

**Planning Commission
WORK SESSION
CITY HALL CONFERENCE ROOM
TUESDAY, FEBRUARY 28, 2012
MINUTES**

**In those matters coming before the Cordova Planning Commission at 7:00 p.m.;
Tuesday, February 28th, 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, David Reggiani, John Greenwood, Greg LoForte, Roy Srb, Tom McGann and Scott Pegau.
Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 0 people in the audience.

C. CORDOVA MUNICIPAL CODE TITLE 18 - ZONING.

Bailer ~ We have a quorum, with that I'll turn it over to you Sam.

Samantha Greenwood ~ Okay so we're trying to pick back up from the last time we had a meeting on Code and where we had combined all of them into one residential and you decided you didn't want to do that. So we pulled them back out and from what my memory is that it seemed like to me we had a lot of discussion on "density", "lot size", "building area" and "lot coverage" so I tried to go in and talk about those and give some definitions and some examples. And I also have some "densities" for you to look at that Faith pulled that are pretty good. I tried to list out what I want to get settled during this Worksession in my Memo with the decision that we need to make so that we can move forward and get these Codes written up. So that's my new tactic, I'm going to try to have what we want to accomplish at this meeting for these kinds of things in the packet.

Bailer ~ And with that being said Sam, you've got some definitions here. I'd just like to hear professionally what you prefer.

Samantha Greenwood ~ For...?

Bailer ~ Well you've got a couple of different definitions here what would you like to see in the Code as we go through the whole deal.

Samantha Greenwood ~ Okay, I guess the picture that Faith made showing lot coverage, we just made it to setbacks and you're already at 40%.

McGann ~ You're at 60%

Samantha Greenwood ~ Okay there you go, we're at 60% lot coverage meeting setbacks in a 5000 square foot lot and our minimum lot size is 4000 square feet. So just logistically I don't know. After looking at that I was thinking that maybe our minimum lot size controls our coverage area with setbacks.

McGann ~ But this is a ginormous house.

Samantha Greenwood ~ I agree but it is built to the setbacks.

Srb ~ In some of the other writings further on we're talking about being able to store boats on the property and the like. And one of the requirements there was that you had to store it 5' off of the property line. So with that in mind one of the things that is a concern particularly for me in our neighborhood is that fact that they built those houses right up to the front yard setbacks. There is no depth for people to put any parking in, the question is, is the intent of all our codes with parking to have people park off the right-of-way on the setbacks or are we allowed to park next to the asphalt? What is the intent because that might have something to do with this initial setback or leaving enough side yard that we guarantee that we have two parking spots per dwelling and that sort of thing might dictate some of what we look at with regards to lot coverage.

Samantha Greenwood ~ What's in your write-up is not necessarily in code right now, but some of the things that we want to put in code. We're just trying to get those ideas out there because right now there isn't a lot of "well can I put my boat there or not" but it doesn't say you can't and doesn't say you can. We're trying to get some kind of clarification without making it so tight that you can't do anything. So what's on the paper in your packet isn't necessarily what's in code right now.

Srb ~ Just in thinking about that I think it helps us to make a determination if we're talking about the maximum coverage you can have in setbacks is 60%, well maybe dialing that back down to 35% of the coverage then allows for those auxiliary uses that doesn't allow that person to put themselves immediately in conflict.

McGann ~ Maybe we should go back to the beginning and let's get our heads into the building area and lot coverage.

Because building area wouldn't include boats and things like that. Building area is just "unobstructed to the sky". There's another definition we should look at and that's "yards". And they allow for 2' encroachment into that 5' with roofline, stairs all kinds of stuff in that 5' which I don't think it should be allowed.

Bailer ~ And that's something that we're going to address. If we're talking about lot coverage, no matter what lot you've got the maximum you can go is like this is showing 15' in the back, 5' on the sides and then 10' in the front.

Samantha Greenwood ~ For residential?

Bailer ~ Yes, for residential. And I think at some point we were going to address the 5' side lot lines.

Srb ~ I think if you don't address having a specific lot coverage percentage or building area percentage, then I think immediately you're subjecting that development for issues of code violation, issues with parking, issues with some of the things that we're wrestling with in this snow season.

Bailer ~ I'm confused then, as long as you're maintaining your 5', 10' and 15' we're good right? Or are you saying you want more than that, is that where the conversation is leaning towards?

