

**PLANNING COMMISSION REGULAR MEETING
APRIL 11, 2017 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B**

AGENDA

Chair

Tom McGann

Commissioners

Scott Pegau

John Baenen

Allen Roemhildt

Mark Frohnapfel

Heath Kocan

Nancy Bird

City Planner

Samantha Greenwood

Assistant Planner

Leif Stavig

1. CALL TO ORDER

2. ROLL CALL

Chair Tom McGann, Commissioners Scott Pegau, John Baenen, Allen Roemhildt, Mark Frohnapfel, Heath Kocan, and Nancy Bird

3. APPROVAL OF AGENDA (voice vote)

4. APPROVAL OF CONSENT CALENDAR (voice vote)

- a. Minutes of March 28, 2017 Public Hearing **Page 2**
- b. Minutes of March 28, 2017 Regular Meeting **Page 3**
- c. Record excused absence for Heath Kocan from the March 28, 2017 Regular Meeting
- d. Record unexcused absence for Allen Roemhildt from the March 28, 2017 Regular Meeting

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
- b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORT **Page 7**

9. NEW/MISCELLANEOUS BUSINESS

- a. IRC Amendments Discussion **Page 8**

10. PENDING CALENDAR

- a. April 2017 Calendar **Page 16**
- b. May 2017 Calendar **Page 17**

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

13. ADJOURNMENT

PLANNING COMMISSION PUBLIC HEARING
MARCH 28, 2017 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES

1. CALL TO ORDER

Chair **Tom McGann** called the Planning Commission Public Hearing to order at 6:30 PM on March 28, 2017 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair **Tom McGann** and Commissioners **Scott Pegau, John Baenen, Mark Frohnapfel**, and **Nancy Bird**. **Heath Kocan** and **Allen Roemhildt** were absent.

Also present was City Planner **Samantha Greenwood** and Assistant Planner **Leif Stavig**.

1 person was in the audience.

3. PUBLIC HEARING

a. Lakeview Drive Road Rename

Tom Carpenter spoke in favor of the road rename as his daughter was the one who came up with the name.

M/Frohnapfel S/Bird to recess until 6:44.
With no objection, the meeting was recessed.

The Public Hearing came back to order at 6:44 PM.

4. ADJOURNMENT

M/Frohnapfel S/Baenen to adjourn the Public Hearing at 6:45 PM.
With no objection, the meeting was adjourned.

Approved:

Tom McGann, Vice Chair

Leif Stavig, Assistant Planner

PLANNING COMMISSION REGULAR MEETING
MARCH 28, 2017 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES

1. CALL TO ORDER

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:45 PM on March 28, 2017 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Tom McGann* and Commissioners *Scott Pegau, John Baenen, Mark Frohnapfel*, and *Nancy Bird*. *Heath Kocan* and *Allen Roemhildt* were absent.

Also present was City Planner *Samantha Greenwood* and Assistant Planner *Leif Stavig*.

2 people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *McGann, Pegau, Baenen, Frohnapfel, Bird*

Absent: *Roemhildt, Kocan*

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of February 14, 2017 Regular Meeting

b. Record excused absence for *Heath Kocan* from the February 14, 2017 Regular Meeting

c. Record unexcused absence for *John Baenen* from the February 14, 2017 Regular Meeting

M/Pegau S/Bird to approve the consent calendar.

Upon voice vote, motion passed 5-0.

Yea: *McGann, Pegau, Baenen, Frohnapfel, Bird*

Absent: *Roemhildt, Kocan*

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

a. Letter from *Dan Nichols*

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

b. Audience comments regarding agenda items

Tom Carpenter said he owned the property next to *Dan Nichols*. He thought that the city should keep to a minimum the amount of time someone has to build something. People have commented

to him that *Nichols's* lot looks like a junkyard. *McGann* said the commission is only considering the Site Plan Review and that the Performance Deed of Trust negotiations are done by City Council.

