Chairman
John Greenwood

Commissioners
Tom Bailer
Tom McGann
Scott Pegau
John Baenen
Allen Roemhildt
Mark Frohnapfel

City Planner
Samantha Greenwood

Assistant Planner
Leif Stavig

PLANNING COMMISSION REGULAR MEETING
JUNE 9, 2015 AT 6:45 PM
LIBRARY MEETING ROOM

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
   Chairman John Greenwood, Commissioners Tom Bailer, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt, and Mark Frohnapfel
3. **APPROVAL OF AGENDA** (voice vote)
4. **APPROVAL OF CONSENT CALENDAR** (voice vote)
   a. Minutes of May 19, 2015 Public Hearing ..... Page 2-3
   b. Minutes of May 19, 2015 Regular Meeting ..... Page 4-9
   c. Minutes of May 27, 2015 Public Hearing ..... Page 10
   d. Minutes of May 27, 2015 Special Meeting ..... Page 11-12
5. **DISCLOSURES OF CONFLICTS OF INTEREST**
6. **CORRESPONDENCE**
   a. State of Alaska DNR Public Notice ..... Page 13-15
7. **COMMUNICATIONS BY AND PETITIONS FROM VISITORS**
   a. Audience comments regarding agenda items (3 minutes per speaker)
8. **PLANNER'S REPORT** ..... Page 16-17
9. **NEW/MISCELLANEOUS BUSINESS**
   a. Review of Proposal for Breakwater Fill Lot ..... Page 18-53
      i. Proposal from George and Carrie Daskalos ..... Page 38-53
   b. Resolution 15-09 – Reducing Ground Snow Load Requirement ..... Page 54-78
      A resolution of the Planning Commission of the City of Cordova, Alaska, recommending to the City Council of the City of Cordova, Alaska to amend Subsection 16.15.2305(d) of the Cordova Municipal Code in order to reduce the ground snow load requirement from 150 pounds per square foot to 100 pounds per square foot
10. **UNFINISHED BUSINESS**
    a. Resolution 15-06 – Code Change for Waterfront Commercial Park District ..... Page 79-97
       A resolution of the Planning Commission of the City of Cordova, Alaska recommending to the City Council of the City of Cordova, Alaska to amend Cordova Municipal Code Chapter 18.39 to change the requirements in the Waterfront Commercial Park District and to amend Chapter 18.08 to change and add definitions to Title 18
    b. Discussion on Resolution 15-07 ..... Page 98-100
11. **PENDING CALENDAR**
    a. June 2015 Calendar ..... Page 101
    b. July 2015 Calendar ..... Page 102
12. **AUDIENCE PARTICIPATION**
13. **COMMISSION COMMENTS**
14. **ADJOURNMENT**

PLANNING COMMISSION PUBLIC HEARING
MAY 19, 2015 AT 6:30 PM
LIBRARY MEETING ROOM
MINUTES

1. CALL TO ORDER

Chairman ***John Greenwood*** called the Planning Commission Public Hearing to order at 6:30 PM on May 19, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman ***John Greenwood*** and Commissioners ***Tom Bailer, Tom McGann, Allen Roemhildt,*** and ***Mark Frohnapfel***. ***Scott Pegau*** was present via teleconference. ***John Baenen*** arrived late at 6:36 PM.

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

9 people were in the audience.

3. PUBLIC HEARING

a. Final Plat Request for 'Subdivision of US Survey 901'
b. Final Plat Request for 'Plat of Subdivision of Tract B-2 of Pebo Subdivision'
c. Resolution 15-08 – Code Change for RR3 Rural Residential District

John Harvill, 701 Railroad Ave, was present to speak on Resolution 15-08. He hoped the commission would comply with the requests of the Planning Department and go with their recommendations. It will improve their development and make it better for people that already own property there and for all future development. He also spoke to the 'Subdivision of US Survey 901.' ***Harvill*** questions taking one acre in the middle of nowhere to make a cemetery. The cemetery could fit 2,500 bodies which is bigger than any cemetery in town.

M/***Bailer*** S/***McGann*** to take a 10 minute recess.
Upon voice vote, motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

J. Greenwood called the Public Hearing back to order at 6:43 PM.

Steven Schmid, Lot 5 Alpine Falls, wanted to comment on Resolution 15-08. He said that he lives in the code change area and is speaking also as the builder for the person who wants the setback change. He requested a variance on behalf of the owner and he is hoping the commission can work with them. The existing setback is 60 feet, which is excessive. He has never heard of a 60 foot setback. The City had already issued a building permit in 2008. There were mistakes made by both his client and the City. His client excavated a pad which was 35 feet from the rear setback and installed a septic system. Due to the topography it is not economically feasible to move the pad. He is hoping the commission will help his client who is going to build a nice home which will bring in extra property taxes.

4. ADJOURNMENT

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

Approved:

_____
John Greenwood, Chair

_____
Leif Stavig, Assistant Planner

PLANNING COMMISSION REGULAR MEETING
MAY 19, 2015 AT 6:45 PM
LIBRARY MEETING ROOM
MINUTES

1. CALL TO ORDER

Chairman ***John Greenwood*** called the Planning Commission Regular Meeting to order at 6:45 PM on May 19, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman ***John Greenwood*** and Commissioners ***Tom Bailer, Tom McGann, John Baenen, Allen Roemhildt,*** and ***Mark Frohnapfel***. ***Scott Pegau*** was present via teleconference.

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

9 people were in the audience.

3. APPROVAL OF AGENDA

M/***Bailer*** S/***Roemhildt*** to approve the agenda for May 19th, 2015.
Upon roll call vote, motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

4. APPROVAL OF CONSENT CALENDAR

M/***Bailer*** S/***Roemhildt*** to approve the Consent Calendar for minutes of April 14th, 2015 and the Regular Meeting of April 14th, 2015.
Upon roll call vote, motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

5. DISCLOSURES OF CONFLICTS OF INTEREST

Bailer said he may have a perceived conflict of interest as he has a piece of property within 300 feet of the proposed subdivision (agenda item 9d), but there's no financial windfall or harm for him so he does not see it as a conflict.

Baenen also said that he has a potential conflict of interest due to the same reasons. ***Pegau*** said that he thinks there is a conflict when the person lives right beside the lot being subdivided.

There was consensus that ***Bailer*** did not have a conflict of interest.

Pegau said that he saw a conflict of interest with ***Baenen*** as the property is right next to his house and it could affect it and his view. ***Bailer*** said that he agrees, but that there is no development at this point and as far as they know it is going to stay a hillside forever. ***McGann*** said that as he reads it, the replat is to establish the "bone yard" lot. ***Pegau*** said if that is the case he has no problem. There was consensus that ***Baenen*** had no conflict of interest.

6. CORRESPONDENCE

a. State of Alaska DOT Public Notice
b. Cordova Chamber of Commerce – Letter of Support for Bayside Storage
c. Northern Lights Electrical – Letter of Support for Bayside Storage

d. Michael Maxwell – Letter of Support for Bayside Storage

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

i. Kristin Carpenter – Copper River Watershed Project

Carpenter said that the Watershed Project has been looking into ways of mitigating the pollution that comes from snowmelt and runoff. They have received some money for structural improvements to snow storage sites next to aquatic habitat. They have funding to do work at Odiak Pond which will happen in June or July. She wanted to talk to the commission about the Second Street snow storage area because the engineer's estimates for the proposed work at that site are $150,000 - $180,000 and she wants to be sure the City isn't planning on disposing of those lots. Carpenter showed pictures and engineered drawings for both snow storage areas.

b. Audience Comments regarding agenda items

Gerald Masolini expressed his full support for ***Jerry*** and ***Vicki Blackler's*** project. He's talked to several people who support it. ***Lenny Peterson*** has told him that the ***Blacklers*** can't build a big enough building. ***Masolini*** thinks it will be the biggest economic boost to Cordova since they had tanner crabs.

8. PLANNER'S REPORT

S. Greenwood told the commission that City Council approved a mobile kitchen license and land use permit for the Breakwater Fill Lot. The lot is still for sale and the land use permit is for less than six months. Proposals for the lot are due June 1st and will be at the next Regular Meeting. She said that ***Ardy Hanson's*** request to purchase land was also approved by City Council so they have put in an order to survey the lot.

S. Greenwood explained that the upcoming variance request in Alpine Properties Subdivision would allow construction faster than the code change would. Once the code changes, the variance would be null. The code change takes at least two months.

9. NEW/MISCELLANEOUS BUSINESS

a. Review of Proposal for Lot 4A, Block 5, North Fill Development Park Addition No. 2

M/***Bailer*** S/***Frohnapfel*** to recommend to City Council to approve the proposal from Bayside Storage for Lot 4A, Block 5, North Fill Development Park Addition No. 2.

Bailer said when they looked at this lot a while back they were looking for new business. The last time they denied five proposals for the lot. ***Frohnapfel*** said he questioned if the building was going to be more than one floor. ***Roemhildt*** said that he had questions about the proposal. ***Stavig*** said that ***Paul Kelly*** wanted to inform the commission that he couldn't attend because he would be traveling out of town. ***McGann*** said that they had hashed this out several times and the commission was clear that this was not something that was acceptable. He does not see any changes from the past proposal. ***Pegau*** said that there were five proposals last time and he knows that one didn't propose this time because they thought the commission's desire was a new business. ***Baenen*** agreed and said there were some good letters from other businesses. ***J. Greenwood*** said that they had denied this proposal before and for consistency he is not in favor of the proposal.

M/***Bailer*** S/***McGann*** to amend the motion to state: recommend to City Council to maintain ownership of Lot 4A, Block 5, North Fill Development Park Addition No. 2
Upon roll call vote, motion to amend **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

Upon roll call vote, main motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

b. Review of Proposal for a Portion of Tract 1A, Ocean Dock Subdivision Addition #2

M/***Bailer*** S/***McGann*** to recommend City Council approve the proposal from Alpine Diesel for a Portion of Tract 1A, Ocean Dock Subdivision Addition #2.

Frohnapfel asked several questions about setbacks, access, and assessed value. ***Frohnapfel*** said that the building would be considered permanent by the IBC. ***Jerry Blackler*** said that the building would not have doors and that the roof and connexes would be designed to meet the wind load requirement. He said that for environmental protection the entire floor area will be excavated down one foot and then have a layer of polyurea. ***Blackler*** said that they have not developed a drainage plan yet. ***Tony Schinella***, Harbormaster, said that snow removal. was something he had thought about and they will deal with it. ***S. Greenwood*** said that snow removal was something they could deal with in the lease agreement. ***Baenen*** said that he assumed the building would meet the wind load required by the IBC.

Upon roll call vote, motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

c. Review of Proposal for Lot 13, Block 12, Original Townsite

M/***McGann*** S/***Bailer*** to recommend City Council approve the proposal from Joe Arvidson for Lot 13, Block 12, Original Townsite.

McGann said that it was a little lot and ***Arvidson*** could be the one to get the most utility out of it.

> M/***Bailer*** S/***Baenen*** to amend the motion to add a special condition to dissolve the lot line between the properties as a condition of sale.
> Upon roll call vote, motion to amend **passed** 7-0.
> Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

Bailer said he did have a concern for the neighbor's lot and drainage. ***S. Greenwood*** said that they will require drainage to be addressed.

> M/***Bailer*** S/***Frohnapfel*** to amend to add a second special condition that a drainage plan will be approved to the satisfaction of the City Engineer before filling.
> Upon roll call vote, motion to amend **passed** 7-0.
> Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

Upon roll call vote, main motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

d. Final Plat Request for 'Subdivision of US Survey 901'

M/***McGann*** S/***Bailer*** to approve the final plat request for 'Subdivision of US Survey 901.'

McGann said that he was confused by the plat until he saw it was for the creation of a bone yard. ***Bailer*** said that his problem was that it was not an approved use of the Low Density Residential zone. ***S. Greenwood*** said that this is a private family cemetery, not a business where plots are for sale. There is no state statute disallowing a private cemetery. If the issue is with the word "cemetery" than ***Bailer*** can make an amendment. ***Bailer*** said his issue is that once it is recorded it is a cemetery. His other issue is that it is creating a landlocked piece of property with no access and that is absurd. ***S. Greenwood*** said that ***Lucas Borer*** (the applicant) has met all requirements needed to present this plat to the Planning Commission. There is no State Statute or anything in City Code that requires access. She said that it is the job of the

commission to make discretionary decisions, and if they have issues with the word "cemetery" than they can make their concerns heard. ***Bailer*** said he has conferred with two licensed surveyors and they said not to do this as it doesn't make sense to add an encumbrance to property. His solution is to send it back to staff to have it brought back in a form where it is not a cemetery and to show a viable easement through this piece of property. ***J. Greenwood*** says that right now ***Borer*** owns both pieces of property and when he sells the property he can create the easement. ***Baenen*** said that there needs to be an easement or platted access to the lot. Every surveyor he has spoken with has said it is not recommended. ***Borer*** said if the commission wants generic language on the plat that there shall be an easement to access, he can do that. The reason they didn't add it is so whoever buys it is not limited to where the easement is going to be. He said he has no problem deleting "cemetery" from the plat.

J. Greenwood said he thinks they should refer it back to staff so they can add the plat note properly. ***Borer*** said he might argue that there is a conflict of interest as he has met the code and that this is coming out of the blue from the two that said they may have a conflict of interest. The staff should be able to approve the generic language and getting rid of the word cemetery. ***Stavig*** said that once it is approved by the commission it still has to get approved by City Council and the commission may be having a Special Meeting next week. ***S. Greenwood*** said that staff could work with ***Borer*** and ***Mark St. Denny*** (the surveyor) to get the changes to the plat. ***Baenen*** said that ***St. Denny*** was one of the people that he spoke with about the access issue. ***S. Greenwood*** said that she cannot deny ***Borer*** the opportunity to come forward with the plat because there is no access. ***Bailer*** said that staff could have put the access issue in the recommendation.

M/***Bailer*** S/***Baenen*** to refer this back to staff to address access and remove "cemetery."
Upon roll call vote, motion to refer **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

e. Final Plat Request for 'Plat of Subdivision of Tract B-2 of Pebo Subdivision'

M/***Bailer*** S/***McGann*** to approve the final plat request for 'Plat of Subdivision of Tract B-2 of Pebo Subdivision.'

S. Greenwood said the plat was creating two tracts from one. ***Pegau*** was curious how the plat falls in the flood plain map. ***S. Greenwood*** said that the new maps, which have not been approved, show it in the floodplain. The floodplain would be dealt with if development were to occur if someone wanted to subdivide into lots or submitted a building permit. ***Bailer*** said he sees where ***Pegau*** is coming from, but at this point there is no development.

Upon roll call vote, main motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

f. Resolution 15-08 – Code Change for RR3 Rural Residential District
A resolution of the Planning Commission of the City of Cordova, Alaska recommending to the City Council of the City of Cordova, Alaska to amend Cordova Municipal Code Chapter 18.21 by repealing Subsection 18.21.070(B) and amending section 18.21.080 in order to eliminate the minimum lot width requirement and reduce the yard requirements in the RR3 Rural Residential District

M/***Bailer*** S/***McGann*** to approve Resolution 15-08.

McGann said he thinks there were some lofty ideals when they created the code, but some of those lots are limited in where you can place a house. ***Baenen*** asked if the area could just be rezoned Low Density Residential. ***S. Greenwood*** said there is a very different intent for those districts.

Upon roll call vote, resolution **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

10. PENDING CALENDAR

a. May 2015 Calendar
b. June 2015 Calendar

Bailer addressed the comment about conflicts of interest. He said there is a difference between a conflict and a perceived conflict.

The commission decided to meet at noon on the 27th of May for a Special Meeting for a variance request and the plat approval.

Stavig said the resolution from the commission was at the City Council meeting under reports from commissions; there was no memo and it wasn't an action item. There was consensus from the commission to have the snow load code change at the next Regular Meeting.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

Pegau wanted to comment on parking. He thinks it is important that people can get down to the Harbor area around an opener. On the north side of the harbor everything is taken up until the north ramp and the uphill side is congested. There's also limited parking around the businesses. They have had a lot of parking conversations and this is a good time to go there to look at it.

McGann appreciated the packets, but he doesn't think they need the lease agreements since they don't act on them. Under the correspondence from the State DOT, the gun club gets a lease at fair market value. The annual lease is $4,500.

Frohnapfel said they were at just the beginning of parking issues in Cordova. He notices that every time something goes on at the Pioneer building or at the Cordova Center, he has a parking lot.

Bailer said that they need to think about parking on Main Street with the lots for disposal. He was not aware of the gun club's lease.

Baenen agreed with ***Pegau***; he has also been down there.

J. Greenwood asked to have something on the next agenda about quasi-judicial decisions and what the commission's responsibilities are.

McGann said that in the meeting with ***Holly Wells***, City Attorney, she talked about how if you make a motion you can't argue against the motion. He asked if the commission was going to start following that rule or making their own rule. ***Stavig*** said that is just one of those things that happens at meetings and that you're technically not supposed to make a motion and speak against it. You can second a motion and speak against it.

13. ADJOURNMENT

M/***McGann*** S/***Baenen*** to adjourn the Regular Meeting at 8:35 PM.
With no objection, the meeting was adjourned.

Approved:

_____
John Greenwood, Chair

_____
Leif Stavig, Assistant Planner

PLANNING COMMISSION PUBLIC HEARING
MAY 27, 2015 AT 12:00 PM
LIBRARY MEETING ROOM
MINUTES

1. CALL TO ORDER

Chairman ***John Greenwood*** called the Planning Commission Public Hearing to order at 12:00 PM on May 27, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman ***John Greenwood*** and Commissioners ***Tom Bailer, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt,*** and ***Mark Frohnapfel***.

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

5 people were in the audience.

3. PUBLIC HEARING

a. Variance Request – Thomas Wall

Thomas Wall, 1865 Ike Stone Road, Monroe, Georgia; said he appreciated the commission having a meeting to consider the variance. They are anxious to get to work.

M/***Frohnapfel*** to recess.
With no objection, the meeting was recessed.

J. Greenwood called the Public Hearing back to order at 12:15 PM.

4. ADJOURNMENT

M/***McGann*** S/***Pegau*** to adjourn the Public Hearing at 12:15 PM.
With no objection, the meeting was adjourned.

Approved:

_____
John Greenwood, Chair

_____
Leif Stavig, Assistant Planner

PLANNING COMMISSION SPECIAL MEETING
MAY 27, 2015 AT 12:15 PM
LIBRARY MEETING ROOM
MINUTES

1. CALL TO ORDER

Chairman ***John Greenwood*** called the Planning Commission Special Meeting to order at 12:15 PM on May 27, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman ***John Greenwood*** and Commissioners ***Tom Bailer, Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt,*** and ***Mark Frohnapfel***.

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

5 people were in the audience.

3. APPROVAL OF AGENDA

M/***Bailer*** S/***Baenen*** to approve the agenda for May 27th.
Upon voice vote, motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

4. DISCLOSURES OF CONFLICTS OF INTEREST

Baenen said that his property borders the subdivision request. There was consensus that ***Baenen*** had no conflict of interest.

Bailer said that he was within 300 feet of the subdivision. There was consensus that ***Bailer*** did not have a conflict of interest.

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience Comments regarding agenda items

6. NEW/MISCELLANEOUS BUSINESS

a. Variance Request – Thomas Wall

M/***Pegau*** S/***Bailer*** to grant the variance request from Thomas Wall for a variance from the rear yard requirement of 60 feet as contained in the staff report.

Pegau said that he sees no problem with the variance as the lots are very large. He thinks it does meet all four requirements. ***Frohnapfel*** said that he also supports the variance request. He asked that they add as a finding for approving the variance that building permits were issued in 2008 and 2013 and that the moving of the pad would be a hardship under the second variance requirement. ***Roemhildt*** said that he was in concurrence with the commission and that the request meets all of the criteria.

Upon voice vote, main motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

7. UNFINISHED BUSINESS

a. Final Plat Request for 'Subdivision of US Survey 901'

M/***Pegau*** S/***Bailer*** to approve the final plat request for 'Subdivision of US Survey 901.'

Pegau said that it appears that everything requested was completed and that it makes sense to move forward with it. ***Baenen*** agreed. ***J. Greenwood*** appreciated ***Borer*** answering their requests so they could move forward.

Upon voice vote, main motion **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

8. AUDIENCE PARTICIPATION

Borer thanked the commission.

9. COMMISSION COMMENTS

McGann said he hated variances because they are so subjective.

Bailer gave condolences to Borer's family.

10. ADJOURNMENT

M/***Bailer*** to adjourn the Special Meeting at 12:26 PM.
With no objection, the meeting was adjourned.

Approved:

_____
John Greenwood, Chair

_____
Leif Stavig, Assistant Planner

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Natural Resources
DIVISION OF OIL & GAS
550 W. 7th Avenue Suite 1100
Anchorage, Alaska 99501-3563
Main: 907.269.8800
Fax: 907.269.8939

May 21, 2015

REQUEST FOR AGENCY INFORMATION

Proposed Oil and Gas Exploration in the Gulf of Alaska Area

The Alaska Department of Natural Resources, Division of Oil and Gas (DO&G) has received an application for oil and gas exploration in the Gulf of Alaska area, and is gathering information to determine if it is in the state's best interest to issue an exploration license.

