

**PLANNING COMMISSION SPECIAL MEETING
MARCH 20, 2014 AT 12:00 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Chairman *Tom Bailer* called the Planning Commission Special Meeting to order at 12:00 PM on March 20, 2014 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman *Tom Bailer* and Commissioners *John Greenwood*, *Tom McGann*, *Scott Pegau*, *John Baenen*, and *Allen Roemhildt*. Commissioner *David Reggiani* was absent.

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

There was 1 person in the audience and 2 people connected via teleconference.

3. APPROVAL OF AGENDA

M/Greenwood S/Pegau to approve the Agenda.

Upon voice vote, motion passed 6-0.

Yea: *Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt*

Nay: None

Absent: *Reggiani*

4. DISCLOSURES OF CONFLICTS OF INTEREST

None.

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

None.

6. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review – Ocean Beauty Seafoods Modular Homes

M/Pegau S/Greenwood to recommend to City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods to construct eight 320 sq. ft. modular units on Lot 4, Block 2, Cordova Industrial Park based on the findings as contained in the staff report.

Pegau asked if in the two lots that Ocean Beauty owns, one side has a 20 foot setback. *S. Greenwood* said the front. *Pegau* asked so the two lots have essentially two roads they could be fronted on? *S. Greenwood* confirmed. *Pegau* said the other lot (Lot 2) appears to have no setback so that could have been from either a variance or that could have been the back side of the lot. *S. Greenwood* said that we don't know. *Pegau* said the front end of lot does not have setback and location of foundation (for proposed modular housing) is right next to the roadway. *S. Greenwood* said that the Site Plan is drawn out for the front of the lot coming in from Jim Poor Ave through Lot 2. There probably wasn't a Site Plan for the original building that was built on Lot 2 and 4. *Pegau* asked Ocean Beauty how temporary is the housing; is it two year plan, ten year plan, or until they fall down? *Michael Clutter* (from Ocean Beauty) thinks of them as temporary in that they are likely to be moved. We're planning on moving over to another lot that we just finished purchasing. Preliminary thinking is in two years. *Pegau* said another sensitivity he had was parking. He acknowledged that Ocean Beauty requested to be waived parking. He counts nine parking spots that Ocean Beauty has for all of their employees. He has heard grumblings that the seafood industry has not been hiring locally. He doesn't want this to be used as an excuse for not hiring locally or in state. He would like to see parking incorporated on the side of proposed buildings on private property not the Right of Way. *S. Greenwood* clarified that there was existing parking on the Right of Way. *McGann* applauded Ocean Beauty for expanding; it's great for everyone in community, however he does have a problem with the proposal. Code 18.08.410 which is definition of front interior lot line says, "Interior front lot line needs a line separating

the lot from the street,” and he doesn’t see where you can turn that around and say that the portion that doesn’t abut the street is the front of the property. **S. Greenwood** said that she had a discussion about that and that one of the ideas was dissolving the lot line in between the two lots (Lot 2 and 4). **McGann** said that we need to be consistent; Trident asked for a variance of the 20 feet, granted there were snow issues, but the Commission said no. By definition, Industry Way is the front of that lot. **S. Greenwood** said the commissioners could add a special condition to this proposal that dissolves the lot line. **Baenen** verified that the sides and rear setbacks were zero and the front was 20 feet. **Greenwood** assumed on page three of packet under Special Conditions where Trident is written it should be Ocean Beauty. **S. Greenwood** confirmed typo. **Greenwood** asked what work can be done (in terms of construction), because he drove by the lot yesterday and they were working. **S. Greenwood** verified that the work has stopped. She said that you don’t need a building permit to grade. Putting a tube in starts working towards a foundation and Fire and Life Safety includes a foundation review and the foundation may have to move. Concrete has not been poured. Foundation work should not have started until this Site Plan review was done, which Ocean Beauty has now acknowledged. Fire and Life Safety is at Fire Marshall’s office and will not be completed until late April. **Greenwood** verified that elevation and exterior siding and roof as earth tone were in Site Plan. **Baenen** asked if because these are temporary and not permanent, if that factors into the 20 foot setback requirements. **Pegau** said if they’re affixed to the ground than they are not temporary. **Bailer** said that if there were two separate owners of the lots, Industry Way would be considered the front of the lot and there would need to be a 20 foot setback. If lot line was dissolved, Jim Poor could be considered the front of the lot. Solution would be to resurvey area and make it all one lot. **Clutter** said that Ocean Beauty had no issue with dissolving the lot line. **Bailer** wanted to talk more about the parking issue. **McGann** asked if the occupancy of all of the modular homes together was 16; two in each unit. **Clutter** thought it was more and asked where that number came from. **S. Greenwood** said that it was in the Site Plan. **Clutter** said that they intend to put more than two people in each unit. **S. Greenwood** said that when Trident built their bunkhouses, they showed additional parking in their complex with the understanding that units are usually filled with people from out of the state or country. **Clutter** said he thought that they would be putting five people in each unit. He asked how bunkhouses were treated in terms of parking; if there are 100 people staying in a bunkhouse, do you need 50 parking spots? **Baenen** asked what Trident did in their Site Plan for their bunkhouses in regards to parking. **S. Greenwood** said that they had a special condition in their Site Plan that identified a certain number of parking places they would provide in their complex, but it was a small amount because at that time 100 percent of the people staying in the bunkhouse were out-of-state or out-of-country. **Baenen** said that the bunkhouses were for those people as locals would stay at home. **Pegau** said he would go for a special condition that provides parking so that if Ocean Beauty did in-state recruiting, where people would be likely to come with a vehicle, they would have a spot. **Clutter** said they could remove the fence so that people could park on Industry Way and easily walk to units. **S. Greenwood** said there was also room next to the units on Ocean Beauty’s lot for parking. **Clutter** said he could also find more parking within their complex. The reality is that the people don’t come with cars. **S. Greenwood** reiterated that they should not take Right of Way parking for the bunkhouse. Ocean Beauty has room on the lot, they have Lot 1, Block 1; we don’t want to give up public parking to support the bunkhouse.

M/Bailer S/Greenwood to amend the main motion by adding the special conditions to dissolve the lot line between Lot 2, Block 4 and Lot 4, Block 4 Cordova Industrial Park and to provide four on-site parking spaces.

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

Yea: **Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Nay: None

Absent: **Reggiani**

Upon voice vote, main motion passed 6-0.

Yea: **Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Nay: None

Absent: **Reggiani**

7. AUDIENCE PARTICIPATION

None.


8. COMMISSION COMMENTS

McGann mentioned that he likes to read packet online; if you can, make packet so you don't have to rotate the pdf. *Bailer* said *Michael (Clutter)* piqued his curiosity when he mentioned need for off-site storage. It would be helpful to staff and commission to get their needs out: What are you looking at in the future? *Clutter* said that they will need more property in the future. *Bailer* said that the commission has been making decisions with land disposal maps and having the industry's needs would help. If Ocean Beauty could put down their needs in writing it would be helpful. *Pegau* said it would be good to know processing, bunkhouse, and storage expansion and needs. If there's an opportunity to build up that would be good to know.

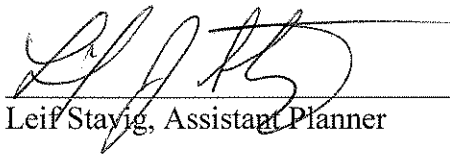
9. ADJOURNMENT

M/Greenwood S/McGann to adjourn the Special Meeting at 12:41 PM; with no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chairman



Leif Stayig, Assistant Planner

