

**PLANNING COMMISSION REGULAR MEETING
OCTOBER 8, 2019 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 October 8, 2019 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Tom McGann* and Commissioners *John Baenen, Nancy Bird, and Chris Bolin. Scott Pegau, Allen Roemhildt, and Trae Lohse* were absent.

Also present was City Planner *Leif Stavig*.

Four people were in the audience.

3. APPROVAL OF AGENDA

M/Bird S/Bolin to approve the agenda.

Upon voice vote, motion passed 4-0.

Yea: *McGann, Baenen, Bird, Bolin*

Absent: *Pegau, Roemhildt, Lohse*

4. APPROVAL OF CONSENT CALENDAR

a. Record excused absence for Scott Pegau, John Baenen, and Allen Roemhildt from the September 10, 2019 Regular Meeting

b. Minutes of September 10, 2019 Regular Meeting

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

Upon voice vote, motion passed 4-0.

Yea: *McGann, Baenen, Bird, Bolin*

Absent: *Pegau, Roemhildt, Lohse*

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

8. PLANNER'S REPORT

Stavig said that the Comprehensive Plan was finishing up. The new City Manager is starting soon. He said the award for the Second Street project doesn't get announced until January.

9. NEW/MISCELLANEOUS BUSINESS

a. Variance Request from Jane Spencer

M/Bird S/Baenen to grant the variance request by Jane Spencer and to adopt and incorporate the findings within the staff report.

Bird said that she read the suggested findings and looked at the drawings and found that it met the conditions of the variance request. **Baenen** said he was in favor of the variance. **Bolin** said that all of the lots were nonconforming and the project fixes up the area. **McGann** said he was in favor of the variance, but it bothers him that people do not get building permits before getting materials. The commission went through each condition required for the variance and agreed with the staff report findings. **McGann** said that the final condition is what really drove it home for him as the Comprehensive Plan was trying to achieve projects such as this.

Upon voice vote, motion passed 4-0.

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

Absent: **Pegau, Roemhildt, Lohse**

b. Letter of Interest from Alaska Department of Transportation for Parcels Along Orca Road

M/Bolin S/Bird to recommend to City Council to dispose of Parcels 2, 3, 4, and 6 as indicated in the Letter of Interest submitted by the Alaska Department of Transportation with attached drawings as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Alaska Department of Transportation to purchase the property.

Bolin said that his understanding was that the property was needed for the project to replace the culverts at Hippy Cove and to repave the road, which will improve the quality of life in Cordova. **Stavig** explained that there were four parcels, several of which are very small. The state also had to acquire property from private property. For federal funding of the project, the state has to show they are the owner. **Baenen** verified that they were basically taking the bare minimum for what they needed. **Stavig** said that the project has been collaborative between the city and the state as the city is looking at options for extending the sewer line out Orca Road.

Upon voice vote, motion passed 4-0.

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

Absent: **Pegau, Roemhildt, Lohse**

c. Letter of Interest from Prince William Sound Science Center for the “Old Sea Grant Building”

M/Bolin S/Bird to recommend to City Council to dispose of a building locally known as the “Old Sea Grant Building” located on a portion of Lot 3, Block 7A, Tidewater Development Park as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Prince William Sound Science Center to lease or purchase the property.

Stavig said that the last lease term was for five years. They did not specify in their letter how long they wanted to continue to lease. **Bird** said she wanted to have the Harbor Commission weigh in on

the issue and hopes that they would support leasing it to them for a few more years until the Science Center figures out their new facility.

M/Baenen S/Bird to refer back to staff to get a recommendation from the Harbor Commission.

Upon voice vote, motion to refer passed 4-0.

Yea: McGann, Baenen, Bird, Bolin

Absent: Pegau, Roemhildt, Lohse

d. Letter of Interest from Chamber of Commerce for Lots 3 and 4, Block 8, Original Townsite

M/Bird S/Bolin to recommend to City Council to dispose of Lots 3 and 4, Block 8, Original Townsite and the improvements thereon as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Chamber of Commerce to lease or purchase the property.

Bird said she thinks it is good for the Chamber to continue leasing the area since they have been there for a while. *Bolin* said he doesn't see any reason for the Chamber to move locations; it's a good location for them. *McGann* said he thought the Chamber did a great job providing benefits to the community.

Upon voice vote, motion passed 4-0.

Yea: McGann, Baenen, Bird, Bolin

Absent: Pegau, Roemhildt, Lohse

10. UNFINISHED BUSINESS

a. Resolution 19-08 – Capital Improvement List

M/Bird S/Bolin to approve Resolution 19-08.

Stavig explained that at the last meeting they deleted the Second Street project since it was in the works and added code updates to Titles 17 and 18. He said that the attorney time for code updates was extremely variable. He thinks they could do a significant part of Title 17 in-house, but Title 18 was very large. They have made some great updates to particular sections of Title 18 over the past few years.

Baenen said he thought the addressing project was critical and that it should stay at the top of their list. *McGann* said he agreed with that due to health and safety. *Stavig* said that addressing was tied to E-911 and dispatch; it isn't a matter of just picking numbers out for places that don't have numbers. *Bolin* said he understood it was tied to GPS also. *Stavig* said that E-911 has a fund in the city with money in it.

M/Baenen S/Bird to refer back to staff.

Upon voice vote, motion to refer passed 4-0.

Yea: McGann, Baenen, Bird, Bolin

Absent: Pegau, Roemhildt, Lohse

11. PENDING CALENDAR

Stavig said on October 17th the scientists who created the new tsunami maps would be coming to town to give a presentation. *Stavig* said he was looking into having the Work Session for the Comp Plan the

week after the 17th. **Stavig** said that he is trying to get more money in the budget for the Planning Commission to travel to Planning Commissioner Training in Anchorage in February.

12. AUDIENCE PARTICIPATION

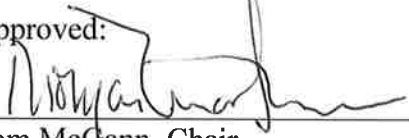
13. COMMISSION COMMENTS

Bolin said there had been a bad wreck in Eyak Lake.

14. ADJOURNMENT

M/**Bolin S/Baenen** to adjourn the Regular Meeting at 7:30 PM.
With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, City Planner