DO&G requests publically available information and data about the area's property ownership, people, economy, current uses, subsistence, historic and cultural resources, fish and wildlife, habitats, other natural resource values, and reasonably foreseeable effects of exploration on the area (AS 38.05.035 (g)). Information received will provide the basis for the commissioner's finding.

The Gulf of Alaska exploration area encompasses the areas to the southeast of Cordova to Icy Bay. A map of the proposed exploration license area is attached.

Please submit your information no later than **July 20, 2015** to:

Best Interest Findings
500 W. 7th Ave., Suite 1100, Anchorage, AK 99501
Fax: (907) 269-8943
or email to: dog.bif@alaska.gov

Thank you for your assistance.

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Natural Resources
DIVISION OF OIL & GAS
550 W. 7th Avenue Suite 1100
Anchorage, Alaska 99501-3563
Main: 907.269.8800
Fax: 907.269.8939

May 21, 2015

Notice of Intent to Evaluate Oil and Gas Exploration License Proposal,
Request for Additional Proposals, and
Request for Comments on Exploration within Solicitation Area

Notice of Intent to Evaluate Exploration License Proposal

The Department of Natural Resources, Division of Oil and Gas (DO&G) intends to evaluate the acceptability of an oil and gas exploration license proposal for the Gulf of Alaska area (AS 38.05.133, AS 38.05.945(b), 11 AAC 82.912, and 11 AAC 82.918). The proposal was received in accordance with AS 38.05.133(b) and 11 AAC 82.909(d). DO&G will hold the name of the applicant and the provisions of the proposal confidential (AS 38.05.035(a)(8) and AS 38.05.133(e)).

Request for Additional Proposals

DO&G requests additional proposals for oil and gas or gas only exploration within the Gulf of Alaska solicitation area. The solicitation area consists of **state-owned, unencumbered land** within T. 19 S., R. 4-7 and 13-18 E., T. 20 S., R. 4-8, 10-18, and 611 E., T. 21 S., R. 5-20 and 611 E., T. 22 S., R. 5-23 E., T. 23 S., R. 4-7 and 20-23 E., T. 24 S., R. 4-6 E., and T. 25 S., R. 4-5 Copper River Meridian. (refer to map).
A notice of intent to submit a proposal must be submitted within 30 days of the date of this notice (11 AAC 82.912(b)). To submit a proposal, complete the Exploration License Application form, available at www.dog.dnr.alaska.gov/Programs/ExplorationLicensing.htm, provide the required attachments, and send all documents to the address listed at the end of this announcement. **Proposals must be received within 60 days from the date of this notice to be considered** (11 AAC 82.912(c)). If proposals are received and the commissioner finds that an exploration license should be issued, the commissioner will request competitive sealed bids from each applicant who submitted a proposal.

Request for Comments on Exploration within the Solicitation Area

DO&G requests comments on exploration for oil and gas resources within the solicitation area (refer to map). A successful license holder will have the exclusive right to explore state land within the license area for deposits of oil and gas for up to 10 years, and may convert all or a portion of the license area to oil and gas leases after meeting the work commitment specified in the license. Before issuing an exploration license, DO&G must, in writing, find that an exploration license in this area is in the state's best interest.

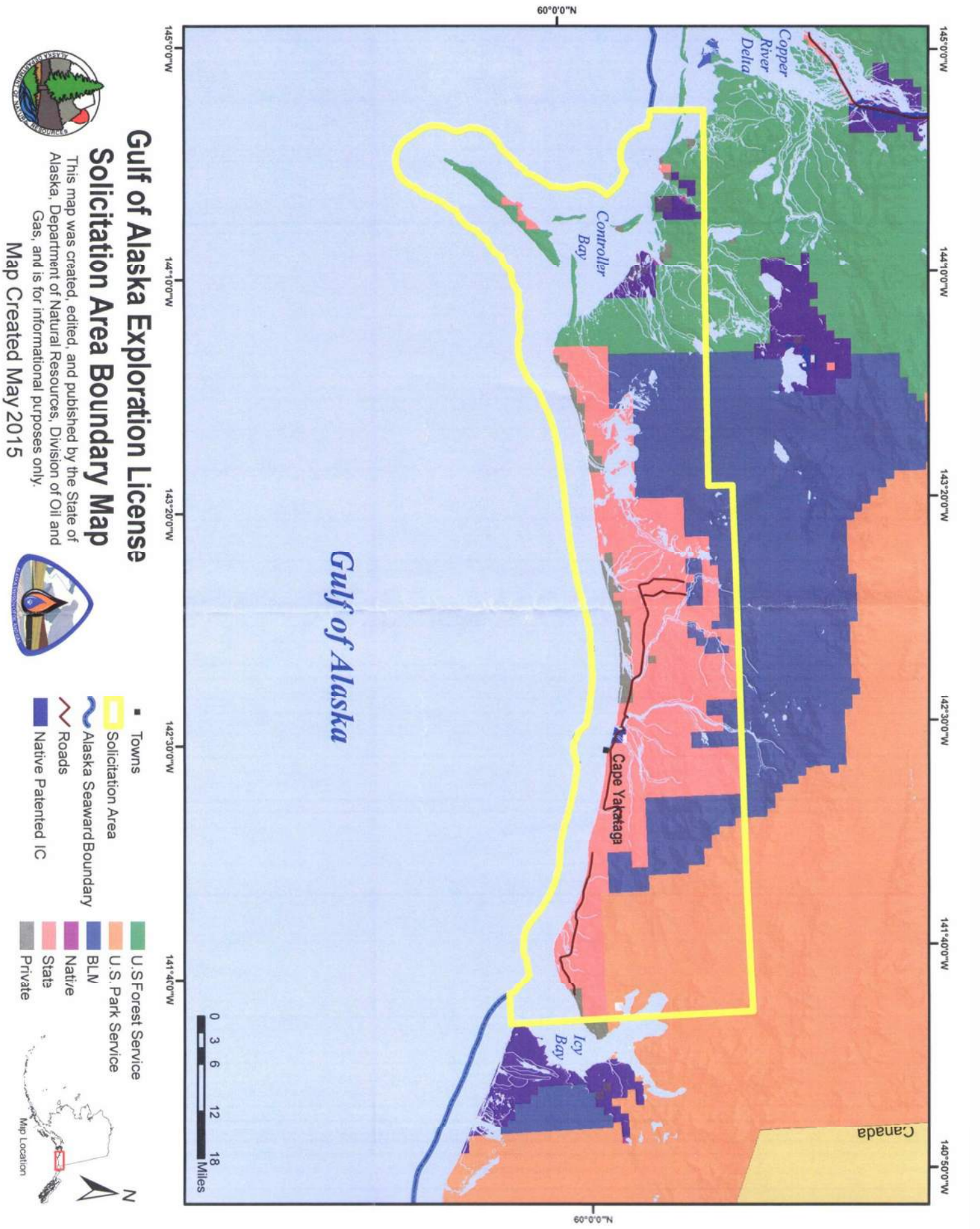
How to Submit Comments, Notices of Intent, and Proposals

Clearly mark submittal(s) as "*Comment on Exploration in the Gulf of Alaska Solicitation Area*", "*Notice of Intent to Submit Proposal for Exploration in the Gulf of Alaska Solicitation Area*", or "*Gulf of Alaska Solicitation Exploration License Proposal*" and send to:

Best Interest Findings
500 W. 7th Ave., Suite 1100, Anchorage, AK 99501
or email to: dog.bif@alaska.gov

Comments and notices of intent must be received by 5:00 p.m., June 20, 2015
Proposals must be received by 5:00 p.m., July 20, 2015

The DO&G complies with Title II of the Americans with Disabilities Act 1990. On request, this announcement will be made available in alternative communication formats. A person is eligible to file a request for reconsideration of the commissioner's decision and file a subsequent appeal to the Superior Court only if the person has meaningfully participated in the process by either submitting written comment during the period for receipt of public comment or has presented oral testimony at a public hearing, if a public hearing was held, and is affected by the final written finding (AS 38.05.035(i)).


Gulf of Alaska Exploration License
Solicitation Area Boundary Map
This map was created, edited, and published by the State of Alaska, Department of Natural Resources, Division of Oil and Gas, and is for informational purposes only.
Map Created May 2015
Gulf of Alaska
Copper River Delta
Controller Bay
Cape Yakataga
Icy Bay
Canada
60°0'0"N
145°0'0"W
144°0'0"W
143°20'0"W
142°30'0"W
141°40'0"W
140°50'0"W
0 3 6 12 18 Miles
Towns
Solicitation Area
Alaska Seaward Boundary
Roads
Native Patented IC
U.S Forest Service
U.S. Park Service
BLM
Native
State
Private
Map Location
N

Planner's Report

To: Planning Commission
From: Planning Staff
Date: 6/4/2015
Re: Recent Activities and Updates

- One building permit issued since last Planning Commission Regular Meeting.
- Paving ITB for Nicholoff and Harbor Loop - Bids due June 11th.
- Worked with Wilson Construction and Sentec Engineer on ADOT permit for Lake Ave for Safe Routes to School project. Project is slated to start week of the 8th. Sent letters to residents on 3rd street notifying them of the start of construction.
- Mobile Grid lease with option to purchase will be ready to sign the week of the 8th.
- Tidelands request has moved from the agency review phase to the preliminary decision phase.
- Chapter 5.22 code changes will become effective the week of the June 8th.
- Met with Rich, Weston and Cathy on RFP for Museum/Library buildings and will develop rough draft in next couple of weeks.
- Survey has been ordered and working with assessor on property for lot to define green belt and lot that will be sold.
- Wildflower seed mix thrown on Adams ROW by pool. Native rose plants will be picked up from Anchorage the June 17th.
- Land Use Permit issued for AML to use end of Haida ROW for storage and PWSSC for trapping and banding sea gulls on City property.
- Develop message for utility bills, e-news, and web page about putting FOG – Fats, Oils and Grease and wipes in sewer. In the last couple of months the City has unplugged 3 sewer lines due to grease and wipes. Message went out in utility.
- 6/3 City Council meeting -Lot 4a, Block 5 NFDP Addn#2 proposal was denied; Lot 13 Block 12 Original Townsite passed, Disposal of Tract 1A, Ocean Dock Addn# 2 passed.
- Attached to the Planner's Report is a spreadsheet that defines what actions the commission takes that are quasi-judicial and what are legislative. It also lists the applicable section of the code.

P&Z Action	Quasi-judicial	Legislative	P&Z decision-appealable to CC	Recommendation to City Council	Code Section
Variance	Yes		Yes	No	18.64.020
Exceptions	Yes		Yes	No	18.64.010
Conditional Use permit	Yes		Yes	No	18.60
Site Plan	Yes		NA	Yes	18.48
Preliminary Plats	Yes		NA	Yes	17.08
Final Plats	Yes		Yes	Yes	17.12.040B
Code Change -zoning		Yes	NA	Yes	18.72
Zoning boundary		Yes	NA	Yes	18.72
Vacation of ROW		Yes	NA	Yes	13.24
Adminstrative Appeal	Yes		Yes	No	18.64.040
Sale of City Property	Yes		No	Yes	5.22

Memorandum

To: Planning Commission
From: Planning Staff
Date: 6/4/15
Re: Review of Proposal for Breakwater Fill Lot

PART I – GENERAL INFORMATION

Requested Actions:	Review Proposal and give a recommendation to City Council
Legal Description:	Portions of Lot 1 & 2, Block 7A, Tidewater Development Park and a portion of ATS 220 herein referred to as the "Breakwater Fill Lot"
Parcel Number:	02-059-230
Zoning:	Unzoned; to be zoned Waterfront Industrial District or Waterfront Commercial Park District
Lot Area:	Pad is approximately 19,000 sq. ft.
Attachments:	Proposal Packet (The packet distributed to potential proposers) Proposal from George and Carrie Daskalos

The public notice period for this property disposal began April 21st and ended June 1st at 10 AM. The City received one proposal for the property.

The proposed price from George and Carrie Daskalos is $300,000.00 (minimum bid = $300,000.00).

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council on the proposal.

PART II – APPLICABLE CRITERIA

Chapter 5.22.030 – REVENUE AND FINANCE – DISPOSAL OF CITY REAL PROPERTY – Council approval required.

A. All disposals of interests in city real property are subject to council approval.
B. If the city solicits bids or proposals for a disposal of an interest in city real property, the council either shall:
  1. Award the disposal to the best bidder or proposer in accordance with the criteria in the invitation for bids or proposals, or
  2. If the council finds it to be in the best interest of the city to do so, reject any or all bids or proposals.

Chapter 5.22.060 – REVENUE AND FINANCE – DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

D. A request for proposals to lease or purchase city real property shall specify the criteria upon which proposals shall be evaluated, which may include without limitation the type of proposed development and its benefit to the community, the qualifications and organization of the proposer, the value of the proposed improvements to the real property, and the required rent or purchase price. All proposals

submitted in response to a request for proposals shall be reviewed by the planning commission, which shall recommend a proposal to the city council for award.

PART III – SUGGESTED MOTION

"I move to recommend City Council approve the proposal from George and Carrie Daskalos for the Breakwater Fill Lot."

CITY OF CORDOVA

This extraordinary piece of property, possibly one of the most unique in Alaska or on the west coast is located in Cordova, Alaska. On the historic Prince William Sound, the pad of the Breakwater Fill Lot commands nearly 19k square feet of flat, readily developable land at the entrance of Cordova's Harbor. With specular views of the Sound and a panoramic backdrop of Cordova and the Chugach Mountains, this magnificent property is awaiting your creative vision and developmental capabilities. While the appraised value and minimum proposal price is $300k, this figure is simply reflective of the fact there are no other comparable properties on the market.

SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by Monday, June 1st, 2015 at 10 AM.

Property: Portions of Lot 1 & 2, Block 7A, Tidewater Development Park and a portion of ATS 220 herein referred to as the "**Breakwater Fill Lot**." See attached map.

Name of Proposer: _____

Name of Organization: _____

Address: _____ Phone #: _____

_____ Email: _____

_____

Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.

The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code (CMC). Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project.

The fair market value for the Breakwater Fill Lot is **$300,000.00** and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All proposals shall include a deposit of **$1,000.00**. In the event that a proposal is not awarded the property, the City will reimburse the deposit to the proposer, otherwise deposit will be credited to costs associated with the contract preparation.

The attached **Lease with Option to Purchase** is a template for the agreement that will be negotiated with the proposal that is awarded the property. The annual lease rate will be 10% of the proposed price.

Proposed Price $_____

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per CMC 5.22.100.

An access and arc of visibility easement will be required for the Coast Guard light located on the property. The access easement will be a minimum of five feet wide. Approximately 15 feet of free and clear line of sight will be required on the ocean side of the breakwater for visibility. All easements will be reviewed by the Coast Guard and may be adjusted at that time. The City will also negotiate an agreement with the applicant for the maintenance of the breakwater.

There are currently no utilities located on the lot. It shall be the responsibility of the applicant to connect to the required utilities.

The Breakwater Fill Lot is currently **unzoned**. The proposal must meet the requirements of either the **Waterfront Industrial District** or the **Waterfront Commercial Park District**. Please review the attached portions of the CMC for these two districts. The lot will be zoned within one year of the execution of the contract for the lot.

Additional Information Required (please attach separately with this proposal form):

1. Describe the development you're proposing.
2. What is the proposed square footage of the development?
3. Provide a sketch, to scale, of the proposed development in relationship to the lot.
4. What is the benefit of the proposed development to the community?
5. What is the value of the proposed improvements (in dollars)?
6. What is your proposed timeline for development?

Included for your convenience:

Attachment A: Criteria used when evaluating each submitted proposal.
Attachment B: Location maps showing the subject property.
Attachment C: Views from the subject property.
Attachment D: The property parcel with measurements.
Attachment E: CMC: 18.33 Waterfront Industrial District and 18.39 Waterfront Commercial Park District.
Attachment F: Sample Lease with Option to Purchase Agreement.

Please mail proposals to: **City of Cordova**
Attn: City Manager
C/O Proposals
P.O. Box 1210
Cordova, Alaska 99574

Or email proposals to citymanager@cityofcordova.net and planning@cityofcordova.net. The email subject line shall be "Proposal for Breakwater Fill Lot," and the proposal shall be attached to the email as a PDF file.

Or deliver your proposal to the front desk at City Hall.

For questions or more information about the land disposal process, contact the City Planning Department at 424-6220, planning@cityofcordova.net, or stop by in person.

Proposals received after Monday, June 1st, 2015 at 10 AM will not be considered.

ATTACHMENT A

Each proposal will be evaluated on the criteria in the table below. Each criteria will be scored from 1-10. The multiplier will then be applied to the scores to determine a final score.

Final Land Disposal Evaluation Criteria

Criteria	Multiplier	Proposal Rank 1-10	Subtotal for Proposal
Value of improvements	1.75		
Number of Employees	1		
Sales Tax Revenue	1		
Importance to Community	1.75		
5yr Business Plan/Timeline	0.75		
Enhanced Architectural Design	1.25		
Proposal Price	1		
Consistency with Comprehensive Plan	1.5		
Total	**10**		

ATTACHMENT B

ATTACHMENT B

Facing Northwest

Facing Southwest

Facing Southeast

Facing East

ATTACHMENT D

ATTACHMENT E

Chapter 18.33 - WATERFRONT INDUSTRIAL DISTRICT

Sections:

18.33.010 - Purpose.

The following statement of intent and use regulations shall apply in the WI district:

The waterfront Industrial district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Uses within the waterfront industrial district are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.

(Ord. 634 (part), 1988).

18.33.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the waterfront industrial district:

A. Marine sales;

B. Open wet moorage;

C. Covered wet moorage;

D. Passenger staging facility;

E. Haulout facilities;

F. Marine construction, repair and dismantling;

G. Cargo terminal;

H. Cargo handling and marine-oriented staging area;

I. Fish and seafood processing;

J. Warehousing and wholesaling;

K. Open storage for marine-related facilities;

L. Fuel storage and sales.

(Ord. 634 (part), 1988).

18.33.030 - Permitted accessory uses and structures.

A. Bunkhouses in conjunction with permitted principal uses;

B. Residential dwelling for watchman or caretaker employed on the premises, or owner-operator and members of his family, in conjunction with permitted principal uses;

C. Retail business when accessory to a permitted principal use.

(Ord. 634 (part), 1988).

18.33.040 - Conditional uses and structures.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses and structures may be permitted in the WI district:

A. Log storage and rafting;

B. Timber and mining manufacturing.

(Ord. 634 (part), 1988).

18.33.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted uses, accessory uses, or conditional uses.

(Ord. 634 (part), 1988).

18.33.060 - Setbacks.

A. Minimum Setbacks.

1. Front yard-Twenty feet.
2. Side yard and rear yard: subject to Uniform Building Code regarding fire walls and separation of buildings.

(Ord. 634 (part), 1988).

18.33.070 - Lot coverage.

A. Maximum lot coverage by all buildings and structures as regulated by the Uniform Building Code.

(Ord. 634 (part), 1988).

18.33.080 - Height.

A. Maximum height of buildings and structures: subject to Uniform Building Code regarding building heights.

(Ord. 634 (part), 1988).

18.33.090 - Off-street parking and loading.

A. Off- street Parking and Loading. The requirements for off-street parking and loading in the waterfront industrial district shall be as set forth in Chapter 18.48 of this code.

(Ord. 634 (part), 1988).

18.33.100 - Minimum lot requirements.

A. Minimum Lot Requirements.

1. Lot width: 100 feet;
2. Lot size: 10,000 feet.

(Ord. 634 (part), 1988).

18.33.110 - Signs.

A. Signs. Signs may be allowed in the waterfront industrial district subject to the supplementary district regulations, the Uniform Sign Code, as set forth in Chapter 18.44 of this code.

(Ord. 634 (part), 1988).

18.33.120 - Floor elevations.

A. Minimum Finished Floor Elevations. In the waterfront industrial district, the following minimum finished floor elevations for the ground floor shall be adhered to:

North Fill Development Park

ATTACHMENT E

Block 1	
Lot 1	27.00’
Lot 2	26.50’
Lot 3	27.25’
Block 2	
Lot 4	27.25’
Lot 1	26.50’
Block 3	
Lot 2	26.25’
Lot 1	26.50’
Block 4	
Lot 1	27.25’
Lot 2	27.25’
Lot 3	27.25’
Lot 4	27.25’
Lot 5	26.25’
Block 5	
Lot 1	27.25’
Lot 2	27.25’
Block 6	

Lot 2	26.50′
Lot 1	26.25′
Block 7	
Lot 2	26.50′
Lot 3	26.25′
Lot 1	26.75′
Lot 3	27.25′
Block 8	
Lot 1	27.00′
Lot 2	26.75′
Lot 3	26.50′
Lot 4	26.25′

Note: The elevation datum used is based on the following described bench mark:

USC & GS Standard Brass Disk Located in Sidewalk Adjacent to Fish Game Building near Southwest Corner of Intersection Railroad Avenue and Breakwater Avenue. Elevation 40.40 Above M.L.L.W.

