

**PLANNING COMMISSION SPECIAL MEETING
JULY 25, 2019 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair *Tom McGann* called the Planning Commission Special Meeting to order at 6:30 PM on July 25, 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/Bolin to approve the agenda.

Upon voice vote, motion passed 6-0.

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

Absent: Roemhildt

4. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience comments regarding agenda items

Dan Scott said that he was available for questions during the agenda item for his Conditional Use Permit request.

6. UNFINISHED BUSINESS

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

M/Pegau S/Bolin 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.

Stavig said that when an item is referred back to staff it comes back to the commission anew. In the memo there are three special conditions which are a part of the motion, and two additional special conditions based upon the special conditions that the commission added at the last meeting that will need to be added by amending the main motion. *McGann* said that at the last meeting, they went through the five conditional use standards and agreed that they had been met.

M/Bird S/Pegau to amend the motion to add Special Condition 4 from the staff memo.

Bird said that at the last meeting they wanted a whole Site Plan Review. She agreed with staff's suggestion that they limit it to parking and drainage. *Pegau* said he likes the full Site Plan Review, but he can agree with the motion; he didn't think it was necessary for City Council to review. *Scott* said that

all buildings would be two feet above road level. The state filled a culvert which used to drain the area and he doesn't know how the state will fix the issue. **Scott** said he would dig a ditch in the back of the lot. **McGann** said that what they wanted was a plan, and a ditch is a plan. **Scott** said that there was plenty of room on the property for parking. **Pegau** said that four parking spaces per building was not sufficient. **Stavig** said that was what the code required; the commission has the ability to alter that.

Upon voice vote, amendment passed 6-0.

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

Absent: **Roemhildt**

Robin Irving clarified that she was a business partner, but that **Scott** would own the property. **Scott** said they would subdivide the property. **Pegau** was wondering who would end up owning the steep cliff section. **Scott** said they would likely go halfway up the hill with the property line. **Pegau** said that he was concerned about a hazard being owned by someone besides the developer. **Pegau** said he wanted there to be some sort of mitigation plan that addressed the hazard. He thought that reconfiguring the buildings or securing the rocks would address the hazard.

M/Pegau S/Bird to amend the motion to add a special condition for a mitigation plan for falling rocks to be reviewed by the Planning Commission prior to issuance of the building permit.

Baenen said that he thought that the staff special condition of having a geotechnical evaluation was appropriate. **Bird** said that she thought it was overkill. She thought that having the builders recognize the hazard was enough. The geotechnical evaluation would cost a lot and slow down the project and she would not support it. **McGann** said that he agreed. **Scott** said that having the buildings away from the cliff and having a ditch along the back helps mitigate against the rocks. **Pegau** said he wanted to see how things would be laid out.

Baenen said that rocks go through freeze-thaw and weaken. He is in favor of the project; he just wants to be sure nothing will happen. **Lohse** said that because it was residential, he had concerns. He agrees with **Bird** and **Pegau** that the geotechnical investigation may be costly. **Bolin** said safety was his biggest concern. **McGann** said that mitigation can be a lot of things. **Lohse** suggested moving and rotating one of the buildings to put more distance between the cliff and the building. **Stavig** said that they were mainly approving the use, and as part of the mitigation plan, they can look at moving the buildings closer to the road.

Upon voice vote, amendment passed 6-0.

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

Absent: **Roemhildt**

Upon voice vote, main motion passed 6-0.

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

Absent: **Roemhildt**

7. AUDIENCE PARTICIPATION

Scott said they can do what the commission wants. They care about safety as well.

Irving said she understands that the commission just wants to see they are addressing the issue.

8. COMMISSION COMMENTS

Lohse was happy that the applicants came in and clarified their plans.

Bird appreciated that they came up with the idea of a mitigation plan.

Pegau said that they just want to see the threat taken into consideration. He is looking forward to the project.

Baenen said he was in favor of the project and more housing.

Bolin thanked the applicants for clarifying their application and he thinks they are on a good path forward.

McGann said that the town lost a big asset when the Fisherman's Camp went away.

9. ADJOURNMENT

M/Pegau S/Lohse to adjourn the Special Meeting at 7:15 PM.

With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, City Planner