

**Chair**

Tom Bailer

**Commissioners**

Tom McGann

Scott Pegau

John Baenen

Allen Roemhildt

Mark Frohnapfel

Heath Kocan

**City Planner**

Samantha Greenwood

**Assistant Planner**

Leif Stavig

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

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chair Tom Bailer, Commissioners Tom McGann, Scott Pegau, John Baenen,  
Allen Roemhildt, Mark Frohnapfel, and Heath Kocan

**3. APPROVAL OF AGENDA (voice vote)**

**4. APPROVAL OF CONSENT CALENDAR (voice vote)**

- a. Minutes of March 8, 2016 Public Hearing..... **Page 2**
- b. Minutes of March 8, 2016 Regular Meeting..... **Page 3**
- c. Record unexcused absences for John Baenen and Mark Frohnapfel from the March 8, 2016  
Regular Meeting

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

**6. CORRESPONDENCE**

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

- a. Guest Speakers
- b. Audience comments regarding agenda items (3 minutes per speaker)

**8. PLANNER'S REPORT** ..... **Page 8**

**9. NEW/MISCELLANEOUS BUSINESS**

- a. Disposal of Tract B, Block 34, U.S.S. 449 ..... **Page 9**
- b. Disposal of Lot 1, U.S.S. 4606 ..... **Page 14**
- c. Discussion on Comprehensive Plan..... **Page 22**

**10. PENDING CALENDAR**

- a. June 2016 Calendar ..... **Page 24**
- b. July 2016 Calendar ..... **Page 25**

**11. AUDIENCE PARTICIPATION**

**12. COMMISSION COMMENTS**

**13. ADJOURNMENT**

PLANNING COMMISSION PUBLIC HEARING  
MARCH 8, 2016 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES

1. CALL TO ORDER

Chair **Tom Bailer** called the Planning Commission Public Hearing to order at 6:30 PM on March 8, 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**, and **Heath Kocan**. Commissioners **John Baenen** and **Mark Frohnappfel** were absent.

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

3 people were in the audience.

3. PUBLIC HEARING

a. Vacation of Right of Way for Travis Yarbrough and Martin and Lisa Koker

M/McGann S/Pegau to recess for 12 minutes.

With no objection, the meeting was recessed.

Bailer called the Public Hearing back to order at 6:45 PM.

4. ADJOURNMENT

M/McGann S/Pegau to adjourn the Public Hearing at 6:45 PM.

With no objection, the meeting was adjourned.

Approved:

\_\_\_\_\_  
Tom Bailer, Chair

\_\_\_\_\_  
Leif Stavig, Assistant Planner

PLANNING COMMISSION REGULAR MEETING  
MARCH 8, 2016 AT 6:45 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES

1. CALL TO ORDER

Chair **Tom Bailer** called the Planning Commission Regular Meeting to order at 6:45 PM on March 8, 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**, and **Heath Kocan**. Commissioners **John Baenen** and **Mark Frohnapfel** were absent.

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

5 people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/McGann to approve the agenda.

Upon voice vote, motion passed 5-0.

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

Absent: **Baenen, Frohnapfel**

4. APPROVAL OF CONSENT CALENDAR

a. **Minutes of February 9, 2016 Public Hearing**

b. **Minutes of February 9, 2016 Regular Meeting**

c. **Record excused absences for Scott Pegau and Mark Frohnapfel from the February 9, 2016 Regular Meeting**

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

Upon voice vote, motion passed 5-0.

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

Absent: **Baenen, Frohnapfel**

5. DISCLOSURES OF CONFLICTS OF INTEREST

**McGann** said he had a perceived conflict of interest on the site plan review. **Bailer** agreed.

6. CORRESPONDENCE

a. **Letter from Makena O'Toole**

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. **Audience comments regarding agenda items**

**Mary Anne Bishop**, 700 Fourth Street, was present to urge the commission not to offer for bid the 11 acres of tidelands in ATS 1004. Four years ago, there was a referendum petition that went to the ballot and the citizens of Cordova voted to not sell a portion of ATS 1004. Last week, the citizens voted not to sell the breakwater fill lot. These kinds of battles could be avoided with a new comprehensive plan with a waterfront

plan. She suggested that the \$100,000 cost of revising the comprehensive plan come from the permanent fund.

**Kirsti Jurica**, Saddle Point, was present to speak about ATS 1004. She said waterfront was precious in the town and having two waterfront properties go to ballot is a waste of money. She said the Harbor Commission came up with five acres for shipyard expansion. Where did the five acres come from; do they want more? She asked the commission to slow down and said a waterfront plan would be useful.

## 8. PLANNER'S REPORT

**Greenwood** said they got three proposals for the baler improvements. The Facility Contractors proposal for the Library and Museum passed the first reading of the ordinance. She explained that there had been some miscommunication about grave boxes between the hospital and the city, but that it had been worked out. She said that the paving contract covered Harbor Loop, Nicholoff, and Railroad Avenue from the highway to Nicholoff.

## 9. UNFINISHED BUSINESS

### a. Disposal of a Portion of ATS 1004

M/Roemhildt S/Bailer 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 negotiating an agreement with Skip Jensen to lease or purchase the property.

**Roemhildt** said that the letter of interest was vague. He doesn't think it is the best use for that area. **McGann** said he wasn't sure about the acreage; he didn't calculate five acres. **Bailer** said this was just the start of the process, this wasn't the place for that level of detail. **Greenwood** said that it was an estimate, they didn't survey it out. The letter of interest is the start of 5.22. She has never seen a letter where a plan was spelled out in detail.

**Pegau** said he went through the comprehensive plan which references the waterfront master plan, which is from 1995. The plan actually said they should abandon the shipyard. At this point, they need to get the harbor plan, the comprehensive plan, and the waterfront master plan in alignment.