(Ord. 634 (part), 1988).

18.33.130 - Site plan review.

A. Prior to the issuance of a building for construction within the waterfront industrial district, the planning commission shall approve the development plan for the project. The site plan review shall be conducted in accordance with Chapter 18.42 of this code.

B. The exterior siding and roof shall be finished in earthtone colors.

(Ord. 634 (part), 1988).

Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT

Sections:

18.39.010 - Purpose.

The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine—oriented lifestyle. Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location.

(Ord. 612 (part), 1986).

18.39.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the WCP district:

A. Boat charter services;

B. Commercial and sport fishing supplies and services;

C. Docks and harbor facilities;

D. Eating and drinking facilities;

E. Fish and seafood markets;

F. Fueling piers;

G. Gift shops;

H. Hotels;

I. Laundromats and laundries;

J. Marine-related retail and wholesale stores;

K. Offices associated with permitted principal uses;

L. Recreational goods sales;

M. Travel agencies;

N. Visitor information center;

O. Waterfront parks, access paths, and boardwalks.

(Ord. 612 (part), 1986).

18.39.030 - Permitted accessory uses and structures.

The following are the permitted accessory uses and structures in the WCP district:

A. Accessory buildings;

B. Parking in conjunction with permitted principal uses and conditional uses;

C. Outside storage;

D. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing. The smoking of seafood is prohibited.

E. Watchman's quarters.

(Ord. 612 (part), 1986).

(Ord. No. 1073, 7-7-2010)

18.39.040 - Conditional uses.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted in the WCP district:

A. Outside storage.

(Ord. 612 (part), 1986).

18.39.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted principal uses and structures or permitted under conditional uses is prohibited.

(Ord. 612 (part), 1986).

18.39.060 - Minimum lot requirements.

The following are the minimum lot requirements in the WCP district:

A. Lot width, ninety feet

B. Lot area, nine thousand square feet.

(Ord. 802 § 1, 1998: Ord. 612 (part), 1986).

18.39.070 - Minimum setback requirements.

The following are the minimum setback requirements in the WCP district:

A. Front yard, fifteen feet

B. Side yard, five feet

C. Rear yard, five feet.

(Ord. 802 § 2, 1998: Ord. 612 (part), 1986).

18.39.080 - Maximum height of buildings and structures.

The following are the maximum heights of buildings and structures in the WCP district:

A. Principal buildings and structures, 30 feet

B. Accessory buildings and structures, 20 feet.

(Ord. 623 § 1, 1987; Ord. 612 (part), 1986).

18.39.090 - Required off-street parking and loading.

The requirements for off-street parking and loading in the WCP district shall be as set forth in Chapter 18.48 of this code. In addition the following parking requirements shall apply to property in the WCP district:

A. Parking areas and drives shall be limited to fifty percent of the required front yards to provide for landscaping, pathways, or similar nonvehicular improvements.

B. Parking areas in required front yards shall be separated from property lines to provide for the delineation and limitation of access drives.

(Ord. 802 § 3, 1998: Ord. 612 (part), 1986).

18.39.100 - Signs.

Signs may be allowed in the WCP district subject to the supplementary district regulations, the Uniform Sign Code, and as set forth in Chapter 18.44 of this code.

(Ord. 612 (part), 1986).

18.39.110 - Drainage.

The developer wishing to develop land in the WCP district shall be required to submit a drainage plan. Such drainage plan shall address stormwater runoff from the unused portion of the lot, and roof runoff.

(Ord. 612 (part), 1986).

18.39.120 - Minimum finished floor elevations.

In the WCP district, the minimum finished floor elevations as listed shall be adhered to:

South Fill Development Park	Feet
Block 1, Lot 2	24.00
3	24.00
5	24.00
6	24.25
7	25.00
8	25.50
10	25.75
Block 1, Lot 11	25.75
12	25.25
Block 2, Lot 2	25.00
Block 2, Lot 3	25.25
4	25.50
5	25.75
6	26.00

7	26.00
8	26.00
9	25.75
10	25.50

Note: Elevation datum based on the following: North Bolt fire hydrant at northwest corner of intersection of Nicholoff Way and Railroad Avenue: Elevation 29.84 feet above M.L.L.W.

(Ord. 612 (part), 1986).

18.39.130 - Site plan and architectural review.

The development plan of any proposed development in the WCP district shall be subject to review by the planning commission. The architectural plans shall, in addition to requirements of Sections 18.39.010 through 18.39.120, include the following:

A. Exterior finish material;

B. Color scheme.

Exterior siding finish of structures shall be wood, stucco, brick or approved metal building material. Color scheme of exterior siding and roof finish shall consist of earth tones.

(Ord. 612 (part), 1986).

ATTACHMENT F

CITY OF CORDOVA
Cordova, Alaska

LEASE WITH OPTION TO PURCHASE

This LEASE WITH OPTION TO PURCHASE ("Lease") is made by and between the CITY OF CORDOVA, a municipal corporation organized and existing under the laws of the State of Alaska (the "City"), and XXXXXXX., an Alaska corporation ("Lessee").

The template for this agreement has been removed from this packet. To read the entire template agreement contained in the proposal packet, please request it from Planning Staff.

RECEIVED
JUN 0 1 2015
City of Cordova

CITY OF CORDOVA

This extraordinary piece of property, possibly one of the most unique in Alaska or on the west coast is located in Cordova, Alaska. On the historic Prince William Sound, the pad of the Breakwater Fill Lot commands nearly 19k square feet of flat, readily developable land at the entrance of Cordova's Harbor. With specular views of the Sound and a panoramic backdrop of Cordova and the Chugach Mountains, this magnificent property is awaiting your creative vision and developmental capabilities. While the appraised value and minimum proposal price is $300k, this figure is simply reflective of the fact there are no other comparable properties on the market.

SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by Monday, June 1st, 2015 at 10 AM.

Property: Portions of Lot 1 & 2, Block 7A, Tidewater Development Park and a portion of ATS 220 herein referred to as the "**Breakwater Fill Lot**." See attached map.

Name of Proposer: George & Carrie Daskalos

Name of Organization: The Salty Steer

Address: P.O. Box 1412
Cordova, AK 99574

Phone #: (907) 253-3464

Email: cgdaskalos@yahoo.com

Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.

The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code (CMC). Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project.

The fair market value for the Breakwater Fill Lot is **$300,000.00** and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All proposals shall include a deposit of **$1,000.00**. In the event that a proposal is not awarded the property, the City will reimburse the deposit to the proposer, otherwise deposit will be credited to costs associated with the contract preparation.

The attached **Lease with Option to Purchase** is a template for the agreement that will be negotiated with the proposal that is awarded the property. The annual lease rate will be 10% of the proposed price.

Proposed Price $ 300,000

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per CMC 5.22.100.

An access and arc of visibility easement will be required for the Coast Guard light located on the property. The access easement will be a minimum of five feet wide. Approximately 15 feet of free and clear line of sight will be required on the ocean side of the breakwater for visibility. All easements will be reviewed by the Coast Guard and may be adjusted at that time. The City will also negotiate an agreement with the applicant for the maintenance of the breakwater.

There are currently no utilities located on the lot. It shall be the responsibility of the applicant to connect to the required utilities.

The Breakwater Fill Lot is currently **unzoned**. The proposal must meet the requirements of either the **Waterfront Industrial District** or the **Waterfront Commercial Park District**. Please review the attached portions of the CMC for these two districts. The lot will be zoned within one year of the execution of the contract for the lot.

Additional Information Required (please attach separately with this proposal form):

1. Describe the development you're proposing.
2. What is the proposed square footage of the development?
3. Provide a sketch, to scale, of the proposed development in relationship to the lot.
4. What is the benefit of the proposed development to the community?
5. What is the value of the proposed improvements (in dollars)?
6. What is your proposed timeline for development?

George and Carrie Daskalos - The SALTY STEER

Proposed property Lot 1 & 2 Block 7A [Breakwater Fill Lot]

We are proposing to the city to purchase and develop the breakwater fill lot
Our intentions for this property is that we build a hotel and restaurant that would better service the growing community of Cordova
The proposed square footage of the development is approximately 17.000 sq ft
We believe the development cost would range in the area of 3,500,000 dollars
The proposed timeline for the completion of this project would range with in the 7 year time frame .

1

To: City of Cordova

From: George and Carrie Daskalos

Re: The Salty Steer

The long term goal of The Salty Steer Hotel and Restaurant is to create a memorable experience capitalizing on providing a personal venue and a unique location in one of the most attractive parts of Southeast Alaska.

The Salty Steer Hotel and Restaurant plans to be more than a great hotel restaurant, we plan to create a luxury destination that surpasses the standard fare for Cordova, Alaska.

The Salty Steer LLC was formed this year in Alaska to start a concessions trailer for spring and summer 2015.

My wife and I have taken the steps to create this brand and start establishing ourselves in the community by leasing the fill lot next to the science center. We have moved forward, with the hope on sharing our vision with the community of Cordova.

We believe this precious town is the best place on earth and are eager to grow in this magnificent community.

The Salty Steer Hotel and Restaurant would like to build a hotel with approximately 10 to 15 rooms. Our rooms would be furnished with queen and double beds, as well as having a full service laundry on site for the hotel and on site desk service. The restaurant will accommodate seating for up to 100 guests and the setting for the menu would be a steak house.

The Salty Steer Hotel and Restaurant vision is an ideal situation for the local community and plans to expand services to the residences of Cordova for formal and informal gatherings, such as weddings, receptions, club meetings, Christmas parties, family gatherings, etc.

The Salty Steer Hotel and Restaurant's market strategy is based on becoming a destination of choice for all people in Alaska and in the lower forty-eight, who are looking for a place to relax or recharge. The target markets we would pursue are people and families looking for a destination, as well as hunters, fishermen and drop in customers. Our setting and facility would be a natural for people and families to visit and enjoy what Cordova has to offer.

We would like to provide a facility that is first class with attention to detail.

Give each guest a sense he or she is our top priority.

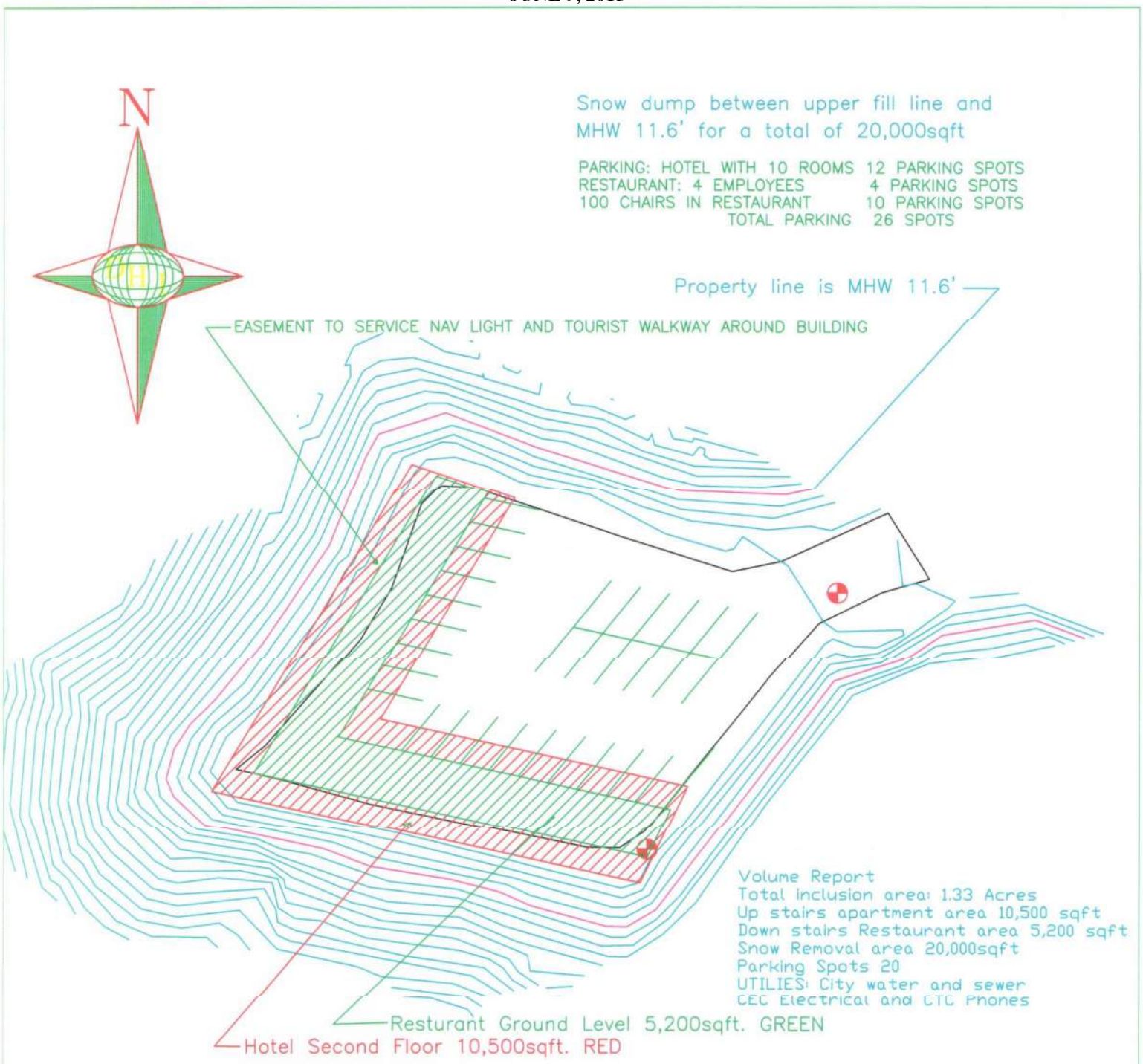
Provide quality meals and a comfortable relaxing stay.

Our key here is to retain our guest to insure repeat bookings and referrals.

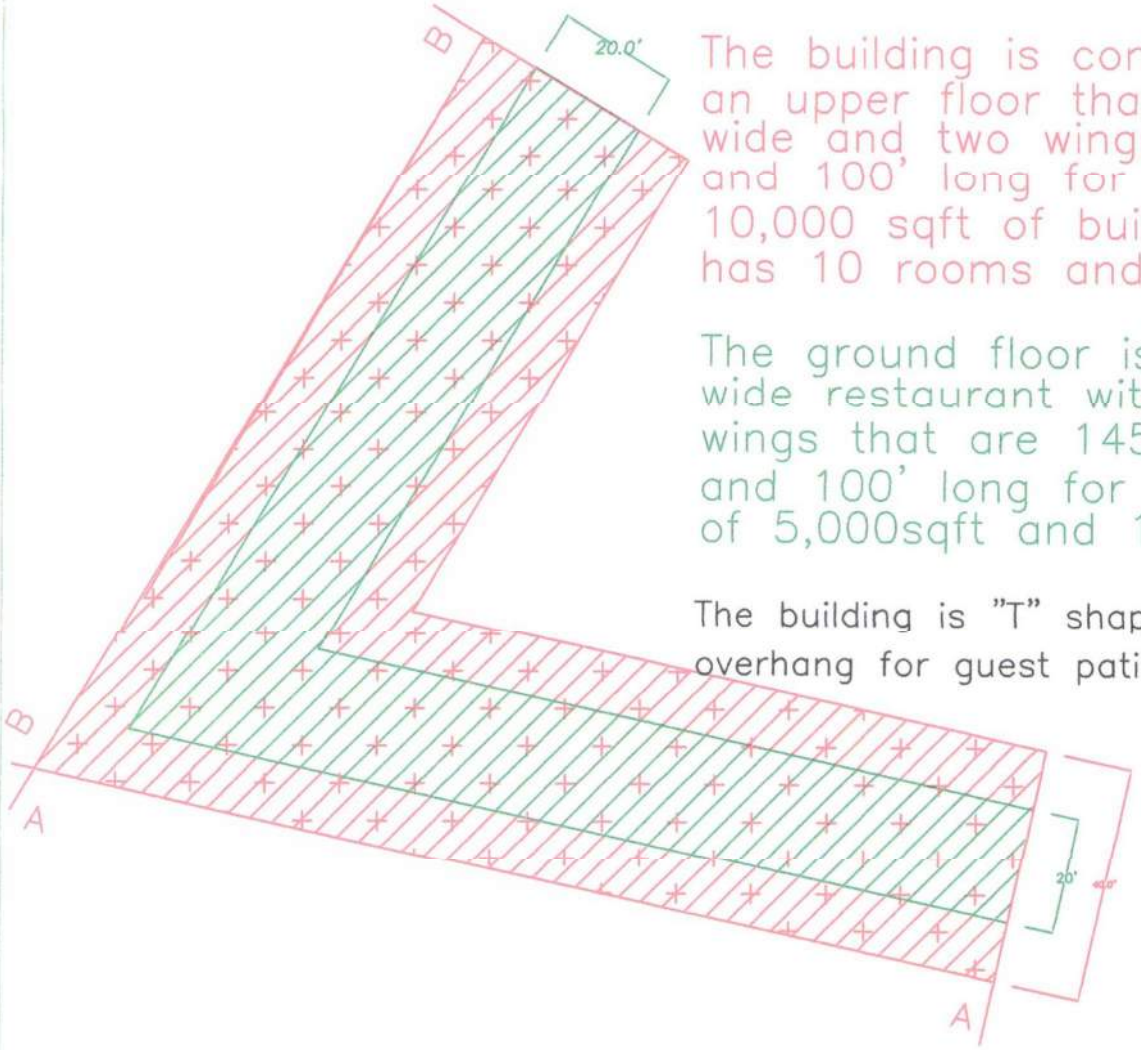
The mission of The Salty Steer Hotel and Restaurant is to become the best choice in Cordova Alaska for temporary lodging by expanding our exposure via the Internet, with multiple networks and links, to introduce Cordova to market segments that have not yet discovered this dream place.

We plan on being more than a great hotel and restaurant. We plan to create an environment of conveniences that sir passes the standards for Cordova.

Location Map



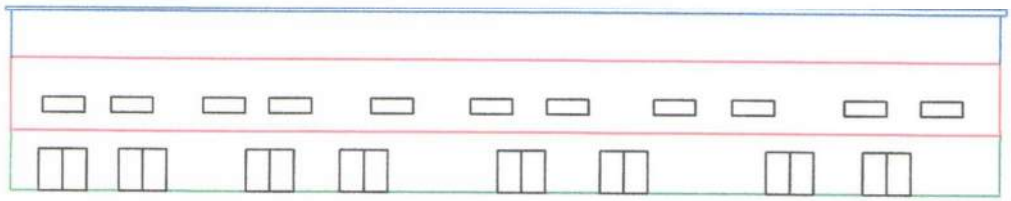
SALTY STEER LODGE & RESTAURANT	
Project for: Carrie and George Daskalos	
Dwg. By	JIH
Scale:	1"=50'
Date:	5-10-15
Approved by:	



The building is comprised of an upper floor that is 40' wide and two wings 145' long and 100' long for a total of 10,000 sqft of building that has 10 rooms and is "T" shapec

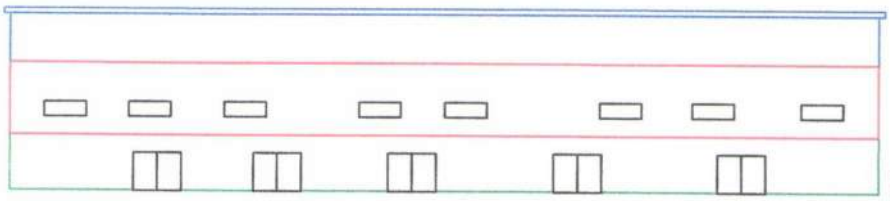
The ground floor is a 20' wide restaurant with two wings that are 145' long and 100' long for a total of 5,000sqft and 100 chairs.

The building is "T" shaped with a 10' overhang for guest patio and car cover.

