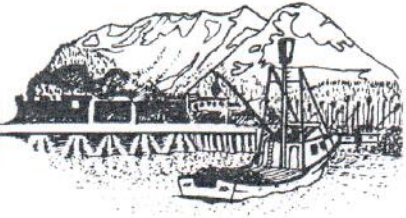


CITY OF CORDOVA



PARKS AND RECREATION COMMISSION

REGULAR MEETING,

Tuesday, November 28th 2017

6:00 PM at the Cordova Center

Mayors Conference Room

AGENDA

Commission Chair

Wendy Ranney

Commission Members

Stephen Phillips, Karen Hallquist, Marvin VanDenBroek, Anne Schaefer, Dave Zastrow, Miriam Dunbar

Parks and Recreation Director

Susie Herschleb

Administrative Assistant

Heather Brannon

Cordova Parks and Recreation is essential for providing and fostering Parks, Programs and Facilities for all in pursuit of a healthy sustainable community.

- A. CALL TO ORDER
- B. ROLL CALL: Wendy Ranney, Stephen Phillips, Karen Hallquist, Marvin VanDenBroek, Kara Johnson, Dave Zastrow, Miriam Dunbar, Susie Herschleb, and Heather Brannon.
- C. APPROVAL OF AGENDA
- D. VISITOR COMMUNICATIONS
 - Regarding Agenda
- E. CONSENT CALENDAR
 - 1. 10/2/17
 - 2. 11/6/17
- F. REPORTS
 - 1. Directors Report
- G. UNFINISHED BUSINESS
 - 1. Disc Golf Letter of Support
- H. NEW BUSINESS
 - 1. Elections
 - 2. Master Plan Review – Shelter Cove
 - 3. DTK 2018
- I. PENDING AGENDA
 - Enrique Zamudio Plaque
- J. COMMISSION COMMENTS
- K. ADJOURNMENT

Minutes of Parks and Recreation Commission Meeting

October 2, 2017 DRAFT

- A. **Wendy Ranney** called the meeting to order at 6:05 pm
- B. **ROLL CALL:**
In attendance: Wendy Ranney, Dave Zastrow, Marvin Van Den Broek, Miriam Dunbar, Kara Johnson, Karen Hallquist, Stephen Phillips, Susie Herschleb, Heather Brannon, Katrina Hoffman, Dave Eike, Collin Bronson, Kristin Carpenter, Micah Renfeldt, and Samantha Greenwood.
- C. **Approval of Agenda:** M/S. Phillips to approve. S/D. Zastrow . V/Unanimous Approval.
- D. **Visitor Communication:**
Collin Bronson, Commander of the USCGC Sycamore, introduced himself.
- E. **Consent Calendar:**
Minutes of 6-29-17 and Minutes of 7-25-17 Special Meeting. M/S. Phillips to approve both sets of Minutes. S/ K. Johnson. V/Unanimous Approval.
- F. **Director's Report by S. Herschleb:**
 - 1. **List of Projects** completed or underway by the department was provided to the Commission.
 - 2. **Haunted Teen Dance--** This will be done instead of a haunted house, as it will take less manpower. The department is partnering with Current Rhythms Dance Studio and CFRC. USCG Spouses may provide food as a fundraiser.
 - 3. **Christmas Bazaar--** It will be at Mt. Eccles, and registration will be October 16 through November 17. The bazaar will be December 1 & 2.
 - 4. **Great Pumpkin Event--** This will be a family event for carving pumpkins at Bidarki Gym. Heather was able to get the pumpkins at cost from A.C., as the new A.C. manager is anxious to get involved in community events. There will also be rock painting.
 - 5. **After School Programming--** The department will be partnering with CAYAK for basketball. Other activities will be organized as time and resources allow.
- G. **Unfinished Business:**
 - 1. **Plaque for Enrique Zamudio at the Swimming Pool** will be kept on the pending agenda.
 - 2. **Master Plan Review** will focus on Shelter Cove at our next meeting.
 - 3. **Nirvana Park--** Core Committee will be meeting in the next 2 weeks. The big temporary sign is down. Permanent signs will be created after the Core Committee makes its recommendations.
- H. **New Business**
 - 1. **Presentation by Katrina Hoffman, PWSSC--** PWSSC hopes to develop new facilities in the future. Currently they are occupying about 15,000 square feet, including outside storage areas. This is spread out between town and the facilities at 13 mile. The new fill site next to their present office is not large enough for expansion. \$90 million in revenue has come to Cordova from PWSSC since its inception. They also attract many talented people who come to work for them. Many of these people go on to work in other organizations in Cordova. PWSSC would like to build a facility that would have education space, a small dormitory, and more office space. The Stearns Property at Shelter Cove is being transferred to the Copper River Watershed Project, which may give PWSSC an opportunity to have a plot on the coastline. They would like a letter of support from Parks & Rec. Since there is deep water there, a sea water heat pump would be possible. This would have ecological and economic advantages compared to traditional heating. The PWSSC currently has a lease until 2021 for the present building, so that is a possible timeline for a new facility. The Exxon Valdez Trustee Council will be approached for funding. A new sewer line to Shelter Cove will cost about \$1 million, and the entire project may cost about \$15 million. W. Ranney stated that the Commission will discuss writing a letter of support at the next meeting.