**Bailer** said he sees the issue as win-win. Its five acres for needed shipyard expansion. **Tony Schinella**, Harbormaster, said they could use the expansion right now. **Bailer** said another cannery would be welcome in town as it is a big economic impact. He likes the letter of interest. **Pegau** said he had concerns that the motion was not competitive and that the lot had been bid on before. **Bailer** said most of the time they request sealed proposals, which opens the property up for anybody.

Upon voice vote, motion failed 1-4.

Yea: **Bailer**

Nay: **McGann, Pegau, Roemhildt, Kocan**

Absent: **Baenen, Frohnappfel**

## 10. NEW/MISCELLANEOUS BUSINESS

### a. Site Plan Review – Northern Fish Products DBA Prime Select

M/Pegau S/Kocan to recommend to the City Council to approve the Site Plan Review requested by Northern Fish Products DBA Prime Select to place modular bunkhouse units on Lot 9, Block 1, Cordova Industrial Park based on the findings and with the special conditions as contained in the staff report.

**Pegau** said he found everything he was hoping to find in the application. His only question was about the snow load since the building was flat. **Mark Hoffman**, the contractor for Northern Fish, said that the snow load was 150 pounds. The structural members on the repurposed containers are tube steel and are designed to support the loads on the containers.

Upon voice vote, motion passed 4-0.

Yea: **Bailer, Pegau, Roemhildt, Kocan**

COI: **McGann**

Absent: **Baenen, Frohnappfel**

**b. Resolution 16-02**

**A resolution of the Planning Commission of the City of Cordova, Alaska authorizing the vacation of a portion of Davis Avenue of the Original Townsite of Cordova**

M/**Roemhildt** S/**McGann** to approve Resolution 16-02.

**Roemhildt** said he didn't see anything wrong with it as far as the criteria and there was no reason not to approve it. **McGann** said he supported it, but he hoped that the survey was accurate. **Pegau** said he appreciated there was a condition to recombine the lots as it will make life easier in the future.

Upon voice vote, resolution passed 5-0.

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

Absent: **Baenen, Frohnappfel**

**c. Resolution 16-03**

**A resolution of the Planning Commission of the City of Cordova, Alaska recommending land disposal evaluation criteria to the City Council of the City of Cordova, Alaska**

M/**McGann** S/**Roemhildt** to approve Resolution 16-03.

**McGann** said that he doesn't see any need to change the criteria, however they could work on how they use the criteria so that they all use it in a similar manner. On the criteria that have a value or number, they should try to use a ratio rather than top one gets 10, the next gets 9, the next gets 8. **McGann** said the best way to avoid liability is to use findings. He thinks they need to explain why they rank items the way they do. **Pegau** agreed that they should keep the criteria the way it is. He was concerned that since the last resolution wasn't repealed, there would be two resolutions.

**Bailer** said he would like to see more value on the proposal price. **Pegau** said that the proposal price was a one-time thing. The commission agreed to change the multiplier to 1.5 for the proposal price. **Bailer** said he thinks that sends a strong symbol to anyone purchasing land that the two most important things are the base price and the value of improvements. The commission agreed to change the multiplier for the comprehensive plan to 1.

**Bailer** asked if the last RFP required elevation drawings. **Stavig** said that the RFP has the criteria and cover pages which contains additional requirements. He did not think elevations were required. **McGann** said that if someone doesn't have a relationship with an architect or have CAD capabilities, 30 days is a crunch. **Greenwood** said that they could make elevation and conceptual drawings a requirement of the RFP. **McGann** asked if they wanted to increase the number of days the proposal was out to 45 days. **Bailer** said before they put an RFP out, they should specify how long they want it to go out for. **Stavig** said that they must specify any additional RFP requirements when they are considering the letter of interest, as once they make their recommendation to put property out for proposals, it doesn't come back. **Bailer** suggested that all RFPs from this point on go out to the public for 45 days. The commission concurred.

**Pegau** said the criteria for consistency with the comprehensive plan, it is all or nothing. **McGann** said the five-year business plan was similar. **Pegau** said there were differences in quality in business plans as some have looked like wishful thinking. **Bailer** asked how the commission approaches the importance to the community criteria. **Pegau** said that with the Library/Museum disposal, that was the one criteria that he thought the public testimony would change because it demonstrated the public thought differently than him. Part of that criteria is his personal view of what the community needs and the other part is the feedback he gets. **McGann** said it was subjective and they had to go with their gut and make findings that justify their

score. **Kocan** said there was a lot of public feedback and he tried to use that in his ranking. **Bailer** said they had a lot of letters, but there were a lot of letters from those who wanted to start a business. It's important to the city to expand their tax base. He doesn't think they should all have the same view on that criteria as that is why there are seven people on the commission.

**Pegau** asked what level of detail the elevation drawings needed to be in. **Bailer** said they had to keep in mind that they aren't trying to sell it to people, the people are trying to buy it from them. It is up to the proposers to put their best foot forward. The more detail they can give them, the better chance they will get a better score. **Pegau** said all he would need to know is that elevation drawings need to be drawn to scale from all four sides.

**Bailer** said when it comes to the criteria, in the past they did a roll call for their scores. If there were differences in numbers, they would stop and discuss. If they all had similar scores, they wouldn't debate it. **McGann** said they should come up with a simple one-sentence finding for each score. **Pegau** said he doesn't think there is a need to try to equalize each commissioner's score, as long as each person justifies the scores they gave with their findings.

**Roemhildt** said that the sales tax revenue criteria seems to be all speculation. **Pegau** said if there was a North Fill property and there were proposals for a personal shop, public storage, and a repair shop, one would not bring sales tax, one would be a fixed amount, and one would have a business plan.