8. PLANNER'S REPORT

Greenwood said that she had completed the Alaska Clean Water Fund loan application. She said that they are looking at putting an oil and grease separator at the baler. She said that the ordinance for Adams Avenue sidewalks was coming back again at the April 5th City Council meeting. She explained that Land Use Permits are for temporary uses of land and that typically someone pays the same amount as a lease would require.

9. NEW/MISCELLANEOUS BUSINESS

a. Lakeview Drive Road Rename

M/Pegau S/Bird to concur with the Planning Department's determination to change Lakeview Drive to Sunnyside Drive.

Upon voice vote, motion passed 5-0.

Yea: *McGann, Pegau, Baenen, Frohnapfel, Bird*

Absent: *Roemhildt, Kocan*

b. Proposal for Lot 20, Block 23, Original Townsite

M/Pegau S/Frohnapfel to recommend City Council approve the proposal from Carl and Jane Jensen for Lot 20, Block 23, Original Townsite.

Pegau said that their criteria was set up more for commercial properties as opposed to residential, but he sees it as an appropriate use for the lot. *Bird* said the proposal didn't meet the requirements listed in the Request for Proposals. She said it did seem like a reasonable use and no one else was interested. *McGann* said they should be looking at the required information. *Baenen* said that they recommended direct negotiation and he supports the proposal. *McGann* said the lots are valuable even if the terrain is difficult. The viewshed to the south over Coast Guard housing could present a wonderful building site for a much more valuable residence. The price of the land doesn't compare to other land being sold in Cordova. *Baenen* said they only received one proposal after they put it out and he thinks they should move forward. *Greenwood* pointed out that the lot was a legal square footage and that the property owners aren't technically adjacent as there is a platted alleyway between them. All three of the city-owned lots that are available could be used for single family residences.

Upon voice vote, motion passed 3-2.

Yea: *Pegau, Baenen, Frohnapfel*

Nay: *McGann, Bird*

Absent: *Roemhildt, Kocan*

c. Site Plan Review – Dan Nichols

M/Bird S/Pegau to recommend to the City Council to approve the Site Plan Review requested by Dan Nichols to construct a warehouse on Lot 2, Block 3, Cordova Industrial Park based on the findings and with the special conditions as contained in the staff report.

Bird said the plan was great and that she hoped he could get it built soon. *Pegau* said that he found all the components he was looking for. He was happy to see a snow removal plan and he felt that the drainage was already established. He said the original proposal was for a warehouse and boat repair facility. He was wondering how to address changes from the proposal in their review. *Nichols* said that boat repair was still a part of the building. *McGann* said that inconsistencies between the proposal and the site plan review were outside of the commission's purview.

Upon voice vote, motion passed 5-0.

Yea: *McGann, Pegau, Baenen, Frohnapfel, Bird*

Absent: *Roemhildt, Kocan*

d. Chapter 16 Building Codes Discussion

McGann said he wanted to get the design criteria completed tonight. He read from the prefix of the 2012 International Residential Code (IRC): "the benefits of devoting a separate code to residential construction include the fact that the user need not navigate through the multitude of code provisions that do not apply to residential construction in order to locate that which is applicable. A separate code also allows for residential and nonresidential code provisions to be distinct and tailored to the structures that fall within the appropriate code's scopes." This is just one code and they will update all of the required state codes to their current editions. They will also need to go through the old amendments to see which ones to move forward.

The commission discussed the ground snow load and wind speed on the design criteria and concurred to keep it where it is. *McGann* said that they all knew of topographical effects in town, but they can't create a map unless they have a scientific study. The map for the seismic zone clearly has Cordova in D2. The weathering would remain severe as *Greenwood* said it was dictated in the IRC. *McGann* said that the 24" frost line depth had been used historically in Cordova. Termites are not an issue.

