

Planning Commission Agenda
WORK SESSION
CITY HALL CONFERENCE ROOM
MONDAY, DECEMBER 19, 2011

Chairman

Tom Bailer

Commissioners

David Reggiani
John Greenwood
Greg LoForte
Roy Srb
Tom McGann
Scott Pegau

**In those matters coming before the Cordova Planning Commission at 6:00 p.m.;
Monday , December 19th, 2011 in the City Hall Conference Room, 602 Railroad Ave. Cordova,
Alaska, are as follows:**

- A. CALL TO ORDER**
- B. ROLL CALL**
**Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Greg LoForte,
Roy Srb, Tom McGann and Scott Pegau.**
- C. Cordova Municipal Code Title 18 - Zoning**
- D. Adjournment**

City Planner

Samantha Greenwood

Assistant Planner

Faith Wheeler-Jeppson

**If you have a disability which makes it difficult for you to participate in City-sponsored functions,
Please contact 424-6200 for assistance.**

November 2, 2011

To Whom It May Concern

Because of constant high caliber gun fire in my neighborhood, I would like to ask the City of Cordova, Planning /Zoning, to consider changing the City code to make our community a safe and inviting place in which to live. I am in the annexed area but have neighbors very close. With frequency we are subjected to 4 or 5 nights a week of high velocity, /caliber gun fire. This is done usually late at night up till 10:00 p.m... When the shooting is S/SW the firing goes over the well used public road. . At times the shooting is NE in direction which crosses the road in the opposite direction as well as in the direction of mine and many other homes.

This is not a pleasant way in which to live. If just one bullet, hit a traveling vehicle, passenger, pedestrian, bicyclist, on this public road it would be a travesty. I do hope it does not come to that, so I would hope you would please consider my request.

To make this a safe neighborhood I would like for the City to consider making shooting off limits within one mile from a public road or residence in the City of Cordova including the annexed area. One mile would be the distance needed for the high caliber/velocity ammunition to be spent. That would be the only way for our neighborhood and community to be truly safe.

Thank you,

Anonymous

Proposed District

Residential 1 (R1) District

Current Districts

- Low Density Residential
- Medium Density Residential
- High Density Residential

Reason for combining:

1. Currently all districts have same lot size requirement 4,000 Square feet for single family dwelling and 2000 square feet for 2-3 family dwelling (varies for multi in high density)—no difference in density between zones for 1-3 family dwellings
2. All set back requirements are the same
3. High Density does not exist on the ground
4. Current Low density zones on the ground have apartments buildings with more than 3 dwellings---Mews, lake avenueMost of town is zoned low density

Benefits of combining

1. Reduces the amount of zones
2. May eliminate multifamily dwellings being out of compliance in LDR
3. On the ground the areas zoned low density and medium densities seem to be similar as far as lot size or in some areas reversed.

Discussion Points

1. Eliminates the number of dwellings being controlled by a zone
 - Could require anything over 4 plex to apply for conditional use permit (CUP) so that traffic, parking and health and safety issues could be analyzed and reviewed. Using the 4 plex as a cut off for a conditional is

consistent with the fire, life and safety review and site plan review requirement.

2. Could Eliminate different height restrictions—currently the number of stories for structures is the same 2.5, but in LDR it is 35 and in medium it is 45
3. We have left a lot of the same permitted uses in the list as in code currently. Our job is to create a list of permitted use that we would like to see occurring in this zone and Holly make sure they are legal and written in such a way that are enforceable.

RESIDENTIAL DISTRICT 1 (RR1)

(CURRENTLY LOW RESIDENCY, MEDIUM RESIDENCY, AND HIGH RESIDENCY)

Sections:

18.010.010 - Purpose of district.

18.010.020 - Principal uses permitted.

18.010.030 - Accessory uses permitted.

18.010.040 - Conditional uses permitted.

18.010.050 - Lot area.

18.010.060 - Yard setbacks.

18.010.070 - Maximum lot coverage.

18.010.080 - Height, off-street parking—Other requirements.

18.010.010 Purpose of district.

The Residential One (R-1) District is intended to include urban, suburban, and rural dwelling units of all size with low to high residential densities. The regulations and restrictions in the R-1 district are intended to protect, preserve and enhance the primarily residential character of the district.

18.010.020 Principal uses permitted.

The following uses are permitted in this district:

(A) One-family, two-family, three-family and multi-family dwellings;

(B) Boardinghouses, rooming houses, or bed and breakfasts;

(C) Truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses;

- (D) Home occupations;
- (E) Public, private or parochial academic schools and daycare facilities Parks, playgrounds and playfields;
- (F) public service and municipal buildings; and
- (G) Private clubs and lodges.

18.010.030 Accessory uses permitted.

The following are accessory uses permitted in this district:

- (A) Accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters
- (B) Noncommercial greenhouses, gardens, garden sheds and tool sheds, docks, private barbeque pits;
- (C) Private garages;
- (D) Private storage in yards of noncommercial equipment including noncommercial trucks, boats, aircraft, campers, or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.