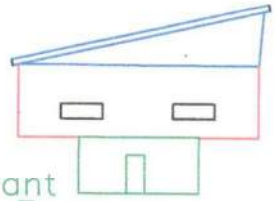


VIEW B–B

Second Floor
10 room Hotel

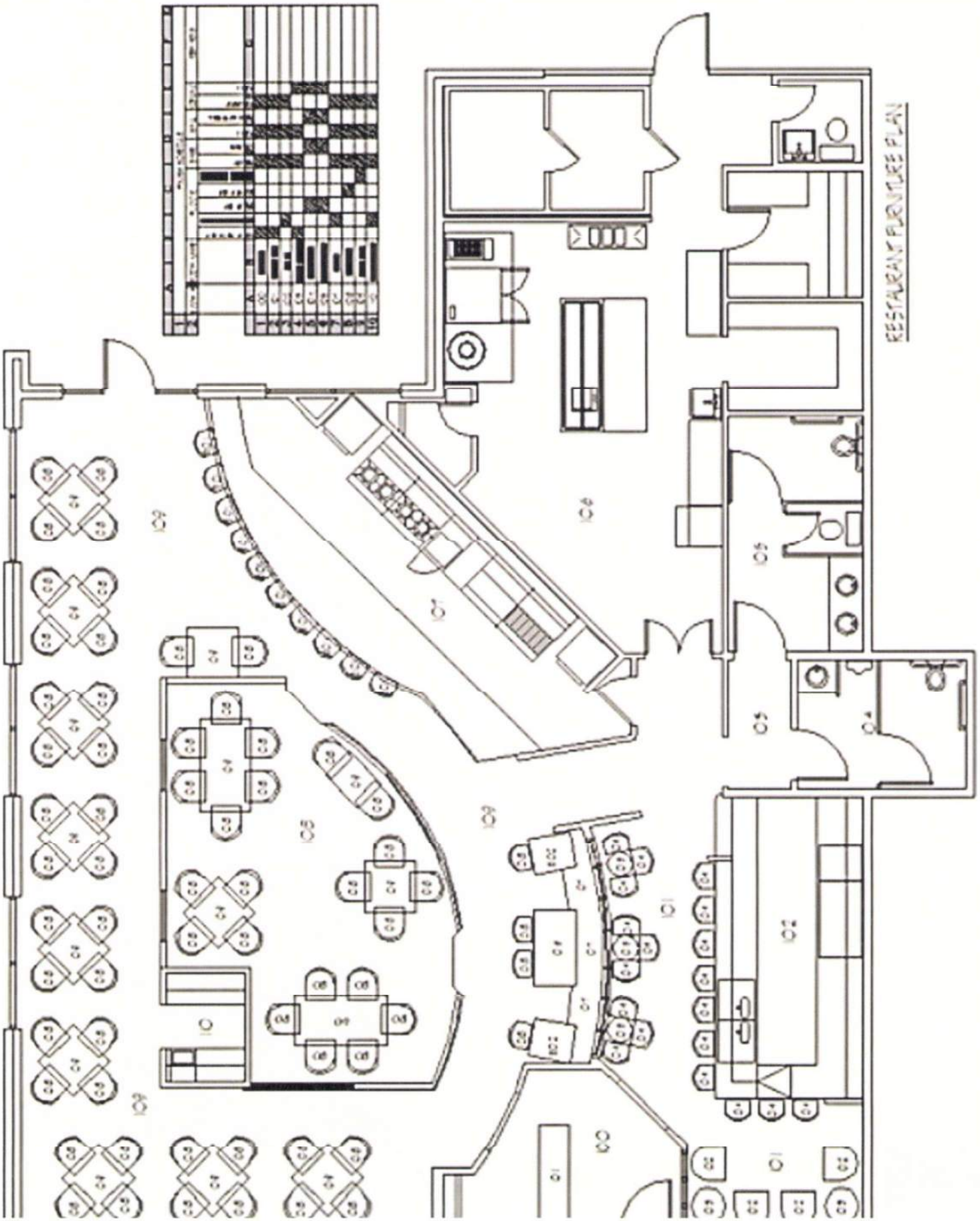


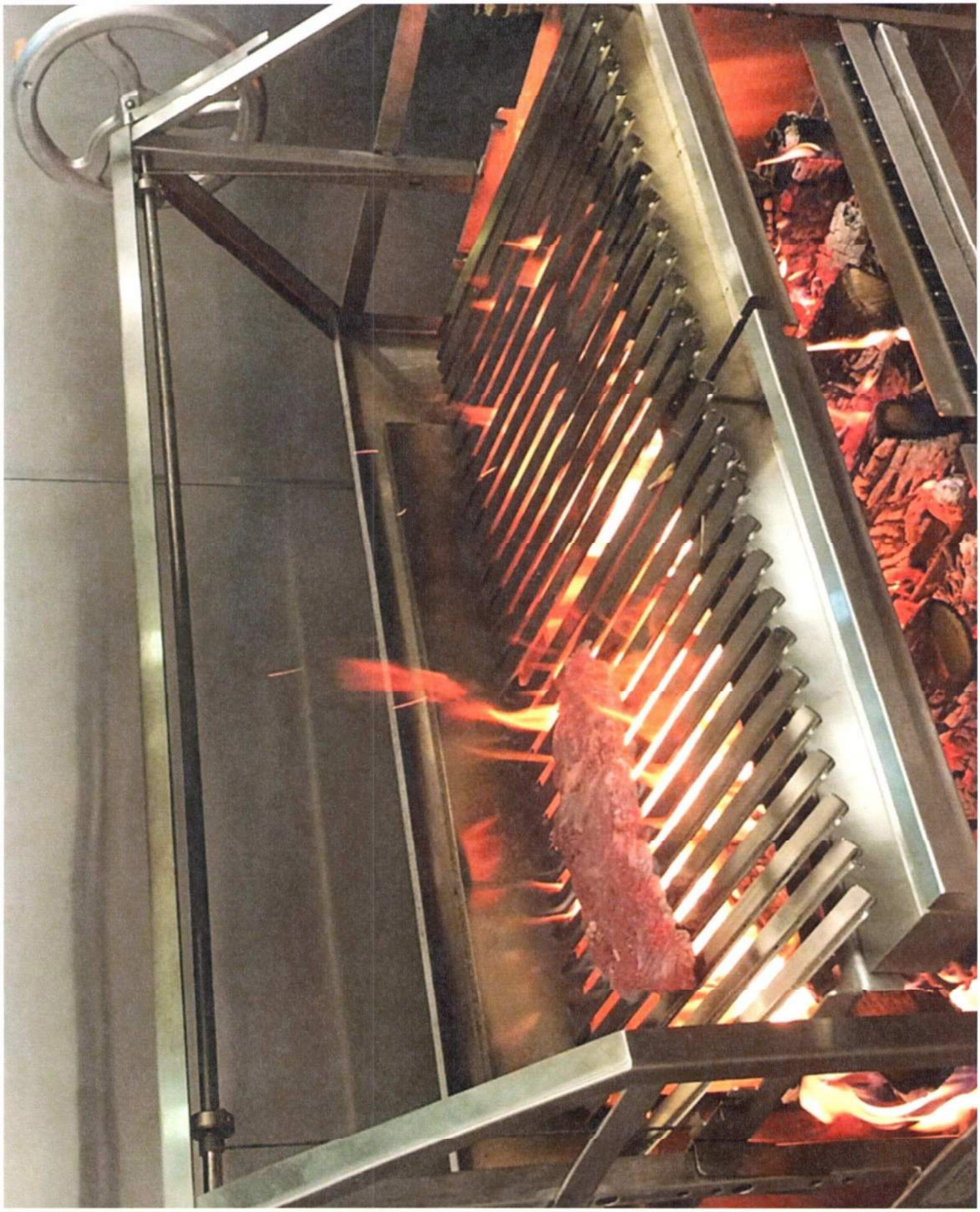
VIEW A–A

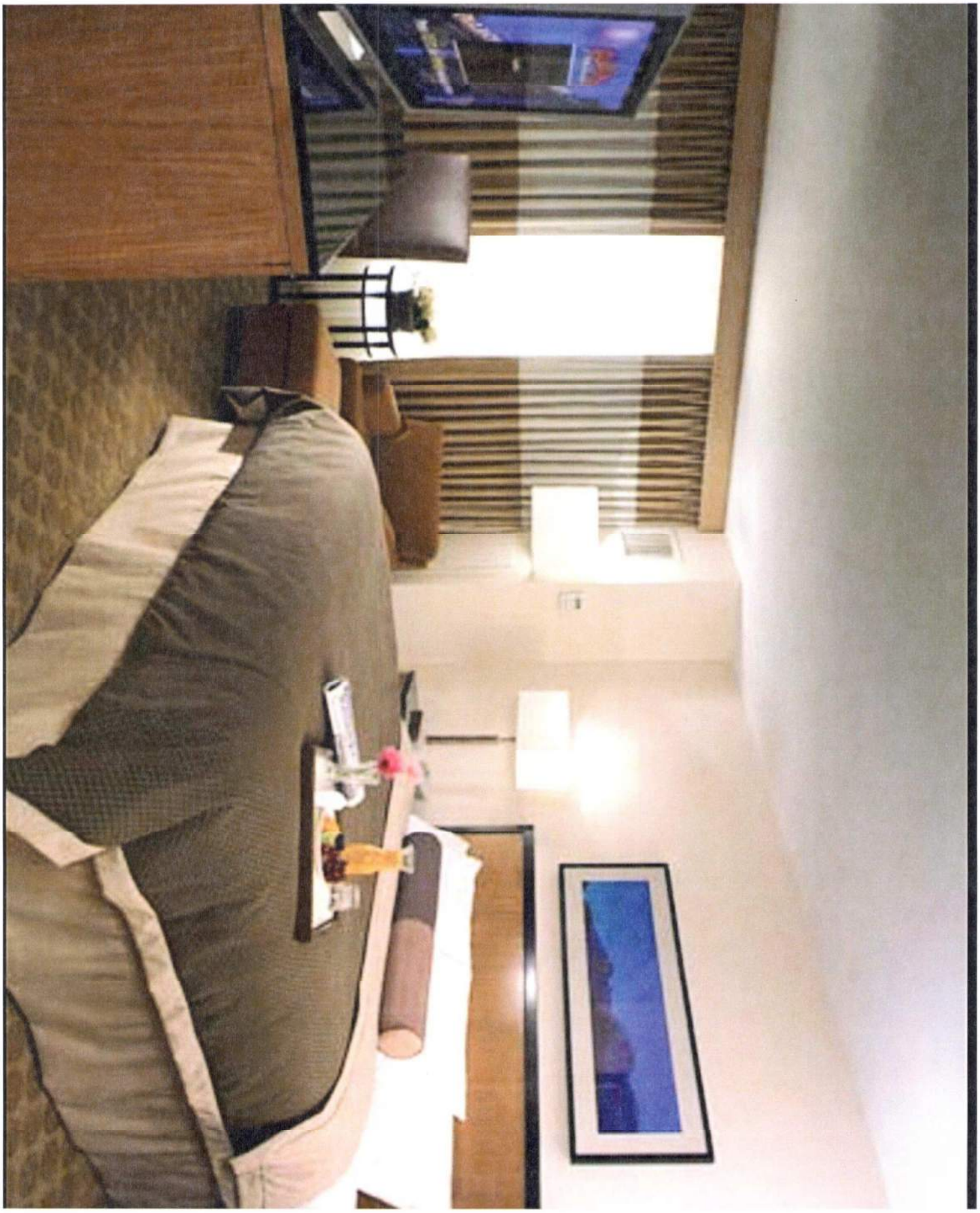


Restaurant
Ground Floor

SALTY STEER LODGE & RESTAURANT	
Project for: Carrie and George Daskalos	
BUILDING LAYOUT	
Dwg. By	JIH
Scale:	1"=30'
Date:	5-8-15
Approved by:	


RESTAURANT FURNITURE PLAN





Memorandum

To: Planning Commission
From: Planning Staff
Date: 6/4/15
Re: Resolution 15-09 – Reducing Ground Snow Load Requirement

PART I – GENERAL INFORMATION

At the last Planning Commission Regular Meeting, the commission requested that staff bring forward a code change for the snow load.

The code change within the ordinance for City Council will be as follows (added language bold and underlined, removed language stricken out):

16.15.2305(d) - Snow loads.

~~Delete the last sentence in the second paragraph and substitute the following:~~

~~(i) The minimum basic design snow load shall be 100 pounds per square foot on the horizontal projection of the roof for building permits issued or required prior to September 1, 2012.~~

~~(ii) The minimum basic design snow load shall be 150 pounds per square foot ground snow load for construction requiring or issued a building permit on or after September 1, 2012.~~
The minimum basic design snow load shall be 100 pounds per square foot ground snow load.

Because the code change language is not contained in the resolution, the commission can provide guidance to staff during discussion if they would like any changes.

Attached following Resolution 15-09 are historical documents relating to the snow load requirement, arranged chronologically:

Attachment A: Excerpt from Minutes of 4/10/12 Planning Commission Regular Meeting
Attachment B: Ground Snow Load Analysis prepared by Steve "Hoots" Witsoe
Attachment C: Excerpt from Minutes of 5/8/12 Planning Commission Regular Meeting
Attachment D: Resolution 12-03
Attachment E: Excerpt from Minutes of 5/14/12 City Council Special Meeting
Attachment F: Ordinance 1095
Attachment G: Snow Load Review Report by Andrew Adams, PE Consulting Engineer
Attachment H: Cost Comparison for Trusses
Attachment I: Excerpt from Minutes of 12/9/14 Planning Commission Regular Meeting

PART II – BACKGROUND

4/10/12 – At the Planning Commission Regular Meeting, the commission had a discussion on the snow load requirements for Cordova. See attached minutes.

5/8/12 – At the Planning Commission Regular Meeting, the commission had Steve "Hoots" Witsoe prepare a report and give a recommendation concerning snow load. The commission went on to pass Resolution 12-03 recommending the change in snow load to City Council. See attached minutes and resolution.

5/14/12 – At the City Council Special Meeting, the council accepted the resolution from the Planning Commission. See attached minutes for the discussion.

6/20/12 – At the City Council Regular Meeting, the council passed the first reading of Ordinance 1095, an ordinance increasing the ground snow load to 150 lbs. per square foot. The ordinance was passed in the consent calendar with no discussion.

7/5/12 – At the City Council Regular Meeting, the council passed the second reading of the ordinance with no discussion.

12/9/14 – At the Planning Commission Regular Meeting, the Planning Commission received a report prepared by Andrew Adams, PE Consulting Engineer, concerning the snow load and a price comparison for trusses. Both documents are attached. The commission then had a discussion on the snow load requirements. See attached minutes.

PART III – SUGGESTED MOTION

"I move to approve Resolution 15-09."

CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA TO AMEND SUBSECTION 16.15.2305(d) OF THE CORDOVA MUNICIPAL CODE IN ORDER TO REDUCE THE GROUND SNOW LOAD REQUIREMENT FROM 150 POUNDS PER SQUARE FOOT TO 100 POUNDS PER SQUARE FOOT

WHEREAS, the Planning Commission has determined that the financial costs are significant for meeting the ground snow load of 150 pounds per square foot; and

WHEREAS, the Planning Commission has determined that a ground snow load of 100 pounds per square foot is sufficient enough to ensure structural stability for the conditions in the City of Cordova ; and

WHEREAS, the 2009 International Building Code requires a ground snow load of 100 pounds per square foot; and

WHEREAS, the Planning Commission has determined that the proposed amendments are in accordance with the purpose of Title 18; and

WHEREAS, the Planning Commission recommend to City Council to accept the proposed amendments.

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska to amend Subsection 16.15.2305(d) of the Cordova Municipal Code in order to reduce the ground snow load requirement from 150 pounds per square foot to 100 pounds per square foot.

PASSED AND APPROVED THIS 9TH DAY OF JUNE, 2015

_____
John Greenwood, Chair

ATTEST:

_____
Samantha Greenwood, City Planner

ATTACHMENT A

Excerpt from Minutes of 4/10/12 Regular Meeting

2.) Discussion on Snow Load

Reggiani ~ Well I asked that maybe we take a look at this after the recent event that we just went through, it seemed like in the community here was a lot of confusion on snow load and what it Code and why are buildings collapsing. I kind of looked into it and I looked at the table of Ground Snow Loads for Alaska communities. What stood out to me was that Cordova was at 100 psf, Yakutat is at 150 psf, Valdez is at 160 psf and Whittier is at 300 psf. I couldn't really figure out where that data actually come from and how old that table is. And I don't know if that matters or not but typically with historical datasets you'll update them periodically and I don't know what our ground load was this year compared to the historical average.
Josh Hallquist ~ That's what you're supposed to base it off of is a 50 year snow.
Reggiani ~ It looks like the Alaska Statues leave it up to the local municipality. Other than just picking a number I don't really know how to put some data behind it.
Pegau ~ We actually are collecting the data up on Ski Hill, there's a snow pillow that gives you snow water equivalents. It will tell you exactly how much water equivalent there was and from that you can figure out the pounds per square foot. Historically there hasn't been a measure other than height, but for the last five years they've been recording the snow depth at that elevation.
Reggiani ~ When do you think that data will be available?
Pegau ~ It's online, I always end up looking up Mt. Eyak SNOTEL.
Greenwood ~ Hoots and Kirsti are checking it regularly.
Srb ~ Tom, I have a question I'd just like to hang out there. With regards particularly to the Municipal buildings and such but is there a mechanism or way of developing a mechanism that kind of takes away the decision making process out of any one individuals processes with regards to making a determination that I need to have this shoveled or that shoveled. Some kind of way of calculating a real time snow load within the municipality that says; "within these parameters all municipal buildings will hire somebody to shovel the roofs."
Bailer ~ I think Dave (Reggiani) is kind of heading that direction aren't you?
Reggiani ~ We are, Council has asked me to start working on a Memorandum of Understanding between the City and the School District to talk about maintenance of all of the municipal buildings so that one party isn't waiting for another party or thinking that the other party is going to do something and the same thing the other way. But as far as actually getting some data and understanding that I think you could probably come up with some real good general rules from that. But going through all of this, I was impressed, just to get the discussion started I was just hoping for the table to be thrown into this but Faith and Sam did a wonderful job putting everything in there. I was looking and happy to find an importance factor thrown into it on page 64 and I think what we need to have from the City's side of things is some history and make sure that the importance factor was factored into the equation on these municipal buildings for sure. The higher the category the more important the facility is to the community.
Josh Hallquist ~ I would say by what I've seen here it would be safe to bump it up a little bit.
Srb ~ On our current building permits if someone comes in and says that they want to attach a shed style roof to the side of their house, is there any requirement for engineering?
Samantha Greenwood ~ We don't require engineering for in residential for anything.

After a lengthy discussion the Commission agreed to have the data from the SNOTEL site compiled and bring that information back for further dialogue.

Ground Snow Load Analysis

Prepared for:
City of Cordova
May 1st, 2012

Prepared by:
Steve “Hoots” Witsoe

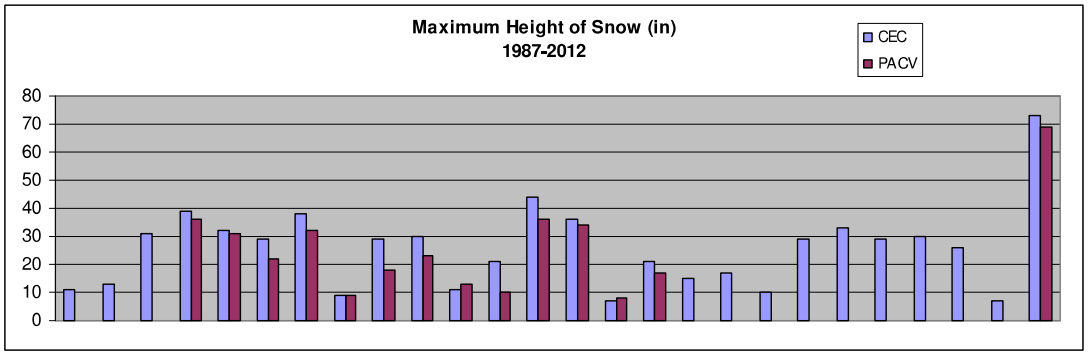
ATTACHMENT B

Current snow load requirements for the City of Cordova are based on the International Building Code. Design snow loads for roofs are determined using ground snow load; p_g. Ground snow loads for Alaska locations are set forth in Table 7-1, ASCE 7-05, with Cordova at 100 lbs/ft^2. Interestingly, Cordova's nearest neighbors have significantly larger ground snow loads, with Yakutat at 150, Valdez at 160, and Whittier at 300 lbs/ft2. Authorities having jurisdiction can also determine ground snow load using extreme value statistical analysis of data available with a 2 percent annual probability of being exceeded (50 year mean recurrence interval).[1]

Weather data for Cordova is limited to CEC Orca Power Plant[2], Mudhole Smith Airport[3], Mt Eyak Snotel[4], and personal observations[5].

