

**PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
September 12, 2007 AT 12:00 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 12:02 p.m. at the Library Conference Room.

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

There were 15 people in the audience.

**B. AUDIENCE PARTICIPATION REGARDING ITEMS ON THE AGENDA**

**David Allison** spoke in favor of Bear and Wolf Salmon Company receiving the award for Lot 1 & Lot 2, Block 1 in the North Fill Development Park to create a fish offal facility, including fish oil production and packaging, creation of a vessel icing facility and support facilities for a fish offal facility.

**C. APPROVAL OF AGENDA**

**M/ Anderson S/ Sjostedt**

Upon voice vote unanimous

**D. APPROVAL OF CONSENT CALENDAR**

**Minutes from the June 7<sup>th</sup> 2007 Regular Meeting**

**M/Sjostedt S/ Anderson**

Upon voice vote unanimous

**E. CORRESPONDENCE**

**None**

**F. NEW BUSINESS**

**1. M/Anderson S/ Sjostedt** motion for approval "I move that the Planning Commission recommend to the City Council that the proposal to construct a duplex be selected and that Jerry and Vicki Blackler be granted the award to purchase Lot 15A, Block 5, of Odiak Park and that the City Council direct the City Manager to prepare a purchase agreement between the City and Jerry and Vicki Blackler in accordance with Chapter 5.22 of the Cordova Municipal Code."

**Dune Lankard** spoke in favor of his proposal for a 2 story 30,000 square foot cannery building which is to include a community cold storage facility, seafood processing plant and a fish waste research development and research center.

**David Roemhildt** spoke in favor of the Cordova Community Kitchen Project proposal for a 10,000 square foot facility to include fresh, frozen, smoked and canned commercial and subsistence food processing area, a development lab, a classroom kitchen; and additional space for future development of projects such as a fish meal plant.

**Rick Ossick** spoke briefly in favor of the Cordova Community Kitchen Project proposal.

**Kristen Smith** spoke briefly in favor of a collaborate effort between both Dune Lankard and the Cordova Community Kitchen Project.

**Upon Voice Vote 5- yeah (Collins, Sjostedt, Buscher, McDaniel, Anderson); 0-nav Motion carried unanimously.**

**2. M/Sjostedt S/McDaniel** motion for approval “I move that the Planning Commission recommend to the City Council that the proposal from Paul and Charlene Saunders be accepted and that they be granted the award to purchase Lots 1-4, Block 42, Original Townsite and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of the Cordova Municipal Code.”

**Upon Voice Vote 5-yeah (Collins, Sjostedt, Buscher, Anderson, McDaniel); 0-Nay Motion carried unanimously.**

**3. M/Anderson S/McDaniel** motion for approval “I move that the Planning Commission recommend to the City Council that the proposal from Bear & Wolf Salmon Company be accepted and that they be granted the award to negotiate with the city to lease with option to purchase Lot 1 & 2, Block 1, North Fill Development Park and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of the Cordova Municipal Code”.

**Upon Voice Vote 4 yeas (McDaniel, Collins, Anderson, Sjostedt) ;1 Nay (Buscher) Motion carried 4 to 1.**

**4. M/Sjostedt S/Anderson** motion for approval “I move that the Planning Commission recommend to the City Council that the proposal from Bear and Wolf Salmon Company be accepted and that they grant the award to lease with option to purchase Lot 1, Block 3, of the Cordova Industrial Park and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of he Cordova Municipal Code”.

**Upon Voice Vote 5 Yeah (Collins, Sjostedt, Buscher, McDaniel, Anderson) 0-Nay Motion carried unanimously.**

**5. M/Buscher S/Sjostedt** motion for approval “I move that the Planning Commission recommend to the City Council that the proposal from Bear and Wolf Salmon Company be accepted and that they grant the award to lease with option to purchase Lot 2, Block 3, Cordova Industrial Park and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of the Cordova Municipal Code”.

**Upon Voice Vote 0-Yeahs 5-Nay (Collins, Buscher, Sjostedt, Anderson, McDaniel) motion fails.**

**6. M/Sjostedt S/McDaniel** motion for approval “I move that the request by Emily Low, for a Conditional Use Permit to allow the use of a private residence as a learning center/preschool at 614 Third Street be approved based on the suggested findings and subject to the special conditions as contained within the staff report”.

**Upon Voice Vote 5-Yeas (Collins, Buscher, Sjostedt, McDaniel, Anderson) 0-Nays motion carried unanimously**

**G. OLD BUSINESS**  
None

**H. PLANNERS REPORT**  
None

**I. AUDIENCE PARTICIPATION**  
None

**J. COMMISSION COMMENTS**

None

**K. ADJOURMENT**

**M/Anderson S/McDaniel** motion to adjourn at 3:05 p.m.

**Upon unanimous voice vote, motion to adjourn passed.**

**APPROVED:**

**ATTEST:** \_\_\_\_\_

Rich Collins, Chairman                      Date

\_\_\_\_\_  
Jim Goossens, City Planner                      Date