18.010.040 Conditional uses permitted.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 18.60 of this title:

- (A) Sale of dispensing or service of alcoholic beverages;
- (B) Townhouses and row houses built to a common wall at side lot lines;
- (C) Nursing homes, convalescent homes and similar institutional uses;
- (D) Churches, synagogues, convents, monasteries, and customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms;
- (E) Utilities substations;
- (F) Off—street parking spaces or structures out of compliance with Chapter 18.48 of this code;
- (G) Educational and entertainment establishments;
- (H) Camper parks;
- (I) Convenience establishments;

(J) Correctional institutions, rehabilitation facilities, and related institutions;

(K) Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses are delineated as conditions to approval;

(L) Cemeteries, crematoriums and mausoleums;

(M) Quasi-institutional house

(N) Planned unit developments. ---

18.010.050 Lot area.

Minimum lot requirements are as follows:

Use	Lot Area (Sq. Ft.)	Lot Width (In feet)
A. Single—family dwelling	4,000	40
B. Two-family dwelling	6,000	40
C. 3-6 family dwelling	6,000	50
D. 7-10 family dwelling	8,500	75
	plus 750 sq. ft. for each dwelling unit in excess of 7.	

18.010.060 Yard setbacks. [Commission to discuss objectives and goals of setbacks]

Front -10

Rear-15

Side- 5

Corner lot -10

18.010.070 Maximum lot coverage. Maximum lot coverage by all buildings shall be fifty percent.

18.010.080 Height, off-street parking—Other requirements.

(A) The maximum building height shall be three and one-half stories but shall not exceed forty-five feet.

(B) Signs may be allowed in connection with any permitted use subject to the provision of this code.

- (C) Off-street parking shall comply with chapter 18. 48 of this code unless otherwise permitted under chapter 18.60 of this code.

RESIDENTIAL TWO DISTRICT (R-2)
(CURRENTLY RR3)

Sections:

18.020.010 - Purpose of district.

18.020.020 - Principal uses permitted.

18.020.030 - Accessory uses permitted.

18.020.040 - Conditional uses permitted.

18.020.050 - Lot area.

18.020.060 - Yard setbacks.

18.020.070 - Maximum lot coverage.

18.020.080 - Height, off-street parking—Other requirements.

18.020.010 Purpose of district.

The Residential Two (R-2) District is established as a land use district for large lot, low-density residential purposes. For the R-2 district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- (A) To encourage the continued use of land for low-density purposes;
- (B) To prohibit commercial and industrial land uses; and
- (C) To discourage land uses which, because of their character and size, would create unusual requirements and costs for public services.

18.020.020 Principal uses permitted.

The following principal uses are permitted in the R-2 district:

- (A) No more than one single-family dwelling unit per lot.

18.020.030 Accessory uses permitted.

The following accessory uses are permitted in the R-2 district:

- (A) Private garages and required off-street parking;
- (B) Greenhouses and tool sheds;
- (C) The noncommercial keeping of animals solely for the personal use of the owner or occupant of the lot. A lot where animals are kept shall be maintained in a sanitary and inoffensive condition, with structures necessary to the proper housing of the animals and to the confinement of the animals within the boundaries of the lot;
- (D) Other buildings and uses customarily accessory and clearly subordinate to the permitted principal use of the lot.

18.020.040 Conditional uses permitted.

Subject to the requirements of the conditional use standards and procedures of this title, the following conditional uses may be permitted in the R-2 district:

- (A) Public utility, police and fire protection facilities, parks, libraries, elementary and secondary schools;
- (B) Home occupations;
- (C) Public service and municipal buildings and uses in keeping with the character and requirements of the district

18.020.050 Lot area.

Minimum lot requirements are as follows:

- (A) The minimum lot area shall be three acres.
- (B) The minimum lot width shall be one hundred sixty feet.

18.020.060 Yard setbacks.

Minimum setback requirements are as follows:

- (A) Front yard: twenty-five feet;
- (B) Side yards: thirty feet;
- (C) Rear yard: sixty feet.

18.020.070 Maximum lot coverage. Maximum lot coverage by all buildings shall be twenty-five percent.

18.020.080 Height, off-street parking—Other requirements.

- (A) Maximum height of structures shall be two and one-half stories, but not exceeding thirty-five feet.
- (B) Easements for installation and maintenance of utilities are as set out or reserved as shown on the recorded plat.

Proposed District

Unrestricted

Current District

- Unrestricted

Discussion Points

Zone Name

1. On official zoning map referenced as Annexed area
2. In chapter 18 referenced as Unrestricted

A single name has to be used and applied to both the official map and the written code. Using asome kind of residential (R4) doesn't flow well since this district currently allows a mix of uses, commercial, industrial and business.

Lot Size

Currently the code says this about lot size

- A. Minimum lot size must meet the requirements of current state regulations.
- B. Density of residential, commercial and industrial development shall be governed by case-by-case determinations of the Alaska Department of Environmental Conservation and the fire marshal, based upon their review of proposed site development plans for specific sites.

