice vote, motion passed 7-0.

Yea: **McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Holter**

### c. Comprehensive Plan Discussion

**McGann** said that with the upcoming taxes possibly being repealed, there isn't much money available for a comprehensive plan update. The department's budget is as lean and trim as it is ever going to be. **Bird** said that the proposal in the packet was for \$40,000 for the consultant and significant amount of staff time. **Greenwood** said that staff priorities would have to completely change in order to do the staff portion. At the same time as that proposal they got an estimate of \$100,000 for a more fully facilitated plan.

**Bird** asked if anyone from the consultant or a different community that had a new comprehensive plan had approached City Council to explain the benefits of completing a comprehensive plan. **Greenwood** said that Agnew-Beck had spoken to council, but nothing had come of it. **Stavig** said that the comprehensive plan has been on the Planning Commission's Capital Improvements List for the past few years, so it is on their radar. **McGann** said that in the Strategic Plan from 2017, the comprehensive plan was called out as a priority for 2018. **Stavig** said that for the past couple of years, the city hasn't really had any large capital projects or equipment purchases funded. **Bird** mentioned that they could fund it by spreading it out over two years. **Greenwood** said that a concern in the past is that having it spread out over so much time makes people lose interest.

**Holter** said that he heard the City Manager had been talking about land development and that if it related to the comprehensive plan, there might be more support from City Council. **Roemhildt** said that the plan from 2008 was outdated and the city only owns a few more properties. The comprehensive plan issue only comes up when there's a land disposal. Maybe there needs to be a plan immediately so that decisions can be made based on a long-term vision. **Greenwood** said that the commission could make a resolution encouraging the City Council to move forward with a comprehensive plan.

**Pegau** said he wanted there to be a strong mechanism for getting public input on the comprehensive plan. He thought the estimates for the consultant and staff time are probably on the low end. **Baenen** said that they need at least \$100,000 and he doesn't know how they would get it out of the budget. He doesn't think a resolution would get far. **McGann** said he has heard about plans for a Coast Guard cutter and harbor expansion. He was wondering if that was what the community wanted. The plan needs to come first. **Bird** said that she liked the idea of a resolution, but she thought that they should wait until after the Work Session with City Council. **Roemhildt** contemplated whether or not the commission should delay some of their decisions in order to show the importance of the comprehensive plan to council.

## 10. PENDING CALENDAR

*Stavig* said that they would be scheduling the Special Meeting for the Conditional Use Permit later in the month.

*Roemhildt* said he would not be at the Regular Meeting in March for medical reasons.

## 11. AUDIENCE PARTICIPATION

## 12. COMMISSION COMMENTS

*Pegau* thanked everyone for their patience with him calling in.

*Bolin* thanked everyone for their time. He looks forward to the discussion surrounding the comprehensive plan.

*Holter* thanked staff and the gentlemen in the audience. He looks forward to future discussions about the comprehensive plan. His observation is that if you don't plan for growth, it doesn't happen.

## 13. ADJOURNMENT

M/Pegau S/Baenen to adjourn the Regular Meeting at 7:40 PM.  
With no objection, the meeting was adjourned.

Approved:

  
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Tom McGann, Chair

  
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Leif Stavig, Assistant Planner