

**PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 9, 2008 AT 7:00 PM
LIBRARY CONFERENCE ROOM
MINUTES**

A. CALL TO ORDER – ROLL CALL

Chairman Tom Bailer called the regular meeting of the Planning and Zoning Commission of the City of Cordova to order at 7:00 p.m. at the Library Conference Room.

Present for roll call were Chairman Tom Bailer, Commissioners, Don Sjostedt, Mike Anderson, Rich Collins and Andy Craig. Also present were City Planner Anne Cervenka and Administrative Assistant Faith Wheeler-Jeppson.

There was 1 person in the audience.

B. AUDIENCE PARTICIPATION REGARDING ITEMS ON THE AGENDA (3 Minutes per speaker)

None

C. APPROVAL OF AGENDA

M/Sjostedt S/Anderson to Amend the Agenda to insert Audience Participation Regarding Item On Agenda between Roll Call and Approval of Agenda.

M/Sjostedt S/Anderson to approve the Agenda

Upon voice vote unanimous

D. APPROVAL OF CONSENT CALENDAR

M/Sjostedt S/Anderson to approve the Consent Calendar

E. CORRESPONDENCE

Letter from Doug and Collette Pettit stating as follows; “We are not in favor of changing city code to limit mobile home and trailer to “Planned Mobile Home Parks”... We think this kind of decision lies with people living I or around these areas, Example; A Home Owners Association... People should not be limited to housing choices by others in an area so rural as Cordova... What’s Next No Houses Painted Yellow Or No Wood Sheds Because It Clashes With Someone’s Picket Fence...”.

F. PLANNERS REPORT

Anne Cervenka spoke briefly about City Council passing the moratorium of mobile homes removing the 45 day clause to allow enough time for all of the readings. We have some other property sales coming up; a request to purchase from Mike Glasen for Lot 2, Block 4; North Fill Addition #1. The four city lots on Eighth Avenue Lots 1-4, Block 42; Original Townsite that are posted right now for sealed bids. Copper Valley Wireless which has been on our Agendas for most of the summer has withdrawn their request. Trident Seafoods is putting together an offer on Lots 1 and 2, Block 1 of North Fill Development Park and they are proposing a Fish Offal handling facility at that location.

G. MISCELLANEOUS BUSINESS

1. City Code changes to limit mobile homes/trailers from being permitted within any zone district other than Planned Mobile Home Park.

M/Anderson S/Sjostedt motion to **APPROVE** “the amendments to the Cordova Municipal Code on Section 18.60.010 *Uses Permitted by Planning Commission Approval* and add Section 18.60.10 (T)”.

No changes have been made to proposed Chapter 18.60.010. Commissioners have amended proposed Chapter 18.60.10 (T) by removing condition #3 which read “A foundation has been constructed and approved.” No changes were made to Chapter 18.20 RR3 Rural Residential District. No changes were made to Chapter 18.25 R-3 High Density Residential District. No changes were made to Chapter 18.18.010 UR Unrestricted District.

Sierra Drake “I just want to say “my bad” I didn’t check what the public process was before this meeting; it sounds like it was changed right before this meeting. It seems inappropriate that you’re hearing public

comment after the discussion. It seems to me that the only public interest that you guys should be looking at is safety with this. If you're here to represent the people of Cordova then safety is a concern as you're saying."

Tom Bailer "We have a long standing policy going back 10 to 15 years that this is the way business is done; if you put a trailer in anywhere else other than a trailer park you come in and get a Conditional Use Permit and you could put it on there for 1 year while you build your home and that was allowed. That the way we've always done business."

Sierra Drake "even though it wasn't legal for 10 years."

Tom Bailer "well that's up to interpretation; so what we're doing now is clarifying the language."

Sierra Drake "If you're thinking that this is in the interest of the general public; you've forgotten that a lot of the public are not home owners or land owners and you're not just here to represent home owners and land owners and I have to say this is a classist policy."

Sierra Drake "What you're talking about is taking away peoples property rights and there should be a good justification for that. In a civil society if you're going to take away people's property rights, take away people's rights there should be a reason; there should be a really strong compelling reason to take away people's rights and I don't hear a compelling reason for that."

Mike Anderson "We've been doing this process for 25 years; it's been a permitted use to live in a trailer while you're building your house for the past 25 years. It has not been a permitted use to slide a trailer in to anywhere in town on any particular lot for the last 25 years. "

Andy Craig "I take this responsibility pretty seriously and it's on the Planning Commission and what we're doing is trying to plan for the future of Cordova; the next thing on our agenda is the Cordova Comprehensive Plan. I want to make sure that people have the ability to get started, get in there, get something going and also make sure that if they're getting something to code there's still options out there lots of options that are well insulated and meet the code that are less expensive, than we're finding a mobile home, a new mobile home. And it's still permitted under the code."

Anne Cervenka "One comment I would like to make; I think you've (Sierra Drake) raised a lot of good points about peoples right to housing and I think we could do a lot more towards steering people into financing that will allow them to buy homes who ordinarily couldn't have. What I do know is that when "lower-income" families look for financing to buy a house they don't want to finance an old mobile home.

2. **Development Standards for New or Amended Subdivisions.** Commission will discuss this issue further at the next meeting. Commission asked for more information regarding where the financial responsibility limits are for a property owner in other communities.
3. **Cordova Culture Preservation by Scott Hahn.** Scott spoke briefly regarding preserving our local culture.

H. NEW BUSINESS

Right-of-way Easement request by Cordova Electric Cooperative, INC.

1. **M/Craig S/Anderson** motion "I move that the Planning Commission approve granting an easement to Cordova Electric through Lot 1B, Block 2, Cordova Industrial Park as described in Right of Way Easement document at no charge other than recording or legal fees."

Upon voice vote motion carried unanimously.

I. OLD BUSINESS

Discussion on the Cordova Comprehensive Plan

J. AUDIENCE PARTICIPATION

None

K. COMMISSION COMMENTS

Andy Craig stated that Sierra brought up some good points; we should be mindful that we are trying to do things for a bigger purpose other than raising our property values it is a part of our job as Commissioners to help figure out issues that our town has. Affordable housing is definitely an issue I see.

Don Sjostedt stated that his decision on the Mobile Home issue had nothing to do with property values; it is to do with our zoning we have places for certain types of buildings in this town and there are places for mobile homes.

Tom Bailer asked that the minutes be almost word for word as this has been a contentious meeting.

