Planning Commission Agenda
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, SEPTEMBER 11, 2012

In those matters coming before the Cordova Planning Commission at 7:00 p.m.; Tuesday, September 11, 2012 in the City Hall Conference Room, 602 Railroad Ave, Cordova, Alaska, are as follows:

A. CALL TO ORDER

B. ROLL CALL

Chairman Tom Bailer, Commissioner David Reggiani, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau.

C. APPROVAL OF AGENDA

D. APPROVAL OF CONSENT CALENDAR

Minutes from the August 14, 2012 Regular Meeting (Pages 1-4)

E. RECORD ABSENCES

F. DISCLOSURE OF CONFLICT OF INTEREST

G. CORRESPONDENCE

H. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers (10-15 minutes per item)

2. Audience comments regarding items on the agenda (3 minutes per speaker)

3. Chairpersons and Representatives of Boards and Commissions

I. PLANNERS REPORT (Page-5)

J. NEW BUSINESS

1. Vacation of right-of-way request by the City of Cordova (Pages 6- 16)

2. Preliminary Plat Approval request by The Tatitlek Corporation for Lots 1B & 3B, Original Townsite. (Pages 17 - 24)

3. Variance request by Samuel & Kathleen Zamudio from the corner lot side 10' setback requirement in low density residential zone to build a carport at a zero lot line at 600 Birch Street. (Pages 25 - 42)

4. Variance request by Diana Riedel from the 10' front yard setback Requirement in medium density residential zone to build a single family home with a 3'-6' varying front setback at 305Observation Avenue (Pages 43 -86)

5. Variance request by Trident Seafoods from the 20' front yard setback requirement in Waterfront Industrial Zone to build a three story bunkhouse at a 10' setback at 301 Jim Poor Avenue. (Pages 87 -100)

6. **Site Plan Review for Trident Seafoods to construct 2 three story bunkhouses at 301 Jim Poor Avenue** **(Pages 101 - 123)**

K. OLD BUSINESS

1. **Resolution 12-06 ~ Vacating a 10' Utility Easement** **(Pages 124 - 125)**

L. MISCELLANEOUS BUSINESS

None

M. PENDING CALENDAR

September 2012 Calendar **(Page 126)**

October 2012 Calendar **(Page 127)**

N. AUDIENCE PARTICIPATION

O. COMMISSION COMMENTS

P. ADJOURNMENT

If you have a disability which makes it difficult for you to participate in City-sponsored functions, Please contact 424-6200 for assistance.

Planning Commission
REGULAR MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, AUGUST 14, 2012
MINUTES

In those matters coming before the Cordova Planning Commission at 6:30 p.m.; Tuesday, August 14, 2012, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

A. Call to order –

B. Roll Call Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.
There were 0 people in the audience.

C. Approval of Agenda

M/Reggiani S/Greenwood
Upon voice vote, motion passed, 7-0

D. Approval of Consent Calendar
Minutes from the June 12, 2012 Regular Meeting

Bailer ~ I have one comment on it, Tom McGann brought up a possible conflict of interest on the lots with Paul Kelly, I mentioned that I would get back to it and I did not. For the record, it was a discussion on are we going to sell the lot. If at any of these meetings I miss something please bring it up and bring it back to my attention. I don't have the final say in it, you guys do.

M/Reggiani S/Srb
Upon voice vote, motion passed, 7-0

E. Record Absences
Scott Pegau was unexcused from the July 10, 2012 Regular Planning Commission meeting.

F. Disclosure of Conflict of Interest
Tom Bailer disclosed that he has a conflict of interest with items 1 and 2 under New Business.
Roy Srb disclosed that he may have a conflict with items 1 and 2 under New Business as he works for Cordova Electric. (no conflict of interest for Roy Srb)

G. Correspondence
None

H. Communication by and Petitions from Visitors
1. Guest Speakers
None

2. Audience comments regarding items in the agenda
None

3. Chairpersons and Representatives of Boards and Commissions
None

I. Planners Report
McGann ~ Land Use Permits for AML and Eyak Preservation?
Samantha Greenwood ~ So, AML leased the lot (Lot 2, Block 3 CIP) for six weeks, Eyak Preservation is having a big meeting with multiple people coming in to town and asked to be able to park cars and an RV at 5 mile for this coming weekend.
McGann ~ And what's the Encroachment Permit, the last one?

Samantha Greenwood ~ Virginia Lacy's house is built 1' onto the right-of-way on the entire width of the one side of the house. It's like 70 or 80 years old and it just recently sold, so the Encroachment Permit says that the City knows that they are encroaching on City property and allows them to get financing.
LoForte ~ I had a question on Lot 2, Block 3 and Lot 6, Block 2, NFDP sealed proposals. The packets went out?
Samantha Greenwood ~ We recommended to City Council to put that out for sale. So Lot 6 and Lot 2 will both be in the newspaper on Friday and there will be proposals. So they will be in the paper on Friday, proposals will be accepted for a month and then they will come back to you all to rate and then your recommendations will go to City Council.
Samantha Greenwood ~ I just have one thing that I wanted to talk about. Tom McGann's email, Faith included it on top of your packets tonight. So we talked a little bit about this last time after Chapter 16 Building Codes, we are definitely in Category E. But I guess what we need to talk about is do we want to make a local amendment to have our building regs be to Category D?
Bailer ~ I looked at Anchorage and they are D, I think D2 actually. The reason I'm looking is that it's hard for me to find anything in the Code book that gives me a clear reference. It does require a lot more engineering.
McGann ~ Some yeah, if you're doing anything other than pretty conventional stuff. I'm not opposed to going to D I just have a program that is USGS, you dial in your latitude and longitude and it gives you the initial values that you need to make your calculations and they call out Seismic Design Category E. But I'm not opposed to a local amendment.
Srb ~ So we are recognized as being an E? So, if we are actually an E based on the amount of outside financing that we get if we choose not to build to that standard does that inhibit people with regards to their financing and resale ability once that standard has been recognized?
McGann ~ It hasn't in the past, it doesn't currently.
Samantha Greenwood ~ That's a good question I can try to find that out.
Pegau ~ I'm trying to figure out what they are basing the thing on because I would think that fill area might be a different class than the solid rock.
McGann ~ This is based on Site Class D which is consolidated rock.
Bailer ~ Let's see if we can get some more information and bring it back.

Chairman Bailer turned the meeting over to Co-Chair David Reggiani due to a conflict of interest

J. New Business

1. Utility Easement vacation for Lot 7, Knute Johnson Subdivision

Reggiani called for a 5 minute recess

M/Pegau S/Greenwood "I move to approve vacating the 10-foot utility easement along the west boundary Lot 7, Knute Johnson Subdivision, Plat no. 79-1, Cordova Recording District."

Yeas: Greenwood, McGann, Reggiani, Srb, LoForte, Pegau
Nay: None
Absent: None
Conflict of interest: Bailer

6-0 motion passed

2. Replat of Utility Easement for Lot 7, Knute Johnson Subdivision

M/Srb S/Pegau "I move to approve the replat of Lot 7, Knute Johnson Subdivision Plat 79-1 showing the vacation of a 10 feet utility easement on the west boundary of the lot 7 and creating a new variable width utility easement on the north end of the lot, at the 15 foot wide driveway easement."