2. Presentation by Kristin Carpenter, CRWP-- CRWP would like to improve recreational access at Shelter Cove. The concrete pillars and sidewalk will be removed by D.O.T. because they are deteriorating and slippery. CRWP would like to build platforms and stairways for anglers, kayakers, and education programs. They were awarded an \$80 thousand grant from the Timber Receipts program. It must be spent by 2022. Public meetings will be held to gather input from the community. Parks & Rec can decide if it wants to be included in the project. K. Carpenter showed several examples of platforms that could be built. ADFG likes them because they don't damage the vegetation, or interfere with habitat. M. Van Den Broek wondered how far the stairway would extend into the tidal lands. K. Hoffman asked if there could be a floating walkway. When CRWP acquires the Stearns property they will keep Parks & Rec informed. They also hope to build campsites and trails. The conservation easement will be owned by the Great Land Trust, but CRWP will have title to the land.

3. Disc Golf Initiative-- Micah Renfeldt explained that construction could happen next spring or fall. Not sure where the course will be, but the city land at Meals Reservoir would be an excellent place, although parking is an issue. The ski hill is better for parking, but there is more brush. Collin Bronson noted that the USCG may be able to donate \$4,000-5,000 to purchase the equipment, and donate labor to help set it up. If he gets approval from the USCG, he could cut the check by the end of 2017. M. Renfeldt explained that disc golf courses are easy to maintain, and the game can be played by people of all skill levels. M. Van Den Broek asked about damage to muskeg. M. Renfeldt said that the course would be moved periodically to avoid erosion. **M/S.** Phillips for the Commission to write a letter of support for the disc golf course. **S/** K. Johnson. **V/** Unanimous Approval. D. Zastrow asked if Parks & Rec would take ownership of the equipment. S. Herschleb said that this hadn't been decided yet. C. Bronson explained that an M.O.U. would have to be created. S. Greenwood noted that if Geoblock is used under the equipment, it is not considered land fill.

I. Pending Agenda:

1. Plaque for Enrique Zamudio at the Swimming Pool
2. Master Plan Review-- Shelter Cove
3. Nirvana Park
4. PWSSC future facility

J. Commission Comments

M. Dunbar noted that it was great to have so many people attend this meeting. K. Johnson seconded that.

Next meeting is Tuesday, October 24 at 6 pm

Meeting adjourned at 7:30 pm.

