

**PLANNING COMMISSION REGULAR MEETING
MARCH 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 March 13, 2018 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 *Chris Bolin*. *Allen Roemhildt* and *Lee Holter* were absent.

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

10 people were in the audience.

3. APPROVAL OF AGENDA

M/Bird S/Baenen to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Bird, Bolin

Absent: Roemhildt, Holter

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of February 13, 2018 Public Hearing

b. Minutes of February 13, 2018 Regular Meeting

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

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Bird, Bolin

Absent: Roemhildt, Holter

5. DISCLOSURES OF CONFLICTS OF INTEREST

Baenen said he had a possible conflict on the variance request as he did rock work on the lot, which has been completed. The commission concurred that there was no conflict.

6. CORRESPONDENCE

a. Email from Camtu and Thai

b. Email from Mark Hall re: Variance Request

c. Email from David Saiget re: Variance Request

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

Camtu Ho, 129 Harbor Loop, for agenda item 9b, said that the drawings were not much different from their Conditional Use Permit application. She said there was a large parking lot and there were no changes on the other side of the existing building. She thanked the commission and hoped they would approve the Site Plan Review.

8. PLANNER'S REPORT

Greenwood said the election will be certified on Thursday. The 2018 Budget book is completed and online. She said if anyone had any questions of comments on the Hazard Mitigation Plan, to let her know as it would be coming back to them for a recommendation soon. *Greenwood* said that they had someone remove a shed that had been built in a right of way. *Greenwood* said that she looks at various grants or loans as she becomes aware of them.

9. NEW/MISCELLANEOUS BUSINESS

a. Variance Request – Shawn Gilman

M/Bird S/Bolin to grant the variance request by Shawn Gilman and to adopt and incorporate the findings within the staff report.

Bird said she read through the memo and didn't have any strong concerns. She was happy there were letters of support from the neighbors. *Bolin* agreed. *Baenen* said that the staff findings were spot-on and he was in favor of the request. *McGann* said he also was in favor.

On the first condition, *Pegau* said that the conditions were met per the staff findings. *Baenen, Bolin, Bird,* and *McGann* agreed.

On the second condition, *Baenen* said that the condition was met. *Pegau, Bolin, Bird,* and *McGann* agreed.

On the third condition, *Bird* suggested that they discuss parking. *Shawn Gilman* explained that there would be a parking space in front of the stairs and in the pull-in under the building. *Bird* said she agreed with the staff findings for the condition. *Pegau, Baenen, McGann,* and *Bolin* agreed.

On the fourth condition, *Bird* said that the request totally meets the condition. *Bolin, Pegau, Baenen,* and *McGann* agreed.

Upon voice vote, motion passed 5-0.

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

Absent: *Roemhildt, Holter*

b. Site Plan Review Thai Vu and Camtu Ho DBA Alaska Wild Seafoods

M/Bird S/Bolin to recommend to City Council to approve the Site Plan Review requested by Thai Vu and Camtu Ho DBA Alaska Wild Seafoods to construct a fish processing facility on Lot 6, Block 2, South Fill Development Park with the special conditions as contained in the staff report.

Bird said it appeared that the application was complete and all questions had been answered. **Pegau** verified with **Ho** that the totes and pallets would be stored inside the building. **Pegau** said that normally the drainage plan was a part of the site plan instead of it being reviewed by Public Works after the Site Plan Review was approved. **Greenwood** said that the special condition was so that Public Works could verify that the grade was adequate for proper drainage. **McGann** commented that in the future he would like to see the building elevations and the roof heights correctly labeled.

Upon voice vote, motion passed 5-0.

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

Absent: **Roemhildt, Holter**

c. Disposal of Tracts 7, 8, and 9B, Group C, ASLS 73-35

M/**Pegau** S/**Baenen** to recommend to City Council to dispose of Tracts 7, 8, and 9B, Group C, ASLS 73-35 as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Pegau said that what is being proposed is what he would love to see out there. He wanted to request proposals in case there were others who might be interested. **Baenen** agreed and said that not a lot of other uses could go on the property. **Bolin** was glad to see interest in the property. **Bird** said she was very supportive of development like this. After the recent meeting with City Council, she would like to see it go out for proposals.

