

PLANNING COMMISSION REGULAR MEETING
JUNE 7, 2016 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES

1. CALL TO ORDER

Chair *Tom Bailer* called the Planning Commission Regular Meeting to order at 6:30 PM on June 7, 2016 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Tom Bailer* and Commissioners *Tom McGann, Scott Pegau, Allen Roemhildt, Mark Frohnafel*, and *Heath Kocan*. *John Baenen* was present via teleconference.

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

4 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Pegau to approve the agenda.

Upon voice vote, motion passed 7-0.

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

4. APPROVAL OF CONSENT CALENDAR

a. **Minutes of March 8, 2016 Public Hearing**

b. **Minutes of March 8, 2016 Regular Meeting**

c. **Record unexcused absences for John Baenen and Mark Frohnafel from the March 8, 2016 Regular Meeting**

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

Upon voice vote, motion passed 7-0.

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

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. **Guest Speakers**

b. **Audience comments regarding agenda items**

Mary Anne Bishop, 700 Fourth Street, was pleased to see the discussion on the comprehensive plan on the agenda and the letter from staff. She is curious to see how they will proceed and what the steps will be and if there is a strategy in mind.

8. PLANNER'S REPORT

Greenwood said that the road work is rolling. She clarified that Facility Contractors had a Lease with Option to Purchase for the old Library and Museum. She said they were trying to get money through a grant or loan for a

loader, a hook truck, and an excavator for the landfill. **McGann** asked if there was actually room for a bike path on Whitshed Road. **Greenwood** said that DOT is moving forward with the project and once they receive the match they will begin design. She said that the new nuisance code passed the second reading and will be effective soon. **McGann** said that the LT2 upgrades to the Water Treatment Plant on Whitshed made it look more like a bomb shelter. He asked why it had to be constructed to those specifications. **Greenwood** said that the UV units were very large and that the building had to meet IBC requirements. **Roemhildt** asked what the status was on the stairway and walkway that was going to be added connecting Railroad Avenue to Harbor Loop. **Greenwood** said that it was no longer a part of the project. She said that there was a new grant that the city was working on for sidewalks on both sides of Adams between Main Street and First Street. The grant requires a 20% match from the city so the City Council has to decide if they want to fund it or not.

9. NEW/MISCELLANEOUS BUSINESS

a. Disposal of Tract B, Block 34, U.S.S. 449

M/Pegau S/McGann to recommend to City Council to dispose of Tract B, Block 34, U.S.S. 449 by negotiating an agreement with ALASCOM, INC. to lease the property at fair market value.

Pegau said that it makes sense since they have the facilities already on the property. It can't be used for anything else so it should just be a straight negotiation with them. **McGann** said that it was developed and is a worthless lot. **Roemhildt** asked if there was a way to encompass the surrounding area into one lot. **Stavig** said that this lot is the only city-owned lot.

Upon voice vote, motion passed 7-0.

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

b. Disposal of Lot 1, U.S.S. 4606

M/McGann S/Pegau to recommend to City Council to dispose of Lot 1, U.S.S. 4606 by requesting sealed proposals to lease or purchase the property.

McGann said that the city had a large tract of land around the lot that is available. Looking at it, there are several access points to the large tract, and he does not think the lot is the only access point. If this encourages development on that side of the hill, he is in favor of it. **Frohnappel** verified that this lot was the last lot that is subdivided and available. **Bailer** said he was familiar with the lot as he had put a proposal in for it years ago. He has walked it several times with **Don Sjostedt** and they had roads and six to eight lots figured out, but the access was right through this lot. His concern is land-locking the larger tract of land. His solution is to have the Public Works Director walk the property with a contractor. Even if access was through the lot, they could still sell it with an easement. **McGann** said he was okay with holding off on requesting sealed proposals, but he does believe there are multiple access points as it is a large parcel.

M/McGann S/Roemhildt to refer the motion back to staff.

Upon voice vote, motion to refer passed 7-0.

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

c. Discussion on Comprehensive Plan

Bailer said they had the Harbor Facilities Uplands Master Plan adopted in 2012 and his recommendation is that they adopt that plan into the comprehensive plan. **Pegau** said he supports the letter that staff provided and that it's important that they don't patch the plan together. **Bailer** asked if there was anything in the Harbor Facilities Uplands plan that **Pegau** disagreed with or thought should have more public input. **Pegau** said that it was only a piece of the plan. **Frohnappel** wondered how the comprehensive plan deals with economic development opportunities that come up, such as the Coast Guard looking for a location for their new cutter. **McGann** said he has always been supportive of updating the comprehensive plan, but the \$100,000 has put him back a little bit. It is important that the Planning Commission, City Council, and the public are fully

invested in developing the comprehensive plan together. *Greenwood* said that the harbor uplands plan was adopted by council and there was no reason they needed to adopt it into the comprehensive plan. *Stavig* said that there are multiple plans that have been adopted since the last comprehensive plan.

10. PENDING CALENDAR

11. AUDIENCE PARTICIPATION

Bishop said she was very disappointed because she hoped there would have been a discussion about the need for a comprehensive plan. It is time to take a big look at Cordova and how they want it to look in the future. It's \$100,000 spread out over 10 or 20 years.

Sylvia Lange said she recalled several different plans from the past. They should be able to look at what has been done in the past before doing anything new. She went to Cabo San Lucas 30 years ago when it was small and recently returned and saw what bad planning can do to a community and it could happen in Cordova.

12. COMMISSION COMMENTS

Roemhildt said he was confused about their responsibilities when they are being told at times that their only role is to look at code and they can't do planning.

McGann said that he heard the City Manager on the radio say that revenues were up the last three quarters. *McGann* was confident they would come up with the \$100,000 for the comprehensive plan.

Kocan said he would like to talk about the comprehensive plan more.

Frohnapfel says he supports updating the comprehensive plan. It is not up to them to find the money.

Pegau said it is good for the commission to look at the comprehensive plan.

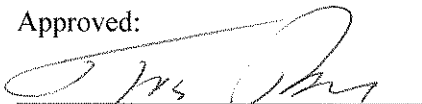
Bailer said with items such as Mount Eccles, he has a hard time understanding why they have to hire someone to tell the School Board how they need to run the business. Cordova needs more young people to step up.

Baenen said they need to get the comprehensive plan back on the table.

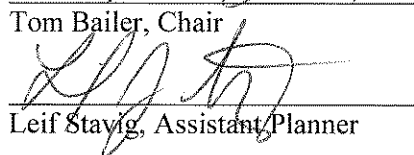
13. ADJOURNMENT

M/McGann S/Frohnapfel to adjourn the Regular Meeting at 7:17 PM.
With no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chair



Leif Stavig, Assistant Planner