Pegau said he did not understand why you would not have ice barrier underlayment required. *McGann* said it was usually common practice to do it, but he didn't think they needed to require it. *Greenwood* said that would be something for them to look at for the next meeting. She read from the code: "Where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with 'yes.'" *Baenen* said he didn't know if the code applies if you are just getting a new roof. If you don't have to get a building permit, then you don't have to follow the code. *Pegau* said that they know the conditions exist that cause ice damming and so it would be appropriate to require the underlayment. *Baenen* said that a contractor could come to town, see that an underlayment wasn't required, and build a building incorrectly, as opposed to the code requiring it. There was concurrence to require the underlayment.

McGann said flood hazards are mandated by the federal government. *Greenwood* said that the air freezing index was taken from Yakutat as there was no data for Cordova. *Greenwood* said that the mean annual temperature affects your heating and plumbing. *Pegau* said that the annual mean temperature was 39 degrees according to the Western Regional Climate Center. *McGann* said they should look into what effects different temperatures have on construction prior to the next meeting.

McGann said he thought the Alaska Housing Finance Corporations (AHFC) amendments to the IRC would be a good place to start for local amendments. *McGann* said they should not amend R102.7 and R102.7.1. He said that this is similar to nonconformance in the zoning code, except this is for the actual building. *McGann* said Part 2 will have to be looked at closely by staff. The rest of

the amendments he agrees with, including deleting the chapters at the end as there are other state-adopted codes that apply. *Greenwood* said that with R101.2, since Cordova is not a deferred community, four-plexes currently fall under the 2009 IBC and have to have a Fire and Life Safety Plan Review.

Greenwood said that the next step will be to look at the amendments to the old building code to make sure there is nothing they want to keep. Ultimately there will be a repeal and reenact of all of Title 16, excluding the chapters on RVs and mobile homes.

10. PENDING CALENDAR

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

Frohn Apfel said that staff proved they can change street names.

Pegau said he was looking forward to getting Title 16 cleaned up.

13. ADJOURNMENT

M/Frohn Apfel S/Pegau to adjourn the Regular Meeting at 7:50 PM.
With no objection, the meeting was adjourned.

Approved:

Tom McGann, Chair

Leif Stavig, Assistant Planner

Planner's Report

To: Planning Commission
From: Planning Staff
Date: 4/5/2017
Re: Recent Activities and Updates

- One building permit issued since the last meeting.
- Letter was sent to property owners and business notifying street change will be effective May 1, 2017.
- Provided site plan information to Ocean Beauty for additional modular.
- RFP for Lots 8 and 9, Block 1, Odiak Park Subdivision is out and proposals are due May 1st.
- City Council awarded the proposal to the Jensens. We will develop a lease with option to purchase
- Nichols site plan passed City Council 5/4/2017
- Provided information to the public on multiple inquiries about building, setbacks, and zoning regulations.
- Provided information to ADOT on easement on Sheridan Glacier road
- Work with City Clerk on deeds, property owners and lot sizes
- Working DEC on approval to use loan requirements for oil separator at baler.
- Americus agreed to the terms and timeline of the extension of the Performance Deed of Trust for residential developments on four lots on 8th Street was extended including milestones and time line.
- Provided information to City Manager about Shepard Point Road
- Contacted State Fire Marshal about MOU with AHFC for 4-plexes versus 3-plexes. We agreed to amend the AHFC from 4 to 3.
- Adams Avenue grant match passed. Letter drafted and sent to State to initiate project agreement.
- To clarify during the meeting on 3/28 a statement was made that if a building permit wasn't needed it wasn't required to follow codes. That is an incorrect statement. All construction, such as new roofs, windows, and any other improvements that do not require building permits must meet the 2012 building code needs to be followed.



AGENDA ITEM # 9a
Planning Commission Meeting Date: 4/11/2017
PLANNING COMMISSION COMMUNICATION FORM

FROM: Planning Staff
DATE: 4/5/17
ITEM: IRC Amendments Discussion
NEXT STEP: Review IRC Amendments

INFORMATION
 MOTION
 RESOLUTION

I. REQUEST OR ISSUE:

Chapter 16.15 is the chapter with amendments for the 1985 Uniform Building Code. The Planning Commission should review these amendments to determine how they relate to the 2012 IRC. Below is a section by section review from staff with staff comments in red.

