

**PLANNING COMMISSION REGULAR MEETING  
DECEMBER 11, 2018 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 December 11, 2018 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

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

Also present was Interim City Planner *Leif Stavig*.

One person was in the audience.

**3. APPROVAL OF AGENDA**

M/Pegau S/Baenen to approve the agenda.

Upon voice vote, motion passed 6-0.

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

Absent: Roemhildt

**4. APPROVAL OF CONSENT CALENDAR**

a. **Minutes of September 27, 2018 Special Meeting**

b. **Record excused absences for Scott Pegau and Allen Roemhildt from the November 13, 2018 Regular Meeting**

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

*Lohse* said that *Roemhildt* was at the meeting in November. *Stavig* acknowledged the error.

Upon voice vote, motion passed 6-0.

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

Absent: Roemhildt

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

**6. CORRESPONDENCE**

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

a. **Guest Speakers**

b. **Audience comments regarding agenda items**

*Angela Butler*, 524 Third Street, was present on behalf of the Eyak Corporation and was there to answer any questions about the plat.

## 8. PLANNER'S REPORT

*Stavig* said that over 250 people took the comprehensive plan survey and there have been over 140 comments on the interactive map. He and *Shelly Wade* were going to be doing interviews on both radio stations. They had a presence at the Christmas Bazaar. The next time *Wade* would be in town would be around Iceworm Festival.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Final Plat Approval for Cabin Lake SLUP Lot

M/Bird S/Bolin to recommend to City Council to approve the final plat request for Cabin Lake SLUP Lot.

*Stavig* explained that SLUP stood for Special Land Use Permit, which is a leasing program the Eyak Corporation uses. *Bolin* said it looks like several had been done in the area in the past. *Stavig* showed the commission where it was located on the GIS map. *Butler* explained that the intention of SLUP lots was that they can be used as a homesite. *McGann* said the Eyak Corporation owned a large amount of land and the plat is creating one lot. *Stavig* said it was subject to final plat approval by the Planning Commission and City Council, and they pop up from time to time. *Butler* said that the size of the lot is determined by the amount of shares an individual has.

Upon voice vote, motion passed 6-0.

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

Absent: Roemhildt

### b. Resolution 18-09 – Make COHO Lots ‘Available’

M/Bolin S/Baenen to approve Resolution 18-09.

*Bolin* said that this was something that needs to move forward. *Pegau* said that he didn't see why it needed to move forward a month before they review the Land Disposal Maps. He was frustrated that they broke away from the annual review and that they are piecemealing properties. *McGann* said that this is coming forward because the council wanted it to come forward. *Baenen* said that the building was costing the city a lot of money to maintain it also just became city property.

Upon voice vote, resolution passed 6-0.

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

Absent: Roemhildt

### c. Disposal of COHO (Lots 3 & 4, Block 6, Original Townsite)

M/Bolin S/Lohse to recommend to City Council to dispose of Lots 3 & 4, Block 6, Original Townsite as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

*Bolin* said that the property was costing city money for insurance, fuel, and manpower. He has heard of interest in the property. *Lohse* agreed that it should be disposed sooner rather than later. *Stavig* said that prior to the property being foreclosed and the determination of council that it did not serve a public purpose there had been interest in the property from multiple parties. *Pegau* said that there was a process that was being circumvented.

*Baenen* said that he wanted to just have it go to sealed bids. He understood that the money from the purchase goes to the original owner. *McGann* said that they have a land disposal criteria that weighs heavily towards the purchase price.

Upon voice vote, motion passed 5-1.

Yea: McGann, Pegau, Bolin, Bird, Lohse

Nay: Baenen

Absent: Roemhildt

**10. PENDING CALENDAR**

*Stavig* said that there would be a special Christmas gift for the commissioners later in the month.

**11. AUDIENCE PARTICIPATION**

**12. COMMISSION COMMENTS**

**13. ADJOURNMENT**

M/Pegau S/Baenen to adjourn the Regular Meeting at 7:02 PM.

With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, Interim City Planner