

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 13, 2016 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Vice Chair **Tom McGann** called the Planning Commission Regular Meeting to order at 6:45 PM on December 13, 2016 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Vice Chair **Tom McGann** and Commissioners **Scott Pegau, John Baenen, Allen Roemhildt, Mark Frohnafel, Heath Kocan** and **Nancy Bird**.

Also present was Assistant Planner **Leif Stavig**.

3 people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Frohnafel, Kocan, Bird

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of October 11, 2016 Public Hearing
- b. Minutes of October 11, 2016 Regular Meeting
- c. Record excused absence for Heath Kocan from the October 11, 2016 Regular Meeting

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

Upon voice vote, motion passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Frohnafel, Kocan, Bird

5. DISCLOSURES OF CONFLICTS OF INTEREST

Baenen said he had a potential conflict of interest on item 9a. The applicant is his uncle. **Pegau** said that he considers a first degree relative a conflict. The commission concurred.

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
- b. Audience comments regarding agenda items

Kristin Carpenter, from the Copper River Watershed Project at 511 First Street, said that their letter was a request to use city land to expand recycling in town without putting an additional burden on the refuse department.

8. PLANNER'S REPORT

Stavig gave the commission a copy of the current Planning Department budget and said that the operational expenses were down to the bare bones. *McGann* commented that it looked like there was no money for legal review of code revisions.

Stavig said that *Tom Bailer* served on the commission for 15 years, with eight of those as chair. He was presented a plaque at the City Council meeting. *Stavig* presented Pete's Treats truffles to the commissioners as a Christmas present.

9. NEW/MISCELLANEOUS BUSINESS

a. Final Plat Approval for Lot 8A & 8B, Block 1, Pebo Subdivision

M/Pegau S/Frohnapfel to approve the final plat request for Lot 8A & 8B, Block 1, Pebo Subdivision.

Frohnapfel said he thinks it is good in the long run as one lot is becoming two so there will be additional property tax. He asked how the road continued past the cul-de-sac. *Baenen* said that the total width of all of the easements is 40 feet. *Pegau* said that the biggest restriction for the area is being able to put in septic systems. He wondered if the state had made a determination on if the lot was big enough for septic systems. *Bird* confirmed with *Baenen* that there was adequate access to Lot B.

Upon voice vote, motion passed 7-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan, Bird*

b. Disposal of a Portion of Lot 10A, Block 2, South Fill Development Park

M/Roemhildt S/Bird to recommend to City Council to dispose of a portion of Lot 10A, Block 2, South Fill Development Park as requested in the letter of interest from the Copper River Watershed Project as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Copper River Watershed Project to lease the property.

Stavig said in 2014 when the refuse baler was under construction, the city created a temporary transfer station on the lot and people loved and hated it. The commission took action against the transfer station being there and the public provided the commission letters against the transfer station. *Roemhildt* had requested the letters for this meeting. *Bird* said that the letters and the memo from *Bill Howard*, Streets Superintendent, make her want to go slow with moving forward. She wondered if there were alternative locations for the recycling station since there are concerns with that lot.

Roemhildt said since it was just a trial and beneficial to the public, he felt compelled to try it out. *Kocan* said one of the main things in the comprehensive plan was recycling. *Baenen* confirmed with *Stavig* that the recycling station would fall under a public service and was a permitted use for the zoning district. *Pegau* said it would be nice to consolidate recycling facilities. *Frohnapfel* said he supports recycling, but not necessarily in that area. *McGann* said that the letter stated they would be responsible for cleaning the area if it gets trashed. He also said that phase one of their proposal requires them to be near to AC.

Aaron Muma, Refuse Superintendent, said he fully supports their proposal. The more that they do, the more it frees his crew up. He said that eventually they would move the glass and aluminum recycling to that location.

Shae Bowman from the Watershed Project, said that none of the structures they were proposing were permanent. She said they need a grant to move forward with the improvements, but otherwise it could be self-sustaining. *Pegau* clarified that they could move the super sacks by truck so that they aren't required to be next to AC. *Bowman* said the baler would cost around \$10,000 and that they need to finish the process hopefully by the spring for their grant application.

Pegau said that the lot was not available on the Land Disposal Maps. *Carpenter* wanted to add that the Watershed Project recently expanded the capacity of snow storage behind the old library/museum. *McGann* said that they have done a couple projects concerning snow dump run-off, and was wondering if it was legal to dump directly into the ocean. *Stavig* said that generally the operators try not to dump directly into the ocean. *Frohnapfel* said that they could possibly lease it seasonally or look at alternative locations.

Baenen said he would like to hear from the nearby property owners. *Stavig* said he would mail out notices and have a separate public hearing for the agenda item. *Kocan* said he would like more input from *Howard* as it seems there is enough room, but he is not an equipment operator. *Bird* said she would like staff to look hard for another location that meets the Watershed Project's needs. She wanted *Howard* to address the cost of moving snow as it may be a great benefit to have the recycling, but if it increases snow removal costs then it would be net zero. *McGann* asked that staff come prepared with a method for dealing with the land being not available.

M/Pegau S/Frohnapfel to refer the agenda item back to staff.
With no objection, the motion was referred.

c. **Disposal of Lot 17, Block 23, Original Townsite**

M/Bird S/Baenen to recommend to City Council to dispose of a portion of Lot 20, Block 23, Original Townsite as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with Carl and Jane Jensen to purchase the property.

Frohnapfel said he doesn't see a reason not to sell it as it is adjacent to their property and it is listed as available on the Land Disposal Maps. It would have to be sold at fair market value. *Pegau* verified that the lot was over 4,000 square feet. *Baenen* said the biggest issue was the terrain. *Stavig* said that the city owns three lots that are available there and the east half is sloping and the west half is fairly level. *Baenen* said that since the alley is only 14 feet wide, the access to the other lots is somewhat cut off. *Stavig* said that all of the lots would still have legal access. *Roemhildt* said they had talked in the past about access to those lots from the water tank. *Bird* said it seems fair to negotiate with the interested party. *McGann* considered if it would be worthwhile to put an easement on the west side of the lot to effectively make a wider right of way, but the commission chose not to add an easement.

Upon voice vote, motion passed 7-0.
Yea: McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan, Bird

10. PENDING CALENDAR

Stavig said that the next meeting will have Chair and Vice Chair elections, the Land Disposal Maps, and a plat approval. *Bird* said she would not be at the next meeting and will be unable to call in.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

Bird said she was glad to be there for the nice, short meeting.

Roemhildt thought everything was well thought-out tonight and he appreciated everyone's participation.

Frohnapfel said he thought addressing was something they could take on and get a start on.

Pegau welcomed *Bird* and he wishes he had the opportunity to thank *Bailer*. He was interested to see if there was any other location available for the Watershed Project or if that was the best location.

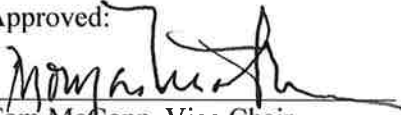
Baenen said he thought what the Watershed Project did was great and that if they get behind the recycling, maybe they can get it to work.

McGann wanted to give a shout-out to AC for doing all that they do.

13. ADJOURNMENT

M/Pegau S/Frohnapfel to adjourn the Regular Meeting at 8:00 PM.
With no objection, the meeting was adjourned.

Approved:



Tom McGann, Vice Chair



Leif Stavig, Assistant Planner