

**PLANNING COMMISSION REGULAR MEETING  
NOVEMBER 12, 2019 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

**1. CALL TO ORDER**

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:30 PM on November 12, 2019 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

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

Also present was City Planner *Leif Stavig*.

Eight people were in the audience.

**3. APPROVAL OF AGENDA**

M/Roemhildt S/Bolin to approve the agenda.

Upon voice vote, motion passed 7-0.

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

**4. APPROVAL OF CONSENT CALENDAR**

- a. **Record excused absence for Scott Pegau, Allen Roemhildt, and Trae Lohse from the October 8, 2019 Regular Meeting**
- b. **Minutes of October 8, 2019 Public Hearing**
- c. **Minutes of October 8, 2019 Regular Meeting**

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

Upon voice vote, motion passed 7-0.

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

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

*Pegau* said he had a conflict with item 10a and would sit out for that portion of the meeting.

*Baenen* said that he may have a conflict with 9a as he was at *Joyce's* business and was asked questions about how the city can purchase land. *Baenen* said he told *Joyce* to contact *Stavig*. *McGann* said he didn't see it as a conflict if he referred it to staff.

**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 if anyone was interested in Planning Commissioner Training, let him know soon so he can plan on it. *Stavig* said that *Helen Howarth*, the new City Manager, was present at the meeting. *Stavig* said that building permit fees vary from community to community, but there has been talk at City Council to raise them.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Resolution 19-09 – Make a Portion of Copper River & Northwestern Company, Terminal Ground B ‘Available’

*A resolution of the Planning Commission of the City of Cordova, Alaska, recommending to the City Council of the City of Cordova, Alaska that an approximately 25,000 square foot portion of Copper River & Northwestern Company, Terminal Ground B be updated to ‘Available’ and added to the 2019 Land Disposal Maps*

M/Bolin S/Baenen to approve Resolution 19-09

*Bolin* said he thought this went along with the comprehensive plan; having a new business pop up and then want to expand. *Baenen* said he thought it was a great place next to an existing business, nowhere close to the cemetery. *Bird* wondered why it wasn't ‘Available’ in the past. *Stavig* said that with large tracts of land, he does not like the idea of creating fake subdivisions with different designations; for example, the cemetery on Power Creek is part of a large piece of land that is ‘Available,’ knowing that the cemetery wouldn't be disposed. Typically, the commission errs on the side of having land ‘Available,’ however not in this case. The cemetery does take up a significant amount of the property, so that is likely the reason it has been ‘Not Available’ in the past.

*Bird* verified that this parcel hasn't been discussed for the future Public Safety Building. *Lohse* said he supports the resolution and would like to look into property designations. *Stavig* said they will be looking at that in January when they review the Land Disposal Maps. *McGann* said it was an appropriate location for the business.

Upon voice vote, resolution passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Lohse

### b. Letter of Interest from Sheridan Joyce for a Portion of Copper River & Northwestern Company, Terminal Ground B

M/Baenen S/Bolin to recommend to City Council to dispose of a Portion of Copper River & Northwestern Company, Terminal Ground B as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with Sheridan Joyce to lease or purchase the property.

*Baenen* said it looked like a great place for *Joyce* to have his shop. *Baenen* said the property was already being utilized by the neighbor and there was some flat area to work with. *Bolin* said *Joyce* was the only one in town who provided the service. *Roemhildt* said he was in favor as it had been sitting there forever and no one took notice with the property in the past.

*Bird* said she thought it was unfair to do direct negotiation since the property has been designated ‘Not Available.’ By requesting proposals, they would advertise the property so that anyone else could submit a proposal. *Lohse* said he was interested in what *Joyce's* plans to develop it were. He thought that anyone with those skills, wanting to do that type of work was valuable. *Pegau* said he also had concerns about doing it through direct negotiation. He said they usually request sealed proposals, as it is a check to see if there is other interest and it requires the applicant to provide more information. *McGann* said that he also had concerns.

**Baenen** said he disagreed because they did it with Saddle Point Machine's property and the Science Center. **Joyce** is going through the proper process. **Bird** verified that City Council ultimately decides how to dispose of the property.

M/Bird S/Pegau to amend the motion to request sealed proposals to lease or purchase the property.

Upon voice vote, motion to amend failed 2-5.

Yea: Pegau, Bird

Nay: McGann, Baenen, Roemhildt, Bolin, Lohse

Upon voice vote, motion passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Lohse

**c. Resolution 19-10 – Recommend City Council Approve 2019 Comprehensive Plan**

*A resolution of the Planning Commission of the City of Cordova, Alaska, recommending to the City Council of the City of Cordova, Alaska adopt the Cordova Comprehensive Plan Update*

M/Bolin S/Baenen to approve Resolution 19-10

**Bolin** said that it has been a long process with a lot of work. It has been 10 years since the last plan and they are already using it. **Baenen** said that a new comprehensive plan had been discussed since he's been on the commission, and he looks forward to using it. **Bird** said she looked forward to it moving on to City Council. **Pegau** said he was happy to see it at this stage.

Upon voice vote, resolution passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Lohse

**10. UNFINISHED BUSINESS**

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

M/Bolin S/Baenen 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.

**Bolin** said it looked like the Harbor Commission was onboard with continuing to lease the property to the Science Center. **Lohse** said he was okay with another short-term lease.

M/Bolin S/Baenen to amend the motion by changing the wording to: “...negotiating an agreement with the Prince William Sound Science Center to lease the property short-term (1-3 years).”

**Pegau** said that a three-year lease should be sufficient for the Science Center's development plans.

Upon voice vote, motion to amend passed 6-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin, Lohse

COI: Pegau

Upon voice vote, motion passed 6-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin, Lohse

COI: Pegau

**b. Resolution 19-08 – Capital Improvement List**

*A resolution of the Planning Commission of the City of Cordova, Alaska, recommending a Capital Improvement List to the City Council of the City of Cordova, Alaska*

M/Baenen S/Bird to approve Resolution 19-08

*Bird* said the resolution adequately summarized their past discussions. *Stavig* said the amount under addressing was the amount approved to be spent in the 2019 budget. *Pegau* was surprised nothing for the harbor was on the list. *McGann* said there were two grants in progress for the harbor. *Lohse* said that addressing needed to be completed.

Upon voice vote, resolution passed 7-0.

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

#### 11. PENDING CALENDAR

*Baenen* said that the Christmas Concert was during the next meeting.

#### 12. AUDIENCE PARTICIPATION

*Sam Greenwood* said she appreciated the commission keeping the shovel-ready projects on the CIP list. Every time she completes a grant application, she includes the commission's resolution for support.

#### 13. COMMISSION COMMENTS

*Bird* said she respects everyone's comments.

*Roemhildt* thanked the commission and said he enjoyed his time serving.

*Bolin* thanked staff for the work on the comprehensive plan.

#### 14. ADJOURNMENT

M/Bolin S/Baenen to adjourn the Regular Meeting at 7:20 PM.

With no objection, the meeting was adjourned.

Approved:   
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Tom McGann, Chair

  
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Leif Stavig, City Planner