**Bailer** said to recap everyone will complete a criteria for each proposal, they will do a roll call for the total score for all proposals to narrow it down, and if there are multiple proposals at the top they will roll call for each criteria. **Bailer** said that with the last set of proposals he did the criteria and waited a few days and did it again and came up with similar scores.

M/McGann S/Pegau to amend the resolution so the multiplier in the criteria for proposal price is 1.5 and for consistency with the comprehensive plan is 1.  
Upon voice vote, motion to amend passed 5-0.  
Yea: **Bailer, McGann, Pegau, Roemhildt, Kocan**  
Absent: **Baenen, Frohnappfel**

Upon voice vote, resolution passed 5-0.  
Yea: **Bailer, McGann, Pegau, Roemhildt, Kocan**  
Absent: **Baenen, Frohnappfel**

**d. Final Plat Request for 2016 Cabin Lakes SLUP Lots Subdivision**

M/Pegau S/McGann to approve the final plat request for 2015 Cabin Lake SLUP Lots Subdivision.  
Upon voice vote, motion passed 5-0.  
Yea: **Bailer, McGann, Pegau, Roemhildt, Kocan**  
Absent: **Baenen, Frohnappfel**

**11. PENDING CALENDAR**

**Greenwood** said the next City Council Regular Meeting was moved to March 23<sup>rd</sup>. Alaska Shield is April 1<sup>st</sup>.

**Bailer** said at the next Regular Meeting he would like to have a discussion on ATS 1004. **Roemhildt** said he would also like to discuss it, but in the summertime when more fishermen will be in town. **Bailer** said they need to get it going. **Pegau** said he was still stuck with if they are looking at just the one area instead of part of the comprehensive plan. The problem is the comprehensive plan costs money. **Bailer** said it should be easy to talk about expansion of the shipyard and the canneries.

## 12. AUDIENCE PARTICIPATION

**Bishop** asked again that they look at the whole waterfront. She is tired of one opportunistic piece of property at a time. They need to go a comprehensive plan and focus on the waterfront too. The waterfront is their greatest asset and they need public buy-in.

**Kristin Carpenter**, 507 Fourth Street, said she was listening to the news and there was a piece on Greenville, South Carolina, and the point was that the city had invested in planning around the river in the city. The current comprehensive plan from 2008 doesn't really have vision or creativity. It is expensive, but it's not that large of an investment if it gets you 10 years down the road. If they thought about lining up the resources now, they could prepare for it. She urged them to think of it as an investment.

**Schinella** was saddened at the thought of the letter of interest dying at the Planning Commission. They would be hard-pressed to find a fisherman that didn't want shipyard expansion. This could be a great opportunity to have someone expand the shipyard for free.

**Bishop** said that things can sound wonderful, but she thinks it is important when people send in letters of interest that they show that they are a credible business. The particular letter of interest was from a business incorporated in January.

## 13. COMMISSION COMMENTS

**Pegau** said the discussion on the criteria was valuable. It is important to look back at the comprehensive plan as he was surprised at what he did and didn't find in it when he looked at it recently.

**Kocan** said he would like to see some type of plan move forward. You can tell when cities had a plan and it's beautiful and you want to be there, and you can tell when there was no plan and people just started throwing things up here and there. He grew up in Bellingham where they had a plan for their waterfront and downtown and it has turned into a great place.

**Roemhildt** thanked **Bishop** for showing up. He hopes she can show up to City Council and say the same thing. They have been asking for the funding to work on the comprehensive plan. He looks forward to the discussion on ATS 1004, because it gets things moving.

**Bailer** said he looked forward to it also. It would be a benefit to get a new cannery and expand the shipyard.

## 14. ADJOURNMENT

M/McGann S/Roemhildt to adjourn the Regular Meeting at 8:05 PM.  
With no objection, the meeting was adjourned.

Approved:

\_\_\_\_\_  
Tom Bailer, Chair

\_\_\_\_\_  
Leif Stavig, Assistant Planner



# Planner's Report

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 6/1/2016  
**Re:** Recent Activities and Updates

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- Eight building permits issued since the last meeting.
- Paving contract is in progress. Drainage structures, forms for sidewalks, and valley gutters are near completion on Railroad Ave.
- Signed contract with Facility Contractors for old museum/library building
- Writing ATAP grant for possible sidewalks on Adams from Second Street to Main Street. Grants goal is to provide safe walking and bicycling options. 20% match required
- Working with Federal Rural development for grant/loan to close bale cells, open new bale cells and purchase equipment.
- RFP for ATS 1004 is out and closes August 1.
- Working on USCG guard visit for June 17<sup>th</sup>. USCG is reviewing five communities to find location for quick response vessel and crew.
- Met with DNR on State leases in Cordova baler and ski hill sites had no issues.
- Working with ADOT planning to get MOU signed and back to State for Whitshed bike/walking path
- Waiting on paper work for Post LT2 loan
- Nuisance code passed second reading at 5/25 City Council meeting; 30 day period began Thursday the 26th.
- Completed Consumer Confidence Report for water department as required by ADEC.
- Assisting Public Works Director with roads contract and LT2 construction.



# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 6/1/16  
**Re:** Disposal of Tract B, Block 34, U.S.S. 449

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## **PART I – GENERAL INFORMATION**

Requested Actions: Recommendation to City Council on Disposal Method  
Legal Description: Tract B, Block 34, U.S.S. 449  
Area: 3069.13 SF  
Parcel Number: 02-061-412  
Zoning: Low Density Residential  
Attachments: Location Map  
Plat  
Letter of Interest

## **PART II – BACKGROUND**

ALASCOM, INC. has leased Tract B from the city since 1976. The current lease will expire on May 31, 2016 and ALASCOM has submitted a letter of interest to renew it. The area leased from the city is adjacent to an area that ALASCOM leases from Sheridan Alpine Association. Both properties have improvements on them.