Respectfully Submitted,
Miriam Dunbar, Secretary

Minutes of Parks and Recreation Commission Special Meeting
Consideration of Land Disposal ASLS 2001-5
Shelter Cove RV Parking and Tent Platforms
November 6, 2017 DRAFT

- A. **Wendy Ranney** called the meeting to order at 6:04 pm
- B. **ROLL CALL:**
In attendance: Wendy Ranney, Dave Zastrow, Marvin Van Den Broek, Miriam Dunbar, Kara Johnson, Stephen Phillips, Susie Herschleb, Heather Brannon, Katrina Hoffman (by telephone), Tony Schinella, and Samantha Greenwood.
Absent: Karen Hallquist
- C. **Approval of Agenda:** M/S. Phillips to approve. S/D. Zastrow . V/Unanimous Approval.
- D. **Visitor Communication:**
Katrina Hoffman from Prince William Sound Science Center will answer questions about the proposal for Land Disposal ASLS 2001-5. She provided the Commission a sample letter that has the components she would like in a letter of support from the Commission to the Planning and Zoning Commission.
- E. **Consent Calendar:**
None
- F. **Director's Report by S. Herschleb:**
S. Herschleb provided a Commission Communication Form that explained the fiscal impacts, background information, and potential conflicts of Land Disposal ASLS 2001-5. She also wrote a draft letter of support that can be used as a starting point.
- G. **Unfinished Business:**
Consideration of Land Disposal ASLS 2001-5, Shelter Cove RV Parking and Tent Platforms--
M. Van Den Broek noted that if we take away the tent platforms, we need to figure out another in-town camping area. W. Ranney feels it is good that the city can provide a site for PWSSC, as its mission fits well with that of Parks and Recreation. She thinks that the area has room for both recreation and education. S. Herschleb agrees, and noted that the fish cleaning station is very popular and should not be eliminated. W. Ranney stated that our letter should show that we want to keep them. D. Zastrow feels moving the tent platforms won't be too difficult, but where can we put RV parking? S. Herschleb explained that RV parking has always been a challenge because of the need for hook-ups, which are not at Shelter Cove. She would like to find another spot for RV's before the tent platforms are moved. K. Johnson agrees that would be the best plan of action. N.V.E. has now developed a camping area at Hartney Bay, and has campsites at Cabin Lake, USFS has some camping at Alaganik and One Eyed Pond. All of these are out of town, and many people want a place to camp right in town for at least part of their stay. K. Johnson wondered if any other organization is interested in developing an RV park. S. Herschleb doesn't know of any, but we definitely should request public input in this project. D.O.T. will be having public comment periods about the upcoming culvert project at Shelter Cove, but that will be completely separate from the land disposal process. M. Van Den Broek noted that the burn pile may need to be moved. It is currently on city property and that decision would come from Planning and Zoning, not Parks and Recreation. M/K. Johnson that the Parks and Recreation Commission write a letter of support for PWSSC for Land Disposal ASLS 2001-5, Shelter Cove RV Parking and Tent Platforms, as long as present recreation opportunities are preserved. S/ M. Van Den Broek. V/Unanimous Approval. The Commission compared the two letters provided. M. Van Den Broek wondered if the disposal of land would be open to all bidders. S. Greenwood

explained that there are several ways city land can be offered. One is "Disposal Through Direct Negotiation", which means it is only being offered to one entity. K. Hoffman said she realized that the Planning and Zoning Commission generally considers land disposals in their January meetings, but if this issue could be discussed at an earlier meeting, it could help PWSSC secure pre-development funding from the Rasmusson Foundation and the Foraker Group. S. Greenwood explained that in order for P & Z to consider it in their November meeting, the letter would need to be to the City by noon Thursday, November 9. W. Ranney feels the draft letter by S. Herschleb is most appropriate for this task. The Commission went through the letter and made edits (letter attached). **M/S. Phillips** to approve the letter. **S/D. Zastrow . V/Unanimous Approval.** K. Hoffman thanked the Commission for their support.

H. New Business

None

I. Pending Agenda:

Not discussed

J. Commission Comments

M. Van Den Broek thinks having PWSSC near the tideland will be easy for the young children to explore. Also if the new stairway structure is built there, access to the water will be very good for all. K. Johnson is happy to see the City supporting PWSSC. W. Ranney agrees and thinks it will be beneficial for PWSSC, Parks and Recreation, and Copper River Watershed to work together at Shelter Cove.

