

**PLANNING COMMISSION REGULAR MEETING
NOVEMBER 14th, 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 6:32 PM on November 14, 2023 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Chris Bolin, and Kris Ranney was absent.

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

3. APPROVAL OF AGENDA

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

4. APPROVAL OF CONSENT CALENDAR

- a. Record unexcused absence for Chris Bolin from the October 10, 2023 Regular Meeting
- b. Minutes of the June 13, 2023 Public Hearing
- c. Minutes of the June 13, 2023 Regular Meeting

M/Trumblee S/Hall to approve the consent calendar.
Upon voice vote, motion passed 5-0.
Yea: Harrison, McGann, Lohse, Hall, Trumblee
Absent: Bolin, Ranney

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Trumblee wanted to disclose that she is a board member and the vice chair of the CTC board and CTC is coming before us for their CUP. **McGann** said he does not believe that this is a conflict as she is not directly financially benefiting. Staff concurred but said its ultimately up tot eh commission if they would like her to recuse herself. The Commission determined there is no need to recuse herself.

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 - None

8. PLANNER'S REPORT

No questions from the commission on the Planners Report.

9. UNFINISHED BUSINESS

None

10. NEW BUSINESS

- a. Conditional Use Permit – Mixed Use / Multiple Dwellings Within Industrial Zone – Lot 2, Block 3, Cordova Industrial Park

M/McGann S/Trumblee move that the Planning Commission grant the Conditional Use Permit request submitted by Cordova Telcom Cooperative and to adopt and incorporate the findings and conditions of approval within the staff report.

McGann said that he is in full support of this, and is sure there are some things they can nit pick over but overall supports it.

Trumblee is in favor.

Lohse said he has concerns about opening the door to putting housing in the industrial zone but knows we need housing so he can be in favor of this but just does not want to see a precedent be set and we lose industrial space. However, if the lower portion is restricted to warehouse space and the upper area can be used in a way that would not be used then it could be a good thing.

Hall said that he is in favor of this if it can meet the code but is concerned it does not meet the code. Specifically, he said it does not meet the watchman quarters allowance and the bunkhouse definition does not seem to fit. How can it be controlled who lives there? What if a family wants to live there and now we are putting kids in the industrial zone. **Johnson** explained that since it did not fall directly into the allowed uses section of the zoning code that is why they are asking for the Conditional Use Permit, the CUP section of the code says that a CUP can be granted when a use not specifically listed as approved can be incorporated in a way that limits its impacts to a specific zone.

McGann added that he thinks the definition of bunkhouse should be updated and clarified.

Harris asked for clarification on their parking layout at is seems like it would not work. **Johnson** said that the layout shown is tandem parking where one unit would have the front and back parking spot so they would be able to move the back car if they need to get the front car out.

Upon voice vote, motion passed 5-0.

Yea: Harrison, McGann, Lohse, Hall, Trumblee

Absent: Bolin, Ranney

11. AUDIENCE PARTICIPATION

Sarah Katherine, CTC Project Manager – thanks the commission for their time and consideration. They are doing a similar project in Yakutat and try to help alleviate community needs whenever they do a project of any type and look forward to providing quality dwellings to town in the near future.

12. COMMISSION COMMENTS

McGann Thanked everyone for their time

Trumblee thanked everyone for their time

Lohse Thanked everyone for their time and said that he will not be reupping on the commission but has enjoyed his time and may be back in the future.

Hall Thanked everyone for their time and especially the work the streets crew does.

13. ADJOURNMENT

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

Approved:



Tania Harrison, Chair



Kevin Johnson, City Planner