

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, OCTOBER 9, 2012
MINUTES**

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, October 9, 2012, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

A. Call to order -

- B. Roll Call** Present for roll call were Chairman Tom Bailer, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau.

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.

There were 10 people in the audience.

C. Approval of Agenda

M/Greenwood S/McGann

Upon voice vote, motion passed, 6-0

D. Approval of Consent Calendar

Minutes from the September 11, 2012 Public Hearing
Minutes from the September 11, 2012 Regular Meeting
Minutes from the September 17, 2012 Special Meeting

M/Srb S/Greenwood

Upon voice vote, motion passed, 6-0

E. Record Absences

David Reggiani was excused from the October 9, 2012 Regular Planning Commission meeting.

F. Disclosure of Conflict of Interest

None

G. Correspondence

None

H. Communication by and Petitions from Visitors

1. Guest Speakers

None

2. Audience comments regarding items in the agenda

Tom Carpenter 501 Lakeview Drive ~ Thanks for this opportunity, unfortunately I won't be here later to take questions if there is any in regards to the proposal I've submitted. When you look through my proposal it may be a little rudimentary with the drawings and the conceptual ideas that I have. My proposal that I submitted was not for the entire piece of property that the City has offered to the public at this time, the reason is that it doesn't make financial sense for me to try to purchase the whole piece of property because it just wouldn't work for the type of business that I have. The real problem that I have is that I have an old building that the design of the building makes it pretty close to impossible through the research that I've done over the last few years to try to resurface the outside. It's pre-bent metal and if I were to find it I would have

to get it in California and it would be more expensive to get it here than what it would cost for the metal in general. So my plan was to change the existing shape of the structure to make it more conventional, but I don't have enough property in my own possession at this time to make that happen. So I took the piece of property, the 17,000 square feet and I figured out about what I was going to need to make the changes to the current structure happen. So that's why my proposal and you can look at the basic drawings is for about 6,000 square feet, the other reason I did that was as you are all aware it takes 10,000 square feet to make a transferable piece of property in the City. If you were to accept my proposal, the rest of the property being 11,000 square feet is still available to a second party or another party so that you could incorporate two newer structures on to basically the existing property. It would be an easy conversion in my estimation because I do own the property right next to it so there would be some survey work and all the expenses incurred would obviously be due to me. I know there are some other proposals and some of those proposals I read through them and there's a lot more money going to be spent on those and I am the first one to recognize that. But, this business has been there since 1989 and I think it has contributed over that time period to Cordova and I would hope that the Planning Commission would take it into consideration kind of the position I'm in. I'm probably going to lose that building if I can't do something, so basically that's all I have. If there are any questions I'd be happy to answer them now, I apologize that I won't be able to be here during the deliberations, thanks.

Mark Heidbrink 402 Council Avenue ~ My package was a little bit disorganized because I was out of town and only learned about this (inaudible). Basically I'm the owner of Mark Marine Services; I am an original founding member of Alaska Marine Response which is a Spill Response and Salvage operation that Andy Craig owns now. I represent the diving end of that business and I supply and offer services to pretty much every entity of the City. In the last few years our business has just been exploding as far as clientele. My problem is in the nature of this business that I'm in is the quick response is critical and where I live and where I have all of this growingly expensive equipment piled up it is ridiculous. It's spread out and it really hampers me and restricts my ability to grow into a more viable dive and salvage business. My deal is that I need to be located closer to the source which is the Harbor in essence and I need a place to have all my stuff to be able to get at it when things happen. When a boat sinks the owner and the insurance company wants it dealt with right away and it's tough to do that when it takes half the day to locate all of my gear. That's my spiel, thank you.