The Comprehensive Plan states as a development strategy to “protect the citizens of the community and the investments that have been made.” ALASCOM has invested money into improvements on the leased lot, which provides services to citizens. Allowing them to continue to lease the property protects their investments and services.

## **PART III – APPLICABLE CRITERIA**

### 5.22.040 - Letter of interest to lease or purchase.

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

### 5.22.060 - Methods of disposal.

*B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

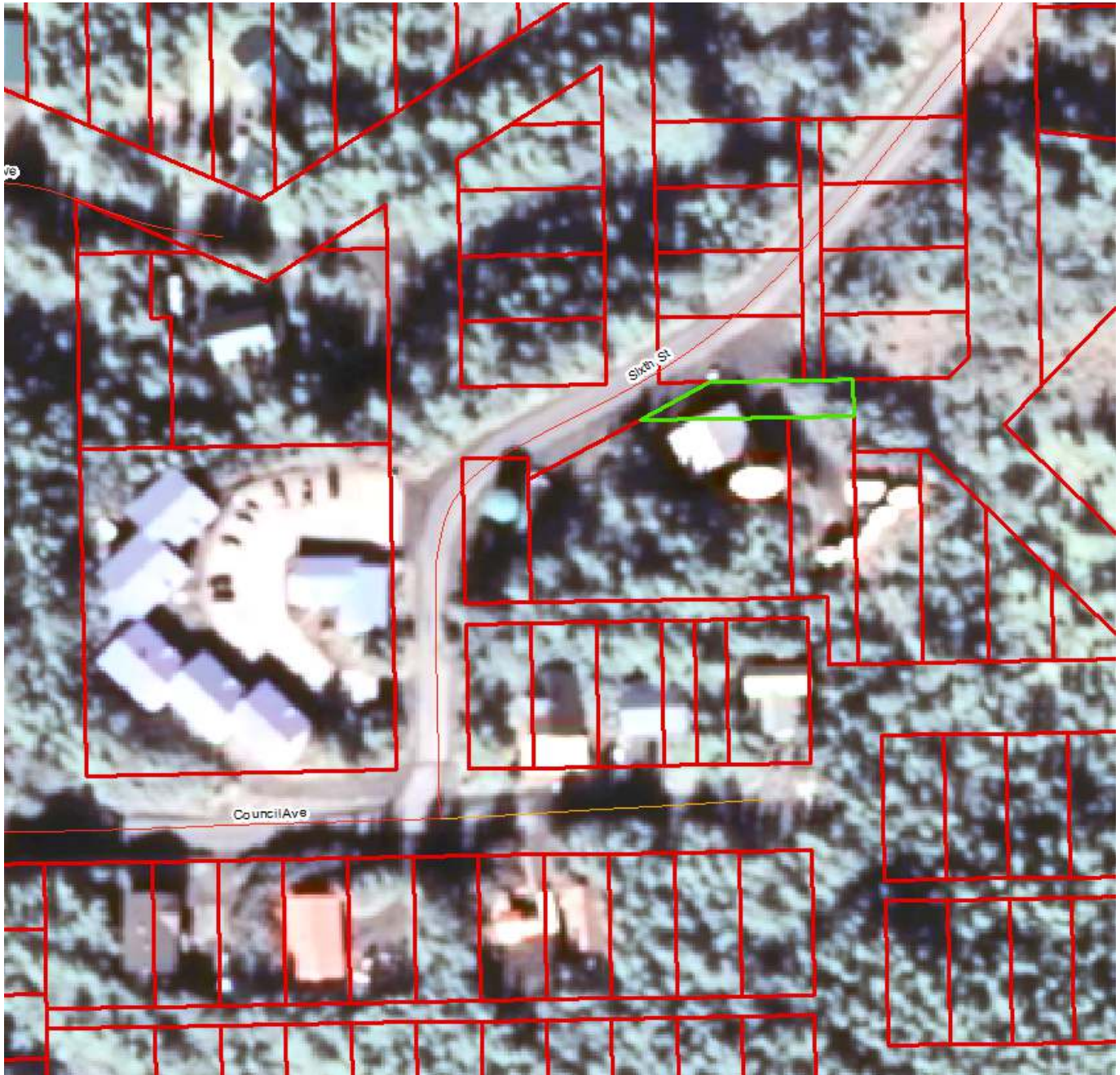
**PART IV – STAFF RECOMMENDATION**

Staff recommend that the city continue to lease Tract B to ALASCOM, INC. at fair market value as they have improvements on the property. In addition, the parcel is narrow, oddly shaped, and less than 4000 square feet. It would be impractical to dispose of the lot to another entity.

