

**PLANNING COMMISSION SPECIAL MEETING
Thursday February 27, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B
MINUTES**

1. CALL TO ORDER

Hall

2. ROLL CALL

Chair Tania Harrison (absent), Vice Chair Mark Hall (present), Commissioners Chris Bolin (present), Sarah Trumblee (present), Kris Ranney (present), Gail Foode (present), and Sean Den Adel (present)

3. APPROVAL OF AGENDA

M/Trumblee

S/Bolin

Vote: 6 yea, 0 nay, 1 absent (Harrison)

4. APPROVAL OF CONSENT CALENDAR

- a. Record unexcused absence of Tania Harrison from the February 11, 2025, Regular Meeting

M/Trumblee

S/Ranney

Vote: 6 yea, 0 nay, 1 absent (Harrison)

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORT

9. UNFINISHED BUSINESS

- a. **Shipyard Expansion and Resolution 25-01**

M/Ranney "I move to approve Resolution 25-01 to Support the Shipyard Expansion"

S/Bolin

Ranney speaking to his motion that the Commission has been

Bolin moving this forward for discussion and also in agreeance that this is also one of our contributing factors to our town. It is a very busy place there is room for expansion and usage in this town.

Den Adel this has already passed the Harbor Commission I am in favor of this moving forward. In the resolution it doesn't say what City tidelands this would be taking place on.

Ranney it is meant to be vague to allow for expansion to occur not really place it in one spot.

Hall three (3) million plus dollars will be needed for this. That will be the consummation of the City Council to decide how to pay for this.

Bolin it says there is a trailer to be removed?

Johnson this survey was done in 2013 and the trailer and conex has been removed. Tract 1A is what we own. We lease out the southeast corner of it to Dutch Marine Industries (DMI). They are potentially going to build a warehouse there as part of their lease. To give more context this Resolution gives the City Council the knowledge that there is still support for a Shipyard to be built in a location at some time in the future. To also clarify the cost estimates were given by the Harbor Commission and was only for a building on the Shipyard of three (3) million dollars over a decade ago. Costs would be greatly increased. The cost of tens of millions of dollars to create a shipyard fill lot and there could be the potential for a land trade for a developer if they get involved.

Ranney reiterated that our job is to say that we want this Shipyard to happen and let the City Council find the funding for it. This is a good Resolution.

Bolin this is a big part of our lively hood and economy.

Vote: 6 yea, 0 nay, 1 absent (Harrison)

10. NEW BUSINESS

a. Site Plan Review of Lot 4A, Block 5, Tidewater Development Park

M/Trumblee "I move to approve the Site Plan submitted by Bayside Storage, to construct an 81' X 38' structure on Lot 4A, North Fill Development Park."

S/Ranney

Trumblee I'm for it.

Ranney I have looked through this and it seems like it is within code and seems like it's going to be a good use of the property.

Den Adel thorough job on their application and looks like a good proposal.

Bolin it's a matter of moving this forward.

Hall and **Johnson** Planning Commission is the final deciding factor for this Site Plan Review.

Hall in architectural review it would be nice to have in the northeast stairwell a tenant use bathroom. That's not something that we do as it is something for architectural review.

Den Adel the storm basin is on an adjacent lot.

Hadley Coward they will be putting in a storm drain. The page showing that on an adjacent lot was for the snow storage contract and was an old version of the plan.

Johnson storm drain will be installed on the corner of Sorrel Lane and Jim Poor Avenue.

Vote: 6 yea, 0 nay, 1 absent (Harrison)

11. AUDIENCE COMMENTS

Kinsman was in the audience and enjoyed seeing what will be coming to City Council.

12. COMMISSION COMMENTS

Ranney appreciates everyone looking over the shipyard expansion.

Trumblee thankful to Staff and for a quick meeting today.

Foode Glad that everyone can jump on a meeting and not wait for another month to get things accomplished.

Bolin I'd like to thank everyone for their time. I second Commissioner Foode's sentiments about the meeting and would like to thank council for coming to this meeting to see what will be coming to council in the future.

Den Adel thankful for everyone's time and nice that we are seeing motions, resolutions, and RFP's that we can work on.

Hall I agree with all of those statements.

Bolin I also wanted to thank staff for being here it's been a busy week and dealing with family stuff.

13. ADJOURNMENT

M/Bolin to adjourn the meeting.

S/Ranney

Vote: 6 yea, 0 nay, 1 absent (Harrison)

Meeting adjourned.

Approved:



Mark Hall, Vice Chair



Amanda Hadley Coward, City Planner