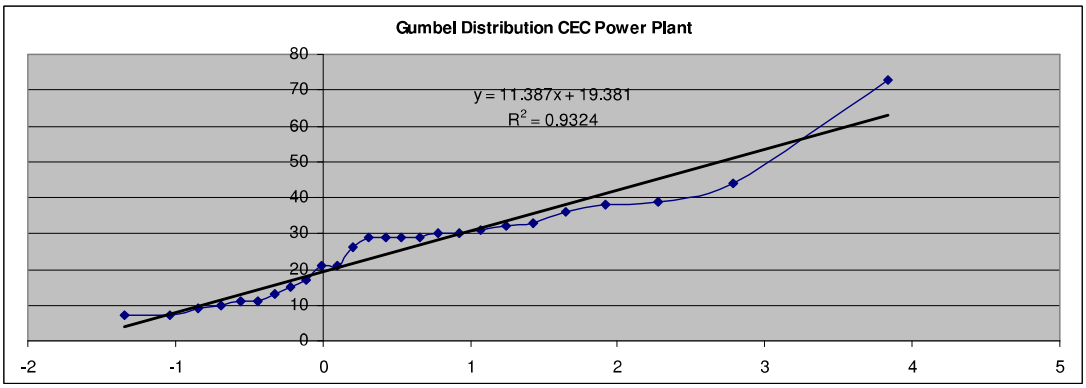
For this analysis, 26 years of power plant data and 14 years of airport data was used. A larger dataset exists for the airport but was not accessible at the time. While weather can be quite different between the power plant and the airport, their annual maximum height of snow is very similar (see Figure 1). The power plant data was used over the airport data because the data set was larger and the snow heights were slightly higher. It should also be noted that there are no weather records available for Whitshed Road, where snow heights are generally accepted as higher than the rest of town.

Figure 1



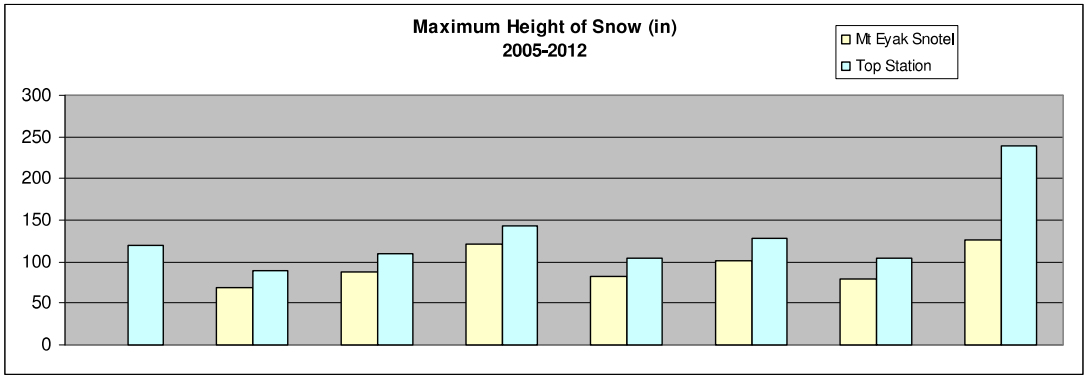
Extreme value statistical analysis was done using Gumbel Distributions and Gringorten estimations.[6] For CEC Power Plant data, the maximum height of snow =11.387x+19.381. Using a 50 year return period, x=-ln(-ln(1-(1/50)=3.90, and the height of snow = 63.8 in. (See figure 2)

Figure 2



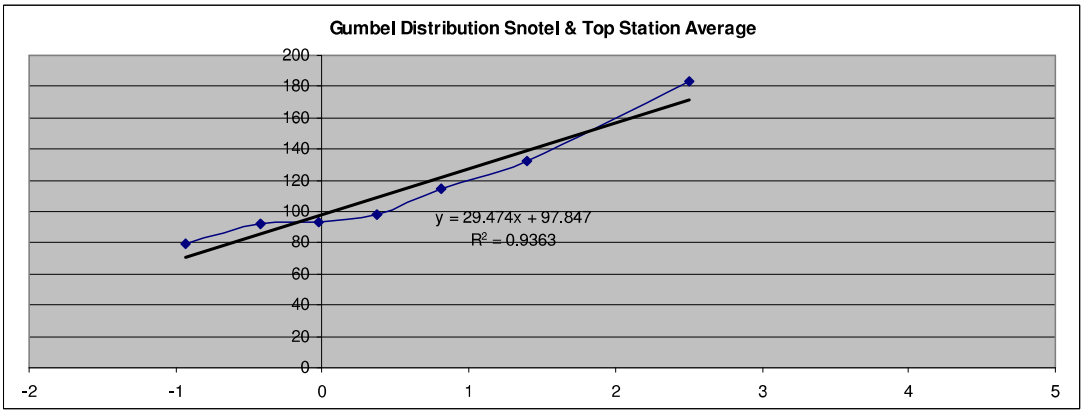
Mt Eyak Snotel had only 7 years of data, but gives insight into the affects of elevation on snow height. Its location is at approximately 1500 feet. The Snotel site, however, is prone to wind stripping. The nearby snow stake at the top of the ski hill has a similar elevation but offers a more wind loaded site, and shows the differences of snow height with site selection (see Figure 2).

Figure 2



Analysis of Mt Eyak Snotel data estimated a 50 year event at 156.9 inches, while Top Station data estimated 255.3 inches. An average of the data was used for the analysis to compensate for the differences between the datasets. Analysis of the average estimated a 50 year event at 212.9 inches.

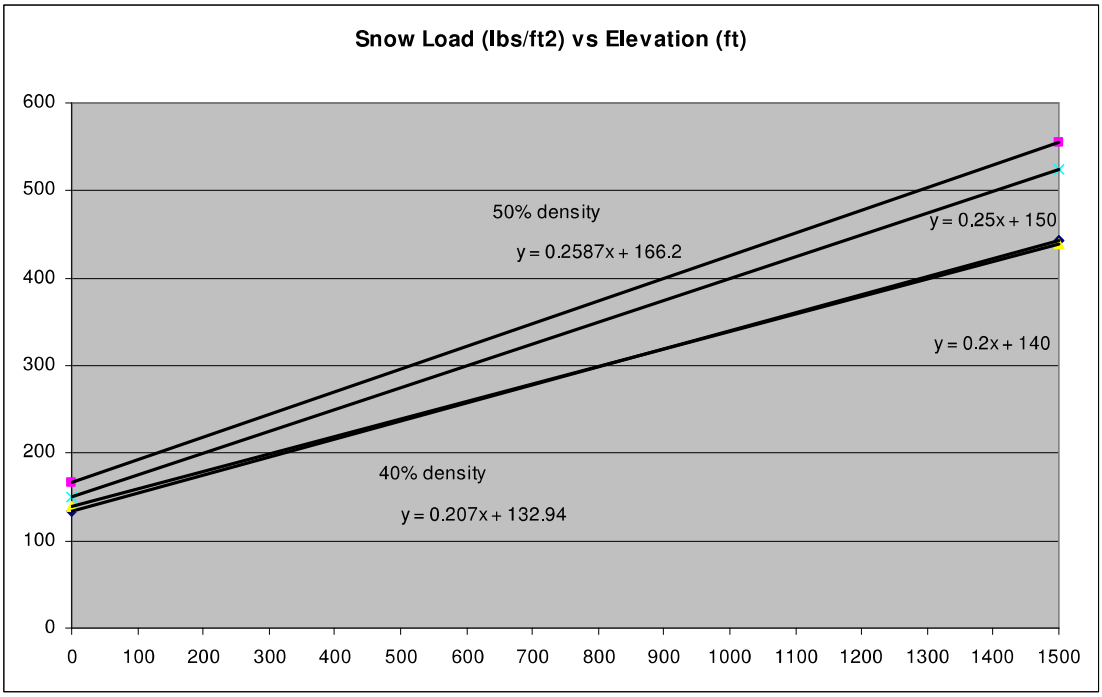
Figure 4



Ground snow load equals the maximum height of snow multiplied by the density of snow. Densities vary through the snow pack, so a single density is used to estimate the value. Industry standard varies from 30% to 50% density of water, with 40% the norm.[7] With the amount of rain Cordova can receive in winter, 50% density may be realistic. However, by the time 50% density is reached the height of snow would be lower than the maximum.

Using the Power Plant data for sea level, and the average of Snotel and Top Station data for 1500 vertical feet, a linear equation was used to interpolate the ground snow load versus elevation. This was done for both 40 % and 50% density (See Figure 5).

Figure 5



Conclusion

The 40% and 50% linear equations offer a recommended range for ground snow loads with respect to elevation. To simplify the equations for easier use, the slope and intercept can be rounded. The first recommended equation closely resembles the 40% equation, while the second recommended equation is slightly more conservative.

Recommended Ground Snow Load:

p_g (lbs/ft^2) = 140 + (0.2 x Elevation in feet)

p_g (lbs/ft^2) = 150 + (0.25 x Elevation in feet)

ATTACHMENT B

CEC Orca Power Plant

Water Year	Max HS	V	m	N	Pv	ln (Pv)	ln (ln (Pv))
1987	11	7	1	26	0.02144	3.84252	-1.34613
1988	13	7	2	26	0.05972	2.81802	-1.03603
1989	31	9	3	26	0.09801	2.32269	-0.84273
1990	39	10	4	26	0.13629	1.99294	-0.68961
1991	32	11	5	26	0.17458	1.74538	-0.55697
1992	29	11	6	26	0.21286	1.54710	-0.43638
1993	38	13	7	26	0.25115	1.38171	-0.32332
1994	9	15	8	26	0.28943	1.23983	-0.21497
1995	29	17	9	26	0.32772	1.11560	-0.10939
1996	30	21	10	26	0.36600	1.00511	-0.00510
1997	11	21	11	26	0.40429	0.90563	0.09913
1998	21	26	12	26	0.44257	0.81515	0.20438
1999	44	29	13	26	0.48086	0.73218	0.31172
2000	36	29	14	26	0.51914	0.65558	0.42224
2001	7	29	15	26	0.55743	0.58442	0.53713
2002	21	29	16	26	0.59571	0.51800	0.65778
2003	15	30	17	26	0.63400	0.45571	0.78590
2004	17	30	18	26	0.67228	0.39708	0.92362
2005	10	31	19	26	0.71057	0.34169	1.07384
2006	29	32	20	26	0.74885	0.28921	1.24059
2007	33	33	21	26	0.78714	0.23935	1.42981
2008	29	36	22	26	0.82542	0.19186	1.65098
2009	30	38	23	26	0.86371	0.14652	1.92057
2010	26	39	24	26	0.90199	0.10315	2.27156
2011	7	44	25	26	0.94028	0.06158	2.78738
2012	73	73	26	26	0.97856	0.02167	3.83170

R	Pv=1-(1/R)	-ln(-ln(Pv)	y=11.387x(-ln(-ln(Pv)+19.381	ft/in conv	lbs/ft3	snow density	Pg (lbs/ft2)
50	0.98	3.90	63.81	0.08	62.5	0.4	132.94

Snotel & Top Station Average

Water Year	Snotel	Top Station	Average	V	m	N	Pv	ln (Pv)	ln (ln (Pv))
2006	69	90	79.5	79.5	1	7	0.07865	2.54273	-0.93324
2007	87	110	98.5	92	2	7	0.21910	1.51822	-0.41754
2008	121	144	132.5	93.5	3	7	0.35955	1.02290	-0.02264
2009	83	104	93.5	98.5	4	7	0.50000	0.69315	0.36651
2010	101	128	114.5	114.5	5	7	0.64045	0.44559	0.80837
2011	80	104	92	132.5	6	7	0.78090	0.24731	1.39711
2012	127	240	183.5	183.5	7	7	0.92135	0.08192	2.50205

R	Pv=1-(1/R)	-ln(-ln(Pv)	y=11.387x(-ln(-ln(Pv)+19.381	ft/in conv	lbs/ft3	snow density	Pg (lbs/ft2)
50	0.98	3.90	212.85	0.08	62.5	0.4	443.44

References

1 ASCE 7-05 Minimum Design Loads for Buildings and Other Structures

2 CEC Orca Power Plant Weather Observations
http://www.ncdc.noaa.gov/oa/ncdc.html

3 Mudhole Smith Airport Weather Observations
http://www.ncdc.noaa.gov/oa/ncdc.html

4 Mt Eyak Snotel Weather Observations
http://ambcs.org/

5 Steve “Hoots” Witsoe
hoots@ctcak.net

6 National Institute of Standards and Technology
http://www.nist.gov/itl/sed/index.cfm

7 Communication with Terry Onslow, Dave Hamre, and Pete Carter

ATTACHMENT C

Excerpt from Minutes of 5/8/12 Regular Meeting

1. Snow Load

Steve "Hoots" Witsoe ~ Okay, Snow Loads area what's used to determine how much load they can hold and what the roof needs to be built for. The Code book has a table and Cordova is at 100 pounds per square foot, the interesting thing about that is Yakutat is at 150 psf, Valdez is at 160 psf and Whittier is at 300 pounds per square foot. So the purpose of what I was doing was use extreme value statistical analysis to determine what our snow load really is. So, what I did is I went through weather data and we don't have great weather data, but we do have 26 years from CEC's Orca Power Plant and then we have a bunch of data from the Airport. Originally I had more information from the Power Plant and the Power Plant typically represents the town better than the Airport. Keep in mind that we get much more snow at higher elevations than we do at sea level.

I came up with two recommendations:

140 pounds per square foot at Sea level and at 100 vertical feet you would add another 20 pounds. (40% density)

150 pounds per square foot at Sea level and at 100 vertical feet you would add another 20 pounds. (50% density)

Commission had a lengthy discussion and explanations on the snow load data provided by Hoots.

Bailer ~ Thank you so much for all your hard work on this.

Bailer ~ Tom how about you, you're doing a lot of building, what do you think?

McGann ~ I think we should increase it, I was looking at it from a cost standpoint in residential. A cut roof, basically just adding more rafters, even if you had to double the amount of rafter it would only increase the dry in package by 3.6%. I looked at trusses and if you had to double the trusses it would only increase the total dry in package by 4.6%. So I don't think that it's becoming cost prohibitive to do this stuff.

Bailer ~ Yeah I would agree.

Samantha Greenwood ~ And I talked with a metal guy I don't know if you saw it in the Planners Report, but he is in Wasilla but has built buildings here. He did say that he thought that the labor would not substantially increase, but that there would be an increase of about 25%. Most of that would be weight and shipping.

Srb ~ With the idea in mind that some of these properties are being sold as seasonal and nobody is going to be there to babysit them it might behoove us to bump things up and try to better protect investments.

Samantha Greenwood ~ Okay, so I threw in that resolution in case you guys wanted to move forward like that, it's not something that we have to do.

After a lengthy discussion and explanation on the snow load data provided by Hoots the Commission agreed that in their opinion the snow load for Cordova should be increased to 150 pounds per square foot.

M/Srb S/McGann "I'd like to make a motion to make a change in the current snow load requirement of 100 pounds ground snow load to 150 pounds ground snow load to the City Council of the City of Cordova, Alaska.

Bailer ~ Scott did you hear the motion?

Pegau ~ Yes, I did hear the motion, the only comment I had was on the "whereas's" you might want to strike "Whereas, this year's snow load was not a record for City of Cordova." because you can't demonstrate it.

Samantha Greenwood ~ You're right.

Upon voice vote, motion passed, 6-0

ATTACHMENT D

CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 12-03.

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING TO CHANGE THE CURRENT SNOW LOAD REQUIREMENT OF 100 POUNDS GROUND SNOW LOAD TO 150 GROUND SNOW LOAD TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA

WHEREAS, the City of Cordova experienced an exceptional snow year for 2011-12; and

WHEREAS, there were roof collapses and damage to buildings from snow load throughout the town; and

WHEREAS, to help provide for the public welfare and safety of citizens of Cordova; and

WHEREAS, after reviewing previous years ground snow load numbers, reviewing ground snow codes for nearby coastal communities, historical snow accumulation totals, and impact building cost building; and

WHEREAS, the Planning Department staff and the Planning and Zoning Commission would like to recommend to the City Council of Cordova to accept and support the new ground snow load of 150 pounds.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning and Zoning Commission of the City of Cordova recommends to change the current snow load requirement of 100 pounds ground snow load to 150 ground snow load to the city council of the city of Cordova, Alaska

PASSED AND APPROVED THIS 8th DAY OF MAY, 2012

Tom Bailer, Chairman

ATTEST:

Samantha Greenwood, City Planner

ATTACHMENT E

Excerpt from Minutes of 5/14/12 City Council Special Meeting

19. Acceptance of Planning and Zoning Commission Resolution 12-03
M/Allison S/Reggiani to accept resolution 12-03 from the Planning and Zoning Commission.
Mayor Kallander informed Council that to approve this resolution will add to the cost of new construction. ***Beedle*** opined that if this is passed than 100% of Cordova is out of compliance. What happens when a person goes to sell their house? ***Greenwood*** replied that existing structures would be grandfathered in; this would be required on new structures. ***Beedle*** asked if this is passed tonight when it takes effect. Will those building currently have to adjust their plans to accommodate this change? ***Greenwood*** responded that this resolution is just asking for Council's support. It is not passing anything. It will have to be changed in code, which would be an ordinance, two readings, and then 30 days after that. Until it becomes code we are still at the old code. When a person gets their building permit they will be notified of the building requirements according to code at that point in time. ***Bradford*** stated that he has no problem with this he will support it. ***Reggiani*** stated that he is going to support this.
Vote on motion: 4 yeas, 1 nay (Beedle), 1 absent (van den Broek). Motion passes.

CITY OF CORDOVA, ALASKA
ORDINANCE 1095

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, AMENDING CORDOVA MUNICIPAL CODE SECTION 16.I5.2305(d) TO INCREASE THE MINIMUM BASIC DESIGN SNOW LOAD FROM 100 POUNDS PER SQUARE FOOT ON THE HORIZONTAL PROJECTION OF THE ROOF TO 150 POUNDS PER SQUARE FOOT GROUND SNOW LOAD FOR BUILDING PERMITS ISSUED ON OR AFTER SEPTEMBER 1, 2012

WHEREAS, the City of Cordova ("City") experienced extremely heavy snow fall in the 2011-2012 winter season; and

WHEREAS, the increased snow fall damaged structures and created safety hazards; and

WHEREAS, the City has reviewed the ground snow load numbers from past years, code provisions throughout Alaska governing snow load requirements, historical snow accumulation totals, and the potential impact of increased snow load requirements on building costs in the City; and

WHEREAS, the City Council finds that it is in the City's best interest, in light of the recent damages resulting from heavy snow fall and the results of the City's research regarding snow load requirements, to increase such requirements for construction within the City.

NOW, THERFORE, BE IT ORDAINED by the City Council of the City of Cordova, that:

Section 1. Cordova Municipal Code Chapter 16.15.2305(d) is amended to read as follows:

16.15.2305(d) - Snow loads.

Delete the last sentence in the second paragraph and substitute the following:

(i) The minimum basic design snow load shall be 100 pounds per square foot on the horizontal projection of the roof for building permits issued or required prior to September 1, 2012.

(ii) The minimum basic design snow load shall be 150 pounds per square foot ground snow load for construction requiring or issued a building permit on or after September 1, 2012

ADDED LANGUAGE UNDERLINED/ DELETED LANGUAGE STRICKEN THROUGH

Section 2. This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published in the Cordova Times, a newspaper of general circulation in the City, within ten (10) days after its passage.

1st reading: June 20, 2012
2nd reading and public hearing: July 5, 2012

PASSED AND APPROVED THIS 5th DAY OF JULY, 2012.

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

CITY OF CORDOVA CORPORATE SEAL JULY 6, 1909 ALASKA

ADDED LANGUAGE UNDERLINED/ DELETED LANGUAGE STRICKEN THROUGH

Andrew P. Adams, PE Consulting Engineer

♦PO Box 876303 ♦ Wasilla, AK 99687 ♦ 907-947-9303 ♦ andrewpadams@gci.net

December 4, 2014

Planning and Zoning Commission
City of Cordova
PO Box 1210
Cordova, AK 99574

To Whom It May Concern:

The purpose of this letter is to provide the City of Cordova's Planning and Zoning Commission with an impact study on the current ground design snow load of 150 pounds per square foot (psf) verses a ground snow load of 100 per square foot. The primary focus on this study is based on economic impacts, but design implications will also be addressed.

Loading Background and General Concepts:
The current ground snow load condition for Cordova is 150 psf, which is an increase from the load specified by the International Building Code 2009 (IBC 09), Table 1608.2. This table provides a design ground snow load of 100 psf for Cordova. The International Building Code is usually used as the design standard for both residential and commercial building design for prescriptive design conditions, but its loading conditions and requirements are based on American Society of Civil Engineers Minimum Design Load Manual 7-05 (ASCE 7-05). The ASCE 7-05 design loads address non-prescriptive loading conditions. Due to the seismic, wind and snow load combinations as directed in the IBC, Cordova buildings would have to be designed for non-prescriptive loading. In layman terms, the IBC would require an engineer to analyze commercial buildings due to the complex loading conditions. (The State Fire Marshal office does provide some exemptions to this requirement though.)

TABLE 1608.2
GROUND SNOW LOADS, P_g, FOR ALASKAN LOCATIONS

LOCATION	POUNDS PER SQUARE FOOT	LOCATION	POUNDS PER SQUARE FOOT	LOCATION	POUNDS PER SQUARE FOOT
Adak	30	Galena	60	Petersburg	150
Anchorage	50	Gulkana	70	St. Paul Islands	40
Angoon	70	Homer	40	Seward	50
Barrow	25	Juneau	60	Shemya	25
Barter Island	35	Kenai	70	Sitka	50
Bethel	40	Kodiak	30	Talkeetna	120
Big Delta	50	Kotzebue	60	Unalakleet	50
Cold Bay	25	McGrath	70	Valdez	160
Cordova	100	Nenana	80	Whittier	300
Fairbanks	60	Nome	70	Wrangell	60
Fort Yukon	60	Palmer	50	Yakutat	150

For SI: 1 pound per square foot = 0.0479 kN/m².

