

**PLANNING COMMISSION REGULAR MEETING
MAY 11, 2021 AT 6:00 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair *Nancy Bird* called the Planning Commission Regular Meeting to order at 6:30 PM on May 11, 2021 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Nancy Bird* and Commissioners *Tom McGann, John Baenen, Mark Hall*, and *Sarah Trumblee*. *Trae Lohse* and *Chris Bolin* were absent.

Also present was Public Works Director *Samantha Greenwood*.

3. APPROVAL OF AGENDA

M/Baenen S/Trumblee to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *Bird, McGann, Baenen, Hall, Trumblee*

Absent: *Lohse, Bolin*

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence for Chris Bolin from the April 13, 2021 Regular Meeting
- b. Minutes of April 13, 2021 Public Hearing
- c. Minutes of April 13, 2021 Regular Meeting

M/McGann S/Trumblee to approve the consent calendar.

Upon voice vote, motion passed 5-0.

Yea: *Bird, McGann, Baenen, Hall, Trumblee*

Absent: *Lohse, Bolin*

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Baenen said that he may have a conflict concerning the Letter of Interest from *Terry* and *Paula Phillips* for Lot 11, Block 5, Odiak Park Subdivision as *Terry Phillips* is an employee of his. *McGann* said that he does not think so as *Baenen* does not stand to make any financial gain from the proceedings. *Baenen* said he is concerned about making a non-biased decision. *Bird* said that she agreed with *McGann*. *Baenen* said he still had concerns, and *Bird* ruled that he will not participate in that discussion and vote.

6. CORRESPONDENCE

Disposal of State land Public Notice from Statewide aviation, Northern Region Aviation Leasing.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

Terry Phillips of 930 Center Dr. said that he is interested in making an offer on the piece of land between his and **Allen Roemhildt's** properties with plans to eventually build on it.

Chris Iannazzone came to speak on Resolution 21-07 and to support the designated area from “not available” to “available” for a community gardening space. The PWS Economic Development district, the Copper River Watershed project and advisory board have been conducting a feasibility study for the past 8 months funded by USDA rural business development grant to develop a cooperative greenhouse space. They have multiple pending funding options and already awarded grants.

Kristin Carpenter executive director of PWS Economic Development Division would like to change the lot on orca road from available. A self-sufficient community growing facility is in the works. PWSEDD is acting as the fiscal sponsor for getting this started and plans for it eventually to be its own non-profit cooperative free-standing entity within a few years.

8. PLANNER'S REPORT

Greenwood said that **Kevin Johnson** has been hired as planner, currently he is an assistant planner in Washington State. He will start work July 6th and will be present for the July meeting.

McGann asked what DMI stands for in the planner's report. **Greenwood** clarified that it's Dutch Marine Industries and that she's waiting to hear back from them.

Trae Lohse joined the meeting

9. NEW/MISCELLANEOUS BUSINESS

- a. Letter of Interest from Terry and Paula Phillips for Lot 11, Block 5, Odiak Park Subdivision.

M/McGann S/Lohse to recommend to City Council to dispose of lot 11 block 5 Odiak Park subdivision as outlined in Cordova code 5.22.06 by direct negotiation in agreement with Terry and Paula Phillips

McGann said that we were short on real estate in town and that he supports encouraging filling land that may not be desirable to someone else.

Lohse commented, when looking over maps with **Bolin** in the past, the city currently uses that lot as a snow dump. **Greenwood** clarified that they had in the past but they no longer do. **Lohse** stated in that case he also supports utilizing undeveloped land for someone who has interest in developing it.

Hall said that he was wondering if the City Council would feel inclined send it out for bid before moving into direct negotiations, but that he supported direct negotiations as the **Phillip's** plans for development seem like the best available option.

Trumblee asked if this lot had a sewer line running to it. *Hall* stated it did not. *Trumblee* then agreed with *Hall* that as this is a recent availability it should go out for sealed proposal.

McGann said that this does add cost to the city and that ultimately council will make the final call.

Bird explained that a similar matter happened with the *Craig Kuntz* property and the council put it out for proposal and the only proposal was *Kuntz*, so she suspects this one would go the same way. She asked what costs would be incurred by the city sending it out for proposal. *Greenwood* said that city staff time is the cost incurred, and that it may take a little more time.

Trumblee questioned who comes up with the price. *Greenwood* explained the appraisers. *Bird* said that she leans with *Hall* and *Trumblee* in using sealed proposal. She has questions about whether the lot is buildable. *Greenwood* said yes, it is a legal lot.

Upon voice vote, main motion passed 6-0.

Yea: *Bird, McGann, Baenen, Lohse, Hall, Trumblee*

Absent: *Bolin*

- b. **Resolution 21-07** – Make a Portion of ASLA 79-258 “Available”.
- c. **Letter of Interest** from Prince William Wound Economic Development District for a Portion of ASLS 79-258.