Dan Nichols 607 Alder Street ~ I'm looking for a lot to stick a 7,000 square foot warehouse on so I can run a trucking business. I have three 34' vans in town just about every minute of every day in Cordova; I have at least one box truck I'd like to have two. After last year trying to get my freight in through the alley for Nichols Front and Back Door Store was just about impossible, we had to transfer it into box trucks and try to get it into the alley and sometimes we had to deliver it up front. I'm bringing down two 34' vans every week of the year when the ferry runs, approximately 28 pallets. I need a facility to do that and expand my business because there is no place for me to do it. On the other portion of the warehouse, I have my own boat but there's no place to work on a boat. There are very few places with lighting and heat that you can actually get in there and work on your boat. I'd like to be able to have a warehouse bay where somebody can pull their boat in and if they want to change the cabin or change the hydraulics they can sit there and do a day, a week or a monthly rental of that property so they can get in there and do it. I even thought about having a separate bay for cutting and grinding fiberglass there's no place to do that. We do have the talent here to do it if you had the space to do it in. I'm sure I can save Cordovans at least 25-40% on some of the stuff. If you bring a box in and drop it off at AML I believe the minimum is \$65. I have people drop boxes off at my trucks up in Anchorage and sometimes I charge them and sometimes I don't, it's just that simple. There are people who know where my truck is and I said just throw it in, if I don't have to do anything with my driver it's not a problem. It's just being able to offer that, I use Alaska Logistics to consolidate my freight its \$25 pick-up. I can undercut anybody else in town. Look at how much space the other truckers have in town, mine will probably be a sixth or less than what Samson has and I hope to run close to the same business as they have. Any questions? Thank You.

Becky Chapek 608 Cedar Street ~ This is the fourth time I've been here, this is not a new one I think that you guys must misunderstand because you're not buying into it. But, it is the Depot Diner brought to a lot down on the South Fill. I think that Mark (Heidbrink) has a great idea but why is that not down on the other side? It seems like that is a more suitable place. Part of what's happened is that there is mixing, this should be a small business I'd like to see more retail and I'd like to see retail buildings that look more like the visual drawing that you're seeing. I think that Cordova has turned into some sort of a "lick and stick" town with a lot of warehouse buildings, which we need and have their place in our community because they are very utilitarian. I'm putting some metal siding on the east wall of a house right now because that's impervious to rain and things. But, I would like to see Cordova with a little more character. I would like to utilize a building that is not being utilized for the proper purpose, I'd like to bring it to town I know it's a building that is built in the early nineties, but it's a structurally sound building. People are turning old canneries into duplexes and

things happen to buildings and they can have a new life. It looks good; this is what I was trying to talk about an event building. It's actually three stories, you actually can't see the back side with the (inaudible) an open area for special occasions, the lower area as a staging area. This facility in town I want to do a networking so that everyone leaves town with a fresh red, I have this idea about packaging. The basement area could be utilized for storage. The middle area would be for an event. The top area on the back would be like dormered windows with a (inaudible) and then all around the deck in the seating for the summer traffic and then the front would be open year round. I still think it's a good idea, I'm here again hoping that you will see the wisdom to that. Thank you.

Thai Vu 129 Harbor Loop Road ~ My name is Thai Vu and we currently own Camtu's Center, 3 years ago the City approved our proposal. And now we would like to make another proposal of Lot 6, Block 2 because we would like to expand our business because the current building that we have right now we have run out of space. We promised before that we would try to have a restaurant in our building but right now we have no more room. We would just like to expand. Thank you

Jamie Foode representing the Eyak Preservation Council PO Box 460 ~ I have accepted the position of Program Manager for the Cordova Community Cold Storage project. Basically one of the things that we wanted to present that's briefly touched on within this proposal is our partnership that we've been forging with the State. Working on this project I'll actually be meeting with Sue Cogwell who is the Executive Director for the Prince William Sound Economic Development District in this area to go over our feasibility study for this program and set up our five year business plan. And in this really fun packet if anyone would like to look at it is their Comprehensive Economic Development Strategy from 2010 and it's a six year plan for what they've worked on and what they'd like to see with Economic Development in our region. One of the main points that they have been focusing on is promoting Prince William Sound fishing industry and in order to do that they're looking for ways to increase value added products from the Prince William Sound, which reflects a lot of the missions that we have with the Cordova Community Cold Storage as well as providing local residents and seasonal fishermen with a place to be able to procure their subsistence foods. They were actually very instrumental in getting the Cold Storage facilities in Valdez started, which kind of a brief explanation of that project was done with their Valdez Development Fisheries Association and they have a large space up there where they do value adding for direct marketing as well as work with other processors on value adding instead of the usual H & G that we see our fish leave the state with and then go and further be processed and make more money out of state. As of right now once we submit our applications to the State that we're working on we'll be in a match program where any funds that we raise the State of Alaska with match us at a minimum of fifty percent. We're also actually working with an architect who has been kind of providing ad hoc services for us until we look forward to hiring someone and he's with Bettisworth North Architects & Planners, his name is Randall Rozier. One thing that I would be really interested in talking with Tom (Carpenter) about would be what he needs, what his setbacks would be and what we would need as setbacks for our proposed project which I believe is a little over 10,000 feet of usable space. If there was a way that we might be able to design a facility that could compensate for his needs then we could work that in. All though that's something that I would need to talk to our architect about, but I think that he would be able to create a design that would take that into consideration. I mean that could be a possibility. Thank You