Pegau ~ I have one question, 'variable width utility easement" what does that mean?
Samantha Greenwood ~ It means that its 20 feet on one end and 29 feet on the other. The way this one is laid out it is not equally across.
Pegau ~ Okay, but we don't need to say "as drawn on the map' or anything? How do you interpret it in the future?
Samantha Greenwood ~ Because it has it on the plat.
Pegau ~ That's all I needed.

Yeas: Greenwood, McGann, Reggiani, Srb, LoForte, Pegau
Nay: None
Absent: None
Conflict of interest: Bailer

6-0 motion passed

Reggiani turned the meeting back over to Bailer

3. Lease request by the Prince William Sound Community College

Reggiani ~ As this shows in here, Prince William Sound Community College is interesting and so was the Cordova School District in having the Community College rent some space over at the High School. There is a letter in here from the President of the College to the City Manager basically starting the process of what would be our normal process in 5.22. Since then there has been quite a bit of discussion from the School Board and City Council did a Joint Work Session with the School Board. Basically it doesn't quite fit exactly into what the College and school wanted to do as far as fast tracking them getting into the High School for this semester, normally our process takes a good bit of time to work through 5.22 and all of the steps that are there. So what City Council did at the last Council meeting was to approve a Special Use Permit through the end of December, to basically allow them to use the space. We didn't approve the Special Use Permit, we directed the City Manager to enter into a Special Use Permit. That would get the College into the High School through the end of December and give Council a little bit more time to craft maybe an amended Ordinance to deal with renting space in a City Building and somehow fold in into 5.22. What we need to do here right now is to just refer it back to staff.

LoForte ~ I have a question, do they want property or do they want part of the building.
Reggiani ~ Basically what they're looking for is about 3 rooms.
LoForte ~ I read it and thought that they were talking about acreage.
McGann ~ So they're still going to be up in the upstairs of the CEC area.
Reggiani ~ No, they would totally move out of that and move into the High School is what the idea is.
Srb ~ It was a little confusing far as the inflexibility of the way our language currently is and I couldn't quite get it down, what do they want to occupy specifically. So, is this essentially going to be night classes then?
Reggiani ~ Yes and no because there are day classes for the High School kids too. I don't think that it's really been worked out as far as what's going to happen. That's one nice thing you know about 5.22 is plenty of opportunity for public input and community input to get the sense of the community and what they want.
Pegau ~ I read through the materials and there is no information to make a reasonable decision on whether or not this makes sense. It doesn't say how much space; the letter doesn't say how much space, how much parking they anticipate for day or night classes, what's the role within the High School for putting adults in the High School?
Bailer ~ That's kind of the problem I had, I didn't know. Did the School Board have a discussion, did they have a hearing?
Reggiani ~ They didn't have a public hearing.
LoForte ~ I read it and I thought it was really confusing, again I go back to 3.39 acres and all I thought was how does this affect our developments or our future plans for that area down there. My point is, how is it going to impact us in the future?
Srb ~ I understand the concern with having just anybody who might sign up for a class to have free movement in the High School and I would hope that between Council and the School Board that they would focus on that and address those concerns.

M/Reggiani S/McGann to refer to staff

Yeas: Bailer, Greenwood, McGann, Reggiani, Srb, LoForte, Pegau
Nay: None
Absent: None

7-0 motion passed

4. Hazard Mitigation Plan
Samantha Greenwood ~ I don't know did anybody go through and look at the projects?
McGann ~ That was the best part of the whole thing, but half of them I didn't even know what they were talking about, like the dike at 6.5 Mile.
Samantha Greenwood ~ That was a big deal and the Forest Service looked into it pretty heavily and I don't know if it was the Native Village of Eyak or the Eyak Corporation but there was some studies done and some talk about trying to prevent Ibeck from flowing into Eyak, thinking that was what was causing all of the flooding back up the creeks.
Srb ~ It really pitted the 6 mile people against the towns people. The 6 mile people were essentially trying to get the City to spend what they had in their permanent fund to run a dike all the way from the headwaters of Ibeck all the way down.
McGann ~ Somewhere in this the page numbers are different from this and the link, but in the flood section the mitigation was to require people to elevate their structures in flood areas. Is that something that we're currently doing or?
Samantha Greenwood ~ Right now we are part of the FEMA mapped flood zone, it's kind of confusing. We were mapped in 1979, so we are to those smaller City boundaries so 6 mile is not mapped as a flood zone. So there are no base flood elevations for out there, in town technically you are supposed to build to bas flood elevations. But, the North Fill, the South Fill those are all built to that base flood elevations so you don't have to deal with that. It is something that we could look at doing at 6 mile, first of all we would have to get a base flood elevation and then say that this is what you need to build to.
McGann ~ So there currently nothing in our permitting, there's no flood areas in town are there?
Samantha Greenwood ~ Yes, there are areas that are mapped flood, all around Eyak and part of Eyak Lake.
McGann ~ So is there anything in our current permitting that addresses that?
Samantha Greenwood ~ Yeah, if you are in a mapped flood zone you have to address it and recently with all of the bank refinancing and issues there's been a lot of people coming in saying "I'm in a mapped flood zone and I'm 20' above the lake" so you have to go through the process of getting a LOMA (Letter of Map Amendment) but the boundaries that we have now are so limited that they really don't do much for 6 mile.
McGann ~ One thing in the mitigation projects that you might want to add in is under the severe weather we all talked about monitoring the snow loads.

Samantha Greenwood ~ Snow loads and then some kind of early warning. And if you guys think of things as time goes on, this is going to be an ongoing project we're not going to be finished overnight. We will look at this again with a copy that is updated and clean, we need to do these public processes to actually get it to pass. So if you guys are good with the link we'll continue to do it that way. And if anyone wants one that's printed we'll certainly get one for you.

The Commission had a lengthy discussion about FEMA mapping Cordova and Cordova Tsunami Zone

K. OLD BUSINESS
None

L. MISCELLANEOUS BUSINESS
None

M. PENDING CALENDAR
None

N. AUDIENCE PARTICIPATION
None

O. COMMISSION COMMENTS

Greenwood ~ I had a question that somebody brought up about the trail across the South Fill, any updates?
Samantha Greenwood ~ A facilitator is supposed to be sending me a quote by the end of this or next week.
McGann ~ No comment
LoForte ~ With the Harbor Department in the middle of a transition have you (Sam) talked with anyone at the Harbor itself about Lot 3A, Block 8, NFDP?
Samantha Greenwood ~ I have talked with Dale, he relayed to me that he did not want to sell that property.
Reggiani ~ Just to clarify what I was talking about earlier with the North Fill ramp, the State funded grant was awarded for the improvements for the North Fill ramp.
Srb ~ Coincidentally right after our last meeting it looked like SERVS had everything (inaudible). It looks like it's usable from the perspective of the City.
Pegau ~ The deal with the High School is going to be very challenging I think, the City needs to be talking to a lot of people and a lot of groups including the PTA and explaining what in the world is happening because there are a number of parents that I am aware of that do not like the idea that this is going through before a chance to provide input.
Bailer ~ (Explained an incident about loose gravel that had been dropped on Whitshed Road and after calling Dispatch to inform them of the situation Dispatch said that it was a State Road that he would have to call the State) People have to step up and take care of things.