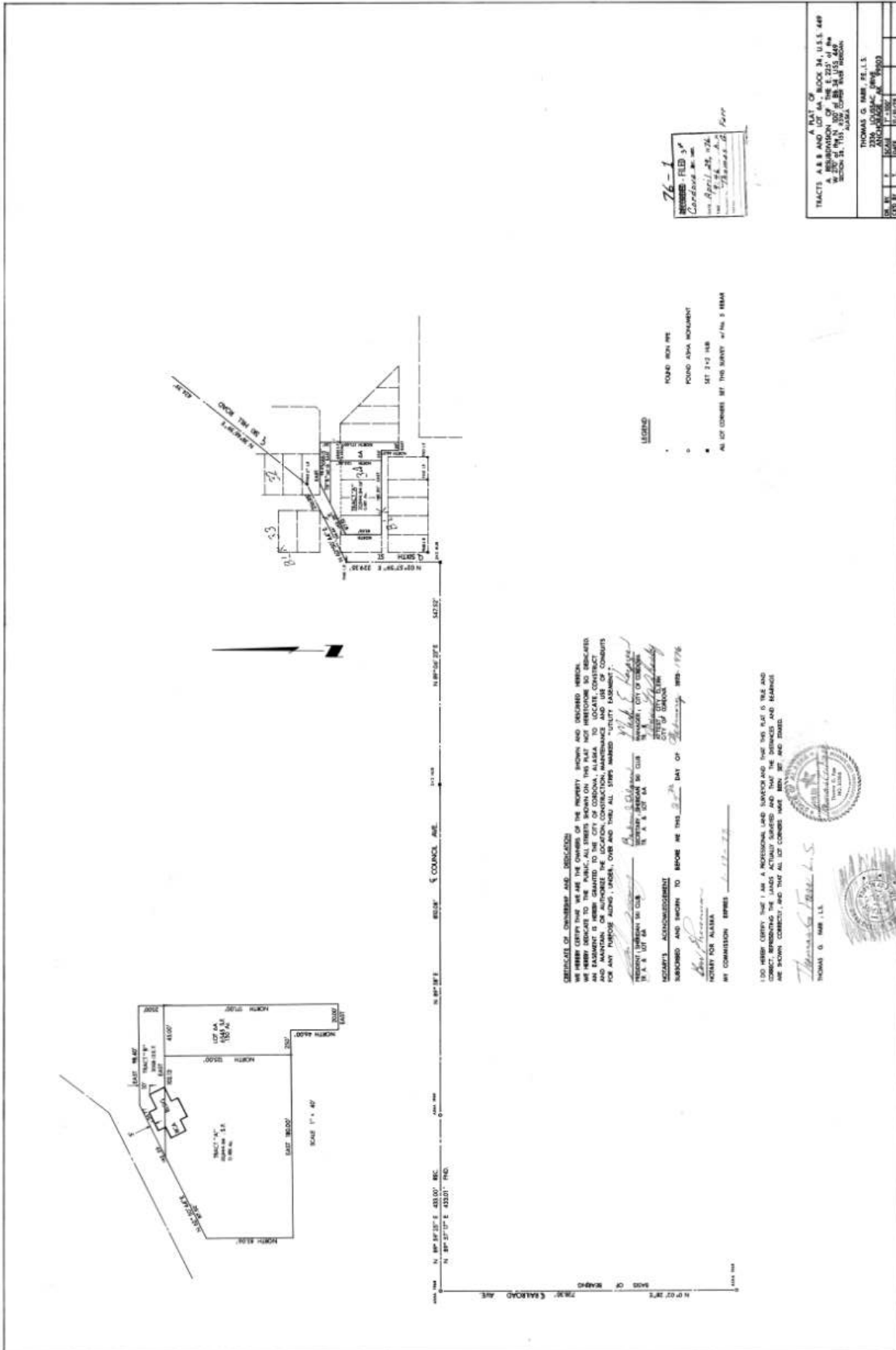
**PART V – SUGGESTED MOTION**

“I move 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.

Attachment A – Location Map



## Attachment B – Plat



**From:** ORLOSKI, HAMLET <ho626t@att.com>  
**Sent:** Tuesday, April 05, 2016 11:18 AM  
**To:** Leif Stavig  
**Subject:** RE: AT&T Lease

Hi Leif,

We would like to renew our lease with the City of Cordova. Please use this email as out letter of interest for the property.

1. ALASCOM, INC., an Alaska corporation, d.b.a AT&T Alaska
2. 5001 Executive Parkway, Rm 4W000-o, San Ramon, CA 94583
3. This lease supports a portion of Alascom's earth station communication facility at 602 Orca Street, Cordova AK.

Let me know if you need any additional info or if you have any questions.

Thanks,  
Hamlet Orloski  
AT&T Corporate Real Estate  
Portfolio Manager – No. CA, AZ, ID, MT, UT, WY, OR, WA, AK  
5001 Executive PKWY, Room 4W000-o  
San Ramon, CA, 94583  
Tel. (925)277-6710

# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 6/1/16  
**Re:** Disposal of Lot 1, U.S.S. 4606

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## **PART I – GENERAL INFORMATION**

Requested Actions: Recommendation to City Council on Disposal Method  
Legal Description: Lot 1, U.S.S. 4606  
Area: 22651 SF  
Parcel Number: 02-070-200  
Zoning: Low Density Residential  
Attachments: Location Map  
Plat  
2-Foot Contour Lines  
Land Disposal Maps  
Letter of Interest

## **PART II – BACKGROUND**

The city has received a letter of interest from Adam Tschappat for Lot 1, USS 4606.

This lot is shown as Available on the Land Disposal Maps and is currently undeveloped and unused. It is located on Power Creek Road before Skater's Cabin. Two developed residential lots are adjacent to the property.

In the past, the commission has discussed this lot as access to the surrounding property owned by the city. To illustrate access points we have attached images of the lot with topographic lines and the Land Disposal Map showing the area that the city owns.

The applicant will be responsible for negotiating access through Lot 6 from the state. The applicant will be required to install water service to the lot.

The Comprehensive Plan states as a residential land use development strategy to “plan for organized future growth and development.” Allowing development on the lot helps accomplish this strategy. The Comprehensive Plan also contains a land use strategy to “provide clear and concise direction towards future growth within the community.” This property is available for disposal on the Land Disposals Maps, which are approved by both the Planning Commission and City Council.

## **PART III – APPLICABLE CRITERIA**

### **5.22.040 - Letter of interest to lease or purchase.**

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

5.22.060 - Methods of disposal.