This is the code definition of lot:

"Lot" means a parcel of land occupied or to be occupied by a use, building or unit group of buildings, and accessory buildings and uses, together with such yards, open spaces, lot widths and lot area as are required by this title and having frontage on a public street.

Regulating lot size based on an AK regulation which I or the lawyer cannot find and that may change without the cities knowledge or input doesn't seem to be a prudent way of doing business. Also DEC doesn't literally regulate lot size while it has rules about how far a well and septic has to be apart it doesn't address the square footage of a lot. The public wants to know what the square footage of the minimum lot size is.

Septic and Wells

When a person in these zones that do not have city services apply for a site plan review/ building permit we require them to provide documentation of construction needs to be completed by the Certified Septic Installer and submitted prior to a building permit being issued. This helps to ensure that public health and safety are being met.

COMBINATION DISTRICT- UNNAMED (CURRENTLY UNRESTRICTED)

Sections:

18.030.010 - Purpose of district.

18.030.020 - Principal uses permitted.

18.030.030 - Accessory uses permitted.

18.030.040 - Conditional uses permitted.

18.030.050 - Lot area.

18.030.060 - Yard setbacks.

18.030.070 - Maximum lot coverage.

18.030.080 - Height, off-street parking—Other requirements.

18.030.010 Purpose of district.

The unrestricted district (“U District”) is intended to allow a combination of uses including residential, commercial, industrial, and conservation. Construction will require compliance with provisions of Chapter 16.XX, Building Permit Procedures.

18.030.020 Principal uses permitted.

The principle uses permitted in the U District include and are limited to all of the uses permitted in any other district under Title 18 of this code.

18.030.030 Accessory uses permitted.

The accessory uses permitted in the U District include and are limited to all of the accessory uses permitted in any other district under Title 18 of this code.

18.030.040 Conditional uses permitted.

The conditional uses permitted in the U District include and are limited to all of the conditional uses permitted in any other district under Title 18 of this code and subject to action of the commission under the conditions and procedures specified in Chapter 18.60 of this title.

18.030.040 Lot area.

- (A) Lot sizes shall be no smaller than the size permitted in the Downtown District.
- (B) Density of residential, commercial and industrial development shall be governed by case-by-case determinations of the Alaska Department of Environmental Conservation and the fire marshal, based upon their review of proposed site development plans for specific sites.

18.30.50 Yard setbacks. [Commission needs to discuss setbacks]

- (A) There shall be a front yard in the UR unrestricted district of not less than ten feet from the property line.

(B) There shall be a rear yard in the UR unrestricted district of not less five feet.

(C) There shall be a side yard in the UR unrestricted district of not less than five feet.

(D) The minimum side yard on the street side of a corner lot shall be five feet.

18.030.060 Maximum lot coverage.

[Does the Commission want to set a maximum lot coverage?]

18.030.070 Height, off-street parking—Other requirements.

[Needs to discuss height restriction given lack of other restrictions in U district]

(A) The maximum building height in the U District shall be two and one-half stories but shall not exceed thirty-five feet as measured at the eve line.

(B) Properties in the UR unrestricted district will not be subject to the provisions of Chapter 9.36, except where required by state and/or federal law.

(C) Temporary structures not attached to the land or connected to water, gas or sewage facilities, and any structure less than two hundred square feet shall be exempt from the site development permit process.

(D) A mobile home may be permitted with an approved site plan in the Unrestricted (UR) zone provided it bears the HUD plate with documentation that it was constructed since 1979 and is in compliance with HUD code. A mobile home without the appropriate insignia can only be moved to a mobile home park.

General Discussion

Minimum lot sizes

There are a variety of options and combination of options to determine minimum lot sizes. Listed below are some of these options and it maybe that we use one method for some of the permitted use in a zone and in another zone we use a combination of methods. For example think about how warehouses, canneries, schools, libraries and bowling alleys.

- People per square foot...For example schools this also the same concept that was used in the parking requirements 18.48. Since a school could have 15 kids or 3000 kids it difficult to limit the lot size to just schools using a number of kids per square foot makes more sense.
- The current industrial zone has a minimum lot size of 10,000 square feet. That may be adequate for that zone.
- Dwellings currently have 4000 square feet for a minimum lot size. Is 4000 square feet work for the downtown area?
- Playgrounds 75 square feet per child

Set backs

The setbacks that are in the write up are the setbacks that we established at a previous meeting. Holly would like these to all be referenced to the property line and eliminate yards. Any thoughts or discussion on these?

Building heights

The heights that are in the write up are what is currently in code not the heights that we agreed on. As a group we discussed setting the maximum building height being 31 feet due to limitation of the fire department ladder. We could have a local building amendment in Chapter 16 that would require any building over 31 feet in any zone would have to address fire suppression above that height as approved by the fire department.

Do we want to include a story limit on buildings if we have a height limit.