

**PLANNING COMMISSION SPECIAL MEETING**  
**May 23, 2023 AT 6:30 PM**  
**CORDOVA CENTER COMMUNITY ROOMS A & B**  
**MINUTES**

**1. CALL TO ORDER**

Chair *Tania Harrison* called the Planning Commission Regular Meeting to order at 6:30 PM on April 11, 2023 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

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

*Trae Lohse* was absent.

Staff present - City Planner *Kevin Johnson*.

**3. APPROVAL OF AGENDA**

M/ Sarah Trumblee S/Hall to approve the agenda  
With no objection the motion was passed.

**4. APPROVAL OF CONSENT CALENDAR**

- a. Record unexcused absence of Chris Bolin from the February 14, 2023 meeting
- b. Minutes of the January 10, 2023 Regular Meeting
- c. Minutes of the February 14, 2023 Public Hearing
- d. Minutes of the February 14, 2023 Regular Meeting

M/McGann S/Trumblee to approve the consent calendar.  
Upon voice vote, motion passed 6-0.  
Yea: Harrison, McGann, Hall, Bolin, Lohse, Ranney  
Absent: Trae 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

**John Harvill** – 701 Railroad Ave, speaking on behalf of Camtu’s Alaska Wild Seafood. Harvill spoke in favor of Camtu’s agenda item requesting the city support their proposal to build a dock and channel to support Camtu’s needs.

## 8. PLANNER’S REPORT

**Ranney** asked if the Shepard Point Road easement was going to be included as an agenda item since it is listed in the Planners Report. **Johnson** said that easement approval was an administrative function so there is no Planning Commission approval required. He added that the only reason it is going to City Council is for the approval of the compensation package. Items in the Planners Report are not always items that will be reviewed by the commission and it is generally to keep the commission informed of what is going on around the city relating to the Planning Department.

**McGann** asked if the Planning Commission will be beginning work on updates to the zoning code since the council has had its discussion related to housing? **Johnson** said that he does still plan to bring things to the commission as staff time allows.

**Bolin** said he was glad the council was looking to move forward with development incentives and was curious what they were specifically interested in. **Johnson** said that the council seemed less interested in providing direct financial assistance and more interested in tax abatement. This would possibly look like a tiered approach where the more dwelling units you build the larger the tax abatement is and the longer it lasts. There was some mild interest in possibly diverting some of the short-term rental tax into program that would provide for the development of long-term housing or rentals.

## 9. UNFINISHED BUSINESS

None

## 10. NEW BUSINESS

### a. Letter of Interest from Camtu’s Alaska Wild Seafoods, for a Portion of ATS 220 adjacent to Lot 3, Block 2, South Fill Development Park

M/Bolin S/Hall move to recommend to City Council to dispose of a portion of ATS 220 Roughly 4,000 square feet in size as outlined in Cordova Municipal Code 5.22.060 B (1)

**Bolin** said that he agrees with Camtu’s proposal and as most everyone knows they have done so much for the community and especially for the fishermen and it would benefit the city immensely.

**Hall** asked if the 4,000 square feet included the excavated channel area? **Johnson** said that we would only lease them the area adjacent to the uplands where they would build a dock and not the new proposed channel area.

**McGann** said that he is in support of the motion. With the congestion that is currently in the north harbor this would greatly reduce that.

**Trumblee** asked if they planned to excavate the channel deep and wide enough to bring tenders into the proposed dock? **Harvill** said that is the plan so that Camtu can bring their tenders to the dock.

**Ranney** asked what restrictions would be put in place so that this does not conflict with future south fill expansion? **Johnson** said that he had looked into this and based on previous plans and study's, it is most likely that the city would fill to the south and not to the west towards Orca Inlet. With that in mind, staff would require that future right-of-way could be developed along the portion of uplands where the proposed dock meets the uplands, this is shown in the attached exhibit.

**Harrison** said she is in support of this project.

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

Upon voice vote, motion passed 6-0.

Yea: **Harrison, McGann, Hall, Bolin, Lohse, Ranney**

Absent: **Trae Lohse**

## 11. PENDING CALENDAR

No comments

## 12. AUDIENCE PARTICIPATION

No Comments

## 13. COMMISSION COMMENTS

**Ranney** said he is excited to see these types of projects moving forward

**Bolin** is also excited to see a project like this and thanks staff for their time and effort

**Hall** said he is glad to see that future ROW preservation was considered for Camtu's potential dock space lease.

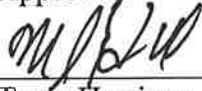
**Trumblee** agrees with all of the comments and is excited to see more housing and zoning code conversation

## 14. ADJOURNMENT

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

With no objection, the meeting was adjourned.

Approved:



FOR

Tania Harrison, Chair



Kevin Johnson, City Planner