McGann said that the property has been ‘Available’ on the Land Disposal Maps for a long time and this is the only letter of interest they have ever received. He said that there were actually ten lots, so if there was anyone interested there would still be additional lots. **Baenen** verified that there were strict restrictions on the development of the lots. **Bird** said that if the lots go out for proposals, that would move the timeline for disposal forward into May, as opposed to direct negotiation, which would be quicker. **Stephen Schmid** said that they were planning on installing utilities this summer. **Schmid** said that since they would be investing in the property he would probably not be interested in leasing the property.

Upon voice vote, motion passed 5-0.

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

Absent: **Roemhildt, Holter**

d. Disposal of Lot 4A, Block 5, North Fill Development Park

M/**Bird** S/**Pegau** to recommend to City Council to dispose of Lot 4A, Block 5, North Fill Development Park as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

McGann said they should consider the highest and best use for the land, but if there are proposals, they could consider it at that point. The city needs an impound lot, and they could consider making a recommendation to council for a new impound lot location. **Bird** said she didn’t think that the letter was the best use for the lot and she thought it would be useful to have input from the Harbor. **Tony Schinella**, Harbormaster, said that the lot was very small and could probably only fit skiffs.

Greenwood said that the lot is currently managed by the Police and Public Works Departments. She explained that there were some potential sites for the impound lot to relocate to, but they all have

some negatives to them. When vehicles are impounded, they have to stay as-is until they are proven abandoned or turned over to the city. If the impound is at the landfill, then they have to be driven all the way out there and may have to be driven back to town. There is also no security, which the city is responsible for. The lot on the highway next to Eagle Construction would have to be excavated out, and it is used as a rock source by Public Works. The Water Treatment Plant should be secured for water treatment and not attract others.

Pegau said he is supportive of two substandard lots being combined into one. This lot has always gotten a lot of interest in the past. **Baenen** said he did not support the lot used as an impound lot, or for boat storage. **McGann** said that boat storage should be in the hands of the private sector. He thought the baler could be reorganized to fit the impound lot.

Greg LoForte said that the lots were originally one lot. His intention is to replat Lot 4A and 4B back into one lot. Lot 4A was offered to someone recently who turned it down since it was small. His lot is assessed at \$247,000, and with Lot 4A the value would go up considerably. He said there was a need for more storage. Right now, there isn't security at the impound, so people will come and take car parts. He would be willing to buy the property and lease some of it to the city for an impound. **Greenwood** clarified that the lots were nonconforming, but not illegal. You can build on either lot. **LoForte** requested that the minimum lot size be reduced to 8,000 square feet so that his lot is conforming. **Greenwood** said that was an option. She said that there was an auction process for the impounded cars. There was recently an auction, so that is why there is only three cars there now.

Baenen said the lot could have a small business with a building similar to **LoForte's** existing building.

M/Baenen S/Bolin to amend the motion to recommend to City Council that the city retain Lot 4A, Block 5, North Fill Development Park.

Bolin said that he agrees that the impound lot shouldn't be there, but there are not a lot of good options for where it should go. **Bird** said she would like to see proposals. **McGann** said that they can see what is out there for ideas.

Upon voice vote, amendment failed 2-3.

Yea: **Baenen, Bolin**

Nay: **McGann, Pegau, Bird**

Absent: **Roemhildt, Holter**

Upon voice vote, main motion passed 3-2.

Yea: **McGann, Pegau, Bird**

Nay: **Baenen, Bolin**

Absent: **Roemhildt, Holter**

10. PENDING CALENDAR

Pegau said he would not be present at the next meeting.

11. AUDIENCE PARTICIPATION

Gilman thanked the commission for their time and efforts.

LoForte apologized for his earlier comments and said he was emotional about the issue. They all have the best interest of the town at heart. He thanked the commission for their time.

Ho thanked the commission for their time and support. They were going to try their best.

12. COMMISSION COMMENTS

Bolin thanked everyone for their time. He was bummed that he missed the Work Session with council.

Bird said they didn't really get much direction from council, but was a good beginning of a discussion. She appreciated the time of staff and all of the people putting applications forward. They all have the best interests at heart.

Pegau said land disposal and development will always be a sticky issue. He said that they have a matrix for evaluating proposals and he encourages everyone to check it out, because it does help them look at multiple proposals.

McGann said he agreed with **Bird's** thoughts on the council Work Session.

13. ADJOURNMENT

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

Approved:



Tom McGann, Chair



Leif Stavig, Assistant Planner