16.15.204 - Board of appeals.

Amend this section to read as follows:

For the purpose of this section, the building board as designated in Section 16.10.010 of this title shall be constituted as and shall serve as the Board of Appeals.

Delete this section. Section 18.64.040 allows for appeals to P&Z concerning building official and staff.

16.15.301(b) - Exempted work.

Amend by adding paragraphs 12, 13 and 14 as follows:

12. Permits will not be required for ordinary maintenance on a building or structure in Groups R-3 and M occupancies. Ordinary maintenance of a building or structure shall not include the cutting away or addition of any wall, partition or portion thereof, the removal of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure; nor shall ordinary maintenance include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste vent or similar piping, electrical wiring, mechanical or other work affecting public health or safety. All ordinary maintenance shall be made only in accordance with the applicable provisions of the building code and other construction or safety codes of the City. No permit will be required for workup to and including \$100.00 total valuation.

13. Permits shall not be required for direct replacement work of value of one thousand dollars or less.

14. Permits shall not be required for new construction in the UR zoning district. Building in the UR District will require compliance with provisions of Chapter 16.17, Site Development Permit Procedures.

Delete and codify current practice in a section similar to this. Contradicting references to building permits are made throughout Titles 16 and 18, and need to be combined. References to Unrestricted District will also be removed.

16.15.302(b) - Plans and specifications.

Add the following:

(b) Plans and Specifications. With each application for a building permit, for new construction or substantial changes to an existing structure, there shall be submitted the following documents with the application.

1. Two complete sets of construction drawings for all Group R-3 and M Occupancies.

A. Three complete sets of construction drawings for R-1 Occupancies of not more than four units.

B. Three complete sets of construction drawings prepared and signed by an architect and/or applicable engineers by discipline registered in the State of Alaska, are required for all other building occupancies.

C. Plot or site plans for all Group R-3 and M Occupancies shall indicate proposed or existing upper floor building projections and roof overhangs and shall indicate proposed finished grades at building corners, lot corners and final drainage patterns.

D. Plot or site plans for all other occupancies shall indicate, in addition to the requirements of Group R-3 and M Occupancies, all off-site easements and overhead utility lines adjacent to the property.

2. When required by the Building Official for the enforcement of any provision of this code, the following additional information shall be submitted.

A. Lot survey prepared and signed by a land surveyor registered in the State of Alaska. The lot survey shall be legible scale with drawing scale and north arrow indicated, and shall include dimensions and bearings of the property lines, adjacent streets or rights-of-way, on-site easements and overhead utility lines, existing and proposed structures with overall dimensions and setbacks, and the existing grade elevations at lot corners, existing buildings corners, and within five feet of proposed building corners and other locations to adequately determine the lot drainage.

B. In the field, the land surveyor of record shall accurately place or locate survey field markers at the property rods by 30-inches long, or two-inch square by 18-inch long wooden stakes, driven full depth into the ground.

Delete and codify current practice.

16.15.304(b) - Plan review fees.

Amend the last sentence in paragraph one to read as follows:

Said plan review fee shall be 25% of the Building permit fee as shown in Table 3-A for Group R—3 Occupancies and 50% for all other occupancies.

Amend by adding a third paragraph as follows:

A plan review fee for identical plans submitted simultaneously for structures within a design subdivision or planned unit development shall be charged full fee for one original set and thirty (30%) percent of the full fee for all additional plans.

Exception: When it is determined by the building official that the submitted plans need to be reviewed by another agency or organization to determine compliance with the building, electrical, plumbing and mechanical codes, the plan review fee collected by the city shall reflect the actual cost incurred by the city to have the plans reviewed.

Delete; fees are contained in fee schedule.

16.15 - Table 3-A Building permit fees.

