

**Planning Commission
WORK SESSION
CITY HALL CONFERENCE ROOM
TUESDAY, APRIL 3rd, 2012
MINUTES**

**In those matters coming before the Cordova Planning Commission at 6:15 p.m.;
Tuesday, April 3, 2012, in the City Hall Conference Room, 602 Railroad Avenue Cordova,
Alaska, are as follows:**

A. Call to order –

- B. Roll Call** Present for roll call were Chairman Tom Bailer, John Greenwood, Greg LoForte, Roy Srb, Tom McGann and Scott Pegau.
Also present was City Planner Samantha Greenwood.
There were 2 people in the audience.

M/Bailer S/Greenwood to amend the Agenda to include Pending Calendar under C as subsection #1.
Motion passed 6-0

C. CORDOVA MUNICIPAL CODE TITLE 18 - ZONING.

Bailer ~ Before we get started, **John (Harvill)** is there something that you wish to discuss?

John Harvill ~ I thought tonight was going to be a discussion on setbacks because of snow and snow problems. I've been doing quite a bit of work looking into this in the last month because of some problems that Camtu has been having with their neighbor. Remember when you change a setback a couple of feet particularly with narrow lots like these ones we have over here, it really creates a problem with where you can set the building, how you're going to get in and out with access and so forth. So when you do that, realize that this has been a horrible year for snow, but if you look back for the last ten years I barely has any snow on the ground between Brian (Rutzer) and my building. This year between Brian (Rutzer) and my building is flat, even with the top of his roof. So, it's an abnormal year so to increase setbacks in an Industrial area because of an abnormal year I think is really not a prudent way to go. There are other ways to solve the problem; one is roof pitch, if you lessen the pitch of the roofs so that there is more snow retention. There are also snow retention systems, clips that you put on the roof that keep the snow on the roof, that way you wouldn't have snow falling off the roof. And I think that would be a more prudent way of going instead of increasing setbacks. It might be noted that on the particular building that I'm talking about the Camtu's, the majority of that snow was blown snow. Thank you and I appreciate all of the work you guys are doing because here's another meeting and you're out here when you could be home with your family and I appreciate it very much, Thank you.

Bailer ~ Hold on just a sec John (Harvill), just so you know we've been talking about this for a number of years, this year didn't really spawn this whole idea. And I think it's been more in the residential area that we've seen this happen where people go right up to five foot to the foundation and then build a three foot or four foot deck and then they're two foot from their (indistinct), and that's creating some problems.

CMC Title 18 ~ Zoning

Pegau ~ So are we trying to figure out what these proposed Districts are going to look like?

Samantha Greenwood ~ Nope

Pegau ~ Okay because I thought what was written was the existing.

Samantha Greenwood ~ What is printed is existing.

Pegau ~ So right now we have the Business District and you want to change it to Commercial?

Samantha Greenwood ~ Yes

Samantha Greenwood ~ This is kind of like when we had the meeting and we combined all of the residential, well we moved right on through the entire Code. So that's the first question right up front, do ya'll want to go down a different road or do you want to do like we did with residential and just stick with what we have and work within those titles. One of the theories that we were looking at when we started this process is try to condense the Zoning Code, so instead of having 28 or however many there are we could condense it. But, you know whatever works.

McGann ~ To me, it would be nice to know where they are going to be on the ground whether it makes sense to group things together. A lot actually depends on where they lay on the ground.

Samantha Greenwood ~ Okay so the Waterfront Industrial and Industrial are basically the North Fill, the cannery areas. The Waterfront Historical (Waterfront Historic) is staying as is, it's Orca Cannery and Sylvia's (Cannery Row) area.

McGann ~ So we don't have any Waterfront Commercial Park?

Samantha Greenwood ~ That is the South Fill.

Samantha Greenwood ~ So we have one issue, we'll have to deal with Trident. It shows on a Zoning Map that it's Economic Development Zone which has no verbiage in Code, so in a sense it doesn't really exist although there is a Resolution. It's kind of interesting. Then Business and Central Business they exist on the ground, I think the name change is just to pull apart Business from downtown because downtown is kind of a unique zoning as far as zero lot lines and no parking is required.

McGann ~ I don't have any problem with consolidation, but as far as it's written they are a little different in the existing Code for Business and Central Business.

