

**PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 11, 2018 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 September 11, 2018 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Also present was City Planner *Samantha Greenwood* and Assistant Planner *Leif Stavig*.

Seven people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bolin to approve the agenda.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of August 14, 2018 Regular Meeting

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

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, 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

Neva Nolan, neighbor of Kale'n Thyme's business, said that hydroponics at this level is gigantic. She recommended *Andrew* continue to receive education on hydroponics and get support from local people with knowledge. *Nolan* was also concerned about the wastewater. She said she didn't know where *Andrew* would expand into if the business took off. She was also concerned about the increased traffic.

8. PLANNER'S REPORT

Greenwood said that CEC was doing geotechnical work at Crater Lake and the Science Center would do some on their new parcel. She has been working with the Harbormaster on a harbor grant. The Public Works Director resigned recently. She is working to create an ordinance for all of the Title 16 work they did for the commission

to review. *Stavig* said they had been providing information to a homebuyer about the conditions of a house that encroached onto the right of way.

9. UNFINISHED BUSINESS

a. Resolution 18-06 – Conditional Use Permit for Manufactured Home Parks

A resolution of the Planning Commission of the City of Cordova, Alaska, recommending to the City Council of the City of Cordova, Alaska to amend and move Cordova Municipal Code Sections 16.80.010 through 16.80.100 into Chapter 18.60 Conditional Use Permits in order to update and clarify the code for Manufactured Home Parks

M/Bird S/Bolin to approve Resolution 18-06.

Bird said that she had no major issues with the code change. *Bolin* agreed. *Pegau* was wondering why manufactured homes needed Conditional Use Permits (CUPs), since there was a zoning code for manufactured homes. He said that there were other CUPs for uses that seemed to be CUPs so that there were additional restrictions, which is what this code seems to do. He was frustrated that CUPs could be granted for any use anywhere, so it doesn't make sense why they even have zoning codes. His major concern is that with a CUP they are trying to bypass the zoning code.

McGann said he is okay with the code and that people should have the opportunity for low-cost housing. *McGann* was wondering how licensing would work for manufactured homes. *Greenwood* said they were eliminating licensing since people would be required to get a CUP anyways. *Pegau* asked that if he were to buy the lot next to his, which has manufactured homes on either side of it, would he have to get a CUP to put a manufactured home on the lot? *Greenwood* said that he would, since it is zoned Medium Density Residential District. *Bird* said that was the reason why it would be good to have a CUP process for manufactured homes. She wanted to make sure that zoning takes priority, but allow for CUPs on a case-by-case basis, with the hope that future commissions do it fairly and take into account all of the pros and cons.

Pegau said he was still confused because the definition in the new code said the CUP was only for two or more manufactured homes, so it didn't work with his earlier example of just one. *Stavig* said the commission could amend it to say "one" instead of "two." *McGann* said he could agree with that.

M/Pegau S/ Bolin to amend the definition of "Manufactured Home Park" to read: "placement of one or more manufactured homes."

Upon voice vote, amendment passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

Upon voice vote, resolution passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

10. NEW/MISCELLANEOUS BUSINESS

a. Conditional Use Permit to Add Two 40' x 9.5' Commercial Farming Containers on Lot 4A-2, Block 2, Odiak Park Subdivision

M/Pegau S/Bolin to approve the conditional use permit request to add two 40' x 9.5' commercial farming containers and retail business as described in the application submitted by Kale'n Thyme LLC for Lot 4A-2, Block 2, Odiak Park Subdivision subject to the special conditions contained in the staff report and to adopt and incorporate the findings contained in the staff report.

Pegau said the idea of the business was good. *Andrew* said that she had originally planned to have the used water go onto the ground or in the storm drain, but she decided it is probably best for it to go into the sewer

system. She said that she intends to mark her parking spaces by using cones. **Bolin** clarified with **Andrew** that the roof would go over both containers. She said she planned on using a temporary fence to keep people from going onto the neighbor's property. **Andrew** explained that the reason she requested an additional six months was to secure funding for the project.

M/Pegau S/Bolin to amend the motion to add a special condition that the containers be connected to city water and sewer.

Bolin said he also had concerns about the wind in the area. **McGann** said that the roof would have to meet the wind load requirements.

Greenwood said that she was unsure if the wastewater could go into the sewer system. **Pegau** said that if the sewer system cannot process the water, then that is a red flag that it probably shouldn't be disposed of on the ground.

Upon voice vote, amendment passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

Pegau said that he found all of the conditions had been met. **Bird** agreed and said that as long as the parking spaces were marked, she also felt that all conditions were met. The remainder of the commission agreed that all conditions had been met.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

b. Letter of Interest from Tania Harrison for Lot 1, USS 4606

M/Pegau S/Bolin to recommend to City Council to dispose of Lot 1, USS 4606 as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Pegau said the lot had come up before and by putting it out for proposals, they will get an idea of the level of interest. He knows that there is concern about access to the surrounding land, but he is convinced there are other ways of access. **Bolin** said that there seems to be controversy about access, but he thinks that where there is a will there is a way. If someone wants to invest in Cordova and build a home, it's a good idea. **Bird** said she was in favor of the motion and she would be open to including the access easement, but they could leave it to City Council to decide. **McGann** said he agreed with the motion. He verified with **Greenwood** that the cost for advertising is \$600, but the purchaser pays for that amount.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

c. Site Plan Review for Robert Brown DBA Saddle Point Machine L.L.C.

M/Pegau S/Bolin to recommend to City Council to approve the Site Plan Review as submitted by Rob Brown DBA Saddle Point Machine L.L.C. to construct an 80' x 80' machine shop on Lot 3, Block 5, North Fill Development Park with the special conditions contained in the staff report.

Pegau said that there seems to be a bay door close to the adjacent property that there wouldn't have access to. **Bird** clarified that the side **Pegau** was referring to didn't have a bay door. **Pegau** said it looked like a nice building and that he liked the windows.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

11. PENDING CALENDAR

12. AUDIENCE PARTICIPATION

McGann said that one thing came up in the public hearing was whether a Conditional Use Permit would transfer to a new owner. *Greenwood* said that it goes with the property unless the business ceases for two years.

Lance Westing said that he had tall buildings on three sides of his property and was concerned about decreased daylight. *McGann* said that the roof would probably be only 40 inches above the containers.

13. COMMISSION COMMENTS

Bird said she appreciated being able to attend via teleconference.

Pegau thanked everyone who came. He said it was nice that the public process involved the public. Hopefully they addressed some of the concerns and the Conditional Use Permit would work well for everyone.

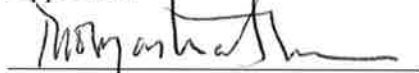
Bolin agreed and said it helped to have public input. He thanked staff and the commission.

14. ADJOURNMENT

M/Pegau S/Bolin to adjourn the Regular Meeting at 7:31 PM.

With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, Interim City Planner