

**Planning Commission
WORK SESSION
CITY HALL CONFERENCE ROOM
TUESDAY, MARCH 6th, 2012
MINUTES**

In those matters coming before the Cordova Planning Commission at 8:45 p.m.; Tuesday, March 6th, 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.

Continuation from the February 28th, 2012 Worksession

Bailer ~ Okay what page did we leave off on?

Samantha Greenwood ~ I think we were going to talk about on "Permitted Uses" in each District so we can start at Low on page 9 Low Density, work our way that way and we can also talk about the "Purposes".

Reggiani ~ So how are we supposed to attack this, by thinking about what's on the ground already or just concept?

Pegau ~ So for "Accessory Uses Permitted" that's where we're at?

Samantha Greenwood ~ Principle Permitted

McGann ~ I question whether three family dwelling should be in Low Density.

Pegau ~ I thought we struck that last time

Reggiani ~ Yeah

McGann ~ Boarding houses and Rooming houses?

Pegau ~ No that was still in there, we had just struck three family dwellings

McGann ~ What about Public service and Municipal buildings?

Samantha Greenwood ~ Can I give a little background on that? So, right now we have a Zone called "Public Lands and Institutions" and basically what it is is everywhere there is a public building it's zoned Public Lands and Institutions. In some places like the CEC (Cordova Electric Cooperative) shop off of Eyak Lake is Public Lands and Institutions because that is something else that is considered that type of things. The way the lawyer looks at that zoning in general as 'spot zoning', you're saying this is that. So now if you wanted to build a school or put in a sub-station or do something that you would have to re-zone if it's a permitted use then you don't. There wouldn't be any Planning and Zoning input on it if it's a permitted use.

McGann ~ Sounds good to me, move item "G" (Public service and Municipal buildings) to Conditional Use.

Pegau ~ I guess I would see "H" (Private clubs and lodges except that any use involving sale of dispensing or service of alcoholic beverages may be permitted by conditional use only) doing the same through a Conditional Use. I would think for Low Density Residential, I see it as a Conditional Use but not as a Principle Use Permitted.

Reggiani ~ What do you guys think about "E" (Public, private or parochial academic schools and daycare facilities) as far as schools and daycare facilities?

Greenwood ~ I can go with that

Reggiani ~ Put that under Conditional Uses is my idea

Srb ~ I would agree and the thing too is if you look at the Daycare I think the proper question should be they should come in front of a body and show that they have the parking spaces to support what they want to do.

Reggiani ~ Sam, can you help me with "B" (Boardinghouses, Rooming houses or Bed and Breakfasts), I get the idea of Bed and Breakfasts and it's that people are coming and going night by night. What's the difference between a Boardinghouse and a Rooming House?

Pegau ~ I would think that Fisherman's Camp is a Boardinghouse.

Samantha Greenwood ~ It's in the definitions.

Srb ~ In a Low Density neighborhood it's not really compatible. I guess just as a thought with the specific density of the zone whether its Medium Density or High Density that whatever that occupation level would be to be compliant within that zone might be something that we might be able to tie that B&B to and if it exceeds that then they have to come in and get a Conditional Use permit.

LoForte ~ I hear what you're saying about Low Density, but golly there are people in Low Density area now that have Bed and Breakfasts and that's part of the mystique of coming here.

Pegau ~ To some degree it might be easier to put this under Conditional Use where you actually get to review what you are trying to do versus under a Principle Use.

McGann ~ Still it would be nice to have a definition.

Srb ~ I was just going to make a comment that I had something that AML (Alaska Municipal League) had given out that had a one page interpretation of what a Conditional Use and a Variance is for legal ease purposes.

Pegau ~ But we were moving "B" to Conditional Use is that where people were going?

Reggiani ~ I scratched Boardinghouse.

Pegau ~ Okay you're scratching Boardinghouse, Rooming House but moving Bed and Breakfasts to Conditional Use.

Reggiani ~ Yes

Reggiani ~ In my notes I had that we crossed out "commercial size limits, how to include commercial boats." We were just going to talk about boats, not talk about commercial or noncommercial.

Bailer ~ And I thought that we kind of went around in circles until we came back to at least five foot from any property line for a setback (front).

Pegau ~ In section 18.02.040 Conditional Uses permitted it seems like "B" Townhouses and Row Houses built to a common wall at side lot lines is not consistent with Low Density and should be struck.

