

**PLANNING COMMISSION REGULAR MEETING
AUGUST 18, 2022 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Vice Chair **Mark Hall** called the Planning Commission Regular Meeting to order at 6:45 PM on August 18, 2022 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Nancy Bird, Tania Harrison, and Trae Lohse were absent.

Staff present was City Planner **Kevin Johnson**.

3. APPROVAL OF AGENDA

M/Trumblee S/Bolin to approve the agenda.

Upon voice vote, motion passed 4-0.

Yea: Hall, Trumblee, McGann, Bolin

Absent: Bird, Harrison, Lohse

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence for Tania Harrison & Trae Lohse from the July 14, 2022 Regular meeting
- b. Record unexcused absence for Chris Bolin from the July 14, 2022 Regular meeting

M/Bolin S/Trumblee to approve the agenda.

Upon voice vote, motion passed 4-0.

Yea: Hall, Trumblee, McGann, Bolin

Absent: Bird, Harrison, Lohse

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

McGann wanted to inform the commission that he is friends and neighbors with Jeff Guard who has agenda item 10a before them tonight, but he has no financial interest in the outcome of the commission's decision tonight. He said that he would leave it up to the commission to determine if he has a conflict of interest. No conflict was found.

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

Jeff Guard of 902 Cliff Trail spoke in favor of his agenda item 10a. He said that with the land he is requesting to purchase he would be able to subdivide his current property into two. With this new lot he could then build a new home which Cordova is in need of.

8. PLANNER'S REPORT

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

Bolin asked for clarification on the Facilities Condition Assessment and if staff had chosen someone from the RFP process. *Johnson* explained that staff had chosen a consulting firm from Anchorage to come to town to assess the structural integrity as well as develop maintenance schedules for some of the elements of the different facilities.

McGann asked if the Public Safety Building was included in this. *Johnson* explained that there was a separate assessment done a number of years back that provided all the information needed for that building.

9. UNFINISHED BUSINESS

There was no unfinished business

10. NEW BUSINESS

a. Letter of Interest for Portion of ATS 220, Odiak Slough

M/Bolin S/McGann I move to recommend to City Council to dispose of the requested Portion of ATS 220, Odiak Slough as outlined in Cordova Municipal Code 5.22.060 (B) negotiating an agreement with Jeff Guard & Dorne Hawxhurst to lease or purchase the property.

Bolin agreed with Jeff's proposal and that it is a need for the community to increase the number of lots and housing when we can.

McGann said that direct negotiations make sense as Jeff and Dorne as this requested area is really only accessible through Jeff and Dorne's existing lot. This also helps clean up other issues with property line encroachments.

Hall said he would suggest that the property line be limited to the edge of where the tide comes in.

Hall called for the vote on the main motion

Upon voice vote, motion passed 4-0.

Yea: *Hall, Trumblee, McGann, Bolin*

Absent: Bird, Harrison, Lohse

b. Conditional Use Permit – Detached Accessory Dwelling Unit – Lot 10 Mt Eccles Estates

M/Bolin S/McGann to grant the Conditional Use Permit request by Shannon and Brice Phillips and to adopt and incorporate the findings within the staff report.

Bolin said this will help increase housing and city taxes and that he would hate to see the city shoot itself in the foot by not allowing this.

McGann said that he agrees with **Bolin** and that the requested size is very modest and on a large lot.

The other commissioners agreed

Hall called for the vote on the main motion

Upon voice vote, motion passed 4-0.

Yea: Hall, Trumblee, McGann, Bolin

Absent: Bird, Harrison, Lohse

11. AUDIENCE PARTICIPATION

No Comments

12. COMMISSION COMMENTS

No Comments

13. ADJOURNMENT

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

With no objection, the meeting was adjourned.

Approved:



Tania Harrison, Chair



Kevin Johnson, City Planner

