

PLANNING COMMISSION REGULAR MEETING
JULY 12, 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 July 12, 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*, and *Heath Kocan*. *Mark Frohnapfel* was present via teleconference. *John Baenen* and *Allen Roemhildt* were absent.

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

0 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Pegau to approve the agenda.

Upon voice vote, motion passed 5-0.

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

Absent: *Baenen, Roemhildt*

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of June 7, 2016 Regular Meeting

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

Upon voice vote, motion passed 5-0.

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

Absent: *Baenen, Roemhildt*

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

a. State of Alaska DOT Public Notice

b. State of Alaska DEC Notification

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

8. PLANNER'S REPORT

Greenwood said paving begins on Thursday. She submitted the grant application for ADA sidewalks on both sides of Adams Avenue between First and Second Streets. She met with someone with Rural Development grant and loan opportunities. ATS 1004 has been getting some attention, but no proposals yet. The priorities for the post LT2 project

right now are the hypochloride generators at the three treatment sites, painting the tanks, and purchasing a mini-excavator.

9. NEW/MISCELLANEOUS BUSINESS

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

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

Pegau said that there had been discussion about potential road access through the lot. It's hard to see why that corner is any better than any other area. *Stavig* said that there are several access points off of Power Creek, but if you were to come from the lower right side of Lot 1, the easiest to develop road would go through the area identified in the packet. There is potential access all along Power Creek road, but in terms of developing a road with minimal excavation, that route may be the best. *McGann* said he is okay with the easement, but he doesn't think it really helps someone who wants to develop the larger area. *Bailer* said he is very familiar with the area and he thinks it is the best access. There is no place else that facilitates access to all of the surrounding area.

Bailer asked why the item is even considered quasi-judicial. *Stavig* said it comes down to the way the commission talks and approaches the issue. The commission and staff should be very conservative about what they consider quasi-judicial to avoid any errors. If the commission talks about the agenda item in a general way and does not consider the person who submitted a letter of interest, than it is probably okay. *Greenwood* said that their decision is affecting one person.

Bailer said the waterline, electricity, and road needs to be developed through the property so that someone could develop the rest of the subdivision later. *McGann* said if he was a subdivision developer, he would put in the utilities to meet the needs of the subdivision. If someone adjacent to him were to develop another subdivision, that developer would need to put in the utilities to meet the needs of that subdivision. *Bailer* said the person who develops Lot 1 should put in road and utility access to the larger area so when someone wants to develop a subdivision, it is ready to go. *Greenwood* verified that what *Bailer* wanted was a condition in the request for proposals that the proposer develop a 25 foot wide road on the easement area. *Bailer* said someone could buy the lot and excavate the whole thing out and eliminate the access. *McGann* said that someone has an excavator in town currently excavating a goat trail; there are plenty of other possibilities for access to the upper land. *Frohnapfel* said he was concerned they were going to stop future development by disposing of Lot 1. He is interested in the city platting out a subdivision to sell the lots. *Greenwood* said she wasn't sure if he was talking about a subdivision plat or actually developing an entire subdivision on the ground. *McGann* said he is okay selling the lot and if the corner needs to get knocked off, he is okay with that too. *Frohnapfel* says he wants to be clear that he supports land development, but they can't sell one lot and block future development.

Upon roll call vote, motion passed 3-2.

Yea: *McGann, Pegau, Kocan*

Nay: *Bailer, Frohnapfel*

Absent: *Baenen, Roemhildt*

10. PENDING CALENDAR

Bailer said he would not be at the next Regular Meeting. *Pegau* said he still wants to figure out how to move forward with the comprehensive plan. *Stavig* said they would be doing the Capital Improvement Projects list at the next meeting and it could get addressed with that.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

Pegau was wondering how they make a stipulation that they place on a property stay in place. It would be good to learn how they enforce it. He sees many battles around property in the future, and having a really good comprehensive plan would be important.

McGann seconded *Pegau's* comments. *McGann* asked to be kept informed of expiring Performance Deeds of Trust. *Greenwood* said that right now everyone is on track. The lot he is thinking about is *Nichols'* which doesn't have a building yet and expires in February.


Kocan said he also agreed with *Pegau's* comments on the comprehensive plan. He knows it is a chunk of money, but it is worth getting that in somehow. He is happy the pavement is coming.

Bailer said he voted no on the disposal of Lot 1 because he thinks there should be more detail and more planning in the way that whole area is developed. He said if the commission sees things that need to be enforced, they can let staff know. It is a complaint driven process.

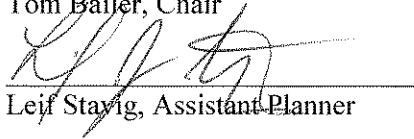
13. ADJOURNMENT

M/McGann S/Pegau to adjourn the Regular Meeting at 7:04 PM.
With no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chair



Leif Stayig, Assistant Planner