3. Chairpersons and Representatives of Boards and Commissions

None

I. Planners Report

Samantha Greenwood ~ Does anybody have any questions? I obviously didn't get much written in the Planners Report this time around. So I'll give you a quick update, waiting on Paul Cloyd for the electrical bid for Samson and once we get that in place we'll get together with Glenn from the Harbor, Paul, Jim and Eric and we'll start trading the plans. So Samson is moving along, the contract is at their lawyers and we're waiting for that to come back. I'm not quite sure how I got into the Chapter 8 code writing but we are spending a lot of time on that and it's back to the Chief and Mark. We're about ready to send that to the lawyer. This is budget time, I've been working a lot on Building Inspector fees and how (inaudible) that position is flying (inaudible) it's flying as a Building Inspector/Facility Supervisor Coordinator and Project Manager so it's going to be a multi-tasking position. And that's about it. Any questions?

Bailer ~ I guess I just have a quick comment, if you look on your bullet point here you've got #1, 8 and 11 for me those three items don't seem like they necessarily need a building permit. I understand that now they have to and we're changing that. But those are the kinds of things that you should be able to replace without a building permit.

Faith Wheeler-Jeppson ~ Those three people wanted a tax exemption card and in order to get a tax exemption card you are required to have a building permit.

J. New Business

1. Review of proposals for Lot 6, Block 2, South Fill Development Park

Bailer ~ So, I'm open for suggestions on this but one of the things I was thinking about is kind of taking them in order we have Becky Chapek, NVE, Camtu and Mark Heidbrink all on that lot. What I thought was maybe going around and seeing what you had rated highest and see if we've got any kind of consensus there and then start breaking it down. For everybody this is just something that helps us come to a decision, just because one thing scores higher than another that doesn't mean game over. It's just something for us to give us a benchmark (inaudible). So does that sound reasonable to everybody?

McGann ~ I'm not sure how you're going to do that.

Bailer ~ Well I guess we can go right to you, who'd you have ranked highest on your list and then we'll go to John and then go to Greg, Roy and if we all happen to have two of them ranked highest then maybe that's the spot to start. Unless you want to go thought everyone's individually? This is a new process so we're going to have to work through it. I guess I am trying to find where we have common ground.

LoForte ~ I filled it out and I thought that there were open ended questions that really fit in our criteria.

When we wrote up the criteria everything was black and white, so then you review the proposals and there's a lot of grey so I'll give you numbers but I don't know how good they are.

Bailer ~ I guess I don't really want the numbers, maybe perhaps your number one pick for this lot, your preference.

McGann ~ Then the multiplier doesn't work.

Pegau ~ I went through and I did both the 1-10 and then multiplied out so I have a total with the multiplier that still can tell me how I ranked them.

McGann ~ I think we need to do that. I don't know how else we can use this system if we just pick our highest one.

Bailer ~ Each one of us looked at these proposals, we had our own thoughts and ideas and mine are probably different from yours and vice versa. I came up with one using our multipliers that ranked higher so I have them in order of one, two, three and four. So that's where I'm starting from.

McGann ~ So you're looking at the second set of columns not the first.

Bailer ~ So I was looking for the common ground and then certainly we need to break that down and have a discussion as to why. We owe it to everybody here if we are going to choose one over the other anyway.

Which is another point, we don't have to choose one over the other we can forward a couple of recommendations and we can table this, think about it and bring it to another meeting there doesn't have to be a decision tonight, so we'll see where this leads. So for instance on the first three, we have a proposal by Becky Chapek, NVE, Camtu and Mark Heidbrink, I was thinking go around and see what proposal had the highest rating and we'll start with that one and break it down.

Pegau ~ I actually agree with your process, I think it would be good to identify a top two and maybe go in and look at the individual numbers.