Next meeting TBA

Meeting adjourned at 6:55 pm.

Respectfully Submitted,
Miriam Dunbar, Secretary

Date: 11/6/17
To: City of Cordova Planning and Zoning Commission
From: City of Cordova Parks and Recreation Dept.
RE: Consideration of land disposal / ASLS 2001-5 / Shelter Cove RV Parking & Tent Platforms

Dear Planning and Zoning Commission;

At the October 2nd, 2017 Regular Parks and Recreation Commission meeting, the President and CEO of the Prince William Sound Science Center (PWSSC), Katrina Hoffman, presented to the Parks and Recreation (P&R) Commission.

She discussed the PWSSC's need to expand & develop new facilities. She described to the P&R Commission the challenges in having 15,000 square feet of space, between 2 facilities that are 13 miles apart. The Commission was shown a map of ASLS 2001-5; currently Shelter Cove RV Parking & Tent Platforms. The Commission was told ASLS 2001-5 is PWSSC's first choice to develop this new facility.

Ms. Hoffman provided the Commission with some impressive statistics regarding the economic benefits the PWSSC has had on Cordova. She then described how the consolidation and expansion of the PWSSC could further economic growth and sustainability. Some highlights were creating more space for education, a small dormitory for seasonal guests and seasonal employees along with more office space for their permanent employees.

Ms. Hoffman stated that she was seeking a letter of support from the P&R Commission to make ASLS 2001-5 / Shelter Cove RV Parking & Tent Platforms available for disposal through direct negotiation with the PWSSC.

The P&R Commission strongly recommends requiring public input during the design process of new development. The P&R Commission supports placing ASLS 2001-5 available for disposal through direct negotiation with the PWSSC, if the current recreational opportunities continue to be supported.

Sincerely,

Wendy Ranney – P&R Commission Chair
Dave Zastrow – P&R Commission Vice Chair
Miriam Dunbar – P&R Commission Secretary
Kara Johnson – P&R Commissioner
Stephen Phillips – P&R Commissioner
Marvin VanDenBroek – P&R Commissioner

**From the Administrative Office of the City of Cordova
Parks and Recreation Department**



Date: 11/20/2017
To: Parks and Rec. Commission
From: Susan Herschleb / Director of Parks and Recreation
RE: November 2017 Director's report

Dear Commissioners,

I would like to welcome our new Commissioner Anne Schaefer. Anne brings something to the table that I haven't seen in many years. She is heavily involved with adult athletics at Bidarki Rec. Center. I see her often, exercising personally and/or taking cardio classes. I know she participates in our adult Volleyball (weekly program) along with the annual Iceworm Volleyball tournament. Thanks Anne for your interest! We look forward to working with you. I would also like to thank Dave Zastrow for his continued interest in the Parks and Recreation Commission; welcome back!

The Bazaar is right around the corner! We are actively working through the temporary food service permit process with our vendors. It is vital that they all get in their permit applications asap. The latest a temporary food service permit application can be turned in for this event is Wednesday November 22nd.

We will be promoting the Bazaar heavily over the next week. Please help us, by sharing the flyer on your social media page when you see it (thanks in advance)! There is an interesting array of merchandise & it's great to shop Cordova for the holidays!

I will be attending the Planning and Zoning Commission Meeting (11/20). I will make myself available to answer any questions P&Z may have regarding our letter of support for the disposal of ASLS 2001-5, through direct negotiation with the PWSSC. I will keep you posted.

The Parks Maintenance team has ordered the materials needed to repair the back wall of Skaters Cabin. Staff will shoot for the beginning of January 2018 to do this repair. We were thoughtful in our choice of materials; since we will be repairing the cabin in sections and as the funds become available through our fundraising efforts. As most of you will recall, the money to repair the back wall was generated from DTK 2017.