IBC Snow Load Table

Andrew P. Adams, PE Consulting Engineer

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Before an economic issue is addressed, it is important to note how load conditions are applied. For the design of building structures, load factors are either applied to environment and gravity load conditions or building material maximum strengths are reduced. This process allows for a factor of safety to be applied to structures to ensure a higher probability for a building to withstand an abnormally high load. For example, when conducting a "strength design" for a building as specified by IBC 09, Section 1605.2.1, a common load condition applied to a roof would be from Equation 16-3.

$$1.2D + 1.6(L_r \text{ or } S \text{ or } R) + (f_1 L \text{ or } 0.8W) \qquad \textbf{(Equation 16-3)}$$

For the current Cordova snow loading conditions, the 1.6 factor would provide a snow load of 240 psf to be applied to structural members under some loading analysis. If the IBC snow load of 100 psf was used, the loading conditions could be as high as 160 psf.

Another effect that should be addressed with regard to the snow loading of 150 psf is seismic loading. Earthquake analysis generally focuses on a building's "dead load". The dead load is essentially the weight of the building's permanent components and neglects the loads of furniture, people or other items that are not fixed to the building. One exception to this is the weight of snow. For seismic analysis, code provisions require 20% of the snow load to be considered "dead load" for seismic analysis purposes. Therefore, in general terms, 30 psf of load should be applied for every square foot of roof during a seismic loading condition. This factor would be 20 psf for a 100 psf snow load. (These loads are used as examples only. Specific roof snow load criteria are based on a number of factors that will not be addressed for the purposes of this report.)

Common Failures in High Snow Load Areas:

During the late winter of 2012, South Central Alaska had record breaking snow falls. As the snow accumulated, I had to completed many forensic investigations on why roofs in Anchorage, the Mat-Su Valley, and the Kenai Peninsula failed. Even though high snow fall was the root cause of damages, the difference in a failed roof or a sustained roof came down to a number of other factors. These factors were as follows.

1. Improper drainage for melting snow resulting in ice damming.
2. Impact loading resulting from snow shedding to a lower roof section.
3. Under-designed structural components.
4. Water intrusion resulting from failed roof membranes, which caused structural material decay.

Project Example:

In the spring 2014, I was the project engineer for a building in Seward, Alaska. The IBC snow load for Seward is 50 psf. However, the building owner requested that the building be designed for a snow load of 120 psf. The cost impact on this increase primarily effected the building's steel structure and anchor bolts. Since the building had some unique foundation requirements, snow and seismic loading did not affect the building's foundation cost.

The original building frame for 50 psf design snow load had a purchase price of $27,214, but the

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material price for a 120 psf design snow load was $42,708, which was an increase of almost 60%. An increased snow load of 240% the original is not a fair comparison to the 50% increase for the Cordova snow loading, but it does show the impact snow loading can have on a buildings cost.

Roof Framing:

A building component that snow load is most readily observed is the roof system. For purposes of determining a cost effect, a rafter-framed roof will be assumed. A truss framed roof will likely have a smaller cost impact for the snow loading conditions since shipping is such a disproportional cost for trusses in Cordova. Using a rafter span of 12 feet, the material differences for a 24 foot wide by 32 foot long, rectangular-shaped, 5:12 pitch roof will be as follows.

Material	Spacing	Quantity (ea)	Unit Price	Snow Ld	Total Price
BCI 11 7/8" 6000	16"	25	$27.96	100 psf	$699.00
BCI 14" 60	16"	25	$60.00	150 psf	$1,499.88
				% change	53%

BCI 14" 60	24"	17	$60.00	100 psf	$1,019.92
BCI 16" 60	24"	17	$67.71	150 psf	$1,151.07
				% change	11%

Pricing for rafters is based on Spenard Builder Supply current, non-account holder pricing.

Neglecting lateral loading, 5/8 inch roof sheathing could be used for both the 100 psf snow load roofs above. However, with a 150 psf snow load, ¾ inch plywood would be required for roof decks due to allowable deflection limits. There are some factors that could allow for a 5/8 inch sheathing under the 150 psf snow loading, but these factors are also offset due to lateral resistance requirements in most cases.

The cost of increasing sheathing thickness from 5/8 inch to ¾ inch is about a 15% cost increase.

Wall Framing:

Wall stud sizes are generally controlled by insulation requirements in residential construction, so the snow loads on load bearing walls will likely not change the wall framing requirements. However, wood framed walls with 16 inch on-center studs that are over 8 feet tall will require lateral blocking between all studs for the 150 psf loading condition. This blocking requirement is also necessary for walls under 8 feet tall that are used for seismic and wind lateral loading restraint as well though. Therefore wall framing costs should not be significantly affected in wood framed buildings when comparing a 100 psf or a 150 psf snow load.

When considering a rectangular-shaped, single-story house, that is 24 feet wide and 32 feet long, the increase in snow load results in an increase in the seismic lateral load of approximately 25%. However, a house with a 28 foot by 40 foot size will have a seismic lateral load increase of approximately 30%. So, as the building gets a larger roof area, the effects on the lateral restraint

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system will also increase. In increase in lateral load increase results in more strapping, nails, and hold downs.

Wood Beams:
Many framing conditions can affect the size of a header or wood beam, but for the sake of cost analysis, a 20 foot long beam supporting 10 feet of tributary area was analyzed to see the effects of an increased snow load. During this analysis, the gravity load increase resulted in a beam size change as shown below.

Material	Snow Load	Quantity (ft)	Unit Price	Total Price
5 1/8"x19 1/2" GLB	100 psf	20	$9.13	$182.50
5 1/8"x22 1/2" GLB	150 psf	20	$10.60	$212.00
% increase	14%			

Pricing for beams are based on a national supplier estimate, and may not reflect costs due to shipping.

Steel Frames:
As stated in the Seward construction project, steel framed buildings can have significant cost increases with snow load increases. For a common warehouse-type, moment-framed building, there will be small size increases for the beams and columns due to a snow load increase of 50%. However, as stated before, load combinations for strength design will apply factors of safety that will affect the entire frame. Since Cordova is in a high seismic zone, steel frame connections will increase overall disproportionately to a gravity load increase. Analysis of a steel building is much more complex than would be prudent for the purposes of this report.

Foundations:
A typical residential foundation design would likely not be affected by a snow load because the footing size, concrete wall thickness, and rebar placement are likely controlled by other factors. However, soil retaining structures, whether they be retaining walls or basement walls will be affected slightly. The changes due to an increased snow load will result in an increase in concrete reinforcement in these structures due to the combination of snow load and seismic loading.

Pad foundations are more adversely affected by the increased snow load than any other foundation component. For a concrete pad that is supporting 100 square feet of roof or deck load will have a size increase of approximately 50%, and the cost increase is likely proportional since the cost of pad footings is more influenced by concrete volume than labor or rebar costs.

Cost Summary:
Most studies indicate that structural components are usually anywhere from 20% to 28% of a total building's costs. Mechanical, electrical and finish components are typically where building costs can be saved. However, given a generic building analysis as described above, the following cost savings could be made by decreasing the City's snow load from 150 psf to 100 psf.

Andrew P. Adams, PE Consulting Engineer

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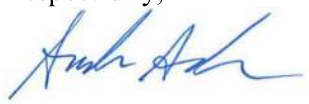
Roof Framing: approximately 53%
Roof Decking: approximately 15%
Wood Beams: approximately 14%
Concrete Pads: approximately 50%

Recommendation:
Even though the economic effects on an overall construction project are only slightly affected by a 50% snow load increase, I believe that the design requirements provided in the International Building Code apply enough safety factors to ensure structural stability for properly designed buildings. Therefore, a design snow load of 100 psf is sufficient for designed structures.

Disclaimer:
Loading examples and references to calculations in this letter are for demonstration purposes, and should not warrant use for any building plans or projects. Not all load factors and conditions were addressed in the samples above. A design professional should be consulted in all building construction projects.

Respectfully,



Andrew P. Adams, P.E.

29336 Airport Road
Eugene, OR 97402
theTRUSSco.inc.
Phone: (541) 688-8671 Fax: (541) 688-0412

PRODUCT PROPOSAL AND PURCHASE AGREEMENT

PROPOSAL SUBMITTED TO:	QUOTE# 26859Q	DATE: 12/01/14
Phone Quote/Walk-In	JOB NAME: CPU - City of Cordova	
ATTN: Customer	STREET: CPU	
STREET:	CITY: CPU - Eugene	STATE: OR
CITY:	FAX:	PHONE:

We are pleased to quote the Metal-Connected Wood Trusses for this project

A. Roof Loading: 25.0,8.0,0.0,7.0 Truss Gable Stud Spacing: 0.0 In. O.C. (Typ.)

B. Lumber is Dry HFir/DFir 19% Moisture Content at time of manufacture.

C. F.O.B. Jobsite plateline*, in bundles, within the limits of our equipment
*PLATE LINE DELIVERY REQUIREMENTS: Street access to site, plate can be safely reached with boom, contractor aids driver, contractor assumes responsibility should the truck get stuck or breaks concrete.

D. Shop Drawings and Truss Engineering will be provided after receipt of signed Proposal and Purchase Agreement by authorized agent.

100lb. Snowload

E. Allow 10 working days for manufacturing after receipt of approved drawings.

F. Hardware included with trusses:
#0 No Blocking
#01 No Hangers

GRAND TOTAL: $4727.00

PURCHASER: We hereby propose to furnish labor and materials -- complete in accordance with the above specifications, for the sum of: **$4727.00** with payment to be made as follows:

Terms: 1/2 down at time of order, balance due at time of delivery; or net 10th with approved credit.

All material is to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above estimate.

NOTE. This proposal contingent upon approval of credit. Backcharges are not allowed without prior written approval by The Truss Co.

This proposal may be withdrawn by us if not accepted within 5 days and delivered within 15 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above. I agree your liability on this order is limited to the amount paid to you and that there shall be no liability or claims made by me for incidental, consequential or delay damage claims of any kind.

In the event of any delinquency in my account, I authorize you to charge me 1 1/2% (18% annual rate) per month on any delinquent account balance, together with any attorney fees, costs and expenses incurred by The Truss Co. in collecting on any amount I owe to you.

theTRUSSCO Inc.	PURCHASER:
By: John D Mahn	Accepted By: _____ Date: _____
Title: TRUSS DESIGNER	Title: _____

ATTACHMENT H

29336 Airport Road
Eugene, OR 97402

theTRUSSco.inc.

Phone: (541) 688-8671 Fax: (541) 688-0412

SOLD TO: Phone Quote/Walk-In

PH- FAX-

SHIP TO: CPU - City of Cordova
CPU
CPU - Eugene, OR

QUOTATION

QUOTE # 26859Q
ORDER #
PAGE 1
DATE 12/01/14

PROJECT: City of Cordova	Contact:	Job Super:	Ordered By:	Account No:	3100
MODEL 100# Snow Load	Name:	Customer	Customer	Salesman:	House
TAG:	Phone:	( ) -	( ) -	Designer:	JT
LOT # SUBDIV:	Fax:			P.O. Number:	

Tentative Delivery Date: / /

DELIVERY INSTRUCTIONS:

CUSTOMER NOTES: Samantha Greenwood

907-424-6233

planning@cityofcordova.net

Roof Loading: 25.0,8.0,0.0,7.0 Truss Gable Stud Spacing: 0.0 In. O.C. (Typ.)

Profile:	Qty:	Truss Id:	Span:	Truss Type:	Slope	LOH	ROH
	2	A01GE 239 lbs.	40-00-00 2 X 6 2 X 4	OAH 07-09-13 GABLE	4.00 0.00	02-00-00	02-00-00
	29	A02 197 lbs.	40-00-00 2 X 6 2 X 4	OAH 07-09-13 DBL. FINK	4.00 0.00	02-00-00	02-00-00

31 Total Trusses 2 Total Designs

MISC. ITEMS @

Quantity:	Description:
0	#0 No Blocking
0	#01 No Hangers

Terms: Pre-Pay

My signature below indicates acceptance of all terms on the Product Proposal and Purchase Agreement. The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined on the Product Proposal and Purchase Agreement. In the event of any delinquency in my account, I authorize you to charge me 1 ½% (18% annual rate) per month on any delinquent account balance.

Accepted By: _____ Date: _____

GRAND TOTAL	$4727.00

29336 Airport Road
Eugene, OR 97402
theTRUSSco.inc.
Phone: (541) 688-8671 Fax: (541)688-0412

PRODUCT PROPOSAL AND PURCHASE AGREEMENT

PROPOSAL SUBMITTED TO:	QUOTE# 26859A	DATE: 12/01/14
Phone Quote/Walk-In	JOB NAME: CPU - City of Cordova	
ATTN: Customer	STREET: CPU - Eugene	
STREET:	CITY: CPU	STATE: OR
CITY:	FAX:	PHONE:

We are pleased to quote the Metal-Connected Wood Trusses for this project

A. Roof Loading: 25.0,8.0,0.0,7.0 Truss Gable Stud Spacing: 0.0 In. O.C. (Typ.)

B. Lumber is Dry HFir/DFir 19% Moisture Content at time of manufacture.

C. F.O.B. Jobsite plateline*, in bundles, within the limits of our equipment
*PLATE LINE DELIVERY REQUIREMENTS: Street access to site, plate can be safely reached with boom, contractor aids driver, contractor assumes responsibility should the truck get stuck or breaks concrete.

D. Shop Drawings and Truss Engineering will be provided after receipt of signed Proposal and Purchase Agreement by authorized agent.

150lb Snowload

E. Allow 10 working days for manufacturing after receipt of approved drawings.

F. Hardware included with trusses:
#0 No Blocking
#01 No Hangers

GRAND TOTAL: $6776.00

PURCHASER: We hereby propose to furnish labor and materials -- complete in accordance with the above specifications, for the sum of: **$6776.00** with payment to be made as follows:

Terms: 1/2 down at time of order, balance due at time of delivery; or net 10th with approved credit.

All material is to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above estimate.

NOTE. This proposal contingent upon approval of credit. Backcharges are not allowed without prior written approval by The Truss Co.

This proposal may be withdrawn by us if not accepted within 5 days and delivered within 15 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified.

Payment will be made as outlined above. I agree your liability on this order is limited to the amount paid to you and that there shall be no liability or claims made by me for incidental, consequential or delay damage claims of any kind.

In the event of any delinquency in my account, I authorize you to charge me 1 1/2% (18% annual rate) per month on any delinquent account balance, together with any attorney fees, costs and expenses incurred by The Truss Co. in collecting on any amount I owe to you.

theTRUSSCO Inc.	PURCHASER:
By: [signature]	Accepted By: _____ Date: _____
Title: TRUSS DESIGNER	Title: _____

ATTACHMENT H

79336 Airport Road
Eugene, OR 97402
theTRUSSco.inc.
Phone: (541) 688-8671 Fax: (541)688-0412

SOLD TO: Phone Quote/Walk-In

PH- FAX-

SHIP TO: CPU - City of Cordova
CPU - Eugene
CPU, OR

QUOTATION

QUOTE #	26859A
ORDER #	
PAGE	1
DATE	12/01/14

PROJECT: City of Cordova	Contact:	Job Super:	Ordered By:
MODEL 150# Snow Load	Name:	Customer	Customer
TAG:	Phone:	( ) -	( ) -
LOT # SUBDIV:	Fax:		

Account No: 3100
Salesman: House
Designer: JT
P.O. Number:

Tentative Delivery Date: / /

DELIVERY INSTRUCTIONS:

CUSTOMER NOTES: Samantha Greenwood
907-424-6233
planning@cityofcordova.net

Roof Loading: 25.0,8.0,0.0,7.0 Truss Gable Stud Spacing: 0.0 In. O.C. (Typ.)

Profile:	Qty:	Truss Id:	Span:	Truss Type:	Slope:	LOH	ROH
	2	A01GE 307 lbs.	40-00-00 2 X 8 2 X 6	OAH 07-11-10 GABLE	4.00 0.00	02-00-00	02-00-00
	29	A02 266 lbs.	40-00-00 2 X 8 2 X 6	OAH 07-11-10 DBL. FINK	4.00 0.00	02-00-00	02-00-00

31 Total Trusses 2 Total Designs

MISC. ITEMS @

Quantity:	Description:
0	#0 No Blocking
0	#01 No Hangers

Terms: Pre-Pay

My signature below indicates acceptance of all terms on the Product Proposal and Purchase Agreement. The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined on the Product Proposal and Purchase Agreement. In the event of any delinquency in my account, I authorize you to charge me 1 ½% (18% annual rate) per month on any delinquent account balance.

Accepted By: _____ Date: _____

GRAND TOTAL	$6776.00

ATTACHMENT I

Excerpt from Minutes of 12/9/14 Planning Commission Regular Meeting

e. Snow Load Discussion

Bailer said that they brought this back because he started doing commercial buildings and they realized there was a much larger cost. ***Pegau*** said that he has looked at everything and he keeps going back to the analysis that was prepared for them. He recognizes that it will increase the costs fairly significantly, but he thinks it's important to go to the safest buildings that they can. ***Reggiani*** said he would echo ***Pegau's*** comments. Moving the ground snow load from 100 to 150 pounds seemed to be reasonable and consistent with the municipalities around Cordova. He doesn't see any compelling reason to change it back. ***Baenen*** said that he felt there were no issues in that there were no buildings that collapsed due to the snow load; like the engineer wrote in the report, most of the buildings had other issues that caused them to collapse. It is a pretty significant cost with 50% more for the trusses, and the concrete foundation will cost more. He thinks that this was hastily done and that there doesn't need to be the 150 pound ground snow load. ***McGann*** said that he is speaking only in regards to residential construction. He voted for the increase and he has regretted it ever since because it takes away people's ability to design prescriptively. A house is not a complicated structure, they should be able to just follow the code and do it by prescription. When you start having to bring in engineers; they don't need that level of complexion. ***Roemhildt*** said that a 5/12 roof seems like it would shed snow fine. ***Greenwood*** said that he is torn. He would be willing to have it back as an action item. ***Reggiani*** asked if there was a difference between residential and commercial snow loads. ***S. Greenwood*** said that both the IRC and the IBC have 100 pound ground snow load. ***Bailer*** added that the slope of the roof factors into the snow load. ***Greenwood*** said there was a difference between ground snow load and roof load. ***Baenen*** explained that the costs extrapolate through the whole building, the trusses are 50% more, and the foundation is 50% more. ***Pegau*** said that he thinks they need to go back and look at the analysis and he thinks there getting cheap at the cost of people's safety. ***McGann*** said that if you reach the 150 pound load, you can shovel. Bailer said that they are not putting anyone at risk. ***S. Greenwood*** clarified with the commission that these changes would be incorporated into the changes to the Building Code chapter in the City Code rather than doing it prior to all of their changes.

Memorandum

To: Planning Commission
From: Planning Staff
Date: 6/4/2015
Re: Resolution 15-06 – Code Change for Waterfront Commercial Park District

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PART I – GENERAL INFORMATION

3/10/2015 P&Z requested a work session for 18.39

3/31/2015 Special meeting Chapter 18.39 was reviewed and edited. It was decided not to change the boundaries of Water Front Commercial Park. It was also decided not to change the name of the district to Harbor Services. The Commission did feel that language that had been developed for the harbor service district was applicable for the WCP and wanted to incorporate some of that language into their edits.

4/15/2015 P&Z revision were reviewed, additional changes were made. Item was referred to staff to add the definition of mean maximum roof height and allow commissioners time to consider the impacts of non-conforming that the code change would imply.

Attached is the code with the changes incorporated from the 4/14/2015 meeting.

Below are the definitions that will be changed or added to in 18.08 which is the section in chapter 18 where definitions are generally found.

18.08 Definitions

Business services is a general term that describes work that supports a **business** but does not produce a tangible commodity

Motel provides travelers with lodging and free parking facilities and delete the current definition

Hotel is any building or group of buildings designed or intended to be used for the purpose of offering to the general public food or lodging, or both, on a day-to-day.

Setback the distance from property line within which building is prohibited

Setback the distance of a structure or other feature (for example a well or septic system) from the property line or other feature

The code change was referred back to staff to add the definition of mean roof height but was clarified as Grade plane and building height as described by the IBC. This change was proposed by Mr. McGann at this meeting and during previous code discussions. Below is a summary of his proposed changes and how that effects the overall section of code

These are the definitions which are in the IBC chapter 5, section 502.1. Attached to this memo is that section from the IBC which further explains these terms.

