

**PLANNING COMMISSION REGULAR MEETING
JULY 11th, 2023 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 July 11, 2023 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

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

3. APPROVAL OF AGENDA

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

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of March 22, 2023 Public Hearing
- b. Minutes of March 22, 2023 Special Meeting

M/Trumblee S/Bolin to approve the consent calendar.
Upon voice vote, motion passed 4-0.
Yea: Hall, McGann, Trumblee, Bolin
Absent: Harrison, Lohse, Ranney

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 - None**

8. PLANNER'S REPORT

Bolin commented on the amount of scrap metal being removed that there was still a lot more that needs to go.

9. UNFINISHED BUSINESS

None

10. NEW BUSINESS

a. Letter of interest from Andy Craig & Seawan Gehlbach, for a portion of ATS 220 adjacent to Lot 10A, Block 2, South Fill Development Park

M/McGann S/Bolin move that the Planning Commission recommend to the City Council they dispose of a portion of ATS 220, roughly 4,000 square feet in size, by negotiating an agreement with Andy Craig and Seawan Gehlbach for purchase of the property

McGann said that he does not see this property as being of use to the City and that it would be better used by the applicants since it is adjacent to their property. There is a good slope in front of their house and he says the safety need for them to be able to utilize this property to stabilize their existing lot.

Trumblee asked for more clarification on what they need the property for. **Johnson** explained that they would use the property to gain access to the back of their existing lot which is on a cliff that needs to be stabilized. Following the stabilization of their lot, they could then use the lot for storage and possible building a garage or warehouse type structure.

Bolin said he was in favor as this is as it's a fairly small area and they city cannot use the area for much. Also, this proposal would preserve space for future right-of-way.

Hall asked about the 10-foot-wide alley adjacent to this area and if that alley should be widened and if the adjacent neighbors should purchase the remnant ATS 220 that will remain or dedicate that whole area to ROW. **Johnson** said he has spoken with some of the neighbors and would inquire about that and that he would also look the at dedicating ROW space, as necessary.

Upon voice vote, motion passed 4-0.

Yea: Hall, McGann, Trumblee, Bolin

Absent: Harrison, Lohse, Ranney

11. AUDIENCE PARTICIPATION

No Comments

12. COMMISSION COMMENTS

McGann brought up the zoning changes that are being proposed in Anchorage. Its something that other commissioners take a look at those for future discussions on amending our code.

Trumblee thanked everyone for their time and a quick meeting

Bolin Thanked everyone for their time

Hall Thanked everyone for their time

Johnson let the commission know that he will be out of the office for the scheduled August meeting, but he will send out an email to follow up on date for rescheduling.

13. ADJOURNMENT

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

With no objection, the meeting was adjourned.

Approved:



Tania Harrison, Chair



Kevin Johnson, City Planner