Speaking of DTK.... You will find that I have placed DTK 2018 on this agenda. It is time to officially choose a date & how we would like to use the funds raised.

The beach expansion at Skaters Cabin is still on our to do list. Coordination between Public Works and the Parks and Rec. Dept. is in the works. Rock donated by the Chugach & Eyak Corporations will be stockpiled on the beach after the holidays. You can expect the rocks to be placed as time allows for both Departments. I have nothing further to report from the PARC committee regarding Nirvana Park and the Spit, at this time.

I would like to put some energy behind creating of a volunteer effort, to develop a Bidarki youth basketball league after the New Year. I believe that a youth basketball league can be 99.9% volunteer. It could be a consistent, dependable program with just a little bit of structure & assistance in planning. If you know of some folks who would be interested in volunteering for something like this, please send them our way! To my surprise, I have not heard from any parents specifically about the absence of youth programming. I spoke to one parent in passing who had no idea we no longer fund a position to coordinate programming. Like many parents, she would be willing to assist but cannot lead an effort to offer youth basketball. I would like to put this on the pending agenda for December or January.

I hope you all enjoy the new Anchor that was placed behind our Welcome to Cordova Sign! We sure do! The Parks and Recreation Dept. wishes you a very Happy Thanksgiving!

DRAFT

Date: 11/22/17
To: Planning and Zoning Commission
From: Parks and Recreation Commission
RE: The development of Disc Golf Courses in Cordova

Dear Planning and Zoning Commission;

The Parks and Recreation Commission supports the development of disc golf courses in Cordova.

At the October 10th Regular meeting of the Parks and Recreation Commission; a group of enthusiasts including a Parks and Rec. Commissioner, a citizen and Lieutenant Commander Collin R. Bronson, Commanding Officer of the USCGC SYCAMORE (WLB-209), requested the Commission consider supporting the development of a disc golf course in Cordova.

Lieutenant Commander Collin R. Bronson has offered to approach the USCG for funding to purchase the equipment needed to build a 9-hole course. Furthermore, he has offered to partner in the construction of a disc golf course in Cordova, through coordinating a volunteer effort of citizens and active duty members of the USCG.

The Commission discussed a few land options for a course, along with identifying the challenging and favorable aspects of each venue. Information about managing environmental impacts and maintaining the equipment was also discussed. All parties agreed that a disc golf course would be an enjoyable option for recreation in Cordova; and relatively easy to maintain through a partnership between the P&R Dept., USCG, and volunteer enthusiasts.

Sincerely,



AGENDA ITEM # H2

PARKS AND REC. COMMISSION MEETING DATE: 28/Nov./17

PARKS AND REC. COMMISSION COMMUNICATION FORM

FROM: Susan Herschleb, Parks and Recreation Director
DATE: 28/Nov./2017
ITEM: # H2

____ RESOLUTION
____ ACTION
 X INFORMATION

- **REQUEST OR ISSUE:**

Master Plan review of Shelter Cove Recreation Area. This area includes 2 properties & the following amenities:

- 1x double-sided vault toilet
- 3x tent platforms
- 13x short term RV spaces (no utilities)
- 1x single sided, public fish cleaning station

- **RECOMMENDED ACTION/ NEXT STEP:**

The P&R Commission's Master Plan should be reviewed in its entirety every 5 years. The last review was completed in 2013. The next review should be complete by the end of 2018. The P&R Commission has chosen to place a property (or two) on each regular meeting agenda for review. Parks and Recreation Commission regular meetings are (generally) scheduled for the 4th Tuesday of every month.

Although, the P&R Commission unanimously voted to recommend one property (ASLS 2001-5) for disposal through direct negotiation with the PWSSC; there is another property and amenity that are components of the Shelter Cove Recreation Area.