GRADE PLANE. *A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.*

HEIGHT, BUILDING. *The vertical distance from grade plane to the average height of the highest roof surface.*

Currently state law requires commercial buildings to be built to the 2009 IBC code but our local amendment in the zoning code restricts the height in each commercial/industrial district and defines how the city measure the building height. The city codes defines the building height as

"Building height" means the vertical distance from the grade to the highest point of the roof.

The definition for grade is

"Grade" or "ground level" means the average level of the finished ground at the center of all walls to a building. In case walls are parallel to and within five feet of a public sidewalk, the ground level shall be measured at the sidewalk.

When site plan reviews are done the above is used. This is also how residential roof heights are measured for building permits.

After reviewing the definitions form the IBC and talking with Mr. McGann if these definitions are added to the section or the chapter it would affect the current height requirements. Since the average height would be used as the building height potentially the highest point of the roof could be taller the current restriction in waterfront commercial of 30 feet.

At this meeting the above change needs to be discussed and a decision made. If this definition is added to 18.08 Definitions than all of chapter 18 will be held to the definitions, while we don't usually put definitions into the sections of the chapters we could put these two IBC definitions in the Waterfront commercial section,

Below is the section of code that if changed as shown below would produce nonconforming buildings in the waterfront commercial district. I have left all the information that was provided at the April 14, 2015 meeting in this memo for your review.

18.39.070 - Minimum setback requirements

This topic was a sticking point we agreed to change the wording to as it is below but there was uncertainty about the impact of the current buildings becoming non-conforming. I have left the information that was provided to the board at the previous meeting for review. At this meeting if the board wants to move forward a decision will need to be made on adding Section 18.56.020-Yards does not apply in WCP. Which would eliminate these requirements

18.56.020 - Yards.

Where yards are required they shall not be less in depth or width than the minimum dimensions in any part and they shall be at every point open and unobstructed from the ground to the sky, except as follows:

A. Outside stairways, fire escapes, porches or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance not to exceed three feet or into a required rear yard and a distance not to exceed four feet.

B. Cornices, canopies, eaves or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed two feet.

C. One covered but unenclosed passenger landing or carport not more than one story in height may extend into either side yard, but such structure shall not be closer than three feet to an adjoining lot.

18.39.070 - Minimum setback requirements.

The following are the minimum setback requirements in the WCP district: Section 18.56.020-Yards does not apply in WCP.

A. Front yard, fifteen feet

B. Side yard, five feet

C. Rear yard, five feet.

If we make the change above this will place the majority of properties in the South fill into the nonconforming structure category. Below is an explanation of nonconforming

A nonconforming use is a use of property that was allowed under the zoning regulations at the time the use was established but which, because of subsequent changes in those regulations, is no longer a permitted use. A nonconforming structure is a structure that complied with zoning and development regulations at the time it was built but which, because of subsequent changes to the zoning and/or development regulations, no longer fully complies with those regulations. A nonconforming lot is one that, at the time of its establishment, met the minimum lots size requirements for the zone in which it is located but which, because of subsequent changes to the minimum lot size applicable to that zone, is now smaller than that minimum lot size. State law does not regulate nonconforming uses, structures, or lots. So, local jurisdictions are free, within certain constitutional limits, to establish their own standards for regulation of these nonconforming situations.

IF these buildings do become nonconforming, then the nonconforming section of code has to be applied to future building requests. Below is the current city code.

Chapter 18.52 - NONCONFORMING USES
18.52.010 - Conditions for continuation.

Any otherwise lawful use of land, structure, building or premises (including parking areas), existing at the time the ordinance codified in this title became effective, but not conforming to the provisions hereof, may be continued, provided:

A. That if such nonconforming use is discontinued for a period of over ninety days or is abandoned, the use of such land thereafter shall be subject to the provisions of this title;

B. That no conforming building or building used for a nonconforming use shall be added to, structurally altered, or enlarged in any manner, except as required by another ordinance of the city or by state law, or in order to bring the building, or its use into full conformity with the provisions of this title or Title 16

C. That no conforming use occupying a conforming building or portion thereof, or occupying any land, shall be enlarged or extended into any other portion of such building or land not actually so occupied at the effective date of the ordinance codified in this title;

D. In cases where a variance is sought from Chapter 18.52, nonconforming single-family buildings shall be exempt from section 18.64.020(A)(2)(a) of this title;

E. Nothing in this section shall be construed to prevent general maintenance on a nonconforming building or building housing a nonconforming use.

18.52.020 - Conditions for occupation or use.

Any building or portion thereof in existence prior to the effective date of this ordinance which is specifically designed or arranged to be lawfully occupied or used in a manner not conforming to the provisions of this title may thereafter be so occupied or used, subject to the limitations set forth above for existing nonconforming uses. The term "in existence" shall include, for the purposes of this section only, any building under actual construction at such date; provided, that such building be completed within one year therefrom.

18.52.030 - Damage or destruction.

A. Except as provided in Subsection B of this section, no building which has been damaged or partially destroyed to the extent of more than fifty percent of its assessed value shall be repaired, moved or altered except in conformity with the provisions of this title.

B. The planning commission may grant a conditional use permit for a telecommunication tower to be repaired or replaced without changing its location, provided that the repaired or replaced telecommunication tower meets all of the requirements for a conditional use permit under Section 18.60.015, except the requirements in Section 18.60.015(C)(7) and (9).

18.52.040 - Applicability.

The provisions of this chapter shall apply to uses which become nonconforming by reason of any amendment to the ordinance codified in this title, as of the effective date of such amendment.

In summary if these buildings become nonconforming due to the change of not allowing structures in the yard area any request to enlarge or alter the building would have to be denied, among the other restrictions listed above. The applicant could ask for a variance from the nonconforming requirement or appeal to the P&Z board on the building official's interpretation of the code. Although I would say this section of code is written in a clear manner.

The idea of a nonconforming section of code is provide a fall back for the existing buildings to remain but allow for changes and updates to the city code. The theory of the zoning ordinance is that the nonconforming use is detrimental to some of those public interests (health, safety, morals or welfare) which justify the invoking of the police power. Although found to be detrimental to important public

interests, nonconforming uses are allowed to continue based on the belief that it would be unfair and perhaps unconstitutional to require an immediate cessation of a nonconforming use.

I want to make clear the implications to the existing structures if the yard section of code is changed.

PART V – STAFF RECOMMENDATION

Staff believes that either the IBC or the City Code definition would work to determine the average finished ground level. Staff is not in favor of using the definition of Building Height as defined in the IBC. This has the potential to allow buildings to be taller than the current maximum height is defined in code. The current way that the maximum roof height is define is simple and easily understood by the public when represented in site plans and building permits. If this definition was placed into section 18.08 definitions then it would apply to all zoning district in chapter 18.

PART VI – SUGGESTED MOTION

"I move to approve resolution 15-06"

Waterfront Commercial Zoning District

CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA TO AMEND CORDOVA MUNICIPAL CODE CHAPTER 18.39 TO CHANGE THE REQUIREMENTS IN THE WATERFRONT COMMERCIAL PARK DISTRICT AND TO AMEND CHAPTER 18.08 TO CHANGE AND ADD DEFINITIONS TO TITLE 18

WHEREAS, the Planning Commission has determined that the existing code for the Waterfront Commercial Park District is outdated and that amending the code is a benefit to the City and the citizens of Cordova; and

WHEREAS, the Planning Commission has determined that the proposed amendments are in accordance with the purpose of Title 18; and

WHEREAS, the Planning Commission recommend to City Council to accept the proposed amendments.

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska to amend Cordova Municipal Code Chapter 18.39 to change the requirements in the Waterfront Commercial Park District and to amend Chapter 18.08 to change and add definitions to Title 18.

PASSED AND APPROVED THIS 9TH DAY OF JUNE, 2015

_____
John Greenwood, Chair

ATTEST:

_____
Samantha Greenwood, City Planner

–Definitions to add or update to 18.08 Definitions

Retail business the selling of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license.

Business services is a general term that describes work that supports a **business** but does not produce a tangible commodity.

Centers are buildings or groups that promotes culture, arts, education and research.

Hotel is a commercial establishment offering lodging to travelers and often having restaurants, meeting rooms, stores, etc., that are available to the general public

Motel provides travelers with lodging and free parking facilities

Setback A distance from property line within which building is prohibited

Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT

Sections:

18.39.010 - Purpose.

~~The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine—oriented lifestyle. Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location~~.

The purpose of the Water Front Commercial Park District is provide a mix of commercial and business uses, that will promote or benefit the community user either as a service, business or recreation. Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and

primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location

(Ord. 612 (part), 1986).

18.39.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the WCP district:

A. ~~Boat charter services~~; Retail Service

B. ~~Commercial and sport fishing supplies and services;~~; Business Services

C. Docks and harbor facilities;

~~D~~. ~~Eating and drinking facilities~~;

~~E~~. ~~Fish and seafood markets;~~

~~F~~. ~~Fueling piers;~~

~~G~~. ~~Gift shops;~~

~~H~~ D. Hotels;

I. ~~Laundromats and laundries~~;

~~J.~~ ~~Marine-related retail and wholesale stores~~;

~~K~~E. Offices buildings associated with permitted principal uses;

~~L~~. ~~Recreational goods sales;~~

~~M~~. ~~Travel agencies;~~

N. ~~Visitor information center~~; Research, educational and cultural centers –

O. Waterfront parks, access paths, and boardwalks.

P Public service and municipal buildings.

(Ord. 612 (part), 1986).

18.39.030 - Permitted accessory uses and structures.

The following are the permitted accessory uses and structures in the WCP district:

A. Accessory buildings;

~~B. Parking in conjunction with permitted principal uses and conditional uses;~~

~~C. Outside storage;~~

~~D. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing. The smoking of seafood is prohibited~~.

~~E~~B. Watchman's quarters.

(Ord. 612 (part), 1986).

(Ord. No. 1073, 7-7-2010)

18.39.040 - Conditional uses.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted in the WCP district:

A. ~~A.~~ Commercial Outside storage.

B. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing.

C. Fueling Pier

(Ord. 612 (part), 1986).

18.39.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted principal uses and structures or permitted under conditional uses is prohibited.

~~(Ord. 612 (part), 1986).~~

18.39.060 - Minimum lot requirements.

The following are the minimum lot requirements in the WCP district:

A. Lot width, ninety feet

B. Lot area, nine thousand square feet.

(Ord. 802 § 1, 1998: Ord. 612 (part), 1986).

18.39.070 - Minimum setback requirements.

The following are the minimum setback requirements in the WCP district: Section 18.56.020-Yards does not apply in WCP.

A. Front yard, fifteen feet

B. Side yard setback, five feet

C. Rear yard, five feet.

(Ord. 802 § 2, 1998: Ord. 612 (part), 1986).

18.39.080 - Maximum height of buildings and structures.

The following are the maximum heights of buildings and structures in the WCP district:

A. Principal buildings and structures, 30 feet

B. Accessory buildings and structures, 20 feet.

(Ord. 623 § 1, 1987; Ord. 612 (part), 1986).

18.39.090 - Required off-street parking and loading.

The requirements for off-street parking and loading in the WCP district shall be as set forth in Chapter 18.48 of this code. ~~In addition the following parking requirements shall apply to property in the WCP district:~~

~~**A. Parking areas and drives shall be limited to fifty percent of the required front yards to provide for landscaping, pathways, or similar nonvehicular improvements.**~~

~~B.Parking areas in required front yards shall be separated from property lines to provide for the delineation and limitation of access drives.~~

~~(Ord. 802 § 3, 1998: Ord. 612 (part), 1986).~~

18.39.100 - Signs.

Signs may be allowed in the WCP district subject to the ~~supplementary district regulations~~, the Uniform Sign Code, and as set forth in Chapter 18.44 of this code.

(Ord. 612 (part), 1986).

~~**18.39.110 - Drainage.**~~

~~The developer wishing to develop land in the WCP district shall be required to submit a drainage plan. Such drainage plan shall address stormwater runoff from the unused portion of the lot, and roof runoff.~~

~~(Ord. 612 (part), 1986).~~

~~**18.39.120 - Minimum finished floor elevations.**~~

~~In the WCP district, the minimum finished floor elevations as listed shall be adhered to:~~

~~South Fill Development Park~~	~~Feet~~
~~Block 1, Lot 2~~	~~24.00~~
~~3~~	~~24.00~~
~~5~~	~~24.00~~
~~6~~	~~24.25~~
~~7~~	~~25.00~~
~~8~~	~~25.50~~

~~10~~	~~25.75~~
~~Block 1, Lot 11~~	~~25.75~~
~~12~~	~~25.25~~
~~Block 2, Lot 2~~	~~25.00~~
~~Block 2, Lot 3~~	~~25.25~~
~~4~~	~~25.50~~
~~5~~	~~25.75~~
~~6~~	~~26.00~~
~~7~~	~~26.00~~
~~8~~	~~26.00~~
~~9~~	~~25.75~~
~~10~~	~~25.50~~

~~Note: Elevation datum based on the following: North Bolt fire hydrant at northwest corner of intersection of Nicholoff Way and Railroad Avenue: Elevation 29.84 feet above M.L.L.W.~~

~~(Ord. 612 (part), 1986).~~

18.39.130 - Site plan and architectural review.

~~The development plan of any proposed development in the WCP district shall be subject to review by the planning commission. The architectural plans shall, in addition to requirements of Sections 18.39.010 through 18.39.120, include the following:~~

A site plan review will be required and shall comply with chapter 18.42 of this code.

~~A. Exterior finish material;~~

~~B. Color scheme.~~

~~Exterior siding finish of structures shall be wood, stucco, brick or approved metal building material. Color scheme of exterior siding and roof finish shall consist of earth tones.~~

~~(Ord. 612 (part), 1986).~~

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at *exterior walls*. Where the finished ground level slopes away from the *exterior walls*, the reference plane shall be established by the lowest points within the area between the building and the *lot line* or, where the *lot line* is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

This term is used in the definitions of "Basement" and "Story above grade plane." It is critical in determining the height of a building and the number of stories, which are regulated by this chapter. Since the finished ground surface adjacent to the building may vary (depending on site conditions), the mean average taken at various points around the building constitutes the grade plane. One method of determining the grade plane elevation is illustrated in Figure 502.1(3), where the ground slopes uniformly along the length of each exterior wall.

Where a site has a more complex slope, a more detailed calculation that takes into account the various segments of the perimeter walls must be taken. Figure 502.1(4) shows an example of a complex finished grade. A full calculation will show the grade plane to be at an elevation of 498.64 feet (151 986 mm). If a calculation is done based on just the four extreme corners, grade plane would be thought to be 495.5 feet (151 029 mm), an error of over 3 feet (914 mm).

Situations may arise where the ground adjacent to the building slopes away from the building because of site or landscaping considerations. In this case, the lowest finished ground level at any point between the building's exterior wall and a point 6 feet (1829 mm) from the building [or the lot line, if closer than 6 feet (1829 mm)] comes under consideration. These points are used to determine the elevation of the grade plane as illustrated in Figures 502.1(5) and 502.1(6).

In the context of the code, the term "grade" means the finished ground level at the exterior walls. While the grade plane is a hypothetical horizontal plane derived as indicated above, the grade is that which actually exists or is intended to exist at the completion of site work. The only situation where the grade plane and the grade are identical is when the site is perfectly level for a distance of 6 feet (1829 mm) from all exterior walls.

HEIGHT, BUILDING. The vertical distance from *grade plane* to the average height of the highest roof surface.

This definition establishes the two points of measurement that determine the height of a building in feet. This measurement is used to determine compliance with the building height limitations of Section 503.1 and Table 503, as well as other sections of the code where the height of the building is a factor in the requirements (for example, see Section 1406.2.2).

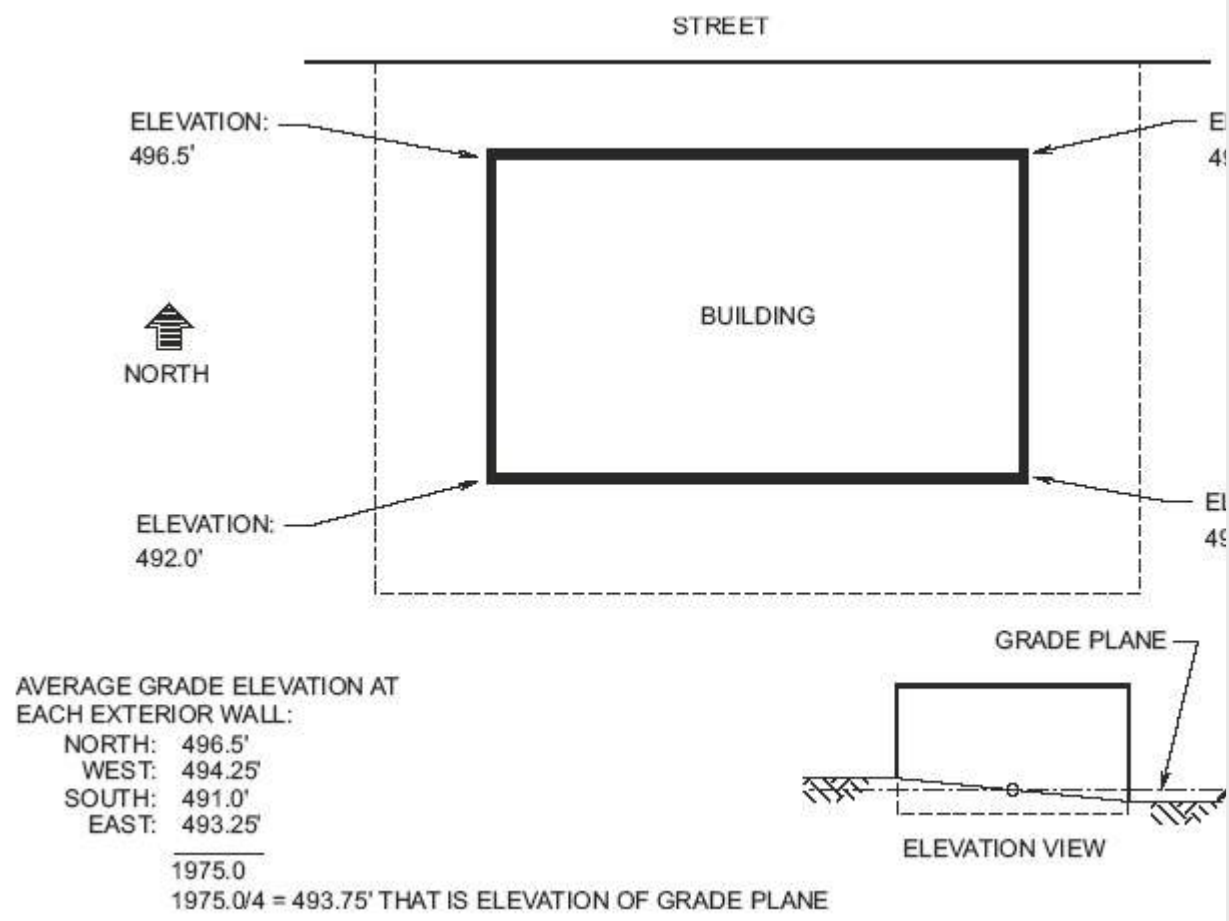
The lower point of measurement is the grade plane (see the definition of "Grade plane"). The upper point of measurement is the roof surface of the building, with consideration given to sloped roofs (such as a hip or gable roof). In the case of sloped roofs, the average height would

be used as the upper point of measurement, rather than the eave line or the ridge line. The average height of the roof is the mid-height between the roof eave and the roof ridge, regardless of the shape of the roof.

This definition also indicates that building height is measured to the highest roof surface. In the case of a building with multiple roof levels, the highest of the various roof levels must be used to determine the building height. If the highest of the various roof levels is a sloped roof, then the average height of that sloped roof must be used. The average height of multiple roof levels is not to be used to determine the building height.