Delete Table 3-A and insert as follows:

TABLE 3-A BUILDING PERMIT FEES

1. New Construction and Additions

Occupancy Class	Fee Per Square Foot (S/F)*	
A	Under 2,000 sq. ft. 2,001 s/f to 5,000 s/f 5,001 s/f and over	\$0.05 s/f 0.07 " 0.09 "
B	Under 2,000 sq. ft. 2,001 s/f to 5,000 s/f 5,001 s/f and over	\$0.07 s/f 0.09 " 0.12 "
E		\$0.09 s/f
H		\$0.12 s/f
I		\$0.09 s/f
M	Under 2,000 sq.ft. 2,001 and over	\$0.05 s/f 0.07 "
R	Under 200 sq.ft. 201 s/f to 2,500 s/f 2,501 and over	\$0.05 s/f 0.07 " 0.09 "

* Square footage for new construction shall be determined from the outside dimensions of all portions of a structure encompassing the occupancy determination. In the case of multiple occupancy, the fee shall be the sum of applicable occupancy fees for the structure. The total square footage is the sum of all floors; including finished basements and attics in Residential Occupancies.

2. Alterations, Repairs or Replacements. (Including wood stoves, interior repairs, new furnaces, etc.).

The fee for permits for this class of work shall be calculated as follows:

Total Valuation of Work to be Done/Fee

\$1.00 to \$500.00	\$5.00
\$501.00 to \$2000.00	\$5.00 for the first \$500.00 plus \$1.00 for each additional \$100.00 or fraction thereof, to and including \$2000.00.
\$2001.00 to \$25,000.00	\$20.00 for the first \$2000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$89.00 for the first \$25,000.00 plus \$2.50 for each additional thousand or fraction thereof to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$151.50 for the first \$50,000.00 plus \$1.50 for each additional thousand or fraction thereof, to and including \$100,000.00.

\$100,001.00 and up	\$226.50 for the first \$100,000.00 plus \$1.00 for each additional thousand or fraction thereof.
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3. The minimum building permit fee shall be five dollars.

Delete; fees are contained in fee schedule.

16.15.402 - A definitions and abbreviations.

Delete the definition of "alley" and insert the following:

ALLEY. An alley is a public space or thoroughfare, 20 feet or less, but not less than 10 feet in width, which has been dedicated for public use.

Delete. Alley does not need to be defined in building code.

16.15.403 - B definitions and abbreviations.

Add the following definition:

BUILDING, PUBLIC. Shall be any structure which is other than Group R-3 Occupancy or Group M-1 Occupancy.

Delete. Public building does not need to be defined in building code.

16.15.408 - G definitions and abbreviations.

Amend to read as follows:

GRADE. (Adjacent ground elevation) is the finished ground elevation at any point immediately adjacent to the exterior wall of a building. In case walls are parallel to and within five feet of a public sidewalk, alley or other public way, the finished ground elevation at any point shall be considered to be the elevation of the sidewalk, alley or public way.

Delete. Grade needs to be defined as it is in IRC, otherwise references to grade in IRC won't make sense. IRC definitions is: "The finished ground level adjoining the building at all exterior walls."

16.15.413 - L definitions and abbreviations.

Add the following definition:

LEANTO. Leanto is any addition to the exterior of a mobile home which exceeds 48 square feet in floor area.

Delete. This can be added to mobile home code.

16.15.417 - P definitions and abbreviations.

Add the following definition:

PORCH. A porch is an addition to the exterior of a building which is less than 48 square feet of floor area and is used solely as a protection for the entry way and not used for storage. A porch may not project beyond the exterior of a mobile home in excess of six feet.

Delete. This can be added to mobile home code. Zoning requirements such as these should not be in building code.

16.15.1204 - Exit facilities.

Amend the third paragraph, fourth sentence to read as follows:

Where windows are provided as a means of egress or rescue, they shall have a finished sill height not more than 48 inches above the floor.