- Tract B, ATS 1610 / zoned Conservation District / double sided vault toilet
- DOT ROW unzoned / Fish Cleaning Station

The disposal of ASLS 2001-5 & proposed new development seems to be on a timeline of 24 months or more. It would be in the P&R Commission interest to review the recreation opportunities currently available; make recommendations about how to support, enhance

and/or evolve with potential new development. These projections/recommendations can include proposing new properties to develop to meet goals that will **not** likely be actualized on ASLS 2001-5, if City Council chooses to sell it. (example; full service RV parking)

****UPDATE:** The Planning and Zoning Commission voted unanimously to recommend to Council to dispose of ASLS 2001-5 through direct negotiation with PWSSC on Nov. 20th 2017.

FISCAL IMPACTS:

- The Shelter Cove RV Parking & Tent Platforms brought in a total of \$2,103.00; year to date. The P&R Dept. has not officially compiled data related to the loss of revenue due to a reduction of recreation tourism since the bridge at 32 mile washed out. In general, we see a loss of revenue (as it relates to recreation tourism) for these reasons:
 - The Ferry schedule.
 - The short-term RV parking available doesn't include utility hookups.
- The sale of ASLS 2001-5 would be a benefit fiscally to the COC.
- The P&R Commission did recommend to the P&Z Commission to require continued support of recreation opportunities in new development (on ASLS 2001-5). The intent of the P&R Commission was to avoid a **loss of revenue** related to discontinued support existing recreation opportunities.

BACKGROUND INFORMATION:

- The property known as (ASLS 2001-5) (tent platforms & Econo RV parking) was deeded to the City of Cordova from the State of Alaska; recorded in 2007. It is zoned conservation 18.16; (attached)
- Tract B, ATS 1610 (Vault Toilet) The vault toilet was placed here to service the fish cleaning station & sport/subsistence fishing in area. It was built in 2000-2002. The property is zoned conservation 18.16; (attached)
- Sand pillow placement & sidewalk providing access to & support sport/subsistence fishing in the area (built around 1994-1996)
- Fish cleaning station (built around 1996-1998) it is currently in the DOT ROW (not zoned).
- Short term RV parking is developed on ASLS 2001-5— we call it Econo Parking - (built 2006 - 2008).
- Tent platform development with CRWP on ASLS 2001-5 (best guess; 2010)
- Decision is made to offer x1 short term RV space at Odiak Camper Park; due to overwhelming need for long term parking during summer fishery. All short-term RV traffic is pushed to ASLS 2001-5 / long term leases are developed for overflow long term RV traffic from Odiak Camper Park (2010-2015)
- In 2015, two tenants long term tenants did not follow their lease agreement. The COC received many complaints from the public. The tenants left garbage and inoperable vehicles outside their RVs; they were an eyesore & enforcement of the lease agreement was very difficult for P&R staff. Long term RV parking was no longer offered.
- Mayor Kasch recommends to P&R Commission to develop 6 full service RV spaces on site (2011) This recommendation remains in the current Parks & Recreation Master Plan.

- P&R Dept. develops 3 recreation sites. Each site can be used for either tent camping or RV parking, offering a fire ring & picnic table at each site. They are marketed to short term traffic; not promoted beyond website; reviews are very good. (2014-present)

- **LEGAL ISSUES:**

None at this time.

- **CONFLICTS OR ENVIRONMENTAL ISSUES:**

None at this time.

Fleming Spit / Shelter Cove R/V Park / Shelter Cove Tent Platforms:

Classification: Community Park / Natural Resource Area/ Camping / Recreation Area.