Value of Improvements ~ (highest ranking based on the criteria)

Greenwood ~ Camtu

McGann ~ Camtu

LoForte ~ Camtu

Srb ~ Camtu

Pegau ~ Chapek

Bailer ~ Camtu

Number of Employees ~ (highest ranking based on the criteria)

LoForte ~ Camtu

McGann ~

Greenwood ~

Srb ~ Chapek/Camtu tie

Pegau ~ Chapek/Camtu tie

Bailer ~ Chapek/Camtu tie

Sales Tax ~ (highest ranking based on the criteria)

Greenwood ~ Camtu

McGann ~ Camtu

LoForte ~ Camtu

Pegau ~ Camtu

Bailer ~ Camtu

Srb ~ Camtu/Chapek tie

Importance to the Community (highest ranking based on the criteria)

Greenwood ~ Camtu

McGann ~ Camtu

LoForte ~ Camtu

Srb ~ Camtu/Chapek tie

Pegau ~ Camtu/Chapek tie

Bailer ~ Camtu

5 Year Business Plan Timeline (highest ranking based on the criteria)

Greenwood ~ Camtu

McGann ~ NVE/Heidbrink tie

LoForte ~ NVE

Srb ~ Camtu/Chapek/NVE/Heidbrink tie

Pegau ~ Camtu/Chapek tie

Bailer ~ Camtu/Chapek/NVE/Heidbrink tie

Enhanced Architectural Design (highest ranking based on the criteria)

Greenwood ~ Chapek

McGann ~ Chapek

LoForte ~ Chapek

Srb ~ Chapek

Pegau ~ Chapek

Bailer ~ Chapek

Proposal Price (highest ranking based on the criteria)

Greenwood ~ Chapek

McGann ~ Chapek/Camtu tie

LoForte ~ Chapek/NVE/Heidbrink tie

Srb ~ Chapek/Camtu/NVE/Heidbrink tie

Pegau ~ Chapek/Camtu/NVE/Heidbrink tie

Bailer ~ Camtu

Consistency with the Comprehensive Plan

Bailer ~ I didn't see anything that was out of the ordinary there. We're really close with the two plans, my thought process right now would be to forward these two as a number one and a number two. I think both of them are really good proposals.

After a lengthy discussion the Commissioners each chose their top two proposals based on the criteria of the proposals submitted to be forwarded to City Council.

Greenwood ~ Chapek and Camtu

McGann ~ Camtu and Chapek

LoForte ~ Chapek and Camtu

Srb ~ Camtu and Chapek

Pegau ~ Chapek and Camtu

Bailer ~ Camtu and Chapek

M/Greenwood S/Pegau

"I move to forward the proposals of Camtu and Chapek to City Council."

Upon voice vote motion passed 6-0

2. Review of proposals for Lot 2, Block 3, Cordova Industrial Park

Bailer ~ Okay so these are the proposals by Tom Carpenter, Dan Nichols and the Eyak Preservation Council. I guess one real quick question for you, if this lot went with Mr. Carpenter's proposal and the lot was divided all though it is over 10,000 feet it is nonconforming because of??

Samantha Greenwood ~ In the code there is a lot requirement of 100 feet. It could be addressed by a Variance but it would have to be with a Variance. If we accepted Mr. Carpenter's proposal he would be a conforming lot because he really isn't right now because he doesn't have a hundred foot width. The City lot would then become nonconforming which without some kind of variable.

Srb ~ How did it become nonconforming? Was it subdivided between those two businesses?

Samantha Greenwood ~ Yea

Bailer ~ Now we heard from Eyak Preservation Council that they may be willing to work with us, I'd like to ask Mr. Nichols if that is even an option for his proposal, just something for us to consider.

Dan Nichols ~ It would be too narrow, I could accomplish one thing but not two things.

Bailer ~ That doesn't have any weight on my decision I just wanted to see if it was out there. With that being said, we have three proposals. I guess we'll go around the room the same way.

Pegau ~ Unfortunately it was a poor choice because in the end I gave them all the same grade and quite honestly right now I'm sitting down because of the presentation by Dan actually would have me kind of reconsidering a couple of the things that I had scored lower. But in my scoring they all ended up at the same points, just in different paths.

Srb ~ Interesting proposals with some of the nuances added in there in regards to the substandard lot size and such. At face value as far as total value to the area I think Dan Nichols proposal in my mind ranks the highest all though I can certainly see other needs from the aspects of reading the other proposals total valuation in regards to return to the City with regards to taxes and such I think his proposal meets a higher standard.

LoForte ~ I had a tough one here because I looked at Mr. Carpenter as an existing business down there and wanted to accommodate him, but in the end Mr. Nichols proposal outdid Mr. Carpenter's proposal.

McGann ~ I had them ranked very close between Whiskey Ridge and Nichols but with the notion that the City retained 11,000 square foot lot kind of puts more weight on Whiskey Ridge.

