

**PLANNING COMMISSION REGULAR MEETING  
JULY 9, 2019 AT 6:45 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

**1. CALL TO ORDER**

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:45 PM on July 9, 2019 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair *Tom McGann* and Commissioners *Scott Pegau, John Baenen, Nancy Bird, Chris Bolin,* and *Trae Lohse*. *Allen Roemhildt* was absent.

Also present was City Planner *Leif Stavig*.

Two people were in the audience.

**3. APPROVAL OF AGENDA**

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Bird, Bolin, Lohse*

Absent: *Roemhildt*

**4. APPROVAL OF CONSENT CALENDAR**

**a. Record excused absence for Trae Lohse from the June 18, 2019 Regular Meeting**

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

Upon voice vote, motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Bird, Bolin, Lohse*

Absent: *Roemhildt*

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

**6. CORRESPONDENCE**

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**a. Guest Speakers**

**b. Audience comments regarding agenda items**

**8. PLANNER'S REPORT**

*Stavig* said the retail marijuana store state license is on the City Council agenda next week. That is the license for the Conditional Use Permit granted by the commission. All legislative actions for the CoHo are complete. *Stavig* encouraged the commission to comment on the draft Comp Plan. *Bird* verified that the marijuana state license was completed.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Conditional Use Permit for Three Boardinghouses on a Portion of USS 829

M/Bird S/Pegau to approve the conditional use permit request by Mark and Robin Irving for three boardinghouses on a portion of USS 829 as described in the application and to adopt and incorporate the findings and special conditions contained in the staff report.

*Bird* said that she was confused by the application being by someone other than the landowner. *Stavig* said that Conditional Use Permits go with the land and transfer from owner to owner. She said she was open to putting action off for some time to look at some of the issues. *Baenen* said he was in favor of the project, but he did have some concern about the rock above the property. *Pegau* verified that a Site Plan Review was not required for the project. *Lohse* shared some of the concerns about the rock, but thought the project would be an asset to the town.

On the first conditional use standard, the commission concurred that the condition was met with the findings in the staff report.

On the second conditional use standard, *Lohse*, *Bird*, *Bolin*, and *Baenen* concurred that the condition was met with the findings in the staff report. *Pegau* said that it would be met with a special condition that the buildings undergo a Site Plan Review which would include a drainage plan. *McGann* agreed.

M/Pegau S/Bird to amend the motion to add a Special Condition that the building project undergo a Site Plan Review.

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

Yea: McGann, Pegau, Baenen, Bird, Bolin, Lohse

Absent: Roemhildt

On the third conditional use standard, *Lohse* agreed that the condition was met. *Bird* was wondering if all of the bathrooms were full bathrooms. *McGann* said that the buildings would have to be reviewed by the State Fire Marshal, so they would have to meet the code requirements for boardinghouses. The commission concurred that the condition was met with the findings in the staff report.

On the fourth conditional use standard, *Lohse* agreed that the condition was met. *Bird* said that she had some concerns about how close cars would be parked to the highway. *McGann* said the application said there was room to turn around, but it is a busy road. *Bolin* agreed with *Bird* about the parking concerns. *McGann* said that a parking plan was part of the Site Plan Review, so it would be addressed at that time. *Pegau* disagreed that seasonal residents don't have vehicles. *McGann* said that if fishermen were staying in the bunkhouse, then each person would have a vehicle. *Stavig* said that four parking spaces per bunkhouse is what the code requires. The commission concurred that the condition was met with the findings in the staff report.

On the fifth conditional use standard, *Lohse* said he had some concern about the cliff. *Stavig* suggested for the Site Plan Review, the commission could request additional information from the applicant. *McGann* verified that Conditional Use Permits had to be acted upon within 30 days of the Public Hearing. *Baenen* said that something needs to be done with the rock.

M/Pegau S/Bird to amend the motion to add a Special Condition to require a cliff stabilization plan.

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

Yea: McGann, Pegau, Baenen, Bird, Bolin, Lohse

Absent: Roemhildt

*Stavig* said that he was concerned about there not being staff at the city who could review a cliff stabilization plan and determine if it was adequate. *Baenen* said it would probably require an engineer. *Stavig* said it would be helpful to have more information from the applicants, as the commission does not know how or if they were planning on addressing it. *Bird* said she was leaning towards referring the decision and having a

Special Meeting. **Baenen** said there was definitely a safety issue. **McGann** said that they don't have a definition for a cliff stabilization plan, so it would be helpful to hear from the applicants about what their current plan is.

M/Pegau S/Bird to refer the Conditional Use Permit back to staff.

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

Yea: **McGann, Pegau, Baenen, Bird, Bolin, Lohse**

Absent: **Roemhildt**

## 10. PENDING CALENDAR

**Stavig** said he would schedule a Special Meeting during the evening in the coming weeks.

## 11. AUDIENCE PARTICIPATION

## 12. COMMISSION COMMENTS

**Bird** wanted to emphasize she was in support of boardinghouses and rooms for people and she would like to see it move forward, she just had a few questions.

**McGann** agreed and said that seasonal housing has come up at every Comprehensive Plan meeting.

**Bolin** said that the town needs more housing, especially in the summer. He thanked **Carpenter** for coming in and voicing his concerns.

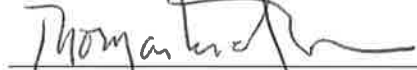
**Pegau** said he was in favor of affordable housing, but it needed to be done safely.

## 13. ADJOURNMENT

M/Bolin S/Baenen to adjourn the Regular Meeting at 7:21 PM.

With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, City Planner