

Planning Commission
PUBLIC HEARING
CITY HALL CONFERENCE ROOM
TUESDAY, SEPTEMBER 11, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, September 11th, 2012, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

- A. Call to order -
- B. Roll Call Present for roll call were Chairman Tom Bailer, David Reggiani, Greg LoForte, Roy Srb, Tom McGann and Scott Pegau.

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.

There were 9 people in the audience.

- C. **Public Hearing:**

Tom Carpenter, 501 Lake View Drive ~ The reason that I came tonight is that I received a letter from the City in regards to the Variance request by Trident Seafoods. Looking through here they're going to build a bunkhouse which I really don't have a problem with it, I think it's great. The problem I have is that road in particular, especially last winter, I think that building that building that close to the road the way that the City has to go through there and the amount of snow storage that there is down there is going to become a problem. Just looking at the design of their building, it looks to me like the roof is going to shed the snow towards the City streets. I'm not sure what the regulations are in regard to that, but it seems to me that if they're given a variance to move their building closer to the road that that is just going to put even more snow in the City right-of-way. And I'm a little concerned that the traffic, that there is going to be a problem getting through there. I think it could become cumbersome for people who have businesses down there to come and go to their buildings when the City only has so much room to push the snow.

Bill Black, 309 Observation Avenue ~ The reason I'm here tonight is about the land right next to mine, immediately next to mine. I'm just looking at the packet here for the first time I do have some concerns and this packet is a new animal for me. I'd like you guys, if you would here is sort of my idea, if you look at page 50 it shows the outline of Miss Riedel's property here and somehow or another when you get up there on site I was really hoping that she would ask for a vacation from the City to put a big strong bulkhead a little further into the road I think it would help everybody. It would help Miss Riedel, it would help the City establish a better road bed and this kind of thing. But, what she's attempting to do here if you get up there is, it's pretty, so far I haven't really seen a plan that will work. Meanwhile, oh my god right next to my house, immediately, in fact on to my property there is fill that's been dumped and those gabions, look at them. I've put gabions, I've got a really big stout gabion bulkhead in front of my house, but I did it right and these gabions are not in there right. Those maccaferri gabions require that you fill them up a third and then you crosswire them and then you do another third and crosswire and then you do another third, put the lid down and wire it. These aren't cross wired at all and even the wire that was used to put the tops down isn't even galvanized, it's half rusted away right now. She's got this parking area right above my old house and all of the gabions are bulging out, it's just this non-galvanized wire that's about to give way, it's pretty bad I'm worried about my

house. There was no, there was this kind of rough draft for water drainage up there, but the way it is now is, it puts my house at risk. And I'm really uncomfortable with what's going on there; I haven't seen really any good work go on. I really wanted to see her put up something nice, but I just don't see it happening. Somehow I feel like the City let me down without a little more oversight happening. On a site like that you don't want to do anything until you get a good plan in place and know what you're going to do and then you go and proceed with breaking rock. Because a lot of that rock could have been used for good placement of concrete and steel and whatnot, now it's all gone so she's going to have a real bad situation. You go in there and look at her gabions that she put in there and then look at mine and mine are right, those aren't done right. I don't know what's going to happen down the line but, it's not like I didn't have really high hopes for how that property was going to get developed, but so far I'm not seeing it and it's really made me wonder about the whole permitting process here in Cordova. I'm not a great one for all of the regs and everything, I really believe in people setting out without a whole lot of encumbrances, but at the same time there's an obligation to do the work properly, to really conscientiously do it right. And also, as long as I think there was a little bit of . . . as long as I'm stirring up and playing the devil's advocate, I think it's appropriate in a case like this where Miss Riedel purchased that property from someone who works in the Planning Department here and that person works in the Planning Department here, it would have been more appropriate to step aside on that particular issue. I don't know if that entered into it, but it really bothers me and I'm left feeling very disheartened with the whole planning process here in Cordova. The reason I referred you to page 50 is that I was really hoping that my bulkhead has been there over 20 years, I did it all with City approval Mac McMaster was the guy who approved my plan.

Diana Riedel, 505 Chase Avenue ~ I figure I should address that really quickly. So since I consulted with an engineer Andy Adams out of Anchorage and he has come up to the lot and I've asked him to address four main things and the first one was the parking lot, the second was drainage, a retaining wall and the foundation for a house up there. The area that Bill is talking about is unfinished, the gabions that are up there are extras that were leftover and they are sitting on bedrock they are not even part of the structure to hold up the parking lot. What we're waiting on right now is to put in a twenty foot retaining wall at the back and then at the side and that's going to address the whole retainment of the parking lot and the drainage. The drainage is in between the parking area and the main house, so it goes away from Bill's house and away from VanDyck's house into an area right in between the proposed parking area and the house. I had Leo Americus go up there and draw up my lot lines and I don't have fill on Bill Black's property. And I also have better plans of doing a retainment system between his property and mine. Basically I just asked the engineer to come up and give me a good idea of what to do with that lot and he put together a really good package and that is what I presented to you guys and I'd be happy to answer any questions about it.

Gus Arvidson, Observation and Davis ~ Anyway, I'd let this girl do what she needs to do there, I'm okay with the variance and all of that. She's got a lot of concrete work already looked at and it's going to be quite extensive and it's going to be pretty expensive, something like \$56,000 worth of concrete work. She's really trying to get everything going. I don't know why in a residential area they can't have a zero clearance to the property line.

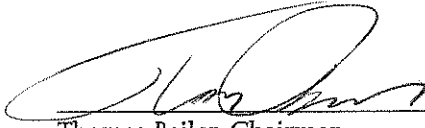
R.J. Kopchak, 122 West Davis ~ I would love to speak to this development, I've been in that end of our community for 35 years now. We all know that that is a zero lot line community; virtually everything there sits right on the lot lines. I'd like to make sure that we do our best to facilitate new construction, the kind that mirrors the neighborhood because that's what there is room to do there. So, I think the real question is, is the new construction code compliant rather than what's the setback, but that's my personal opinion. And the other part is, I am so pleased to see additional development in that neighborhood I think it's one of Cordova's real gems and as long as the project development for the foundation meets Life Safety concerns and drainage I think it should progress post haste. So I encourage you to approve the project as it evolves under the direction of a good engineer and make it happen for those folks. Thank you for letting me comment.

M/ Reggiani S/McGann move to recess @ 6:43pm

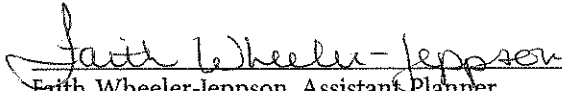
Chairman Bailer called the meeting back to order @ 6:53pm

Don Sjostedt, 180 Eyak Drive ~ I'm here to just give my opinion on a couple of your variances. The variance request by Diana Riedel for less than ten foot setback, I've looked at this lot with several different clients as far as development before and I think that she has met all of the requirements requested of her. She's hired an engineer to design a building that's going to work on that lot. I see no extra hardship caused to anybody else by going forward with this variance, so I'm in favor of the Planning Commission approving it. The other variance request by Trident Seafoods I see no hardship caused there, I think that Trident has been an asset to the City of Cordova and what they're asking for here is well within what can be approved for their needs. That's all I have to say. Thank you

D. ADJOURNMENT
M/Reggiani S/McGann
Motion to adjourn at 7:00 pm


Thomas Bailer, Chairman

10-12-12
Date


Faith Wheeler-Jeppson, Assistant Planner

10/12/12
Date