P. ADJOURNMENT
M/Reggiani S/Greenwood
Motion to adjourn at 7:20 pm

_____
Thomas Bailer, Chairman Date

_____
Faith Wheeler-Jeppson, Assistant Planner Date

Planning Department

Planners Report

To: Planning Commission
From: Planning Department Staff
Date:
Re: Recent Activities and updates

- Assistant Planner completed the minutes from the August 14, 2012 Regular Meeting.
- Assistant Planner issued Building Permits in the last month:
  1. John Thomas, 705 Railroad Avenue; replacing the existing roofing material.
  2. Curtis Herschleb, 301 Railroad ROW; replacing roof and adding dormers.
  3. Thomas Andersen, 409 Adams Avenue; rebuilding warehouse and adding a living quarters.
  4. Cordova Telephone Cooperative, 611 Second Street; replacement of nine windows.
  5. Malani Towle; Lot 1B, Block 49, OT; construction of a 16'x20' two story single family residence.
- Assistant Planner met with Jane Curran regarding the ground sloughing off to the south of her residence on West Davis Avenue.
- Assistant Planner accompanied Fire Marshal Paul Trumblee to 604 First Street regarding unpermitted construction, photo documentation was taken for the file and a building permit application was sent to the owner.
- Its time of year to consider doing some training. It never seemed to work out last year bu would like to set a date in October for a training with Holly here in Cordova. So please consider October schedules.
- Working on Utility plan for Samson and legal documents are being reviewed by Samson
- Shoreside land sale went to city council for first reading September 5th
- Meet with Joanie on updates to Hazard mitigation plan –tentative plan is have rough draft on October meeting.
- Work with Chief and addressing code went to city council for first reading September 5th
- Finalizing Heney trailer court encroachment issue
- Updated ROW application and procedures
- Part of harbor master hiring committee

Memorandum

To: City of Cordova Planning Commission

From: Planning Staff

Date: 9/6/2012

Re: Vacation of Right-Of-Way,

PART I. GENERAL INFORMATION:

File No.:	02-072-630 & 633
Requested Action:	Vacation of Right Of Way
Applicant:	City of Cordova
Zoning:	Waterfront Industrial
Applicable Regulations:	Chapter 13.24 – Street Vacation Procedures

PART II. BACKGROUND:

The City of Cordova is petitioning to vacate Boat Dock Road (approximately 10,400 Square Feet) and portions of Barnacle Boulevard (approximately 2,000 square feet) see attached plat both are located in the Ocean Dock Subdivision. The purpose of this vacation is to promote a land trade between the City of Cordova and Samson Tug and Barge; this land trade would allow the ship yard area to be a contagious piece of property.

PART III. REVIEW OF APPLICABLE CRITERIA:

The Planning Commission shall not grant a vacation of right-of-way if that proposed vacation shall result in:

1. A substantial detriment to vehicular or pedestrian traffic circulation;

The vehicular or pedestrian traffic circulation will not incur a substantial detriment by the vacation of this right away. The land trade will make the current right of way private property. The two businesses will have separate entrances possibly improving traffic low.

2. Interference with the rights of access to any private property;

   Barnacle Avenue will still be in place providing an entrance to the shipyard and the other private lot. Access to Samson's business will be through their private driveway.

3. Inhibiting of access for fire protection or any emergency purpose, or interference with utility lines or service;

   This vacation of right-of-way will not inhibit access for fire protection and emergency purposes. A public utility easement will be created to accommodate the current utilities.

4. Obstruction or diminishing of significant view, or elimination of a view point;

   This requested action will not block, diminish or eliminate any view point or view shed.

5. Elimination of street space adjacent to an existing or proposed public facility, such as a park, where retention of the street might be of advantage to the public facility;

   The elimination of this street will not will not remove any public parking the current use of the street and the portion to be vacated is access to industrial areas. The City property that is adjacent will have adequate access through the remaining of the right of way.

6. Removal of significant natural features, or detriment to the scale and character of surrounding development;

   No natural features will be removed through this vacation.

7. A substantial adverse affect upon any element of the comprehensive plan;

   There is nothing in the Comprehensive Plan that will be adversely affected by this action.

8. A substantially greater cost being required to develop alternate access routes;

   No alternative routes will be required to accommodate the loss of this street.

9. The release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part, is unknown;

   The release of this street to vacation and the implications are known to City staff and staff is prepared to make a recommendation for approval.

10. On the basis of findings made on the record, the commission finds that the vacation would not be in the interests of the City.

Staff finds, and the City Manager concurs, that the vacation of this right-of-way will be in the best interest of the City.

PART V. SUGGESTED FINDINGS:

1. The this requested vacation of right-of-way is not contrary to the comprehensive plan.

2. The elimination of this street will not will not remove any public parking.

3. This requested action will not block, diminish or eliminate any view point or view shed.

4. This vacation of right-of-way will not inhibit access for fire protection and emergency purposes.

PART VI. STAFF RECOMMENDATION:

Staff recommends that the request for a vacation of right-of-way of Boat Dock Road (approximately 10,400 Square Feet) and portions of Barnacle Boulevard (approximately 2,000 square feet), be approved by the Planning Commission and that the Planning Commission forward a resolution to the City Council for approval.

PART VII. SPECIAL CONDITIONS:

1. A public utility easement will be surveyed, created and recorded at the state recording office for the existing public utilities that exist in the public right of way at the corner of Boat Dock Road and Orca Cannery Road of approximately 6 feet by 13 feet.

PART VIII. SUGGESTED MOTION:

"I move that that the Planning Commission **APPROVE** resolution 12-6 a resolution of the Planning and Zoning Commission of the city of Cordova, Alaska, authorizing the vacation of boat dock road and a portion of barnacle road of the ocean dock subdivision."

CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 12-07

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE VACATION OF BOAT DOCK ROAD AND A PORTION OF BARANCLE ROAD OF THE OCEAN DOCK SUBDIVISION.

WHEREAS, pursuant to Chapter 13.24.060A. of the Cordova Municipal Code, the Cordova Planning and Zoning Commission, at its meeting of September 11, 2012, reviewed and approved a request from the City of Cordova, for the vacation of the rights-of way as described above; and

WHEREAS, pursuant to Chapter 13.24.060A the Planning and Zoning Commission applied the condition to the vacation that a public utility easement will be surveyed and a plat created to accommodate the current public utility use; and

WHEREAS, the Planning and Zoning Commission found that it is the City's best interest to vacate these rights-of-way based on the following Findings of Fact:

1. The requested replat and vacation of rights-of-way is not contrary to the comprehensive plan.

2. The elimination of these streets and alleys will not remove any public parking.

3. This requested action will not block, diminish or eliminate any viewpoint or view shed.

4. This vacation of rights-of-way will not inhibit access for fire protection and emergency purposes; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CORDOVA

1. That the above described rights of way is hereby vacated.

2. That a public utility easement will be surveyed and a plat created to accommodate the current public utility use.

3. That this resolution and replat are eligible for recording and will be deemed void if not recorded within 90 days of adoption.

4. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

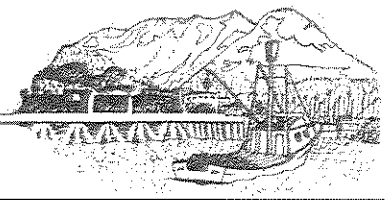
PASSED AND APPROVED THIS 11th DAY OF SEPTEMBER, 2012

_____
Tom Bailer, Chairman

ATTEST:

_____
Samantha Greenwood, City Planner

CITY OF CORDOVA



VACATION OF RIGHT-OF-WAY APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will delay the processing of your request. All applications must be filed with the Planning Department ***21 days prior to*** *the next Planning Commission meeting date.*

APPLICANT INFORMATION	
Name	
Address	
Telephone [home]	NA
Business Name	City of Cordova
Business Address	PO Box 1210
Telephone [business]	907-424-6233
Business FAX	907-424-6000
PROPERTY/PROJECT INFORMATION	
Address of subject property	Boat Dock Road and Portion of Barnacle Road See plat
Property owner [name/address]	City of Cordova
Current zoning	Waterfront Industrial
VACATION OF RIGHT-OF-WAY APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note***: *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	
City Business License Permit Number (if applicable)	

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: _____ (Signature)

Name: MARK LYNCH (Type/Print)

Date: 9/5/2012

By: _____ (Signature)

Name: _____ (Type/Print)

Date: _____

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	**ACTION**
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

ZONING APPLICATION continued

Project/Request Description Page:

1 Please describe your request in complete detail. Feel free to add additional pages and/or drawings, maps, photographs of the site, and other documentation that might be helpful to the Planning Commission as they make a decision on your request.

Please describe your request. Add additional pages, drawings and required information.

The City of Cordova is proposing to trade city land to Samson in order consolidate the area that the boat haul out facility is located. Vacating Boat Dock road and a of Barnacle road will help to accomplish the land trade.

VACATION OF RIGHT-OF-WAY STANDARDS 13.24.050

The Planning and Zoning Commission may only forward an approval to City Council if the Commission finds that **ALL** of the following 10 standards are satisfied. A resolution granting the vacation shall be submitted to the City Council for approval, at the regular scheduled meeting. Upon approval by City Council applicant will have 30 days to pay for property and record the amended plat. The city will deed the property to appropriate owners at this time.

1

Explain how the proposed VROW will not result in a substantial detriment to vehicular or pedestrian traffic circulation.

The flow of traffic will not be harmed by this vacation it will be improved, the two business located in the area will be consolidated allowing for traffic to enter each business without going through or around the other business.

2

Explain how the proposed VROW will not interfere with the rights of access to any private property.

The only piece of private property that is located within this subdivision does not abut the right of way that is being vacated. The access to this lot will remind through the remaining portion of Barnacle Avenue.

3

Explain how the proposed VROW will not inhibit access for fire protection or any emergency purpose, or interfere with utility lines or service.

The majority of Barnacle Avenue will still be in place providing emergency access. private lot. Access to Samson's business will be through their private driveway. The utilities that are in place are being accommodated with a public utility easement.

4

Explain how the proposed VROW will not obstruct or diminish significant view, or eliminate a view point.

This requested action will not block, diminish or eliminate any view point or view shed.

5

Explain how the proposed VROW will not eliminate street space adjacent to an existing or proposed public facility, such as a park, where retention of the street might be of advantage to the public facility.

Parking on the street is not advisable in this area due to the large equipment used by both the ship haul out and Samson Tug and Barge. Vacating this area of street will allow the two businesses to provide adequate parking within their boundaries.

6

Explain how the proposed VROW will not cause the removal of significant natural features, or detriment the scale of character of surrounding development.

No natural features will be removed through this vacation.

VACATION OF RIGHT-OF-WAY STANDARDS 13.24.050 continued

7

Explain how the proposed VROW will not cause a substantial adverse affect upon any element of the comprehensive plan.

The comprehensive plan supports economic development, fish processing and local business expansion. This vacation will promote all of these conphrensive plans goals.

8

Explain how the proposed VROW will not require a substantially greater cost to develop alternate access routes.

An alternate access route will not need to be developed if the road is vacated the area will become private property that will be access by a driveway. The remainder of Barnacle Avenue will provide adequate access to the remaining area.

9

Explain how the proposed VROW will not cause the release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part, is unknown.

The future development of the road area being vacated is known. A land swap will occur between the City and Samson. The road area will become a property of Samson Tug and Barge will will be used in their freight business.

10

Lastly, explain how the proposed VROW will, on the basis of findings, be in the city's best interest.

This vacation will benefit the city by allowing the boat haul out area to be located in a contagious space making it more efficient and economical to run. It will also allow for the possible expansion of this area including providing for a boat haul out building.

OTHER REQUIREMENTS

Describe why you wish the city to vacate the street right-of-way:
The City of Cordova wishes to vacate the street ROW in order to facilitate a land swap between the city and Samson Tug and BargeTug and BargeTug and Bard.

Existing use of subject right-of-way:
The current street is used to access Samson Tug and loops around the ship haul out area. See attach plat

Proposed use of subject right-of-way:
Will become Samsons Tug and Barge private property and will be used in their freight company.

Dimensions of area to be vacated:
Width: 50 ft. Depth: 263 ft. Total Area 13,130 S.F.

The City of Cordova is petitioning to vacate Boat Dock Road (approximately 10,400 square feet) and portion of Barnacle Boulevard (2,000 square feet) located in the Ocean Dock Subdivision. The purpose of this vacation is to promote a land swap between the City of Cordova and Samson Tug and Barge; this land swap would allow the ship yard area to be a contagious piece of property. There will be a Public Hearing on September 11, 2012 at 6 pm at city hall in the upstairs conference room.

To complete the application a signature from all property owners is needed. Please sign below and return to the planning department.