Greenwood ~ I kind of echo that feeling; I like the idea of retaining some valued property down there for either a future or a snow dump that we talked about for a while. So I rated Whiskey Ridge just slightly above Mr. Nichols.

Bailer ~ I rated Mr. Nichols proposal probably twice as high as the other two, just because the overall benefit to the community I guess is what I was looking at. I'm very familiar with trying to get things here from Anchorage as we all know is tough, plus the boat area to work on is something that is really needed in this community in that industry. I kind of looked towards that, there's a warehouse for sale out a six mile but it's pretty much out of many individuals reach to put it out there just for a boat. So I was leaning towards Dan with the hopes that we could also accommodate Whiskey Ridge in some fashion. I was thinking in the same lines, that we could kill two birds with one stone. The Eyak Preservation Council I went through that line by line and read her proposal more than once but I kept going back to we've kind of been there done that and there really wasn't any money forward. The business plan to me didn't address a lot of issues and how it was going to operate. Dan has spoken that he needs all of the lot so we're going to have to come to some kind of consensus here.

Pegau ~ One of the questions I had was apartments I believe we're part of the Nichols proposal for the drivers which seems consistent with the permitted use, and this is where I got really torn was I really agree that we need more housing available but I'm concerned about putting it in an industrial zoned area. Full time housing in an industrial area, I wasn't sure where that was going to fit. I threw this out so that Dan could address this.

Samantha Greenwood ~ So the only thing that's allowed there is a watchman's quarters, you can't have multiple apartments in one building. You can have a watchman's quarters and it's basically the maximum size can be 750 sq feet or 20% of the total square footage not to exceed 750 sq ft. So there are rules about what you can have down there as far as living area. And that it what would have to be met.

Bailer ~ So it is allowed and there is a number there.

Dan Nichols ~ Right across the street is a 300 unit apartment basically for Trident North Plant being built, less than a rocks throw away. With the conditions of the ferry coming in at 2 or 3am, my driver having to go down and start the truck and be there and then getting the phone call later that something has happened or

sometimes they turn around and he's awake and he's there, somebody has to be there. Sometimes we have to unload the truck and last year was just a nightmare. One thing about my trucking company is that I would be the only Cordova owned I actually have a stake in this community, AML doesn't, AML parks their vans here in the winter time because it's a lot cheaper than parking them in Tacoma. And the amount of freight that Samson brings in for the size it's just ludicrous.

The Commission had a lengthy discussion regarding the dimensions from the existing Whiskey Ridge building to the lot line and the possibility of expansion of Mr. Carpenter's structure within the existing lot.

Srb ~ Well I do have a certain empathy for Tom's situation with regards to that size and I have a certain concurrence with what Tom's (McGann's) sentiments were in regards to both parties being able to work together to straighten out that nonconforming issue. But looking at it from the perspective of valuation and what it is to the community I did score Mr. Nichols proposal the highest and at face value from that perspective I would vote for that project.

Greenwood ~ Is there a way that, I know we can't do it tonight but try to determine those property lines?

McGann ~ I don't know how accurate the drawing is on page 63, it shows this building quite a bit to the north.

Greenwood ~ But getting back, we can encroach into a setback with a Fire and Life Safety review we don't have to maintain a certain footage according to IBC he can go to zero lot line if he meets the requirements.

McGann ~ If this drawing is any place close to correct his concern is to the north side not the south side. So selling the land to Dan wouldn't prevent him from expanding his business.

Bailer ~ I guess my concern there was, I'm not advocating that we (inaudible) shed roof on there, if he needs to expand he's going to have to come forward or do something else. I'm not advocating splitting that lot up to make a viable business and changing Mr. Nichols proposal, but I am concerned that we created this by allowing it to be subdivided if we sell this piece of property without adequate assurance that he can repair that building whatever it takes, that's my concern. I'm not advocating that we give him room for another whole shed; I just want to make sure that the existing business can be repaired.

M/Srb S/Greenwood

"I move that we forward Dan Nichols proposal for the purchase of Lot 2, Block 3 to Council."

Upon voice vote motion passed 6-0

3. Review of Lot 3, Block 8, North Fill Industrial Park

Bailer ~ This is the review of Lot 3, Block 8 North Fill Industrial Park, that's the lot that Harbor Commission and staff give a pretty strong recommendation not to sell this lot. Unless this needs to be brought up and debated it is on the not available list. We have a strong statement from the Harbor and staff, I guess it would be my opinion that it stay there unless someone wants to make an appeal that for some reason it should come off.

