

**PLANNING COMMISSION REGULAR MEETING
JANUARY 19, 2021 AT 6:30 PM
ELECTRONIC
MINUTES**

1. CALL TO ORDER

Vice Chair *Nancy Bird* called the Planning Commission Regular Meeting to order at 6:30 PM on January 19, 2021 held electronically and open to the public.

2. ROLL CALL

Present for roll call were Vice Chair *Nancy Bird* and Commissioners *John Baenen, Chris Bolin, Trae Lohse, Mark Hall, and Sarah Trumblee*.

Also present was City Planner *Leif Stavig*.

Five people from the public were in attendance.

3. APPROVAL OF AGENDA

M/Bolin S/Baenen to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: *Bird, Baenen, Bolin, Lohse, Hall, Trumblee*

4. APPROVAL OF CONSENT CALENDAR

a. Record excused absence for John Baenen, Nancy Bird, and Chris Bolin from the December 8, 2020 Regular Meeting

b. Minutes of December 8, 2020 Regular Meeting

M/Bolin S/Hall to approve the consent calendar.

Bird requested her absence be considered unexcused. She clarified with *Stavig* that all absences are considered excused unless noted otherwise.

Upon voice vote, motion passed 6-0.

Yea: *Bird, Baenen, Bolin, Lohse, Hall, Trumblee*

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

Robert Beedle said that he pays \$1,400 a year for a moorage spot, while the Forest Service would be paying less if the value was based on assessed value. Additionally, the harbor gets .5% fish tax

on what he catches. He was also curious to know if the money from the lease goes to the harbor or the city's general fund.

Dave Zastrow, with the Forest Service, was with the District Ranger, **Steve Namitz**, and Law Enforcement Officer, **Andy Morse**. He said that the warehouse, gangway, and dock are federal facilities built and maintained by the Forest Service since 1985. They spent \$81,000 in the current year to replace the roof, and \$15,000 in painting and re-siding last year. The lease is for about 1,000 square feet of tidelands. Three large vessels work from that facility for much of the work in Prince William Sound. Other federal agencies use the facility. They hope to continue to lease the space with the understanding that things may change in the future.

Mark Frohnapsel, on behalf of Shoreside Petroleum, said that they have been active in lobbying for a floating fuel dock in Cordova's harbor. They have been trying to find a suitable location.

8. PLANNER'S REPORT

Stavig said there would be Planning Commissioner training held electronically in February. He thanked the commission for flexible scheduling. **Stavig** said that they have been having lots of conversations surrounding housing at the staff level and will likely involve the Planning Commission as projects move forward. **Stavig** said he attended the last Harbor Commission meeting, and they would like to look at the Land Disposal Maps specifically around the shipyard area.

9. NEW/MISCELLANEOUS BUSINESS

a. Letter of Interest from USDA Forest Service for the "Forest Service Dock and Marine Warehouse"

M/Bolin S/Hall to recommend to City Council to dispose of a 1,120 square foot portion of tidelands on Lot 3, Block 7A, Tidewater Development Park over which there are improvements commonly referred to as the "Forest Service Dock and Marine Warehouse" as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Forest Service to lease or purchase the property.

Bolin said the dock was vital to the Forest Service and has been there since 1965 and it is time to move forward with a new lease. **Hall** said the Forest Service owns the facilities and the city can't just kick them out. He agreed with at least a five-year lease timeline.

M/Hall S/Bolin to amend the motion by striking "or purchase."

Upon voice vote, motion to amend passed 4-2.

Yea: **Bolin, Lohse, Hall, Trumblee**

Nay: **Bird, Baenen**

Lohse said he thought they needed to renew the lease, but not for long-term. He wanted to see the city work with the Forest Service. He did think the lease amount was very low. **Baenen** verified with **Stavig** that the recommendation from the Harbor Commission was prior to Shoreside Petroleum sending a letter. A floating fuel dock would be a multi-million-dollar facility convenient for the fishermen. He wanted this to go back to the Harbor Commission. **Trumblee** agreed and said a fuel dock would bring money to the community.

Bird noted that looking at the timeline, the Forest Service did submit a letter well in advance of the lease expiring. She said the Harbor Commission could be involved with City Council as the process continued. She said a five-year lease seemed reasonable.

M/**Baenen** S/**Lohse** to refer this to the Harbor Commission to let them weigh in on the interest from Shoreside Petroleum to put in a floating fuel dock.

Lohse said there was the possibility of a large harbor infrastructure investment and wanted to hear from the Harbor Commission. **Hall** said that the current lease expires in March and verified with staff that they would likely have to look into extending the standstill agreement.

Upon voice vote, motion to refer failed 3-3.

Yea: **Baenen, Lohse, Trumblee**

Nay: **Bird, Bolin, Hall**

Bird said that the main motion does not specify a lease term. City Council can also request consultation of the Harbor Commission.

Upon voice vote, main motion passed 4-2.

Yea: **Bird, Bolin, Hall, Trumblee**

Nay: **Baenen, Lohse**

b. Resolution 21-01 – Land Disposal Maps

A resolution of the Planning Commission of the City of Cordova, Alaska recommending the City Council of the City of Cordova, Alaska adopt the 2021 Land Disposal Maps

M/**Hall** S/**Bolin** to approve Resolution 21-01.

The commission reviewed each map in the Land Disposal Maps. On the New England Cannery Road map, **Baenen** said that the property with the rock quarry should be made ‘Not Available.’ **Bolin** said he agreed, the pit had been used to develop a lot of Cordova in the past and would be a key roll in the future. **Bird** verified that this was the property that they received a letter of interest for in 2020. The was unanimous consent from the commission to make the lot ‘Not Available.’