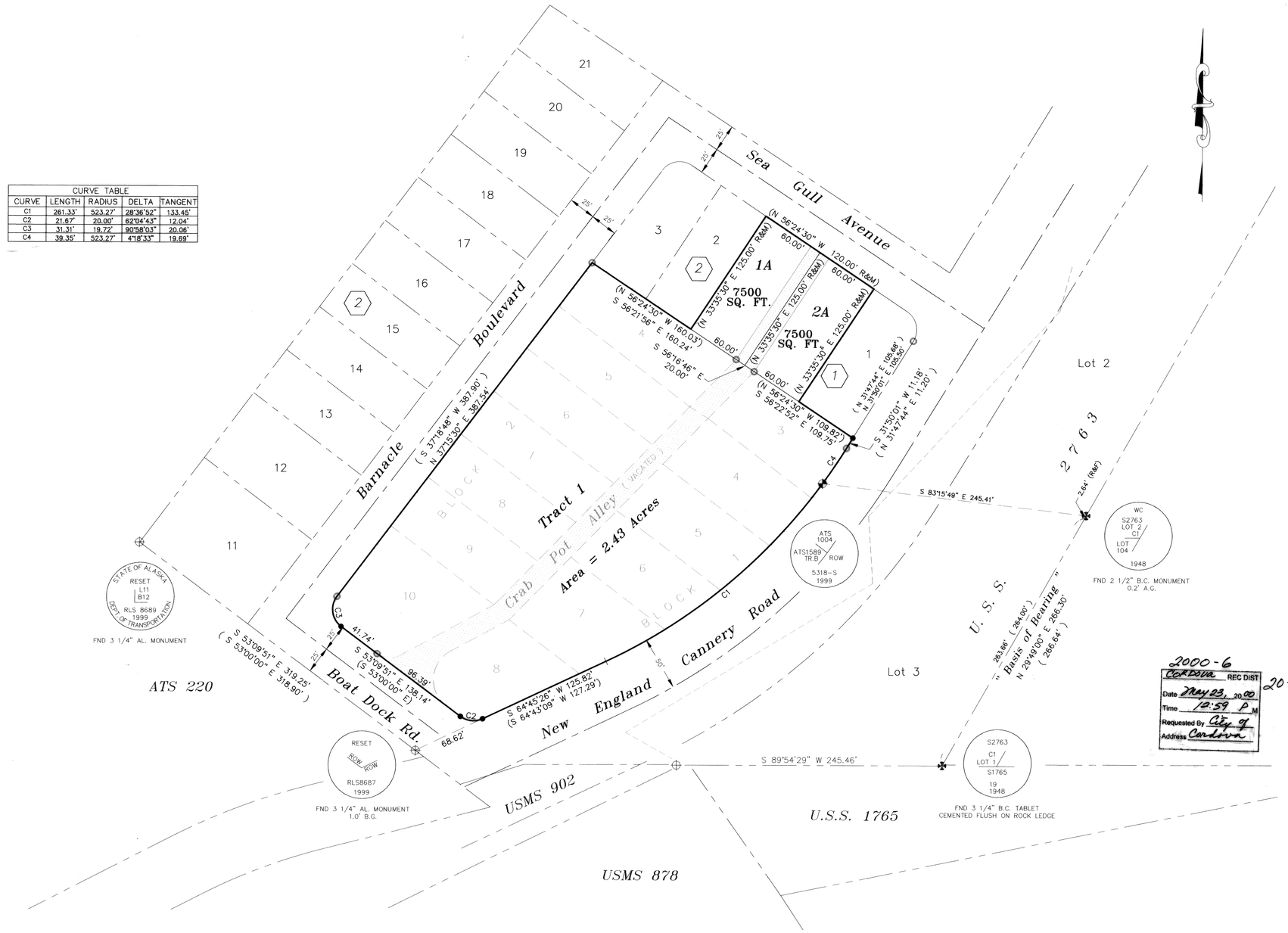
Adjacent Land Owners

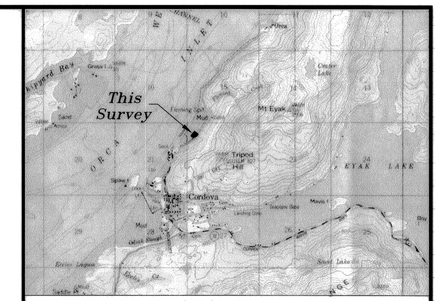
Samson Tug and Barge

8/31/12

Jim Scholz for the owner
Samson Tug and Barge
P.O. Box 559
Sitka, AK 99835

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	261.33'	523.27'	28°36'52"	133.45'
C2	21.67'	20.00'	62°04'43"	12.04'
C3	31.31'	19.72'	90°58'03"	20.06'
C4	39.35'	523.27'	4°18'33"	19.69'





USGS Quad. Cordova C-5 (1951) Vicinity Map Scale: 1"=1 mile

OWNERSHIP DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND ALLEYS DEDICATED FOR PUBLIC USE.

Allen Schmitt — 3-7-00

Tract 1 ALLEN SCHMITT, MANAGER
SAMPSON TUG & BARGE
P.O. BOX 829
CORDOVA, ALASKA 99574

DATE

A C Hancock — 3/7/00

Lots 1A & 2A LARRY HANCOCK
CITY OF CORDOVA
P.O. BOX 1210
CORDOVA, ALASKA 99574

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF March 2000

FOR Allen Schmitt and Larry Hancock

Phyllis K Sanford
NOTARY PUBLIC FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4-7-2002

PHYLLIS K. SANFORD NOTARY PUBLIC STATE OF ALASKA

TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH 1999

Dixie Lambert — 12-16-99

ATTEST: CITY CLERK — DATE

PLAT APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCE AND LAW PERTAINING THERETO.

A C Hancock — 12/16/99

CITY MANAGER — DATE

Michael O'Connor — 12-16-99

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE

Brent Reynolds — 12, 16-99

PLATTING OFFICIAL — DATE

2000-6
CORDOVA REC DIST
Date May 23, 2000
Time 12:59 P M
Requested By City of
Address Cordova
20-CC

CORDOVA RECORDING DISTRICT

STATE OF ALASKA 49TH MICHAEL J. HORNE LS-5318 REGISTERED PROFESSIONAL LAND SURVEYOR

12/13/99
Date

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

WASTEWATER DISPOSAL

NO WASTEWATER SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEMS ARE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC). 3-PLEX UNITS OR GREATER MAY NOT CONSTRUCT ANY PORTION OF A WASTEWATER SYSTEM UNTIL SUBMITTED PLANS ARE APPROVED BY THE ADEC. SINGLE FAMILY AND DUPLEX HOMES ARE NOT REQUIRED TO SUBMIT PLANS TO THE ADEC. HOWEVER, THEY REQUIRE CERTIFIED-ENGINEERED CONSTRUCTION PLANS INSTALLED BY AN ADEC CERTIFIED CONTRACTOR, OR BY OWNER/BUILDER WHO HAS TAKEN THE ADEC CERTIFICATION COURSE FOR INSTALLATION.

LEGEND

- Brass Cap Monument Found
- Aluminum Cap Monument Set
- Aluminum Cap Monument Found
- 5/8" Rebar Found
- 5/8" x 30" Rebar Set with Aluminum Cap

(R&M) Record & Measured

( ) Record Per Plat of Ocean Dock Subdivision Number 1

NOTES

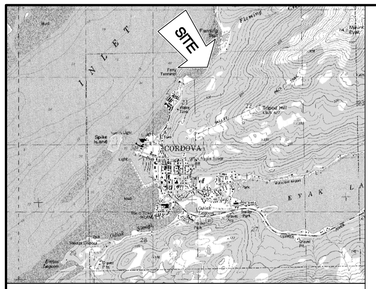
1. THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED, EXCEEDS 1:5000.
2. ALL BEARINGS ARE "TRUE" BEARINGS AS ORIENTED TO THE "BASIS OF BEARING".
3. ALL DISTANCES SHOWN HEREON ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. LOTS 1A & 2A ARE BASED ON RECORD DIMENSIONS. NO FIELD SURVEY WAS COMPLETED FOR THESE LOTS AND NO CORNERS WERE SET.

A Plat of
Tract 1; Lot 2A, Block 1; and Lot 1A, Block 2
Ocean Dock Subdivision, Add. #2
and a Vacation of
Crab Pot Alley
A Subdivision of
Lots 2-8, Block 1 and Lots 1 & 4-10, Block 2
Ocean Dock Subdivision Number 1
Located Within Sec. 21 & 22, T. 17 S., R. 5 W., C.R.M. Alaska. Containing 1 Tract and ± 2.4 Acres.

SENTEC, Inc.
Surveying • Mapping • Land Planning
2102 Cleveland Avenue Anchorage, Alaska 99517
Tele: (907) 243-9966 Fax: (907) 243-9967

Drawn: VTD	Scale: 1"= 50'	Date: 12/13/99	Sheet:
Checked: MJH	Dwg: d:\p\813\813.dwg	W.O.#: 99813	1 of 1

D:\P\813\813.dwg Mon Dec 13 14:31:39 1999 SENTEC, Inc.



VINCINITY MAP

SOURCE: USGS QUADRANGLE
CORDOVA (C-5) SW

TRACT A
PLAT 2002-06

TRACT C
PLAT 2002-06

A.T.S. NO. 1589 – FORMERLY A.T.S. 803(PLAT 2002-06)

TRACT A
PLAT 2002-06

TRACT E
PLAT 2002-06

FORMER
A.T.S. 220

LOT LINE VACATED THIS SURVEY

FORMER LOT 11

LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21

EDGE OF R.O.W.

50'

BARNACLE BOULEVARD
(50' WIDE)

EDGE OF R.O.W.