McGann ~ I would, I think there's room for everyone there and the notion that it has to be one or the other or the other is, I don't see that as being true. There's room for SERVS to take a couple of their main barges and (inaudible) they don't need to spread them all out all over the whole thing one at a time. There's room for boat washing and storage and that half a lot would allow for one more storage facility in town and I'll leave it at that.

Pegau ~ I missed the initial discussion, but I was actually surprised that it kept moving because it was listed as not available and I guess I was assuming that the first request had to be to change the status from unavailable to available. Since there was a desire from the City to use that land they had already designated it as unavailable, you should honor that.

Srb ~ With where the City is going with enhancing the boat launch facilities on that end of town and trying to take some of the pressure off of the South Fill I would certainly I would argue to certainly wait and see what the City's needs are going to be over the next 4 or 5 year period, get the new Harbor Master on board and see how that's going to shake out. It may be required for parking, storage and then also maintenance facilities. Right now we're better served keeping it in the City's hands.

LoForte ~ My issue is with the entire process, the property was listed as unavailable and yet an individual can come in and anyone can even though its unavailable. If this individual is coming in asking for this property and we say it's available then it goes out to bid to everyone. Here's my point from an organizational standpoint, it was not available property okay we've gone over it and it was not available, it was known to be not available. An individual comes in and desires this piece of property; I'd like to have a time clock on how

much time staff spent in the process, I think it's wrong. If it's an unavailable piece of property then someone should move to put it on the available list first, not to come in and say "I want to buy it" because I can do this. I think if you look at the time that staff had to spend on this process, it's an embarrassment. I am against selling this property.

Bailer ~ I agree with Scott's statement, I think the first procedure would be does the Commission want to reconsider the sale of this lot, without a proposal in it at all. I think we should take a look at these every now and then, what's changed, maybe the Harbor Commission has scrapped those set of plans. So a letter comes in and Sam puts it on and says do you want to sell it, nothing has changed so no we don't want to sell it. That's probably the appropriate way to go.

Greenwood ~ I agree with the Harbor Commission, follow their recommendation.

After a lengthy discussion the Commission decided to leave Lot 3, Block 8, North Fill Development Park on the Land Disposal List as unavailable.

K. Old Business

Hazard Mitigation Plan

Samantha Greenwood ~ again the concept behind the Hazard Mitigation Plan is (inaudible) and Joanie and I are continuing to re-write (inaudible). The State and FEMA will review and then it will come back to P&Z with a recommendation to City Council and it will have to be accepted by resolution and that will make us A-Okay to apply for those grants. We did send out some letter to some people in town asking for suggestions (inaudible) but if anyone has any suggestions about anyone who might be interested let me know.

L. Miscellaneous Business

None

M. Pending Calendar

Samantha Greenwood ~ Training on the 11th, Holly will be here. Dinner will be provided. I put a copy of the agenda in front of you. Library Conference Room at 5:30pm and would you rather have pizza or subs?

N. Audience Participation

Dan Nichols ~ I appreciate the work you people do, I know most of time it's thankless. Thank you for being (inaudible) minded and spending your time here. A lot of people don't understand that, but I do understand. Thank you very much I do appreciate it.

O. Commission Comments

Pegau ~ I won't be here on the 13th, I'll see if I can call in.

Srb ~ One proposal came in as a wild card, it didn't address what we were asking for, it made using the criteria difficult.

LoForte ~ 2 hours ago, I would have bet that we never would have gotten through this, I think the process worked really good.

McGann ~ I agree with most of your comments, and there's nothing that says that those criteria are set in stone.

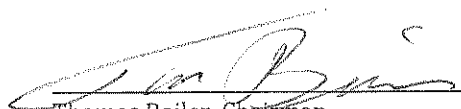
Greenwood ~ I'm glad we had the criteria, we were able to use it and put the numbers to things. I like it but there is room for improvement.

Bailer ~ Can we have the Criteria on the next agenda. I appreciate everyone coming prepared. I was concerned too I wasn't sure how it was going to go.

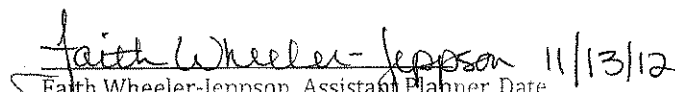
P. Adjournment

M/McGann S/Greenwood

Motion to adjourn at 8:35 pm


Thomas Bailer, Chairman

11-13-12
Date


Faith Wheeler-Jeppson, Assistant Planner Date