

**PLANNING COMMISSION REGULAR MEETING  
OCTOBER 12, 2021 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

Prior to the meeting, Chair Nancy Bird informed staff that she would be calling into the meeting and requested that Vice Chair Mark Hall act as the chair for ease of facilitating the meeting.

**1. CALL TO ORDER**

Vice Chair *Mark Hall* called the Planning Commission Public Hearing to order at 6:45 PM on August 10, 2021 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair *Nancy Bird* and Commissioners *Tom McGann, Mark Hall, Chris Bolin, Sarah Trumblee,* and *John Baenen*

*Trae Lohse* was absent.

Staff present was City Planner *Kevin Johnson.*

**3. APPROVAL OF AGENDA**

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

Upon voice vote, motion passed 6-0.

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

Absent: *Lohse*

**4. APPROVAL OF CONSENT CALENDAR**

**a. Record excused absence for Chris Bolin, John Baenen and Trae Lohse from the September 14, 2021 Regular Meeting**

**b. Minutes of September 14, 2021 Regular Meeting**

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

Upon voice vote, motion passed 6-0.

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

Absent:*Lohse*

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

*Baenen* stated that one of the applicants for agenda item 10 a works for him and so he will not participate in that discussion or decision.

**6. CORRESPONDENCE**

*Johnson* told the commission that nothing had been received.

## 7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

### a. Guest Speakers - None

### b. Audience comments regarding agenda items

*Curtis & Christiana Fincher* of 323 First St, spoke in favor of their agenda item 10 b. They provided background on themselves and their proposal and how they see it benefitting the community.

*Terry & Paula Philips* of 930 Center Dr, spoke in favor of their agenda item 10 a. They expressed their concern in the high price of the appraisal due to the site prep needed to make a buildable lot.

## 8. PLANNER'S REPORT

*Johnson* explained the following:

The RFP for Lot 11 Block 5 Odiak Subdivision closed and one proposal was received

Native Village of Eyak has submitted a subdivision to combine four lots into one.

Working on Title 16 with plans to bring it to P & Z for the November meeting.

Addressing project is moving along. Preliminary address data is expected in the next two weeks.

McKenzie boundary line adjustment review is completed, waiting on mylars for signatures.

Cannery Row Subdivision review completed, waiting on mylars for signatures.

Reminder of the two upcoming vacancies on the commission that we are accepting applications for.

## 9. UNFINISHED BUSINESS

None

## 10. NEW

### a. Request for Proposals for Lot 11, Block 5, Odiak Park Subdivision

M/McGann S/Bolin to recommend to City Council that a new method of determining fair market value be chosen and then a new series of RFPs be done.

*McGann* said that after seeing the estimate from the applicant for filling the lot and comparing it to the appraisal, he does not believe the price reflects accurately the cost to fill the lot. *Bolin* and *Trumblee* agreed that the lot priced seemed high based on how expensive construction in Cordova is.

*Hall* believes the price should be based of what the lot would be valued at if it was a buildable lot.

Upon voice vote, motion passed 5-0.

Yea: McGann, Bird, Bolin, Hall, Trumblee

Absent: Lohse

Abstain: Baenen

**b. Letter of interest for Lot 2, Block 7a, Tidewater Development Park**

M/McGann S/Bolin to refer this back to staff until a recommendation has been received from the Harbor Commission

*McGann* said that he loves the idea and that it would fit in well. However, reading the old harbor master plan it does speak to rebuilding that area of the harbor with new slips.

*Bolin* said that the idea is awesome and he likes that someone is trying to do something new in town that will be family and dog friendly. He did say that he is interested in seeing what the Harbor Commission says based on other recent interest in the location.

*Baenen* stated that it is a great idea and would be good for the town, especially the impact that it could have on tourism and taxes. He also wanted to state that while there may be future plans to rebuild the area, but its better that the building stay occupied until that time which will be many years in the future.

*Hall* had a concern that it is not currently available since it is under lease. Johnson said that there could be an agreement made that gives the applicant the first opportunity to lease the building once the current tenant has submitted their notice to vacate. Johnson also added that the Science Center is currently on track to be out of the building by September 2022.

*Trumblee* believes that it is a great idea that should be well received and that it is a good idea to get the RFP process started now so that other interested parties have a chance to submit proposals.

*Bird* said that she expects to see many other proposals received as there has been a lot of interest in the location in the past, so public notice should be extensive.

Upon voice vote, motion passed 5-0.

Yea: McGann, Bird, Bolin, Hall, Trumblee, Baenen

Absent: Lohse

**11. PENDING CALENDAR**

No comments

**12. AUDIENCE PARTICIPATION**

*Curtis and Christiana Fincher* thanked the commission for their time tonight and they look forward to their decision on the item when it returns to them after Harbor Commission.

**13. COMMISSION COMMENTS**

*Trumblee* said she excited to see people wanting to start a new business in town and looks forward to seeing this move forward.

*McGann* said that he believes there are parts of the packet that would be better sent as electronic only such as the lease, so that paper could be saved. The other commissioners agreed.

**Bolin** thinks its great that there is interests in not only a new business, but a new to Cordova business, especially one that is specifically identified in the Comprehensive plan.

**Hall** restated his support of the business

**Bird** said that she thought the previous weeks joint meeting with Council went well and looks forward to having more conversations about the land disposal process.

#### 14. ADJOURNMENT

M/McGann S/Bolin to adjourn the Regular Meeting.

With no objection, the meeting was adjourned.

Approved:

  
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Nancy Bird, Chair

  
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Kevin Johnson, City Planner