*B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

**PART IV – STAFF RECOMMENDATION**

Staff recommend disposing Lot 1, U.S.S. 4606 by requesting sealed proposals to lease or purchase the property in order to receive competitive proposals and select the proposal that is the most advantageous to the City.

**PART V – SUGGESTED MOTION**

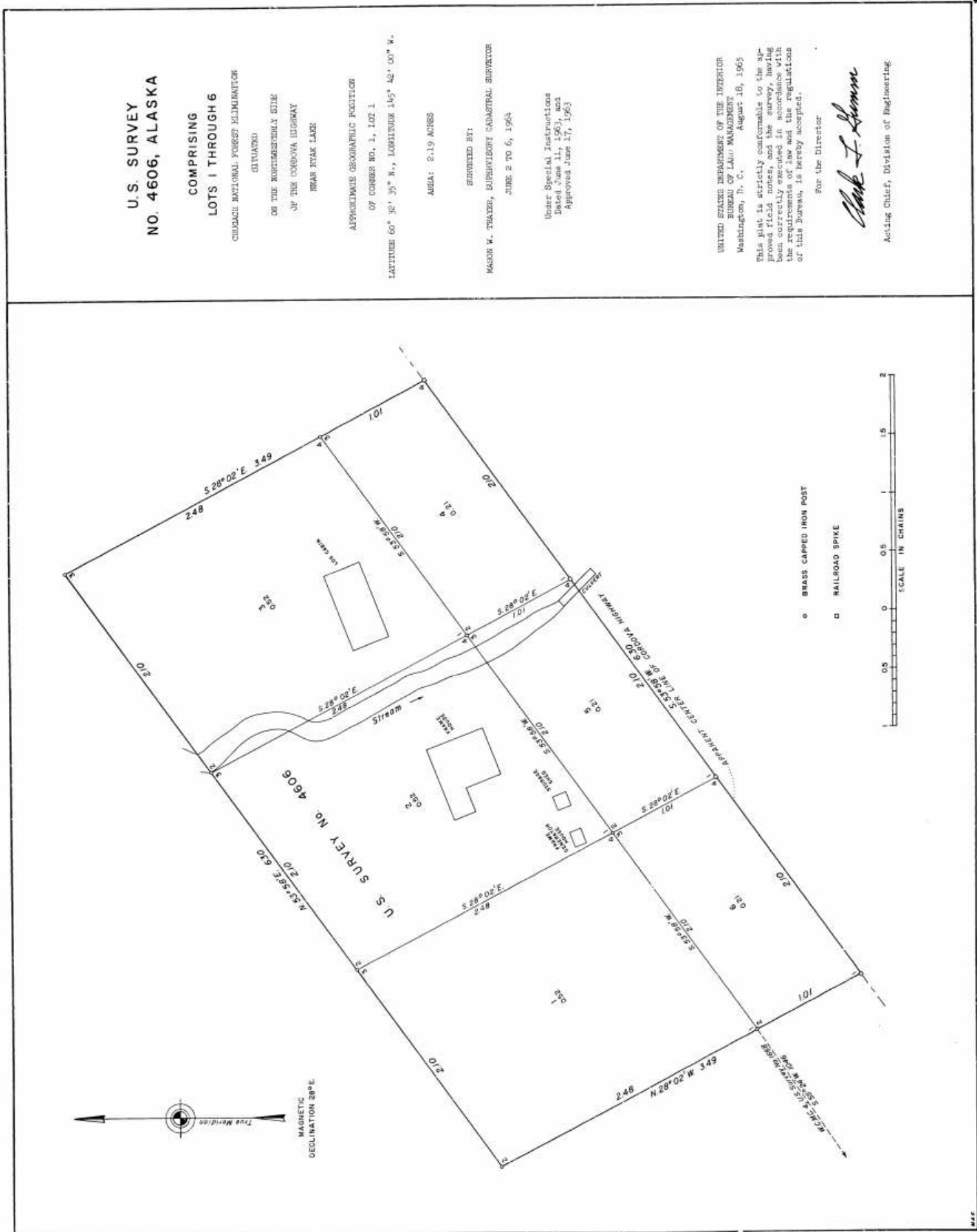
“I move to recommend to City Council to dispose of Lot 1, U.S.S. 4606 by requesting sealed proposals to lease or purchase the property.



