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 Bailie, David Reggiiani, 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
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 retention 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 retention 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.
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

[Signature]
Thomas Bailar, Chairman
Date 10/18/12

[Signature]
Faith Wheeler-Jeppson, Assistant Planner
Date 10/12/12