Delete - The 48 inches is 4 inches higher than what the UBC required. From IRC Section 310: All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet and the minimum net clear opening height shall be 24 inches.

16.15.1707(e) - Vapor barriers.

Add paragraph (d) as follows:

(d) Vapor Barriers. All exterior wall, ceiling, roof and floor assemblies which enclose heated spaces and which are exposed to outdoor ambient temperatures shall be protected against water vapor transmission. Assemblies not otherwise of impermeable construction shall have installed, on the heated side of insulation or air spaces, vapor barriers having a perm rating of 0.08° minimum. Vapor barriers shall be metal foil, polyethylene sheeting or other material approved by the Building Official.

Delete; IRC and AHFC address vapor barriers.

16.15.2305(d) - Snow loads.

The minimum snow load shall be one hundred pounds per square foot ground snow load.

Keep.

16.15.2311(a) - General.

Delete the second sentence and substitute the following:

In the wind pressure Table 23-F, the basic 25 psf column shall be used.

Delete. Wind pressure not in IRC.

16.15.2311(b) - Basic wind speed.

Add to the end of paragraph:

Wind pressure as set forth in Table 23-F for a basic wind speed of 100 mph shall be used.

Keep and update to 110.

16.15.2312(c) - Symbols and notations.

Amend the exception to read as follows:

Exception: "W" shall be equal to the total dead load plus 25% of the floor live load for storage and warehouse occupancies and shall be equal to the total dead load plus 25% of the snow load for all roofs.

Delete.

16.15.2907(a) - General.

Be amended to read as follows:

Section 2907(a) General. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete or treated wood in conformance with UBC Standard No. 29-3 and in all cases shall extend a minimum of 24 inches below grade. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six (6) inches above the adjacent finish

grade. Footings shall be of, at least, minimum construction as specified in Table No. 29-A except as follows:

Exception: The Building Official may upon presentation of a footing design prepared and signed by an engineer licensed to practice in the State of Alaska waive or modify the 24 inches minimum footing depth design criteria.

Delete. This is addressed by frost line depth & AHFC can address exceptions.

16.15.2907(b) - Bearing walls.

Amend Exception 1 to read as follows:

EXCEPTIONS: 1. A one-story wood or metal frame building not used for human occupancy and not over 1,000 sq. ft. in floor area may be constructed on grade on a wood or concrete foundation when approved by the Building Official.

The square footage was increased to 1,000 from 400 square feet in this amendment.

This appears in IRC:

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

Exceptions:

1. Protection of freestanding accessory structures with an area of 600 square feet (56 m²) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding accessory structures with an area of 400 square feet (37 m²) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

One-story detached accessory structures 200 square feet or less do not require a building permit under the IRC. The commission should consider whether they want to keep this amendment.

16.15.4507 - Doors.

Delete and substitute the following:

Doors, either fully opened or when opening, shall not project beyond the property line. No operating sash or windows eight feet or less above the sidewalk shall be allowed to project over public property.

It does not appear there is a comparable section in the IRC. This is setback or zoning - Title 18.

16.15 - App. 12 Requirements for Group R, Division 3, Occupancies.

Delete in entirety.

Delete. Not applicable.

16.15 - App. 70 Table 70-A Grading Plan Review Fees.

Delete Table 70-A and insert the following in lieu thereof:

Table 70-A GRADING PLAN REVIEW FEES

50 cubic yards or less	No fee
51 to 100 cubic yards	\$ 5.00
101 to 1000 cubic yards	\$ 7.50
1001 to 10,000 cubic yards	\$10.00
10,001 to 100,000 cubic yards — \$10.00 for the first 10,000 cubic yards, plus \$5.00 for each additional 10,000 cubic yards or fraction thereof.	
100,001 to 200,000 cubic yards — \$55.00 for the first 100,000 cubic yards, plus \$3.00 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards or more - \$85.00 for the first 200,000 cubic yards, plus \$1.00 for each additional 10,000 cubic yards or fraction thereof.	
OTHER FEES:	
Additional plan review required by changes, additions or revisions to approve plans	\$30.00/hour ^[1]
(minimum charge — one—half hour)	
Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

(Ord. 604 (part), 1985).