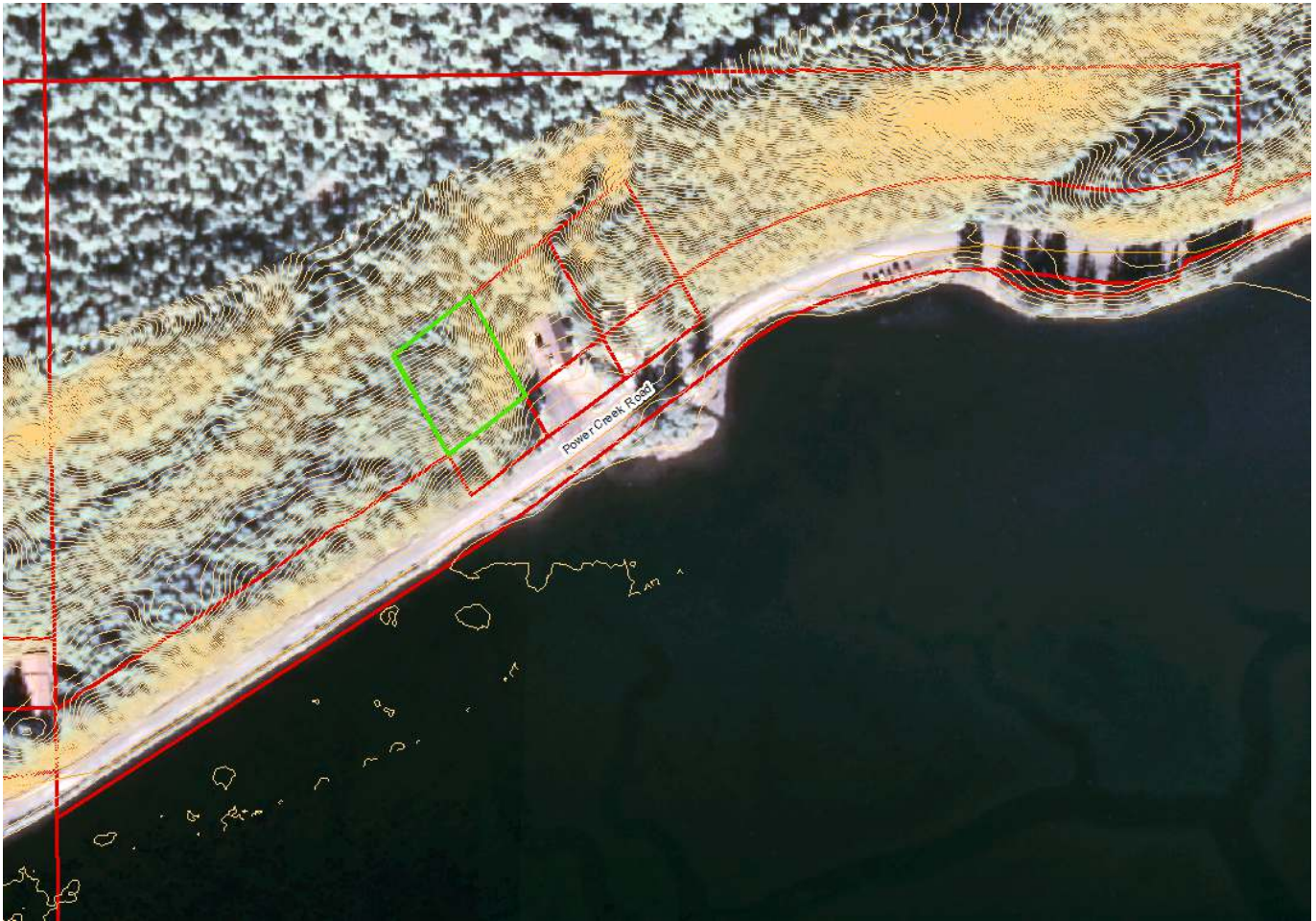
Attachment A – Location Map



## Attachment B – Plat



Attachment C – 2-Foot Contour Lines





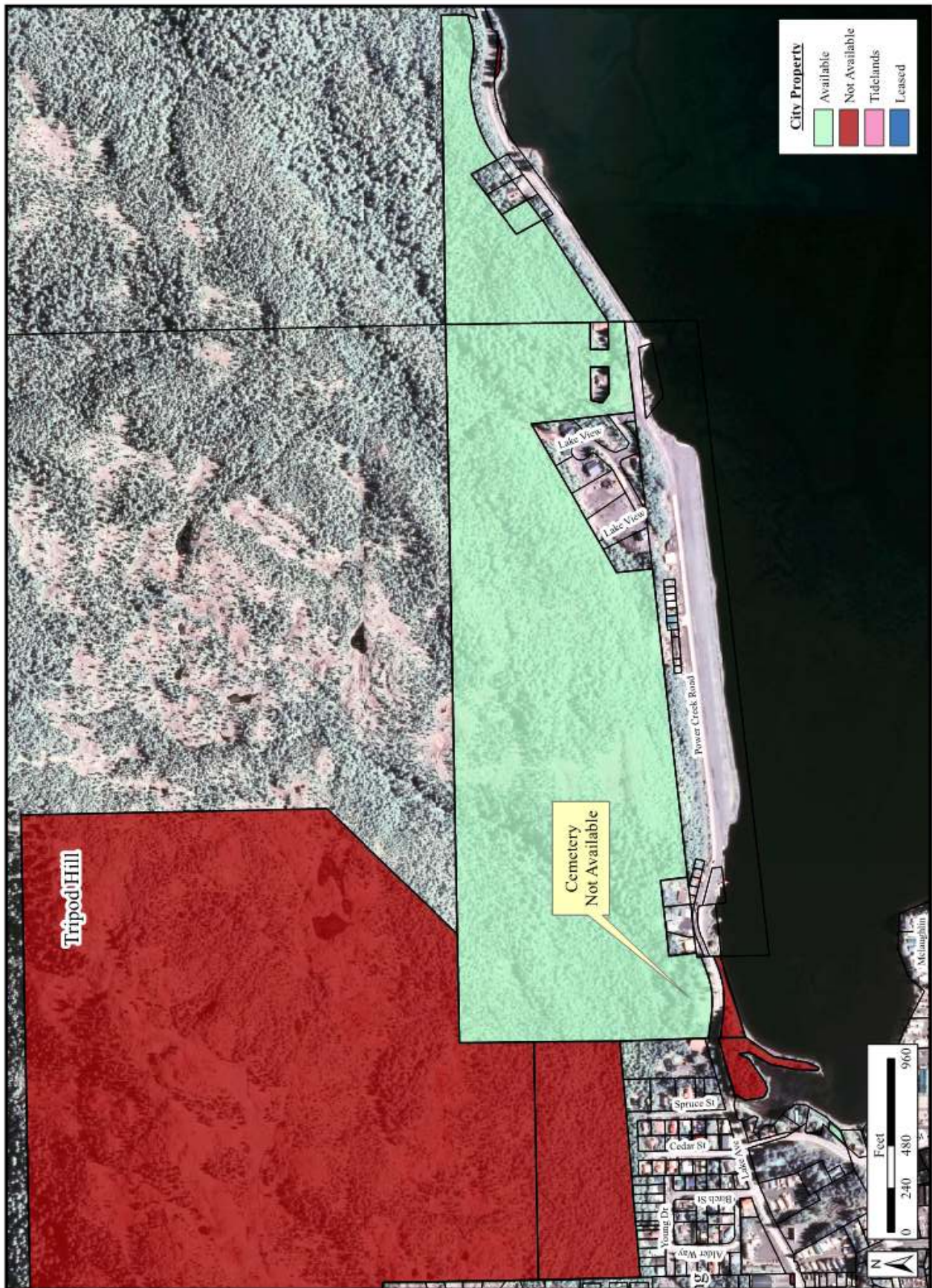
**Attachment D - 2-Foot Contour Lines**





Attachment E – Land Disposal Map

**Power Creek Road**



May 5, 2016

Dear City of Cordova Manager,

I, Adam Tschappat, am interested in purchasing Lot # 1 USS 4606, on PowerCreek Road.

I plan to develop the land for residential purposes and build a modest size home for my family.

I appreciate your consideration in this matter and look forward to hearing from you soon.

Regards,

Adam Tschapapat

PO BOX 731  
Cordova, AK 99574

907.554.1058  
tschappat.ak@gmail.com

# Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 6/1/16  
**Re:** Discussion on Comprehensive Plan

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## **PART I – GENERAL INFORMATION**

Tom Bailer asked that a discussion of the comprehensive plan including ATS properties be on the Regular Meeting agenda.

There are a variety of city plans available on the city web page, including the Comprehensive Plan, a Summary of 3 Community Meetings for the South Fill Commercial Area, and the Harbor Facilities Upland Master Plan. The link is below and the plans are on the left side of the page.

<http://cityofcordova.net/document-central>

For printed copies, please contact Planning Department.

Attached following this memo is an information paper signed by staff.



5/5/16

The current Cordova Comprehensive Plan was adopted by the city in 2008 as an update to an older iteration of the plan. It was done inexpensively and expeditiously in an attempt to make it more contemporary. The plan lacks the “big vision” and road map to the future associated with a traditional, well-formulated comprehensive plan.

Over the past few years the comprehensive plan has been a topic that comes up regularly with the Planning Commission and City Council, especially when there are contentious issues where guidance from a comprehensive plan would be beneficial. The Planning Commission has had several work sessions with presentations and comprehensive plans from other communities have been presented. City Council, the Planning Commission, and staff have discussed the intent of a comprehensive plan, what it should look like, and have had consultants provide an estimate for the cost of developing a new comprehensive plan.

A properly developed, well thought-out comprehensive plan can and should be of tremendous value to a community. While portions of the current plan could be incorporated into a new plan, sections such as land use should be completely revamped and expanded to include detailed maps and development plans. Cordova needs a comprehensive plan that provides a solid foundation to use far into the future. It is the core document that forms the foundation by which a community plans for its overall future development, economic growth, quality of life, education, and much more.

