

**PLANNING COMMISSION REGULAR MEETING**  
**February 8, 2022 AT 6:30 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 February 8, 2022 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair *Nancy Bird* and Commissioners *Tom McGann, Mark Hall, and Sarah Trumblee*

*Chris Bolin & Trae Lohse* were absent.

Staff present was City Planner *Kevin Johnson*.

**3. APPROVAL OF AGENDA**

M/McGann S/Trumblee to approve the agenda.

Upon voice vote, motion passed 4-0.

Yea: *Bird, McGann, Hall, Trumblee*

Absent: *Bolin, Lohse*

**4. APPROVAL OF CONSENT CALENDAR**

**a. Record excused absence for Chris Bolin from the December January 11, 2022 Regular Meeting**

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

Upon voice vote, motion passed 4-0.

Yea: *Bird, McGann, Hall, Trumblee*

Absent: *Bolin, Lohse*

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

None

**6. CORRESPONDENCE**

*Johnson* told the commission that nothing had been received.

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

**a. Guest Speakers - None**

**b. Audience comments regarding agenda items**

## 8. PLANNER'S REPORT

*Johnson* summarized the items found in his report under agenda item 8.

*McGann* asked for updates on the Swell Townhome project as well as the land disposal request for greenhouses behind the high school. *Johnson* responded that SWELL had decided to not continue with the project as the State would not allow them to charge a high enough rent to make the project pencil out. *Johnson* also explained that the group looking at leasing land from the city for greenhouses had decided to place them at Saint Michaels on Lake Ave and no longer was interested in the City property.

*Trumblee* asked about shovel ready projects for the upcoming Federal infrastructure money that will be coming available and specifically if there are plans for a new Public Safety Building. *Johnson* said that the City was looking at getting the plans that were done back around 2013 updated to help have something ready if grant opportunities become available.

*Trumblee* also asked what the City could do or is doing to help move builders or investors or developers to construct new housing in Cordova? *Johnson* said that staff is in the beginning stages of exploring options that the city could enact to help incentives development of housing. These options could include tax incentives, land trusts, grants, and collaboration with NVE and Eyak Corp. Staff will continue to collect ideas for a future Planning Commission meeting to discuss more in-depth.

*Bolin* arrived and joined the meeting

## 9. UNFINISHED BUSINESS

### a. Resolution 22-01 - Title 16 Building Code Update

M/Trumblee S/Hall to approve Resolution 22-01.

*Johnson* began the discussion by explaining that there were sections of Title 18 that referenced height restrictions but ties them to the building code which does not restrict height but instead explains construction methods based on proposed heights. Since we are removing building code references staff needed to replace these references regarding height limits and so staff used the same height restrictions that are in place in similar and neighboring zoning districts.

*McGann* stated that he is very much in favor of this resolution and that he has no concerns regarding the changes to Title 18 as we will be revisiting Title 18 as a whole when doing our comprehensive plan review later this year.

*Bird* pointed out that section 16.10.010 (A) appears to need to be changed to say that it applies residential structures greater than three dwellings to be consistent with 16.10.010 (B). *Johnson* said that *Bird* is correct, and that staff will make that change.

*Bird* called for the vote on the motion hearing no other comments

Upon voice vote, motion passed 5-0.

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

Absent: *Lohse*

## 10. NEW BUSINESS

**a. Resolution 22-02 – 2022 Land Disposal Maps**

M/Hall S/Trumblee to approve Resolution 22-02.

**McGann** pointed out that on the Ocean Dock Subdivision page, the lot where the City has its water tower is actually privately owned. **Johnson** said that he will remove that lot from the map with unanimous consent from the commission, since it is privately owned and not subject to the land disposal process.

**Bolin** asked about the lot that Ric Schultz / Mobile Grid acquired from the City in the North Fill Development Park. As a part of the lease to own agreement they were required to get a building constructed and it looks like there has been no movement. **Johnson** said that he will look at the lease specifics and get back to the Commission.

Upon voice vote, motion passed 5-0.

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

Absent: **Lohse**

**11. PENDING CALENDAR**

No comments

**12. AUDIENCE PARTICIPATION**

No Comments

**13. COMMISSION COMMENTS**

**Bolin** thanked staff for all the work and that he is excited to see movement on the city addressing project.

**14. ADJOURNMENT**

M/McGann S/Bolin to adjourn the Regular Meeting.

With no objection, the meeting was adjourned.

Approved:

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Tania Harrison, Chair

  
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Kevin Johnson, City Planner