

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 18, 2008 AT 7:00 PM
LIBRARY CONFERENCE ROOM
MINUTES**

A. CALL TO ORDER – ROLL CALL

Chairman Tom Bailer called the regular meeting of the Planning and Zoning Commission of the City of Cordova to order at 7:00 p.m. at the Library Conference Room.

Present for roll call were Chairman Tom Bailer, Commissioners, Don Sjostedt, Rich Collins, Gene Wooden, Mike Anderson. Also present was City Planner Anne Cervenka and Administrative Assistant Faith Wheeler-Jepson.

There were 9 persons in the audience.

B. AUDIENCE PARTICIPATION REGARDING ITEMS ON THE AGENDA (3 Minutes per speaker)

David Allison 203 Whiskey ridge stated that he had people here in the audience that would be able to answer any questions regarding their item on the agenda.

C. APPROVAL OF AGENDA

M/Sjostedt S/Wooden to approve the Agenda.

C. APPROVAL OF CONSENT CALENDAR

None

D. PLANNERS REPORT

Anne Cervenka said that tomorrow night the Comp Plan will be going to Council for the final hearing. Anne said that one the last meeting the commission talked about coming up with a new definition of Fair Market Value after research and talking with others Anne recommends that they leave the definition as it is as it is standard across the US. Anne also said that when she brought the issue of Lots 1-4, Block 42, Original Townsite to Council they requested a new appraisal. That appraisal came back at \$62,000.

E. MISCELLANEOUS BUSINESS

None

F. NEW BUSINESS

1. Site Plan review for Lots 3 & 5, Block 2, CIP, 02-060-225 prior to issuance of building permit for construction in the Waterfront Industrial Zone District for Trident Seafoods Corporation for a conversion of a warehouse into a 72 bed bunkhouse facility on the 2nd floor and retail space on the 1st floor. Before approval Planning Department receiving the following information:

- 1. Parking area dimensions and number spaces for retail store; bunkhouse and proposed warehouse.**
- 2. Resolution of ownership of Lot 1, Block 3, Cordova Industrial Park.**
- 3. Ingress and egress route.**
- 4. Future plans for the Quonset and the adjacent Lot 5.**
- 5. Approval from the State Fire Marshall's office of the plans.**

M/Sjostedt S/Wooden motion "I move that the Planning Commission *Approve* the proposed development plan if the above information is provided to the Planning Commission as part of the review."

M/Sjostedt S/Anderson motion to amend this recommendation to delete special conditions #2 and #4.

Upon voice vote, motion passes unanimously.

2. Site Plan review for Lot 4, Block 1, CIP, 02-060-207 prior to issuance of building permit for construction in the Waterfront Industrial Zone District for Trident Seafoods Corporation for the expansion of food

preparation area, kitchen and seating area in existing bunkhouse and galley and reduction of bunkhouse area. Approval is recommended Planning Department receiving the following information:

1. Approval of plans by State Fire Marshall.
2. Floor plans for both floors.
3. Location of parking and driveway access consistent with requirements in Chapter 18.48.
4. Loading area.
5. Size and location of grease traps.

M/Anderson S/Sjostedt motion "I move that the Planning Commission *Approve* the proposed development plan if the following information from this site plan checklist be provided: 1. Approval of plans by State Fire Marshall. 2. Floor plans for both floors. 3. Location of parking and driveway access consistent with requirements in Chapter 18.48. 4. Loading area. 5. Size and location of grease traps."

Upon voice vote, motion passes unanimously.

3. Site Plan review for Lots 5 & 6, Block 1, CIP, 02-060-209 prior to issuance of building permit for construction in the Waterfront Industrial Zone District for Trident Seafoods Corporation for an expansion of the western portion of the main plant that will provide an additional dock and a structure with processing space on the ground floor and offices and shops on the second floor. The dock expansions will be 120 feet by 20 feet and 47 feet by 83 feet. The Army Corps of Engineers has granted a permit for docking. Recommendation is condition on Planning Department receiving the following information:

1. Building plans
2. Location of ingress and egress sites
3. Location of parking areas
4. Location of loading facilities

M/Sjostedt S/ Wooden motion "I move that the Planning Commission *approve* the proposed development plan if the above information is provided and approved by the Planning Commission as part of the review: 1. Building plans; 2. Location of ingress and egress sites; 3. Location of parking areas; 4. Location of loading facilities.

M/Anderson S/Sjostedt to amend the motion to include Fire Marshall approval as condition #5.

Upon voice vote, motion passes unanimously.

4. Site Plan review for Lots 5 & 6, Block 1, CIP, 02-060-209 prior to issuance of building permit for construction in the Waterfront Industrial Zone District for Trident Seafoods Corporation to add a second story on the south side of seafood processing plant; extend main roof to cover expansion; extend refrigeration generation room to allow enclosed mechanical room and construct space for electrical switch gear. Upon Planning Department receiving the following information:

1. Detail regarding use of second story addition
2. Location of parking and driveway access consistent with requirements in Chapter 18.48.
3. Loading area.
4. Details of structure and parking location for adjacent Trident Lots 7 and 8, Block 1, CIP.

M/Collins S/Sjostedt motion "I move that the Planning Commission *approve* the proposed development plan if the above information is provided and approved by the Planning Commission as part of the review."

Upon voice vote, motion passes unanimously.

5. Variance from side lot line setback to extend carport roof to within 2 ½ feet of side lot line for Lynn Mallory Jr. at Lot 3, Block 5, Odiak Park Subdivision, 02-072-824.

M/Sjostedt S/Wooden motion "I move that the request by Lynn Mallory Jr. For a variance from side lot line setback to locate a carport to within 2 ½ feet of the side lot line at the closest point, and as the structure is now built be approved."

Upon voice vote, motion passes unanimously.

G. OLD BUSINESS

