

**PLANNING COMMISSION REGULAR MEETING
APRIL 11, 2017 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:30 PM on April 11, 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, Allen Roemhildt, Mark Frohnapfel*, and *Nancy Bird*. *Heath Kocan* was absent.

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

1 person was in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Bird*

Absent: *Kocan*

4. APPROVAL OF CONSENT CALENDAR

- a. **Minutes of March 28, 2017 Public Hearing**
- b. **Minutes of March 28, 2017 Regular Meeting**
- c. **Record excused absence for Heath Kocan from the March 28, 2017 Regular Meeting**
- d. **Record unexcused absence for Allen Roemhildt from the March 28, 2017 Regular Meeting**

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

Bird made a correction to the minutes of the April 11th Regular Meeting to clarify a statement that *Pegau* said regarding the commission's criteria. There was no objection to the correction.

Bird said that there was an incorrect statement made at the last meeting and she wondered about putting a notation in so that people reading the minutes would know. No change was made to the minutes.

Upon voice vote, motion passed 6-0.

Yea: *McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Bird*

Absent: *Kocan*

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
- b. Audience comments regarding agenda items

8. PLANNER'S REPORT

Pegau asked if there was a permit for Ocean Beauty's work on their existing building. *Greenwood* said she would check, but she did not think a building permit was required. *Stavig* said they tell everyone doing commercial and industrial work to check with the State Fire Marshal.

Greenwood explained that the Army Corps of Engineers requested information about alternative sites for Shepard Point.

Greenwood said the State Fire Marshal said that any four-plexes will have to go through Fire and Life Safety Review.

9. NEW/MISCELLANEOUS BUSINESS

a. IRC Amendments Discussion

McGann said that he concurs with the Planning Department's comments. He clarified that the existing amendments for the old code would go away and only the concept would become an amendment for the new code. *Greenwood* said that local amendments were made to the 1985 Uniform Building Code (UBC) and she wanted to see if there was a reason to keep them. If they want to keep the concept of an amendment to the UBC, then staff will take the time to find where it is in the 2012 International Residential Code (IRC) and make a new amendment. *Stavig* said that eventually there would be an ordinance repealing the old amendments, so it is important for them to have some sort of public process reviewing the old code.

Pegau said it was important to maintain a definition for alley. *McGann* said the question was if it should be a building code definition. *Stavig* said it appeared the only reason some of the definitions were there was to regulate size, which isn't an ideal way of regulating. *Greenwood* said for the definition of grade, the commission should consider whether they are talking about building or zoning. *McGann* said for the structure, the height of the building comes into play and the IRC has a definition that they don't need to change.

McGann said he thought they should discuss what size structures should be allowed to be constructed on grade and what size buildings don't require a building permit. *McGann* said he could see a tool shed being exempt from a building permit, but not a 20'x20' building. *Frohnappel* said the use of the building should play a part. *Greenwood* said only one-story detached accessory structures that are less than 200 square feet are exempt from a building permit. The commission concurred with this size building not requiring a permit.

Stavig explained that the frost protection was what required a certain depth for a foundation. Under the IRC, if he was building a 200 square foot shed he would be exempt from a building permit, but would have to have a foundation. *McGann* said he would look into the issue and get back to the commission.

The commission concurred with the remainder of the staff recommendations.

Greenwood said that in moving forward with the code change, they would amend the IRC to delete Part 2, which contains the building permit administration and write their own. **McGann** verified that they would also write a new code chapter for amendments to the IRC. He wants to see a redline of the code change with the amendments based off of the Alaska Housing Finance Corporation's (AHFC) amendments.

Greenwood said that concerning the AHFC, she doesn't understand how one of the amendments does not require fire sprinklers in garages. **McGann** said they would look at it closer. **Pegau** wondered why one of the AHFC amendments would delete the use of naturally durable wood. **McGann** responded that it was Alaska and that the term is not specific enough. **Roemhildt** verified that the administration portion of the code also addresses enforcement.

10. PENDING CALENDAR

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

Bird said she hoped to call in to the next meeting.

Frohnappfel said he wanted to change street names on a regular basis.

13. ADJOURNMENT

M/Pegau S/Frohnappfel to adjourn the Regular Meeting at 7:37 PM.

With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Lief Stavig, Assistant Planner