

**PLANNING COMMISSION REGULAR MEETING  
MARCH 28, 2017 AT 6:45 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

**1. CALL TO ORDER**

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:45 PM on March 28, 2017 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair *Tom McGann* and Commissioners *Scott Pegau, John Baenen, Mark Frohnapfel*, and *Nancy Bird*. *Heath Kocan* and *Allen Roemhildt* were absent.

Also present was City Planner *Samantha Greenwood* and Assistant Planner *Leif Stavig*.

2 people were in the audience.

**3. APPROVAL OF AGENDA**

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Frohnapfel, Bird

Absent: Roemhildt, Kocan

**4. APPROVAL OF CONSENT CALENDAR**

**a. Minutes of February 14, 2017 Regular Meeting**

**b. Record excused absence for Heath Kocan from the February 14, 2017 Regular Meeting**

**c. Record unexcused absence for John Baenen from the February 14, 2017 Regular Meeting**

M/Pegau S/Bird to approve the consent calendar.

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Frohnapfel, Bird

Absent: Roemhildt, Kocan

**5. DISCLOSURES OF CONFLICTS OF INTEREST**

**6. CORRESPONDENCE**

**a. Letter from Dan Nichols**

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**a. Guest Speakers**

**b. Audience comments regarding agenda items**

*Tom Carpenter* said he owned the property next to *Dan Nichols*. He thought that the city should keep to a minimum the amount of time someone has to build something. People have commented

to him that *Nichols's* lot looks like a junkyard. *McGann* said the commission is only considering the Site Plan Review and that the Performance Deed of Trust negotiations are done by City Council.

## 8. PLANNER'S REPORT

*Greenwood* said that she had completed the Alaska Clean Water Fund loan application. She said that they are looking at putting an oil and grease separator at the baler. She said that the ordinance for Adams Avenue sidewalks was coming back again at the April 5<sup>th</sup> City Council meeting. She explained that Land Use Permits are for temporary uses of land and that typically someone pays the same amount as a lease would require.

## 9. NEW/MISCELLANEOUS BUSINESS

### a. Lakeview Drive Road Rename

M/Pegau S/Bird to concur with the Planning Department's determination to change Lakeview Drive to Sunnyside Drive.

Upon voice vote, motion passed 5-0.

Yea: McGann, Pegau, Baenen, Frohn Apfel, Bird

Absent: Roemhildt, Kocan

### b. Proposal for Lot 20, Block 23, Original Townsite

M/Pegau S/Frohn Apfel to recommend City Council approve the proposal from Carl and Jane Jensen for Lot 20, Block 23, Original Townsite.

*Pegau* said that the review criteria was set up more for commercial properties as opposed to residential, but he sees the proposed use as an appropriate use for the lot. *Bird* said the proposal didn't meet the requirements listed in the Request for Proposals. She said it did seem like a reasonable use and no one else was interested. *McGann* said they should be looking at the required information. *Baenen* said that they recommended direct negotiation and he supports the proposal. *McGann* said the lots are valuable even if the terrain is difficult. The viewshed to the south over Coast Guard housing could present a wonderful building site for a much more valuable residence. The price of the land doesn't compare to other land being sold in Cordova. *Baenen* said they only received one proposal after they put it out and he thinks they should move forward. *Greenwood* pointed out that the lot was a legal square footage and that the property owners aren't technically adjacent as there is a platted alleyway between them. All three of the city-owned lots that are available could be used for single family residences.

Upon voice vote, motion passed 3-2.

Yea: Pegau, Baenen, Frohn Apfel

Nay: McGann, Bird

Absent: Roemhildt, Kocan

### c. Site Plan Review – Dan Nichols

M/Bird S/Pegau to recommend to the City Council to approve the Site Plan Review requested by Dan Nichols to construct a warehouse on Lot 2, Block 3, Cordova Industrial Park based on the findings and with the special conditions as contained in the staff report.

**Bird** said the plan was great and that she hoped he could get it built soon. **Pegau** said that he found all the components he was looking for. He was happy to see a snow removal plan and he felt that the drainage was already established. He said the original proposal was for a warehouse and boat repair facility. He was wondering how to address changes from the proposal in their review. **Nichols** said that boat repair was still a part of the building. **McGann** said that inconsistencies between the proposal and the site plan review were outside of the commission's purview.

Upon voice vote, motion passed 5-0.

Yea: **McGann, Pegau, Baenen, Frohn Apfel, Bird**

Absent: **Roemhildt, Kocan**

#### **d. Chapter 16 Building Codes Discussion**

**McGann** said he wanted to get the design criteria completed tonight. He read from the prefix of the 2012 International Residential Code (IRC): "the benefits of devoting a separate code to residential construction include the fact that the user need not navigate through the multitude of code provisions that do not apply to residential construction in order to locate that which is applicable. A separate code also allows for residential and nonresidential code provisions to be distinct and tailored to the structures that fall within the appropriate code's scopes." This is just one code and they will update all of the required state codes to their current editions. They will also need to go through the old amendments to see which ones to move forward.

The commission discussed the ground snow load and wind speed on the design criteria and concurred to keep it where it is. **McGann** said that they all knew of topographical effects in town, but they can't create a map unless they have a scientific study. The map for the seismic zone clearly has Cordova in D2. The weathering would remain severe as **Greenwood** said it was dictated in the IRC. **McGann** said that the 24" frost line depth had been used historically in Cordova. Termites are not an issue.

**Pegau** said he did not understand why you would not have ice barrier underlayment required. **McGann** said it was usually common practice to do it, but he didn't think they needed to require it. **Greenwood** said that would be something for them to look at for the next meeting. She read from the code: "Where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with 'yes.'" **Baenen** said he didn't know if the code applies if you are just getting a new roof. If you don't have to get a building permit, then you don't have to follow the code. **Pegau** said that they know the conditions exist that cause ice damming and so it would be appropriate to require the underlayment. **Baenen** said that a contractor could come to town, see that an underlayment wasn't required, and build a building incorrectly, as opposed to the code requiring it. There was concurrence to require the underlayment.

**McGann** said flood hazards are mandated by the federal government. **Greenwood** said that the air freezing index was taken from Yakutat as there was no data for Cordova. **Greenwood** said that the mean annual temperature affects your heating and plumbing. **Pegau** said that the annual mean temperature was 39 degrees according to the Western Regional Climate Center. **McGann** said they should look into what effects different temperatures have on construction prior to the next meeting.

**McGann** said he thought the Alaska Housing Finance Corporations (AHFC) amendments to the IRC would be a good place to start for local amendments. **McGann** said they should not amend R102.7 and R102.7.1. He said that this is similar to nonconformance in the zoning code, except this is for the actual building. **McGann** said Part 2 will have to be looked at closely by staff. The rest of

the amendments he agrees with, including deleting the chapters at the end as there are other state-adopted codes that apply. **Greenwood** said that with R101.2, since Cordova is not a deferred community, four-plexes currently fall under the 2009 IBC and have to have a Fire and Life Safety Plan Review.

**Greenwood** said that the next step will be to look at the amendments to the old building code to make sure there is nothing they want to keep. Ultimately there will be a repeal and reenact of all of Title 16, excluding the chapters on RVs and mobile homes.

## 10. PENDING CALENDAR

## 11. AUDIENCE PARTICIPATION

## 12. COMMISSION COMMENTS

**Frohnapfel** said that staff proved they can change street names.

**Pegau** said he was looking forward to getting Title 16 cleaned up.

## 13. ADJOURNMENT

M/Frohnapfel S/Pegau to adjourn the Regular Meeting at 7:50 PM.  
With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stayig, Assistant Planner