McGann ~ Well that's where the discussion of coverage comes in, that's where density plays in if you don't want the residential area being totally packed with a house, after house, after house if you want yardage and stuff. The homeowner should be required to design in such a way that there are open spaces.

Bailer ~ And do we have a good number that we're looking at for the percentage?

McGann ~ Certainly no more than 50% and I'm thinking in Low Density 35% coverage would be more in line.

Commission had a lengthy discussion on the definitions of yard and setback.

LoForte ~ We're going round and round here, let's make a decision and cut it one way or the other.

Bailer ~ I think Tom (McGann) pretty much simplified it, we want a 10' setback and we're going to discuss extending the side yard but for right now let's just say its 5', we want 5' side yards and 15' in the back. And your porches and decks cannot protrude into that area.

Samantha Greenwood ~ Okay, so is that for Low, Medium and High Density?

Bailer ~ Let's go with Low and Medium because we don't have any High.

McGann ~ I think it should go for all three.

Bailer ~ Okay.

McGann ~ Coverage is the one that we can control with density.

Bailer ~ Do we need to define yard?

Pegau ~ You have to have clear view of the sky. You can have nothing that obstructs the skyline in the setback.

Bailer ~ Okay setbacks are measured from the lot lines.

Samantha Greenwood ~ I think we need to get some definitions for lot line and setback because some of those are pretty convoluted.

Bailer ~ Moving on then, what's the next question?

Samantha Greenwood ~ Okay first of all are we doing lot area or building area? Somebody tell me which one and give me a definition.

Pegau ~ I would recommend building area.

Bailer ~ Okay so let's go around the table, you're leaning towards a definition of building area of coverage?

Pegau ~ Yes, without needing the lot coverage definition

Greenwood ~ I concur

LoForte ~ Yea

McGann ~ I guess you've got building area and then how does that relate to the percentage of the lot?

Bailer ~ Okay, right now we're looking at the lot coverage area, you don't like that definition?

McGann ~ Well I see two definitions one being building area and the other one coverage.

Samantha Greenwood ~

"Building area" is when viewed from above, the area covered by building.

"Building area coverage" is the percentage of lot covered by building area.

The Commission had a lengthy discussion regarding lot coverage and building.

McGann ~ Okay let's stick with these three zones and pick our percentages.

Pegau ~ And that's what she's asking is to assign those values. We've been throwing out the numbers for Low Density I thought that the Maximum Building Coverage is 35% and Maximum Lot Coverage is 50%.

McGann ~ So RR-3 let's just pick a number, Building Coverage at 10% and Lot Coverage at 25%.

Medium Density

Building Coverage 45%

Lot Coverage 60%

High Density

Building Coverage 50%

Lot Coverage 60%

Unrestricted District

Samantha Greenwood ~ Okay we need a name for Unrestricted and to determine a lot size.

Reggiani ~ So your (Samantha Greenwood) suggestion it the "U" District?

Samantha Greenwood ~ I don't have a suggestion.

McGann ~ That "Combination District" isn't all that bad.

Srb ~ RR-4

Samantha Greenwood ~ The one thing I will put out there is that I don't think you want to put "R" in it at all because it is a Multi-Zone District.

Pegau ~ I was going to say just call it "Mixed-Use District"

LoForte ~ What about "Multiple-Use District"

The Commission agreed that the "Unrestricted District" would be changed to "Multi-Use District".

Samantha Greenwood ~ Okay let's talk about lot size, if you guys remember from last time and what's currently in Code the lot size is very big.

Bailer ~ You know I asked this question before and I'm not sure if I got the answer, If I own a 3500 square foot lot can I build a garage on it? Can I build a storage shed on it?

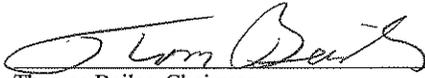
Samantha Greenwood ~ What zone are you in?

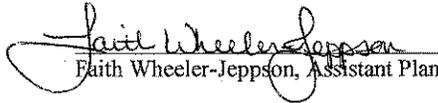
Bailer ~ Any zone. Let's start with the Combination District (Multi-Use District).

D. ADJOURNMENT

M/Reggiani S/McGann Motion to Adjourn at 9:45 pm

Upon Voice Vote, Motion Passed 7-0

 5-8-12
Thomas Bailer, Chairman Date

 4/23/2012
Faith Wheeler-Jeppson, Assistant Planner Date