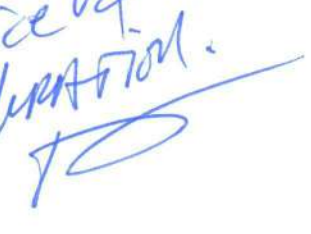
For the past several years, the Planning Commission has placed the update of a comprehensive plan on the capital improvements list. The City Council has considered funding a comprehensive plan at \$100,000, but has felt there were higher priorities. The City Manager and Planning Department strongly suggest the community make an investment in a rigorously, professionally developed comprehensive plan. As noted, a good plan can and will serve as the city’s road map for the future. While expensive upfront, when prorated over 10, 20, or more years, the cost is nominal and the value exponential. It is our considered opinion that continued efforts to incrementally alter the existing plan do not address the underlying issue. In absence of a global update to the plan, the city is better suited to continue using the existing plan as-is rather than expending staff, commission, council, and public time on band-aiding it further.

Signed:

  
\_\_\_\_\_  
Randy Robertson, City Manager

  
\_\_\_\_\_  
Samantha Greenwood, City Planner

  
\_\_\_\_\_  
Leif Stavig, Assistant Planner

*Thank you for  
your service &  
consideration.*  


# 2016 JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	01 6:00 PM - Health Services Board Special Meeting (Cordova Center Rooms A & B) 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	02	03	04
05	06	07 6:30 PM - Planning Commission Regular Meeting (Resched) (Cordova Center Rooms A & B)	08 7:00 PM - Harbor Commission Regular Meeting (Cordova Center Room B) 7:00 PM - School Board Regular Meeting (High School Library)	09 7:00 PM - Health Services Board Regular Meeting (Cordova Center Rooms A & B)	10	11
12	13	14	15 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	16	17	18
19	20	21	22	23	24	25
26	27	28 6:00 PM - Parks and Recreation Commission Regular Meeting (Cordova Center Rooms A & B)	29	30	01	02
03	04	05	06	07	08	09

# 2016 JULY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	01	02
03	04 City Closed - Independence Day	05	06 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	07	08	09
10	11	12 6:30 PM - Planning Commission Regular Meeting (Cordova Center Rooms A & B)	13 7:00 PM - Harbor Commission Regular Meeting (Cordova Center Room B) 7:00 PM - School Board Regular Meeting (High School Library)	14 7:00 PM - Health Services Board Regular Meeting (Cordova Center Rooms A & B)	15	16
17	18	19	20 7:00 PM - City Council Regular Meeting (Cordova Center Rooms A & B)	21	22	23
24	25	26 6:00 PM - Parks and Recreation Commission Regular Meeting (Cordova Center Rooms A & B)	27	28	29	30
31	01	02	03	04	05	06