TRACT 1B
SAMSON TUG AND BARGE
110642 Sq. Feet
2.54 Acres

GUARDRAIL

EDGE OF PAVEMENT

RIGHT OF WAY AREA TO BE VACATED THIS SURVEY
13130 Sq. Feet
0.30 Acres

BOAT DOCK ROAD

CONEX

UTILITY PADS

TRAILER

TRACT 1A
76583 Sq. Feet
1.76 Acres

OCEAN DOCK SUBDIVISION, ADDITION #2

BLOCK 2
LOT 3 (PLAT 83-07)
LOT 2 (PLAT 83-07)
LOT 1A (PLAT 2000-06)
LOT 2A (PLAT 2000-06)
BLOCK 1
LOT 1 (PLAT 83-07)

EDGE OF PAVEMENT

PLAT 2002-06 NEW ENGLAND CANNERY ROAD
(VARYING WIDTH)

40' 0' 40' 80'

PRELIMINARY

NOTES:
1. SUBJECT TO ALL CONDITIONS, SERVITUDE'S, EASEMENTS, COVENANTS, RESERVATION, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
2. SUBJECT TO ALL COPY RIGHT LAWS.
3. ST. DENNY SURVEYING INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER IN TERMS OF CONTENT SHOWN HEREON AND DISCLAIMS ALL WARRANTIES AND/OR CONDITIONS , EXPRESS OR IMPLIED, TO THE CONTENT INTO ANY MATTER RELATING TO THE INFORMATION SHOWN HEREON.
4.LOCATION OF PUBLIC UTILITIES ARE PER FIELD INSPECTION AND AVAILABLE RECORDS WITH NO GUARANTEE OF THOROUGHNESS; SAID LOCATIONS ARE FOR GENERAL REFERENCE ONLY AND NOT TO BE USED FOR CONSTRUCTION OR ENGINEERING PURPOSES.

OWNERSHIP AFFIDAVIT

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.
I HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES , STREETS, ALLEYS, THOROUGH FARES, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

_____DATE_____
OWNER

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____DAY OF _____ 2012

NOTARY

TAX CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY OF CORDOVA ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE CITY OF CORDOVA ARE PAID IN FULL.

DATED AT CORDOVA ALASKA, THIS_____ DAY OF_____ 2012

CITY OF CORDOVA CLERK

PLAT APPROVAL

CITY OF CORDOVA PLANNING AND ZONING COMMISSION

RECEIVED _____ DATE_____
APPROVED _____ DATE_____
CHAIRMAN_____ DATE_____

THIS IS TO CERTIFY THAT WITHIN PLAT IS DULY APPROVED IN ACCORDANCE WITH THE CITY OF CORDOVA

CITY CODE THIS_____ DAY OF _____ 2012

CITY MANAGER_____

CITY CLERK_____DATE_____

COMMUNITY DEVELOPMENT DIRECTOR_____ DATE_____

STATE OF ALASKA 49TH
Mark R. St.Denny
No. 10197

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY REGISTER AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS AS-BUILT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE:_____ REGISTRATION NO._____
MARK R. ST.DENNY REGISTERED LAND SURVEYOR

REPLAT TRACT 1 OF
OCEAN DOCK SUBDIVISION ADDITION #2
AND PART OF ALASKA TIDELAND SURVEY #220
ALSO VACATION OF PART OF BOAT DOCK ROAD
AND VACATION OF PART OF BARNACLE BOULEVARD

CREATING:
TRACT 1A OCEAN DOCK SUBDIVISION ADDITION #2
TRACT 1B SAMSON TUG AND BARGE
ALASKA TIDELAND SURVEY #220

DRAWN BY DATE
MSTD 5-29-12 CORDOVA RECORDING DISTRICT
PREPARED FOR:
CITY OF CORDOVA, ALASKA
ST. DENNY SURVEYING INC.
P.O. BOX 388, KODIAK, ALASKA 99615 (907) 481-3500

Memorandum

To: Planning Commission

Thru: Planning Department Staff

Date: August 22, 2012

Re: Preliminary Plat

PART I. GENERAL INFORMATION:

File No.:	02-273-101 thru 104
Requested Action:	Preliminary Plat approval
Applicant:	The Tatitlek Corporation
Owner's Name:	The Tatitlek Corporation
Zoning:	Central Business District
Applicable Regulations:	Title 17, Subdivision Regulations Title 18, Zoning Regulations

PART II. BACKGROUND:

This is not a typical subdivision per say because the lots exist on the ground and are developed. This is adjusting lot lines so that the existing buildings can be on legal lots. This is a highly visible area and the staff wanted to the commission to be informed and understand how the lots were being divided.

The Tatitlek Corporation currently owns four 25'x100' lots on Second Street; their old office building currently sits on Lot 4 and a portion of Lot 3 and the newer office building sits on Lot 2 and a portion of Lot 3. Merging Lots 1 and 2 to create 1A will bring the Tatitlek Corporation into compliance with regards to setbacks and will create a lot that is 5,522 square feet. Merging Lots 3 and 4 into Lot 3A will bring the old office building into compliance with regards to setbacks and create a lot that is 4,475 square feet and meets the minimum size requirements for construction.

PART III. SUGGESTED FINDINGS:

1. The proposed subdivision conforms to the purposes and requirements of the Subdivision Ordinance; State Statutes and the Comprehensive Plan Policies and serves the public use, health and safety

2. There are no known physical conditions present which may be hazardous to the future inhabitants with this Subdivision

3. Completing this action will bring the lots in compliance with current city code.

PART V. STAFF RECOMMENDATION:

Staff recommends that the request for Preliminary Plat approval for The Tatitlek Corporation Lot 1A and Lot 3A be approved by the Planning Commission.

PART VI. RECOMMENDED MOTION:

Motion for Approval:
"I move to ***approve*** the Preliminary Plat of Lot 1A and Lot 3A, Block 10, Cordova Townsite."

SUBDIVISION - ZONING APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

*Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to** the next Planning Commission meeting date.*

	TYPE OF REQUEST	FEE
	Subdivisions	varies
	Preliminary Plat **plus $20 per lot	$150**
	Final Plat	1/2 of Prelim Plat
	Plat Amendment **plus $15 per lot	$75**

APPLICANT INFORMATION	
Name	Tatitlek Corp.
Address	561 E 36th Ave, Anchorage, AK 99503
Telephone [home]	
Business Name	Tatitlek Corporation
Business Address	
Telephone [business]	
Business FAX	
Project architect/engineer	
Address of architect/engineer	
Telephone of ~~architect/engineer~~ Real Estate Agent	Linden O'Toole, Cordova Realty 424-3199

PROPERTY/PROJECT INFORMATION	
Address of subject property	502 + 504 Second Street
Parcel identification number	02-273-101, 102, 103, 104
Property owner [name/address]	Tatitlek Corporation
Current zoning	Central Business
Proposed use	Business/residential?
Construction start date	N/A

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note***: *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	Linden O'Toole Cordova Realty PO Box 1875 Cordova, AK 99574 424-3199

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: Linda O'Toole, Agent (Signature) By: _____ (Signature)

Name: Linden O'Toole (Type/Print) Name: _____ (Type/Print)

Date: 7/20/12 Date: _____

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	**ACTION**
Date application received:	
Fee paid:	
Does application require a public hearing?	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

RE: The Tatitlek Corporation Lot in Cordova
Mon 8/6/2012 3:12 PM
From: Michelle Vlasoff
To: realty@cordovaalaska.net
Cc: Travis Vlasoff

Hello Linden,

Please use this email as authorization for you to conduct work on behalf of, and to designate yourself as the contact for, The Tatitlek Corporation in regard to the lot-line revision in Cordova.