Bolin asked why the triangle piece below Shelter Cove was ‘Not Available.’ **Stavig** said he could look into it for the next meeting. **Hall** said that overall, the aerial photography was getting fairly old on the maps. **Stavig** said they could look at some different options for aerial photography at the next meeting.

Bolin verified that the lease in the bottom south east corner of the South Fill Development Park map was to the Copper River Watershed Project. **Lohse** verified that the lots on the west end of the South Fill were used for snow dumping and harbor parking. **Baenen** asked if there was a private easement on the city-owned lots at the intersection of Nicholoff Way and Railroad Avenue, and if that could be shown on the maps. **Stavig** said he would research it.

On the Odiak Slough map, **Lohse** verified that the lot on Forestry Way was used by the city as a snow dump. On the Whitshed Road map, **Baenen** verified that the lot on the highway adjacent to Eagle Contracting was purchased by the city seven years ago with the intent that it would be the location of a new fire/police facility.

On the Odiak Park map, **Bolin** asked why the lots to the south of Center Drive were ‘Not Available.’ **Stavig** said he thought there was a significant drainage through there, but he could do more research. **Bolin** said it was also used as a city snow dump. **Bolin** asked **Stavig** to look into the two lots at the cul-de-sac of Center Drive as well.

On the Power Creek Road map, **Lohse** asked why the cemetery was shown as ‘Available.’ **Stavig** said that many of the large parcels that are shown as ‘Available – Requires Subdivision’ contain city infrastructure. The maps can get very complicated if every city use gets noted on the map. **Bird** and **Baenen** spoke in favor of adding a notation for the cemetery.

On the Eyak Lake map, **Bolin** noted that Elmer’s Point Drive had a street sign that said Kimmick Way. **Stavig** said the Harbor Commission wanted to review the maps.

M/**Bolin** S/**Baenen** to refer to 2021 Land Disposal Maps to the Harbor Commission.

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

Yea: **Bird, Baenen, Bolin, Lohse, Hall, Trumblee**

c. Chair Election

Baenen nominated Nancy Bird for Chair.

Upon voice vote, Nancy Bird was elected 6-0.

Yea: **Bird, Baenen, Bolin, Lohse, Hall, Trumblee**

d. Vice Chair Election

Baenen nominated Mark Hall for Vice Chair.

Bolin said he would be interested, but thought **Bird** and **Hall** are a good fit.

Upon voice vote, Mark Hall was elected 6-0.

Yea: **Bird, Baenen, Bolin, Lohse, Hall, Trumblee**

10. PENDING CALENDAR

Baenen said that 6:30 PM was the best time for him for meeting times.

Bird said she had been speaking with **Stavig** about making sure they are doing an annual review of the Comprehensive Plan. **Lohse** said for fishermen, later in the fall may be a good time to review. **Bird** also said she also wanted to look at Titles 16, 17, and 18 for a refresher.

11. AUDIENCE PARTICIPATION

Dan Logan, retired Forest Service, said that there needs to be a look at what the Forest Service has done for the community. Timber receipts to the city are about \$2.5 million over a ten-year period. He thinks having a fuel dock in the harbor is a good idea, but he wonders if a fuel dock next to the harbor entrance is the best idea. Maybe there are other alternatives that are better for the fuel dock.

Ken Jones, from the Harbor Commission, said that the corner of the harbor where the Science Center is currently located has been talked about extensively as a location for a fuel dock. There’s plenty of room on the state dock for extra boat parking. It was the wrong move to not get the Harbor

Commission's input. They never saw the letter from Shoreside. **Jones** suggested the Planning Commission could reconsider its motion now and still recommend review by the Harbor Commission.

Frohnappel said that it was a misconception that they wanted to kick the Forest Service out. Shoreside has 22-26 floating fuel dock facilities in the state. They are just asking that the lease be from year-to-year, until there is a better plan for what the community wants.

M/Trumblee S/Baenen to reconsider the motion that passed concerning the recommendation on the letter of interest from the USDA Forest Service.

Trumblee said she wanted to let the Harbor Commission see the letter from Shoreside. **Baenen** agreed. **Stavig** said that they would now vote again on the original motion with the recommendation to City Council.

Upon voice vote, main motion failed 3-3.

Yea: **Bird, Bolin, Hall**

Nay: **Baenen, Lohse, Trumblee**

M/Baenen S/Lohse to refer the agenda item to the Harbor Commission.

Bird clarified that the agenda item would be going to the Harbor Commission and then back to the Planning Commission for the recommendation. **Baenen** verified with staff that the letter from Shoreside had not been presented to the Harbor Commission.

Upon voice vote, motion to refer passed 4-1.

Yea: **Bird, Baenen, Lohse, Trumblee**

Nay: **Bolin**

12. COMMISSION COMMENTS

Bolin thanked **Trumblee** for joining the commission. He thanked **Bird** and **Hall** for stepping up to chair and vice chair.

Baenen thanked **Bird** and **Hall**.

Trumblee said she was looking forward to learning.

Lohse thanked **Bird** and **Hall** and the audience.

Hall thanked **Trumblee** and said the Planning Commissioner training was very worthwhile.

Bird said she enjoyed feisty meetings, and she hopes they can make it through the issue with all sides winning.

13. ADJOURNMENT

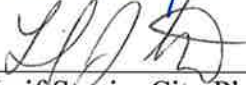
M/Bolin S/Hall to adjourn the Regular Meeting at 8:36 PM.

With no objection, the meeting was adjourned.

Approved:



Nancy Bird, Chair



Leif Stavig, City Planner