

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 13, 2022 AT 6:30 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 6:30 PM on December 13, 2022 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Commissioners **Mark Hall, Tom McGann, Sarah Trumblee, Trae Lohse, Tania Harrison, and Kris Ranney**

Chris Bolin was 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 6-0.

Yea: Hall, McGann, Trumblee, Lohse, Harrison, Ranney

Absent: Bolin

4. APPROVAL OF CONSENT CALENDAR

- a. Record unexcused absence for Chris Bolin and Tania Harrison from the November 8, 2022 Regular meeting**

M/Trumblee S/Harrison to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: Hall, McGann, Trumblee, Lohse, Harrison, Ranney

Absent: Bolin

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None

6. CORRESPONDENCE

A letter was received from **Kelsey Hayden** regarding the Public Safety Building

McGann said that he would be asking the planner to include an agenda item to discuss the Public Safety Building at a future meeting.

Harrison said that she understands the concern in the correspondence and that the Commission is not ranking any capital improvement item higher than any other and that the city is always looking for funding to accomplish all of the items on the CIP list no matter where they fall in order on the list. *McGann* agreed.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers - None
- b. Audience comments regarding agenda items - None

8. PLANNER'S REPORT

Johnson that he was unable to get a written report put together, but that staff has been having discussions with the State about the possibility of making more State land available for development out Whitshed Road in the Three Mile Bay area. There has been no substantial movement on this, and that more information would follow.

Hall asked about a discussion at City Council about tax assessments and specifically for undeveloped lots and taxing them at a higher rate to encourage development. *Johnson* explained that it is his understanding that State law prohibits municipalities from taxing undeveloped lots at a higher rate, but that the City's Assessor was looking at the need to bring up the assessed value on lots city wide. State law requires that cities assess land and improvements at full market value. Based on a State report Cordova's assessments are roughly 15% below market value.

9. UNFINISHED BUSINESS

There was no unfinished business

10. NEW BUSINESS

- a. Letter of Interest from Trident Seafoods Corporation, for a Portion of Lot 3, Block 7A, Tidewater Development Park.

M/McGann S/Lohse Move to recommend the City Council Dispose of a Portion of Lot 3, Block 7A, Tidewater Development Park be disposed of by direct negotiations with Trident Seafood Corporation.

McGann said that Trident is the only person that can use that portion of tideland as they are the upland property owner and have constructed improvements on it over the last 30 years. Additionally, the Harbor Commission agreed that Trident should be allowed to continue to lease that area.

Lohse agreed with *McGann's* comments that it makes sense for Trident to continue leasing that area especially with the improvements they have constructed.

Hall also agreed, but also wanted to add that even if the Planning Commission recommends direct negotiations the City Council in the past has not wanted to do direct negotiations in some cases, but that it makes sense in this case.

- b. Letter of Interest from Prince William Sound Science Center, for a Portion of Lot 3, Block 7A, Tidewater Development Park.

M/McGann S/Harrison Move to recommend the City Council Dispose of a Portion of Lot 3, Block 7A, Tidewater Development Park be disposed of by direct negotiations with Prince William Sound Science Center.

McGann said that he is in support of this and that while he does not believe that portion of the harbor will be redeveloped in the next five years, that the lease having a termination clause to allow for the city to redevelop that area if funding becomes available should be sufficient.

Harrison agreed with **McGann's** comments and supports this lease.

Hall also agreed, but also wanted to add that even if the Planning Commission recommends direct negotiations the City Council in the past has not wanted to do direct negotiations in some cases, but that it makes sense in this case as they currently lease this location.

Ranney asked if anyone knew of other parties that may be interested in leasing the location. **Hall** said that is a reason that the Council may want to do Request for Proposals to find out.

c. Cordova Municipal Code Chapter 19.04 Flood Protection Code Update Discussion

M/McGann S/Lohse Move to approve the Plat of Tract D ATS 220

Johnson explained that the purpose of this agenda item was to have a discussion about the floodplain code update ordinance that would be coming before the Planning Commission in the future. Staff wanted to have a discussion to see if there are any questions, comments, or concerns that staff could address before the Commission makes a recommendation to Council on adopting the ordinance.

Lohse asked where the language in the proposed ordinance had come from. **Johnson** explained that FEMA has a model ordinance that they provide that shows which language is required and which language is suggested. Staff used both the required and suggested language. **Lohse** asked if that could be provided. **Johnson** said that he would include that in the packet at the next meeting.

McGann said that he supports the changes to stay in compliance with the FEMA insurance program as getting out of the program does not make sense.

Ranney said that he had looked through the changes and that they seemed to be appropriate.

Johnson pointed out that the major changes were updates to definitions, adding language to include prescribed methods for flood opening designs, and increasing the threshold for granting variances to the floodplain regulations.

Trumblee and **Harrison** agreed with the comments of the other commissioners.

Hall commented that his questions had been answered.

11. AUDIENCE PARTICIPATION

No Comments


12. COMMISSION COMMENTS

Commissioners welcomed **Ranney** to the commission and thanked **Nancy Bird** for her many years of dedication and that her presence on the commission will be missed.

13. ADJOURNMENT

M/McGann S/Trumblee to adjourn the Regular Meeting.
With no objection, the meeting was adjourned.

Approved:



ra Tanya Harrison, Chair



Kevin Johnson, City Planner