Thanks Linden!

Michelle

From: realty O'Toole [mailto:realty@cordovaalaska.net]
Sent: Monday, August 06, 2012 1:26 PM
To: Michelle Vlasoff
Subject: re: The Tatitlek Corporation Lot in Cordova

Hi Michelle,

Thanks so much for getting back to me, that is great that Travis is pre-occupied with such big deals!

I am attaching that counter offer that we verbally discussed in response to the offer I presented. Travis mentioned that you guys may prefer to see what offers may come in after the fishing season, but at least you will have this for your file.

The other thing I need from you is something in writing that states that I am authorized to work on behalf of the Tatitlek Corporation as their designated contact for the lot-line revision that we need to bring before the planning commission. You could send a simple email and we can see if that will suffice.

Thanks so much Michelle!

Linden O'Toole
Cordova Realty
907-424-3199

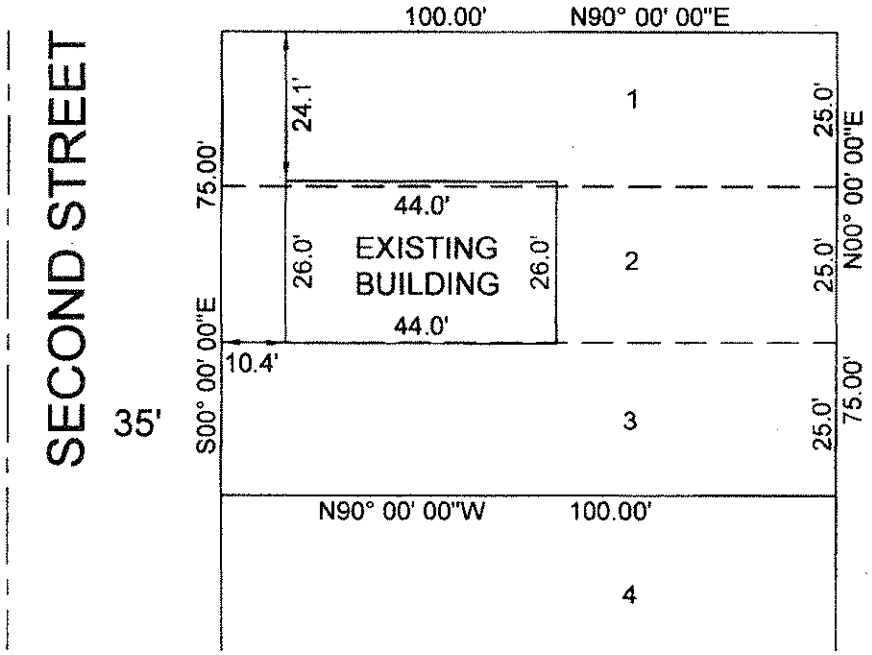
From: "Michelle Vlasoff" <mvlasoff@tatitlek.com>
Sent: Monday, August 06, 2012 11:43 AM
To: "realty@cordovaalaska.net" <realty@cordovaalaska.net>
Subject: The Tatitlek Corporation Lot in Cordova

Hello Linden,

I was able to get with Travis quickly today and he asked that I contact you and identify myself as your POC for the sale of our lot in Cordova. Travis is in the midst of a very large real estate transaction(s) and will not be have any additional time in the foreseeable future.

PROPOSED FINISHED FLOOR ELEV. (ASSUMED)	
PROPOSED BUILDING CORNER ELEV. (ASSUMED)	
ZONING DISTRICT	
FRONT BUILDING SETBACK	
SIDE BUILDING SETBACK	
REAR BUILDING SETBACK	

Existing As-built



UNDER NO CIRCUMSTANCES SHOULD AN AS-BUILT BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.
THE SURVEYOR TAKES RESPONSIBILITY FOR THE INITIAL TRANSACTION ONLY AND ASSUMES FINANCIAL LIABILITY ONLY FOR THE COST OF THE SURVEY.
LISTED DISTANCES PREVAIL OVER SCALING. REPRODUCTION MAY CAUSE ERRORS IN SCALE.

SURVEY TYPE

- ☐ LOT SURVEY
- ☐ FOUNDATION AS-BUILT
- ☐ FINAL STRUCTURE AS-BUILT
- ☐ PLOT PLAN . . . AS-BUILT . . . LOT SURVEY . . . TOPOGRAPHY
- ☒ AS-BUILT . . . NO CORNERS SET ☐ RECERTIFICATION AS-BUILT . . . NO CORNERS SET

SYMBOLS

- • SET REBAR
- ○ FOUND REBAR
- (100 A) ASSUMED ELEV.
- EXISTING / PROPOSED
- DRAINAGE
- WOOD FENCE
- METAL FENCE
- ASPHALT
- CONCRETE
- WOOD DECK

PLOT PLANS & LOT SURVEYS

IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER, PRIOR TO CONSTRUCTION, TO VERIFY PROPOSED BUILDING GRADE RELATIVE TO FINISHED GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.

NOTE:

ONLY THOSE IMPROVEMENTS ABOVE GROUND AND VISIBLE WILL BE SHOWN. FENCES, WELLS, SEPTIC CLEANOUTS, SIDEWALKS, DRIVEWAYS, ETC., ARE SHOWN IN THEIR APPROXIMATE LOCATION, ONLY. SNOW MAY PREVENT SOME IMPROVEMENTS FROM BEING SEEN AND LOCATED. ALL DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.

SURVEY CERTIFICATION

PLOT PLAN

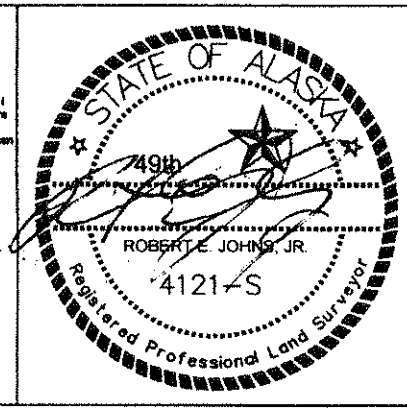
I hereby certify that I have physically surveyed the lot drawn and described hereon, and that I have found or established all of the lot corners as shown on the plan and to the best of my knowledge and abilities, all dimensions have been measured true and correct.

FOUNDATION AS-BUILT

I, Robert E. Johns, Jr., hereby certify that I have performed an As-Built survey of the foundation on this lot and that all the dimensions and information as shown hereon are true and no encroachments exist unless shown otherwise.

FINAL STRUCTURE AS-BUILT

I, Robert E. Johns, Jr., hereby certify that I have performed an As-Built survey of the structure on this lot and that all the dimensions and information as shown hereon are true and no encroachments exist unless shown otherwise.



Prepared by

Robert E. Johns, Jr. & Assoc.