McGann ~ Can we delete "J" or at least Correctional Institutions? And then delete "L" Crematorium.

Srb ~ For that matter "H" Recreational Parks.

Reggiani ~ I'm thinking about "J" Rehabilitation facilities and related institutions.

Bailer ~ Since they (K&H LLC.) brought this to us and they developed it and it's only for their section it's what they wanted. Let's move on to Medium Density.

Pegau ~ I'd like to point out one thing on the Principle Uses permitted that we need to consider when we adopt this, this has one, two, three and four family dwellings. If we adopt this, this changes essentially the language that used to allow "Multi-Family" that would go up to seven or eight. So in essence there would no longer be any place in town that's zoned for an apartment building.

Samantha Greenwood ~ On the ground

Pegau ~ If we're doing this we also need to be thinking about taking a look at the zoning and asking ourselves where do we put those larger units. Because this town is in desperate need of affordable housing and that's the only way it's going to happen in places that are bigger than four family dwellings.

McGann ~ And you can't spot zone

LoForte ~ The old High School, what's that zoned as, up by Dr. Urata's?

Samantha Greenwood ~ Medium or Low, I don't know.

Faith Wheeler-Jeppson ~ It's zoned Medium.

Pegau ~ It's one of those things, that at the end of the day I realized that if we adopt this we have to be careful with what we've done, we've essentially zoned out any apartment buildings.

Reggiani ~ And are you for apartment buildings being in Medium Density?

Pegau ~ No, I think we need to define some High Density areas on the ground.

McGann ~ Conditional Uses permitted "J" take out Correctional Institutions. Delete "L" Crematoriums also.

Bailer ~ We have concurrence that "H" Recreational Vehicle Parks is going.

Bailer ~ Moving on to High Density.

Reggiani ~ Why would we allow Single Family dwellings in High Density? And why Two-Family?

Samantha Greenwood ~ We're going to move "A" (Townhouses and Row Houses built to a common wall at side lot lines) from Conditional Uses to be included with "C" (Multiple Family dwellings).

City Planner Samantha Greenwood reviewed the definitions for Townhouse, Apartment and Condominium provided from the February 14, 2012 Regular Meeting.

Reggiani ~ So what are we going to do with R.V. Parks?

Bailer ~ RV Parks in High Density, I don't know does it make sense to anybody?

Greenwood ~ Scratch it.

Bailer ~ Where are we going next?

Faith Wheeler-Jeppson ~ Page 20

The Planning Commission had a lengthy discussion regarding whether a Recreational Vehicle Park would be appropriate for the Mixed-Use District.

Bailer ~ Is there any reason not to have it under a Conditional uses permitted.

McGann ~ No

Bailer ~ Okay, I don't think you're going to get a bunch of people yelling at us, I think it would be just the opposite if we let them put it in.

McGann ~ I won't get on the soapbox but just for a second but we blew off building heights and I haven't been able to find in Chapter 16 where the Ladder Code is. I really appreciate the sentiment of that notion, but I think it's a bad way to define Code. I mean what if we buy a different Ladder? Just pick a number.

Samantha Greenwood ~ We do have a number, 31' at the eaves.

McGann ~ Okay, so it's not the same in all of the different chapters and sections of this, in Chapter 18 it varies and the definition of building height I think we need to work on.

Reggiani ~ I appreciate your comments because I agree with that, either we're going to limit ourselves by our existing ladders or we're going to go higher and buy a new ladder.

Samantha Greenwood ~ The was Holly explained it to me, this is what she said you decide what you want your building heights to be in every zone whether it's 100' or 20' whatever. But after 31' at the eaves you can have a local amendment to the IBC (International Building Code) and the IRC (International Residential Code) that says you will talk to the Fire Department or have some kind of fire suppression or something like that. So that's our number, the 31' is the number that you then have to take some different measures.

McGann ~ I guess I don't like the notion of "at the eave" in one section and in another section it says "building height".

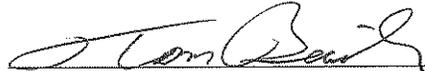
Bailer ~ So we need to standardize "building height".

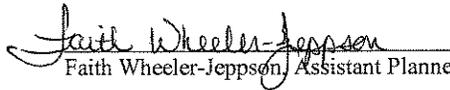
McGann ~ Yeah, we don't have to chew on it tonight but we do at some point it's getting late.

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