

**PLANNING COMMISSION REGULAR MEETING
May 10, 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 May 10, 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, Sarah Trumblee*, and *Tania Harrison*

Chris Bolin & Trae Lohse were absent.

Staff present was City Planner *Kevin Johnson*.

3. APPROVAL OF AGENDA

M/Trumblee S/Hall to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *Bird, McGann, Hall, Trumblee*

Absent: *Bolin, Lohse*

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of January 11, 2022 Regular Meeting

M/McGann 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

Hall said that he was visiting the site that is under review for the variance and the applicants mother was there. They spoke but not about the application.

The commission found no issue with this.

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 more details regarding the Public Safety Building. *Johnson* explained that in getting ready for upcoming Federal infrastructure money the city is updating the plans for a new Public Safety Building. This has so far included having the architects who did the original design back around 2011 come to town to meet with the fire and police chief to determine what the needs of the departments are now compared to what was discussed when the plans were created. The architects are now updating the plans to reflect the real needs of the town as the previous plans was more of a wish list.

9. UNFINISHED BUSINESS

- a. Variance Request – Setback and Off-Street Parking – Lot 3, Block 2, Railroad Addition

M/Trumblee S/Harrison to grant the variance requested by Hayley Hoover and adopted the incorporated findings in the staff report.

Trumblee is in support

Harrison is in support

Hall voiced a concern that the applicant should keep in mind the setback from the edge of the slope down to Railroad. Based on *Halls* visual inspection he said that it looks like there is plenty of room based on the property stakes, but just something to be aware of.

McGann said that based on the way he is reading the plans that it is still showing that the deck is going to encroach into the southern setback. *Johnson* said that he does not see where there is any deck within the southern setback. *McGann* repeated that he sees on the drawing that there are railings and decking within the southern setback, and that he has no issue with a zero lot line variance, it should be shown correctly and described correctly. *Johnson* explained that the applicant had removed the deck from the plans and that there is no deck shown or intended to be built within the southern setback. He pointed to the stie plan exhibit that is being used for approval and explained that it states that the encroachment is only along the northwest side of the property and that it is hatched. There is no encroachment hatching shown anywhere along the south side of the property.

Bird suggested that a motion be made to amend the main motion to include a condition that there be no construction within the southern setback. This would allow for total clarity on the matter. *Hall* made the suggested motion.

M/Hall S/Harrison to amend the main motion to include a condition of approval that there be no construction within the southern setback.

Upon voice vote, motion passed 4-0.

Yea: *Bird, McGann, Hall, Trumblee*

Absent: *Bolin, Lohse*

Bird called for the vote on the main motion as amended

Upon voice vote, motion as amended passed 4-0.

Yea: *Bird, McGann, Hall, Trumblee*

Absent: *Bolin, Lohse*

b. Resolution 22.03 – Recommendation on Land Disposal Code Update

M/*Trumblee* S/*Hall* to approve Resolution 22-03 recommending that City Council update CMC 5.22 as presented.

Commissioners had no comments

Upon voice vote, motion passed 4-0.

Yea: *Bird, McGann, Hall, Trumblee*

Absent: *Bolin, Lohse*

10. NEW BUSINESS

None

11. PENDING CALENDAR

No comments

12. AUDIENCE PARTICIPATION

No Comments

13. COMMISSION COMMENTS

No Comments

14. ADJOURNMENT

M/*McGann* S/*Hall* to adjourn the Regular Meeting.

With no objection, the meeting was adjourned.

Approved:



for Tania Harrison, Chair



Kevin Johnson, City Planner