Footnotes:

--- (1) ---

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

16.15 - App. 70 Table 70-B Grading Permit Fees.

Delete Table 70-B and insert the following in lieu thereof:

TABLE NO. 70-B GRADING PERMIT FEES ^[1]

50 cubic yards or less	\$5.00
51 to 100 cubic yards	\$7.50
101 to 1000 cubic yards—\$7.50 for the first 100 cubic yards plus \$3.50 for each additional 100 cubic yards or fraction thereof.	
1001 to 10,000 cubic yards—\$39.00 for the first 1000 cubic yards, plus \$3.00 for each additional 1,000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards—\$66.00 for the first 10,000 cubic yards plus \$13.50 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more—\$187.50 for the first 100,000 cubic yards, plus \$7.50 for each additional 10,000 cubic yards or fraction thereof.	
OTHER INSPECTION AND FEES:	
1. Inspections outside of normal business hours(minimum charge — 2 hours)	\$30.00/hr ²

2. Reinspection fees assessed under provisions of Section 305(g)	\$30.00/hr ²
3. Inspections for which no fee is specifically indicated(minimum charge, one-half hour)	\$30.00/hr ²

(Ord. 604 (part), 1985).

Footnotes:

--- (1) ---

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Delete; fees are contained in fee schedule.

II. RECOMMENDED ACTION / NEXT STEP:

Review prior amendments to UBC to determine relevance to IRC.

III. FISCAL IMPACTS:

N/A

IV. BACKGROUND INFORMATION:

N/A

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY AND ALTERNATIVES:

N/A

2017 APRIL

PLANNING COMMISSION REGULAR MEETING APRIL 11, 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	01
02	03 12:00 PM - Library Board Meeting <i>(Library Fireplace Nook)</i> 7:00 PM - Fisheries Development Committee Meeting <i>(Cordova Center Rooms A & B)</i>	04 6:30 PM - CCMC Board Worksession <i>(CCMC Conference Room)</i>	05 12:00 PM - Historical Society <i>(Copper River Gallery)</i> 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A & B)</i>	06	07	08
09	10 6:30 PM - Planning Commission Regular Meeting <i>(Cordova Center Rooms A & B)</i>	11 7:00 PM - Harbor Commission Regular Meeting <i>(Cordova Center Room B)</i> 7:00 PM - School Board Regular Meeting <i>(High School Library)</i>	12 5:00 PM - Historic Preservation Commission Meeting <i>(Cordova Center Room B)</i>	13	14	15
16	17 7:00 PM - Board of Equalization Hearing <i>(Cordova Center Rooms A & B)</i>	18	19 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A & B)</i>	20	21	22
23	24 6:30 PM - Parks and Recreation Commission Regular Meeting <i>(Cordova Center Rooms A & B)</i> 7:00 PM - CCMC Board Regular Meeting <i>(CCMC Conference Room)</i>	25	26	27	28	29
30	01	02	03	04	05	06

2017 MAY

PLANNING COMMISSION REGULAR MEETING APRIL 11, 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	01	02	03 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A & B)</i>	04	05	06
07	08	09 6:30 PM - Planning Commission Regular Meeting <i>(Cordova Center Rooms A & B)</i>	10 7:00 PM - Harbor Commission Regular Meeting <i>(Cordova Center Room B)</i> 7:00 PM - School Board Regular Meeting <i>(High School Library)</i>	11	12	13
14	15	16	17 7:00 PM - City Council Regular Meeting <i>(Cordova Center Rooms A & B)</i>	18	19	20
21	22	23	24	25	26	27
28	29 City Closed - Memorial Day	30 6:00 PM - Parks and Recreation Commission Regular Meeting <i>(Cordova Center Rooms A & B)</i>	31	01	02	03
04	05	06	07	08	09	10