- **Make single sided fish cleaning station a double sided station.** *The fish cleaning station at Fleming Spit is a favorite of both locals and visitors. The only complaint the Parks and Recreation Dept. has ever received in regard to our 'drive-thru' fish cleaning station is that it is too small! Many visitors will fish all over Cordova and haul all of their fish to this cleaning station and this creates a traffic jam.*
- **Improve accessibility to beach front.** *Most of the waterfront consists of large shale boulders which are relatively easy to manage for those who are physically fit. The area that was developed to increase accessibility has failed in many ways. The roadside is eroding onto the sidewalk that was developed to help the elderly and the youth access the area. The constant erosion makes it difficult to keep the sidewalk clear. Sandbags were placed all around the sidewalk and create a transition from the side walk to the natural tidal area below. Unfortunately, these sandbags are extremely slippery and many people fall trying to walk on them. The Parks and Recreation Dept. would like to research an alternative surface covering for the sandbags and also work with DOT to improve the erosion problem on the sidewalk.*
- **Replace the current lower portion of fascia at bathroom facility.** *The current fascia is cracking and crumbling along sections of the bottom of the bathroom facility. It would be good to replace this material with an all-weather siding (tin to match the roof) half way up the building and completely around the building. If this fascia continues to crack prior to this replacement the project should be reassessed to include replacing the entire fascia.*
- **Rebuild tent platforms collapsed by 'snowpacalypse'.** *In 2012 two out of five of the tent platforms at Shelter Cove collapsed due to an extraordinary amount of accumulation. Prior to the bridge closure and 'snowpacalypse' the tent platforms were building in popularity. They are very well sheltered during stormy weather and offer a private retreat during good weather.*

We would like to rebuild the platforms, but realize that traffic has slowed due to a marked decrease in tourism. It is well within our normal operating budget to rebuild one tent platform a year when time allows. If tourism picks up with the development of the Cordova Center we should be more aggressive about replacing them.

- **Create a picnic area.** *Fleming spit is a 'hotspot' during the silver salmon season. It is a gathering place for families and friends who want to either fish or observe others fish. It is popular because it is so close to town and easily accessible for those wanting to 'drop a line' after work or even on lunch break. Unfortunately, during the fishing season, trash is a problem. Both the pond area and the Inlet will be littered with pop cans, beer bottles, lure packaging and food wrappers. A designated picnic area may help to reduce the litter problem. We envision a picnic table, a standing grill, a fire ring, a bench and 2 trash*

receptacles. Signage could also be placed in the picnic area, directing the public to place trash in the trash receptacles.

- **Develop 6 new full service RV parking spaces:** *With the bridge currently closed at 32 mile we do not see the transient RV traffic that we use to. If the City again realizes a need for more full service RV parking within the City, the Commission suggests they develop 6 of the 12 available Temporary RV spaces at the site.*

The Commission recognizes that the 6 sites closest to the shelter cove bathrooms would be the best placement of full service spaces, as it is further away from the burn pile and rock quarry.

- **Chapter 18.16 - C CONSERVATION DISTRICT**

Sections:

- **18.16.010 - Permitted uses.**

The following uses are permitted in the C district:

A.

General gardening and farming, including all types of agriculture and horticulture, kennels, small animal farming, poultry raising and similar uses;

B.

Accessory buildings and uses;

C.

Private park or open—space recreation use;

D.

Off-street parking;

E.

Churches; provided, that no part of any building is located nearer than fifty feet to any adjoining street or property line;

F.

The city planning commission may, after proper notice and public hearing, permit additional uses as exceptions in this district where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the comprehensive city plan and zoning ordinance.

(Prior code § 15.203(A)).

- **18.16.020 - Building height limit.**

The maximum building height in the C district shall be two and one-half stories but shall not exceed thirty-five feet; provided, that agricultural buildings may be erected to a height not to exceed fifty feet.

(Prior code § 15.203(B)).

- **18.16.030 - Lot area.**

The minimum lot area in the C district for each one-family dwelling shall be forty thousand square feet and the minimum lot width shall be one hundred twenty feet.

(Prior code § 15.203(C)).

- **18.16.010 - Permitted uses.**

The following uses are permitted in the C district:

A.

General gardening and farming, including all types of agriculture and horticulture, kennels, small animal farming, poultry raising and similar uses;

B.

Accessory buildings and uses;

C.

Private park or open—space recreation use;

D.

Off-street parking;

E.

Churches; provided, that no part of any building is located nearer than fifty feet to any adjoining street or property line;

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The city planning commission may, after proper notice and public hearing, permit additional uses as exceptions in this district where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the comprehensive city plan and zoning ordinance.

(Prior code § 15.203(A)).