Samantha Greenwood ~ Parking is the only difference. Well, and zero lot line, there are some things with zero lot line that you can (indistinct).

McGann ~ There are zero lot lines in Central.

Samantha Greenwood ~ You're right.

Pegau ~ There is one odd one that only had twenty feet, there's one in here that's defined totally different than the rest of them as far as the layout and the whole section. So if you look at Waterfront Industrial, just the whole structure of that section is so different it took me a while to catch on. This one says setback instead of yards.

Samantha Greenwood ~ That is a newer section of Code and I think. Did I talk about having yards or setbacks? It went around and around. Do we want to use yards? Because remember our definition of a yard is a clear and open space. And an Industrial area typically there's a lot of 'stuff' around buildings you know; you don't really have a clear and open space. You have a lot of storage and a lot of parts and trucks, like the canneries they have tons of stuff all over. That's why that question is there.

Srb ~ Well, along with that though Sam, part of what I had on my noted that I wanted to bring out kind of speaks to what Mr. Harvill had brought up is that do we want to have a requirement that they have a space where they can get in there with a loader and get that stuff out. As far as calling it a yard or calling it some kind of designated purpose and whether they fill it up with something that's a code compliance issue. But, like with what's going on over here between those two neighbors only five feet apart on the side yards. To get a piece of equipment in, if you don't get along with your neighbor and you have to trespass on his property to get your snow out that creates a hardship there.

LoForte ~ My feeling is that when it comes to setbacks that we should go with the Fire Marshal's recommendations and we should only be concerned with a fire. If we take the position that we're going to monitor storing stuff around because winter is coming it's going to be like Germany in 1933. If we stick with the basics, with the Fire Marshal's requirement of five foot setbacks I think that would be a good way to go and not get into the particulars of being hall monitors for materials and stuff in this town.

Pegau ~ I thought even in residential that we were going to define it more as setbacks than yards. So it made sense to me in here that they all be defined as setbacks.

Pegau ~ The reason I ask is that if we're going toward structure and we answer questions we should probably answer questions in this format to make it easy to make that conversion.

Samantha Greenwood ~ And we can do like we did last time, last time we went over lot coverage, building coverage, setbacks and lot size and the next time we talked more about the permitted uses. Do you want to try to break it up that way?

Pegau ~ Works for me

Bailer ~ Yep

Samantha Greenwood ~ Alright so do you want to start with the Waterfront Industrial just because we kind of like that layout?

Samantha Greenwood ~ Okay something I really want to be conscious of is to make sure that we atleast address, talk about and decide if we want a lot size requirement in these areas, because some of these don't have a lot size requirement.

After a lengthy discussion the Commission agreed to include wholesaling as an individual principal permitted use in the Waterfront Industrial District.

After a lengthy discussion the Commission agreed that in 18.33.040 (B) to separate by comma "Timber, Mining, Manufacturing;"

Commissioners had a lengthy discussion about which Industrial lots about a State Highway/Road.

The Commission agreed in the Waterfront Industrial Zone to a twenty five foot setback in the front.

Samantha Greenwood ~ Do we have a lot size? Yes, this one is ten thousand. And do we want to do lot coverage or building coverage or both?

McGann ~ That's the whole thing if we want to specify lot coverage let's just say max lot coverage.

Bailer ~ The Industrial Zone there should be water/sewer and storm drains provided for that, now then comes the issue of the snow storage.

McGann ~ Well if you want to address that I think we should do that with building area.

Bailer ~ Do we even need to do that or do we simply say that with their Site Plan they are required to have a Snow Storage area? I think that's kind of the way we handle it now isn't it?

McGann ~ They have to demonstrate that they're not impacting the City or neighbors.

Srb ~ Right now it's just a burden to the tax payers.

Bailer ~ It's not a requirement in the Industrial areas to provide snow storage?

Samantha Greenwood ~ No

Bailer ~ Really?

Samantha Greenwood ~ You guys put a Special Condition on a couple of Industrial ones, they couldn't dump snow in the right-of-way. Not that they had to have a snow area.

1. Pending Calendar

D. ADJOURNMENT

**M/Greenwood S/Srb Motion to Adjourn at 9:00pm
Upon Voice Vote, Motion Passed 6-0**

Thomas Bailer, Chairman Date

Faith Wheeler-Jeppson, Assistant Planner Date