M/Lohse S/McGann to approve Resolution 21-07 recommending to City Council that approximately 4875 sq ft of the southern portion of ASLS29-258 be updated to available and added to the 2021 land disposal map.

Bird asked if there was a change to the square footage. *Ianzonne* stated that the most recent square footage includes the fill area as well, 13,000 sf. He said it is difficult to pace it out with the current fill, so expanding it will change it from 13,000 sf to 13,500 sf. *Bird* asked that the resolution reflect the change to approximately 13,225 sf in the motion. *Greenwood* asked for clarification on what was meant by “fill”, if it referred to the piles existing on the lot. *Ianzonne* stated they would be removing the fill to do the project, and that half of the fill would be available for the city. They are hoping to use some of the fill to raise the area.

Lohse said he is concerned that the project would block the city rock quarry and questioned if a garden would be good next to the burn pile. *McGann* said that it seems like in the past they have gone through more detailed site plans. *Greenwood* stated she only had the site plan that was given to her and did not notice the larger number marked and that she too would like to see the site plan for that. *McGann* agreed. He is in favor of a community greenhouse but would like to see a more detailed process before supporting. *Baenen* said that he is favor of a greenhouse but does not think this is the proper location as someone already expressed interest in the lot and was denied. There would be only evening and afternoon sunlight. The burn pile is already getting squeezed by the science center, and the city may need to blast the quarry. He will not support the Resolution but does think a community garden is a great idea. He suggested the recycling area as an alternative.

Trumblee said she was similarly concerned that it is not a sunny place that a greenhouse should be located in. She asked if only the dome would be in use year-round. *Ianzonne* said yes, that was the only semi-permanent structure, all the other materials would be lumber and raised bed materials. *Trumblee* stated that the greenhouse seemed small for the scope of what they were hoping to do and

asked if they've looked at other sites. **Ianozzone** explained they have explored other sites but usable real estate in town is limited and that they have considered the recycling area. **Trumblee** said it would not be her choice for it to be there.

Hall said he agreed with **Baenen** that it is not the right location. The road is a DOT right-of-way and they would need to have a plan done through them for how it and the burn pile and rock quarry would be accessible. He also pointed out that it would require a conditional use re-zone. **Iazonne** stated that they've worked with DOT on other projects. **McGann** said that he was excited to hear that the project had received funding.

Bird thought she is hearing mixed comments and that she would suggest they look at the piece of land above the city cemetery out power creek road, although access there may be difficult.

Carpenter said they would need to talk to DOT about an encroachment permit, and that they've looked at a section of the old covered landfill on Whitshed road. They were concerned that the recycling center area gets too severe weather. She said they can fine-tune their proposal, but it sounds like there is not much support for the Orca road spot.

Baenen said that the Orca road spot also has severe weather. **McGann** asked what the city's plan for the dog park adjacent to the ball field was. **Greenwood** said it was developed under a land water conservation grant which has some restrictions and would need to have a recreational aspect, she's not sure if a community garden would fall into that category and it would have to be pushed through the state. **Bird** agreed that was a good option.

McGann commented that the raised beds would not have to be on flat land and asked about the cemetery property. **Bird** said it would need a fair amount of development. **Hall** said that there is a recently available lot on Sunnyside Dr that would be a good option, **Greenwood** said they would need a conditional use permit. Land on the ski hill and by Nicolet Creek were also discussed.

Upon voice vote, motion did not pass 0-6.

No: **Bird, McGann, Baenen, Lohse, Hall, Trumblee**

Absent: **Bolin**

10. PENDING CALENDAR

Bird said the next meeting was June 8. **Greenwood** said that she was working on a potential conditional use permit for a company trying to develop a tax credit-based apartment complex.

11. AUDIENCE PARTICIPATION

Iazonne thanked the commission for their thought and the concerns they brought up.

12. COMMISSION COMMENTS

Trumblee said she was glad to hear a new planner was hired. She encouraged the PWSEDD to continue exploring locations for a community garden.

Lohse thanked **Greenwood** for filling in and said he hoped a good place would be found for the community garden.

Baenen said echoed **Lohse's** comments.

McGann thanked everyone for the good discussion.

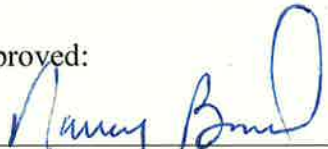
Hall said he concurred with everything that's been said and thanked **Greenwood**.


Bird thanked **Greenwood** for her extra duties and **Hall** for sitting in on the interviews for the planner applicants. She said she was looking forward to meeting the new planner.

13. ADJOURNMENT

M/Lohse S/Baenen to adjourn the Regular Meeting at 6:56 PM.

With no objection, the meeting was adjourned.

Approved:


Nancy Bird, Chair


Samantha Greenwood, Acting City Planner