

**PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 5th, 2007 AT 7:00 PM
LIBRARY CONFERENCE ROOM
MINUTES**

A. CALL TO ORDER and ROLL CALL

Chairman Rich Collins called the regular meeting of the Planning and Zoning Commission of the City of Cordova to order at 7:02 p.m. at the Library Conference Room.

Present for roll call were Chairman Rich Collins, Commissioners Don Sjostedt, Wade Buscher and Gene Wooden. Also present were City Planner Jim Goossens and Administrative Assistant Faith Wheeler-Jeppson.

There were 6 people in the audience.

B. AUDIENCE PARTICIPATION REGARDING ITEMS ON THE AGENDA
None

C. APPROVAL OF AGENDA

M/Sjostedt S/Wooden to approve the agenda as presented.

Upon voice vote, motion to approve passed unanimously.

D. APPROVAL OF CONSENT CALENDAR

M/Sjostedt S/Wooden to approve the consent calendar as presented.

Upon voice vote, motion to approve passed unanimously.

E. CORRESPONDENCE

Letter from Richard and Osa Schultz regarding any future development of Terrace Avenue.

F. NEW BUSINESS

M/Buscher S/Sjostedt to approve the Final Plat of Phase I, Ski Cabin Ridge subject to the following conditions.

1. The developer shall request inspections by the city's public works department prior to installation of the pump systems.
2. Prior to acceptance of utilities by the city, the developer shall successfully complete a warranty period for such utilities in accordance with the city's policy on acceptance of utilities for maintenance which may include entering into a performance agreement.
3. No building permits will be issued for any lots until the water and sewer utilities have received final approval by public works department.

Upon voice vote, motion to approve passed unanimously.

M/Sjostedt S/Wooden to approve the Preliminary Plat of Mt. Eccles Estate Addition No.1 Tracts B-1A-1, B1-A-2 & B-1A-3; with the contingencies as per Part VII, Special Conditions.

1. Each cut bank, slope, fill, bottoms of ditches, and exposed earth work attributed to the project, especially during culvert installation and road or drive building activities, must be stabilized to prevent erosion both during and after road and homesite construction activities. (6AAC 80.130)

M/Sjostedt S/Wooden amend the motion to include special condition #2.Planning Commission to approve the Preliminary Plat of Mt. Eccles Estate Addition No.1 Tracts B-1A-1, B1-A-2 & B-1A-3; with the contingencies as per Part VII, Special Conditions.

1. Each cut bank, slope, fill, bottoms of ditches, and exposed earth work attributed to the project, especially during culvert installation and road or drive building activities, must be stabilized to prevent erosion both during and after road and homesite construction activities. (6AAC 80.130)
2. The drainage and drainage structure shall be the responsibility of the property owner.

Upon voice vote, motion passed unanimously.

M/Sjostedt S/Buscher to approve the Preliminary Plat of Block 5, Lots 8A and 8B Vina Young Subdivision; with the contingencies as per Part VII, Special Conditions.

1. Prior to recordation of the final plat, a building permit shall be obtained and a residential component added to the warehouse.
2. Any creeks are named and the placements of culverts are depicted on the final plat.
3. Easements along streams and drainages must be delineated on the Final Plat; staff recommends twenty (20) foot easements on both sides of the creeks or drainages.
4. That utility easements must be delineated on the Final Plat, that being ten feet (10') along the front lot line and five feet (5') along side lot lines, or as per requirements of the Cordova Electric Cooperative-as per CMC 17.16.060;
5. That lot arrangements and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development-as per CMC 17.16.050 & 18.20.030;
6. All final plat data that is required as per CMC Title 17.

Upon voice vote, motion to approve passed unanimously.

M/Sjostedt S/ Buscher move that the Planning Commission recommend to the City Council that the application to purchase Lot 15A, Block 5, Odiak Park Subdivision be accepted and that the City Council direct the City Manager to begin noticing requirements in accordance with Chapter 5.22 of the Cordova Municipal Code with the following recommended method of disposal: **Request sealed proposals to purchase the property.**

Upon voice vote, motion to approve passed unanimously.

M/Buscher S/Sjostedt move that the Planning Commission recommend to the City Council that the application to lease and/or purchase Lot 4, Block 2, South Fill Development Park be accepted and that the City Council direct the City Manager to begin noticing requirements in accordance with Chapter 5.22 of the Cordova Municipal Code with the following recommended method of disposal: **Request sealed proposals to lease/purchase the property.**

Upon voice vote, motion to approve passed unanimously.

M/Sjostedt S/Buscher move that the Planning Commission recommend to the City Council that the application to lease and/or purchase Lot1, Block 1 Cordova Industrial Park be accepted and that the City Council direct the City Manager to begin noticing requirements in accordance with Chapter 5.22 of the Cordova Municipal Code with the following method of disposal: **Request sealed proposals to lease/purchase the property.**

Upon voice vote, motion to approve passed unanimously.