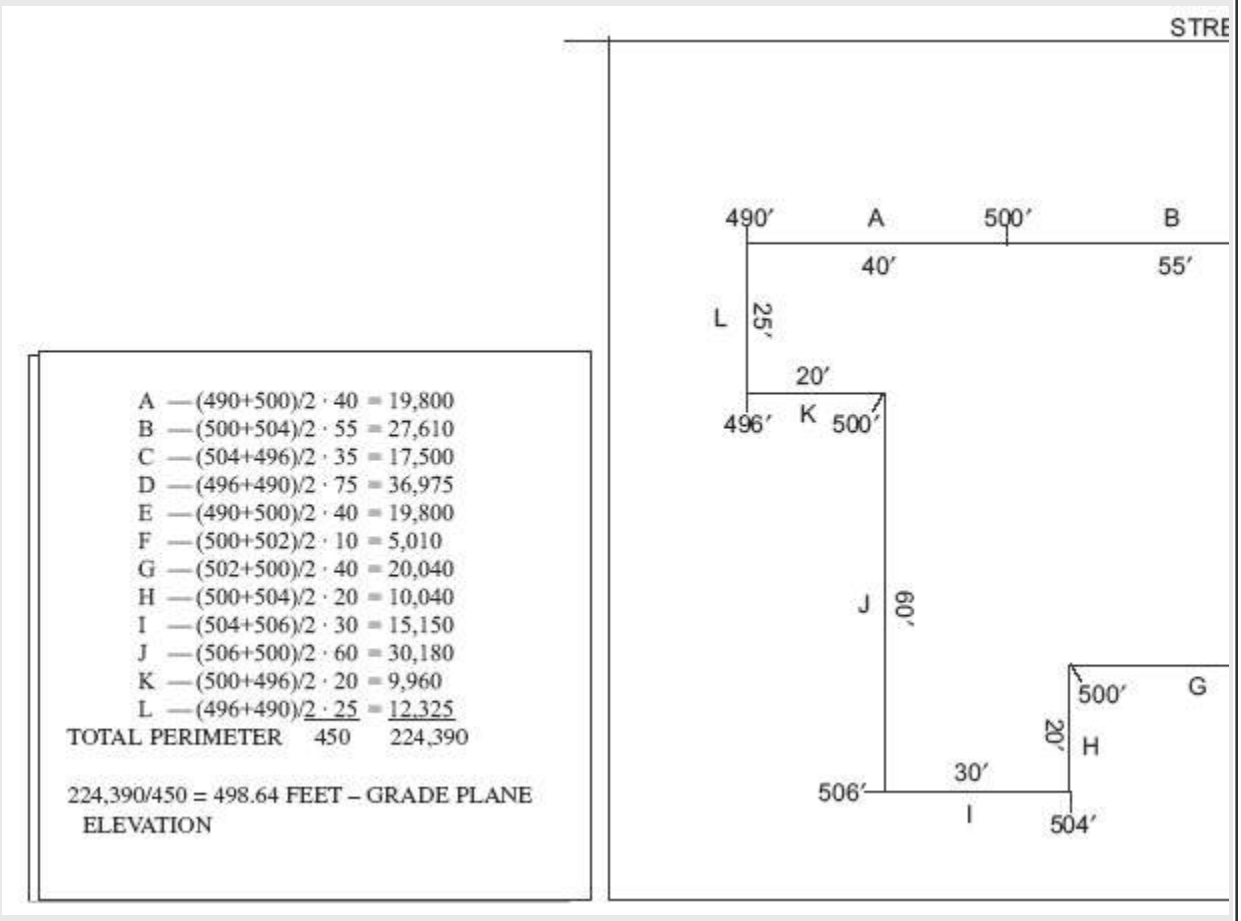
A penthouse is not intended to affect the measurement of building height. By definition, a "Penthouse" is a structure that is built above the roof of a building (see Section 1502.1) and can be located above the maximum allowed roof height provided it complies with the limitations of Section 1509.

The distance that a building extends above ground also determines the relative hazards of that building. Simply stated, a taller building presents relatively greater safety hazards than a shorter building for several reasons, including fire service access and time for occupant egress. The code specifically defines how building height is measured to enable various code requirements, such as type of construction and fire suppression, to be consistent with those relative hazards [see Figure 502.1(7) for the computation of building height in terms of feet and stories].



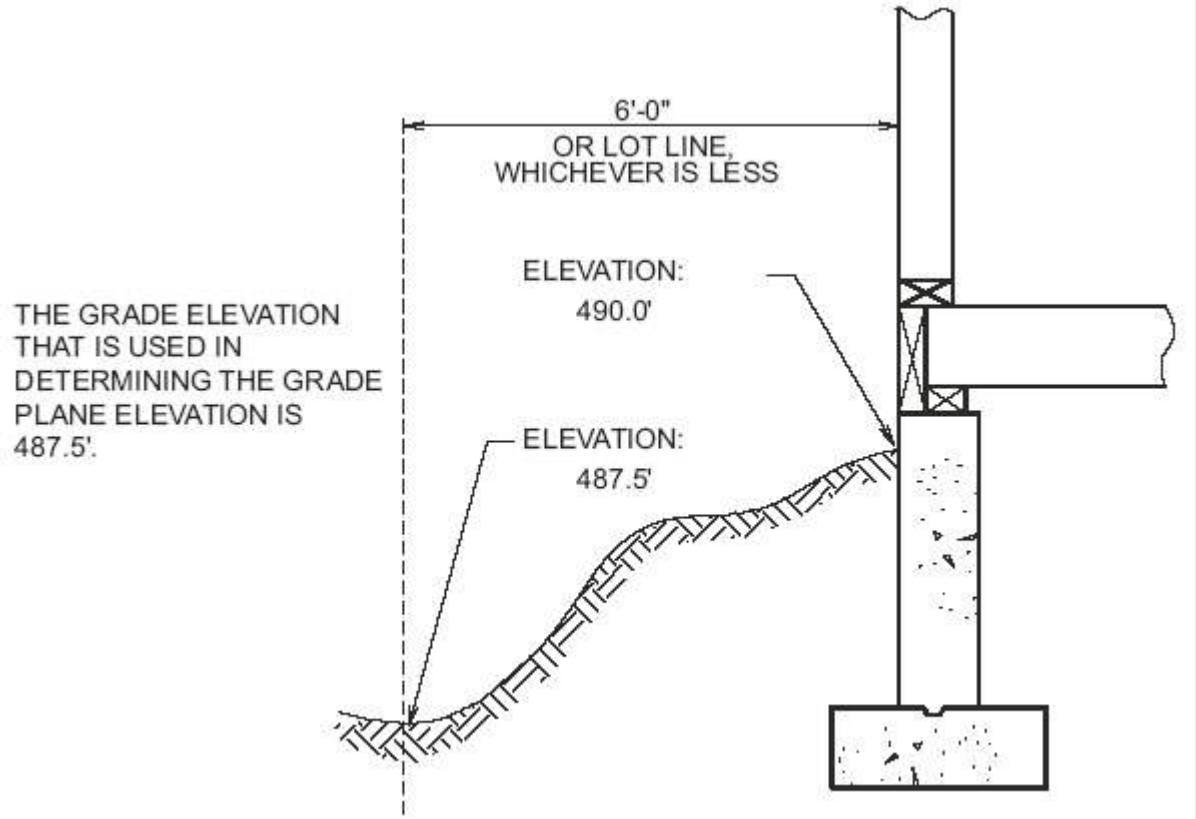
For SI: 1 foot = 304.8 mm.

Figure 502.1(3) DETERMINATION OF GRADE PLANE ELEVATION WHERE GRADE SLOPES UNIFORMLY ALONG THE ENTIRE LENGTH OF THE EXTERIOR WALLS



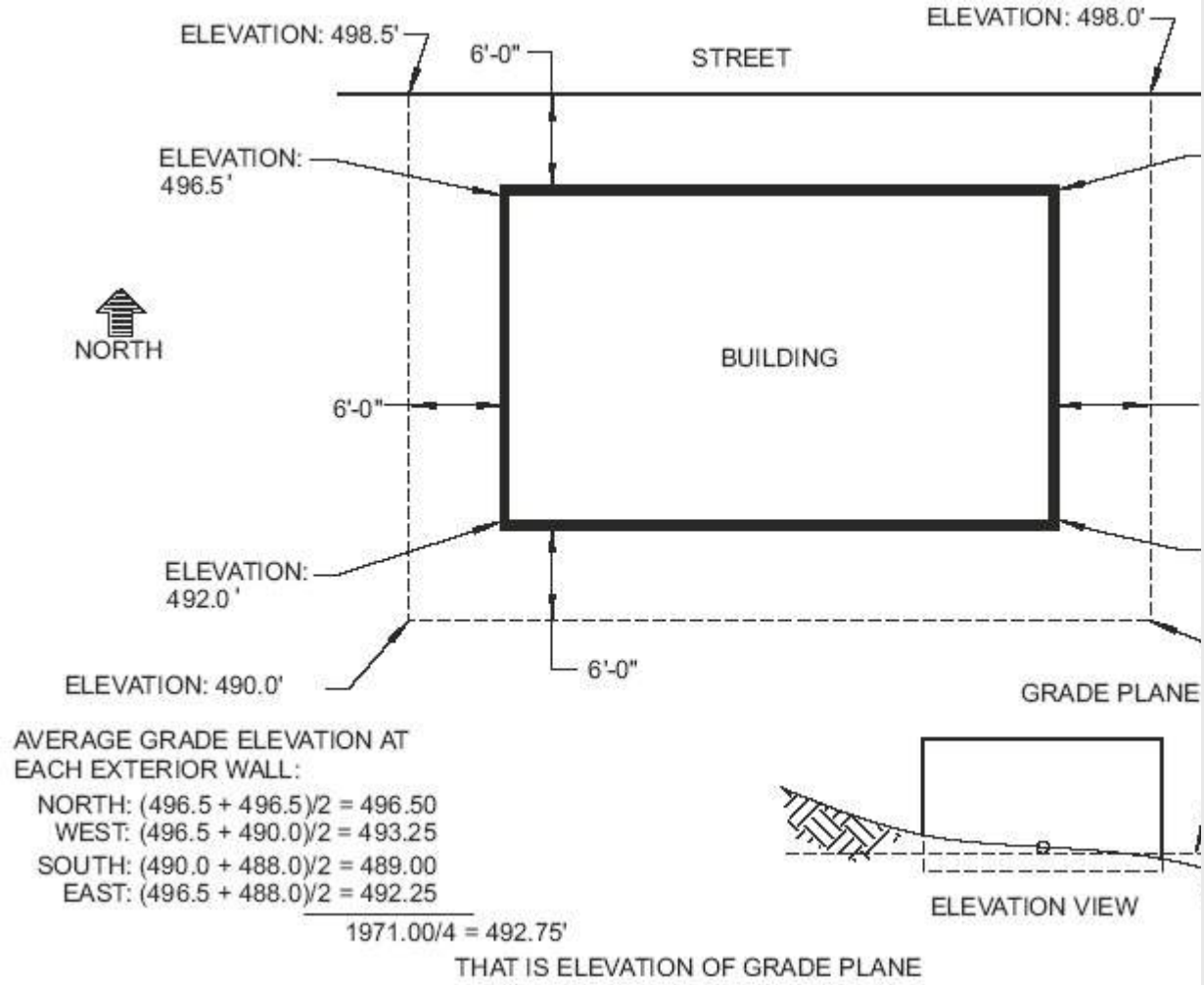
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure 502.1(4) DETERMINATION OF GRADE PLANE ELEVATIONS WHERE GRADE AND EXTERIOR WALLS ARE IRREGULAR



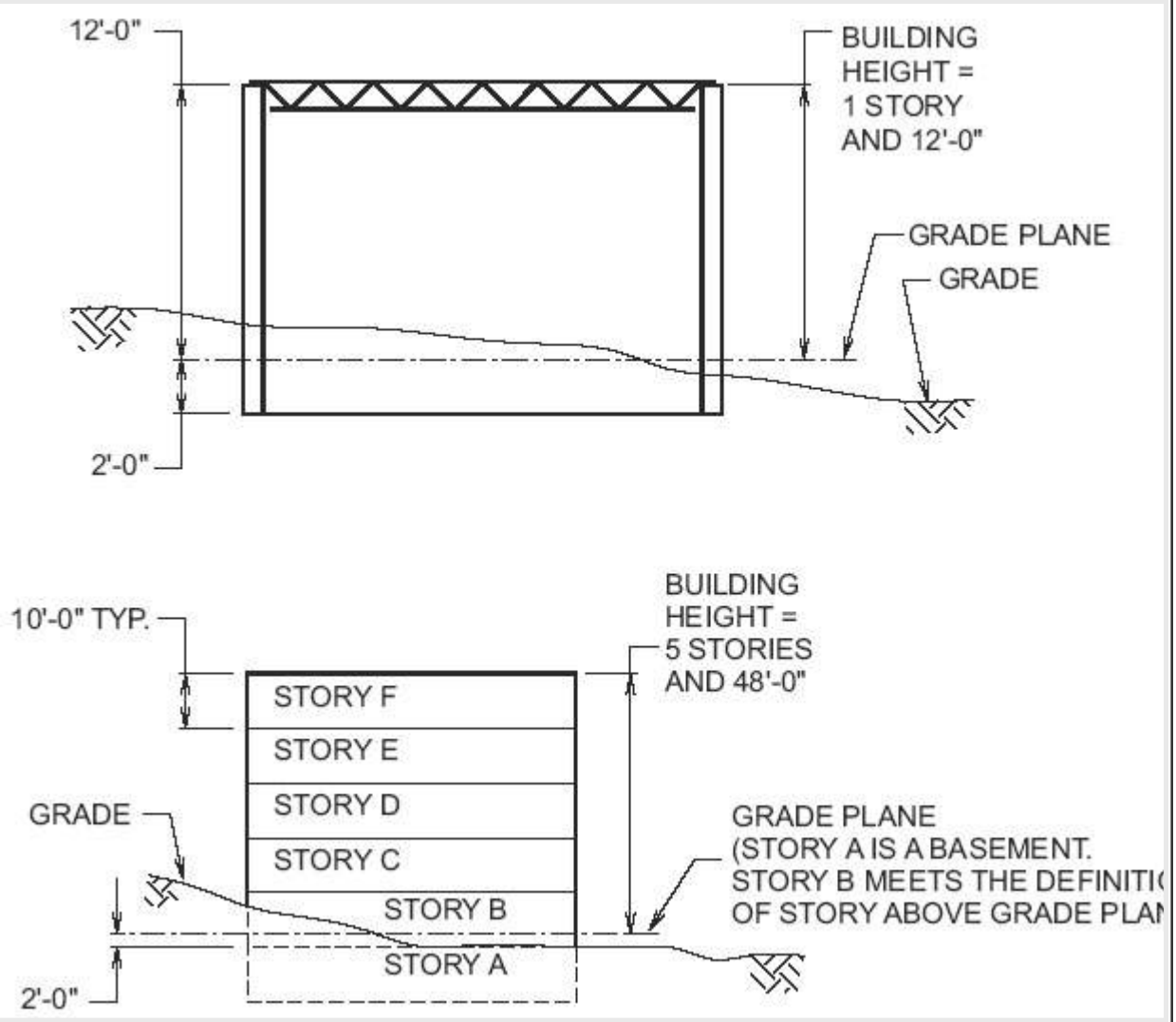
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure 502.1(5) DETERMINATION OF GRADE PLANE WHERE GRADE SLOPES AWAY FROM THE EXTERIOR WALL



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure 502.1(6) DETERMINATION OF GRADE PLANE ELEVATION WHERE GRADE DOES NOT SLOPE UNIFORMLY ALONG THE LENGTH OF THE EXTERIOR WALLS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure 502.1(7) BUILDING HEIGHT

Memorandum

To: Planning Commission
From: Planning Staff
Date: 6/4/2015
Re: Discussion on Resolution 15-07

PART I – BACKGROUND

The minutes are below from the P&Z meeting and the City Council meeting where the code updates were discussed. I have passed the fiscal note request on to the City manager and finance director and we will be meeting to discuss it. City Council has requested that P&Z present them with some additional reasons why the money should be spent on the code change. I have provided a couple of examples that I feel need to be updated. At the meeting the board and staff will compile concerns to be presented to City Council along with the fiscal note. We will have laptop available for Commissioners to add their reasoning for asking for the code update.

4/10/2015 PZ meeting Code resolution requesting funds from City Council

a. Resolution 15-07 – Code Updates Cost
A resolution of the Planning Commission of the City of Cordova, Alaska recommending to the City Council of the City of Cordova, Alaska to appropriate twenty-one thousand four hundred dollars for editing and updating Titles 16, 17, and 18 of the Cordova Municipal Code

S. Greenwood said that she needs a budget to do code work. She got a quote from ***Holly Wells*** (City attorney) for code work, but they need to read it closely because it is not what they just did with Waterfront Commercial Park District.

M/Bailer S/Frohnapfel to approve Resolution 15-07

Bailer asked if the changes to zoning code have to go to the lawyer. ***S. Greenwood*** said that especially issues with zoning need to go through the lawyer. ***Pegau*** said when they went through the code in the past they had made changes to zoning boundaries and requirements. ***S. Greenwood*** said that this quote does not include changes like that. ***Frohnapfel*** said that while it is expensive, they need to compete and let their quest be known to City Council. Unless they ask for it, they are never going to get it. ***Pegau*** said he really wants to do this, but he is worried that they are only doing a quarter of the step. The modifications that they made would really impact development in Cordova if it does not involve rezoning. ***Roemhildt*** asked if they had to go to the lawyer. ***Robertson*** said that you would not want to touch this with a 10 foot pole without a legal review.

Upon voice vote, resolution **passed** 7-0.
Yea: ***Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel***

5/6/2013 City Council Meeting Resolution was presented to the council under the agenda item of chairpersons and representatives of boards and commissions

a. Planning and Zoning Commission Resolution 15-07 – ***Mayor Kacsh*** asked ***Bailer*** to report on the Planning and Zoning Commission meeting, and this resolution they put forward to Council. ***Bailer*** said he doesn't support this resolution. ***Bourgeois*** said this was included as informational, a recommendation from P&Z which it is appropriate to bring forward to Council in Resolution form. She anticipated that it would be for Council to then direct staff to bring something to a future Council meeting regarding this recommendation. ***Bailer*** opined that he is in disagreement with needing to use a

lawyer with all of this. He said the commission has done a lot of work and some of these code changes are small, easy changes – he doesn't see the need for a lawyer to do this. ***Mayor Kacsh*** said we had spent $50K/ year for a couple of years to get major portions of code thoroughly looked at and reworded and simplified by the City Attorney and this is P&Z asking for out-of-cycle budgeting for more of that. He believes it should come back as a resolution with a budget amendment and a fiscal note so Council could take action on it. ***Hallquist*** wanted more clarification from P&Z on what exactly was necessary as far as code changes, why spend this money, what are we changing that doesn't work for us, are there things we are getting sued all the time over. ***Bourgeois*** said it is time, effort and standing in the way of development. Items have been denied, referred, meetings have been lengthy, items come before Council, get sent back to staff or back to P&Z and these are the issues that proper codes could remedy. ***Bailer*** said, if you could give an example of standing in the way of development…***Mayor Kacsh*** and ***Bourgeois*** both said the ***Roemhildt*** development was referred and then he drastically reduced his development plan over that lost time. ***Bailer*** said he wanted to build something against code which is totally different. ***Bourgeois*** asked exactly what the direction was to staff, she expressed frustration at the fact that only 4 Council members were present and she feared wasted staff time developing this to present to Council and then Council might very well shoot this down – of course she did say that staff would bring this back if that was the direction. ***Mayor Kacsh*** said, yes, please bring a resolution amending the budget with a fiscal note to allow for this expenditure for code change. Further input from Council gave staff direction to get the exact reasons from the P&Z Commission.

Chapter 16 building codes

The State does not adopt a residential code; if we want to adopt IRC needs to be done in city code

Amendments to Uniform building code need to be updated -16.20-45 to current code sections

Chapter 17 subdivision

Needs short plat section & replats

Chapter 18 Zoning

Permitted Uses are outdated – for example- Truck gardening, rooming house, curb line to measure yards.

Exception, variance and appeals and nonconforming section needs review and updating for clarity and strict interpretation as written

CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA TO APPROPRIATE TWENTY-ONE THOUSAND FOUR HUNDRED DOLLARS FOR EDITING AND UPDATING TITLES 16, 17, AND 18 OF THE CORDOVA MUNICIPAL CODE

WHEREAS, the City of Cordova's Planning Commission has determined that editing and updating Titles 16, 17 and 18 of the Cordova Municipal Code is beneficial to the City and the citizens of Cordova; and

WHEREAS, the City of Cordova's Planning Commission understands that the City currently faces a budget challenge; and

WHEREAS, the Planning Commission feels that the benefits of a clear and updated code would allow for future development and investment in the community.

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska to appropriate twenty-one thousand four hundred dollars for editing and updating Titles 16, 17, and 18 of the Cordova Municipal Code.

PASSED AND APPROVED THIS 14TH DAY OF APRIL, 2015

John Greenwood, Chair

ATTEST:

Samantha Greenwood, City Planner

June 2015

June 2015

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July 2015

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 31	Jun 1	2	3 7:00pm City Council Regular (Library)	4	5	6
7	8 5:00pm Library Board (Library)	9 6:30pm Planning Commission Public Hearing (Library) 6:45pm Planning Commission Regular (Library)	10 7:00pm Harbor Commission Regular (City Hall) 7:00pm School Board Regular (High School)	11	12	13
14	15	16	17 6:45pm City Council Public Hearing (Library) 7:00pm City Council Regular (Library)	18	19	20
21	22	23	24	25	26	27
28	29	30	Jul 1	2	3	4

July 2015

July 2015

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August 2015

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30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 28	29	30	Jul 1 7:00pm City Council Regular (Library)	2	3 City Closed - Independence Day	4
5	6	7	8 7:00pm Harbor Commission Regular (City Hall) 7:00pm School Board Regular (High School)	9	10	11
12	13	14 6:30pm Planning Commission Regular (Library)	15 7:00pm City Council Regular (Library)	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	Aug 1