Professional Land Surveyors

1700 Brink Drive.

ANCHORAGE, ALASKA 99504

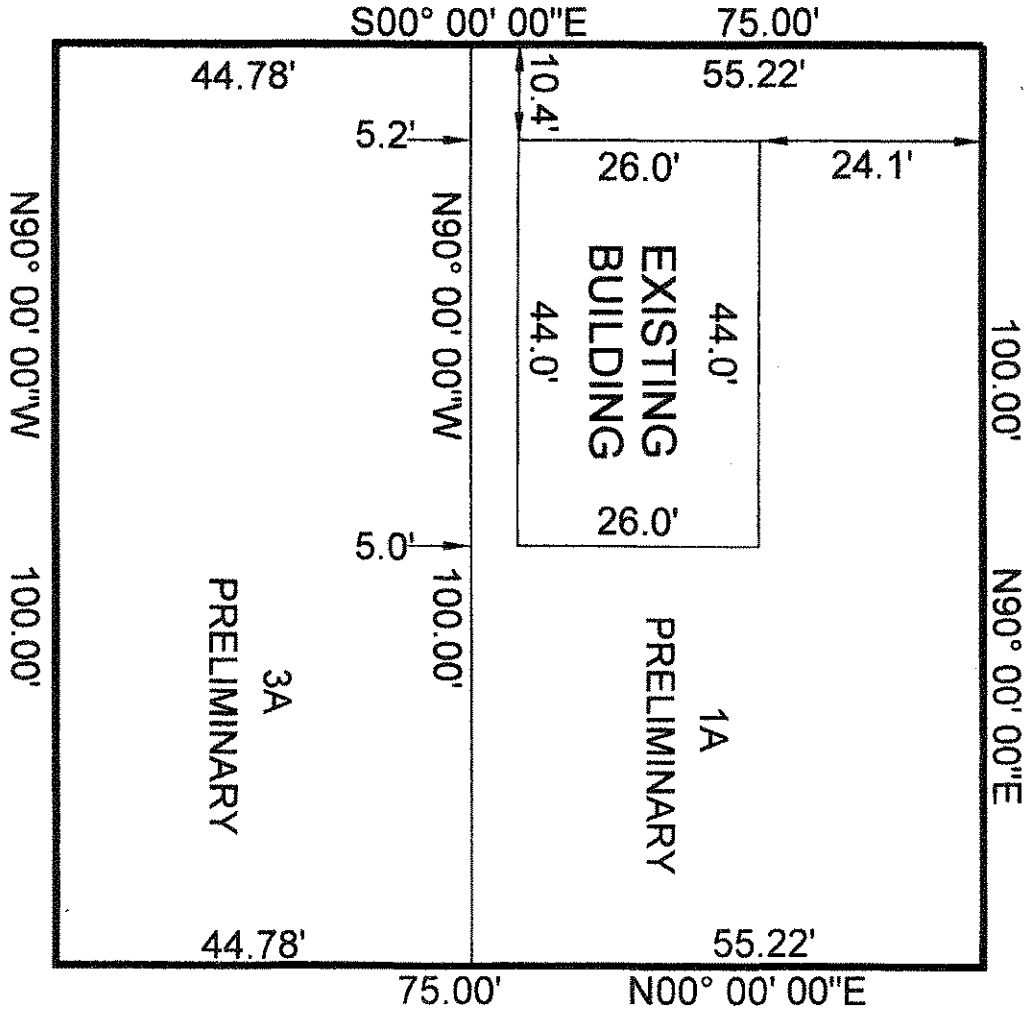
Scale:	1" = 30'	Rec. Lot S.F.	Rec. Plat File No.
Date Surveyed:	7/19/12	Drawn by: REJ	Checked by: JMK
Date Drawn:	7/24/12	Grid: CORDOVA	W.O. 12-324

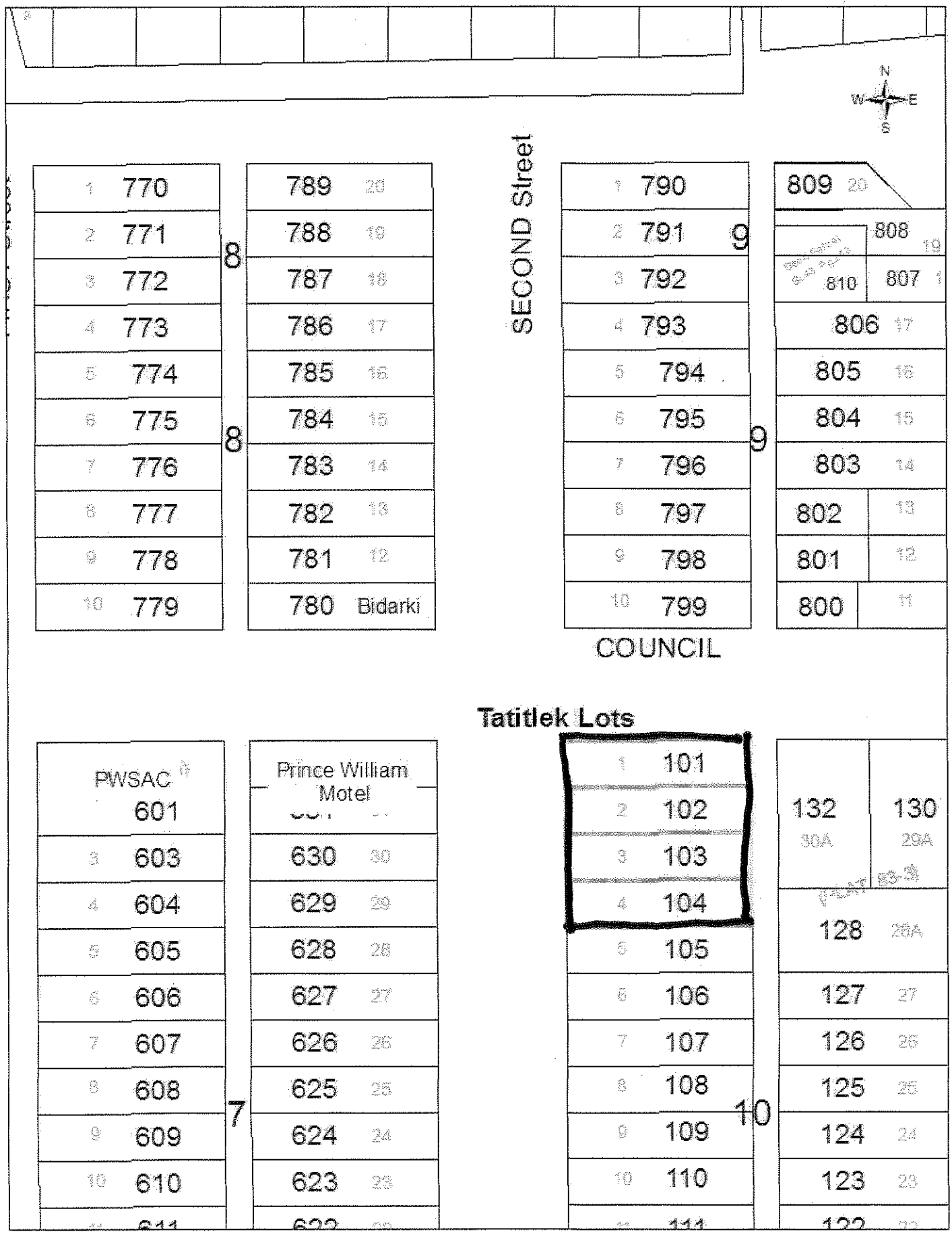
Legal Description:

Lot 1,2 & 3 BLOCK 10
CORDOVA TOWNSITE

SECOND STREET

35'




N
W
E
S
SECOND Street
1 770
2 771
3 772
4 773
5 774
6 775
7 776
8 777
9 778
10 779
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8
789 20
788 19
787 18
786 17
785 16
784 15
783 14
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780 Bidarki
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3 792
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809 20
808 19
810
807 1
806 17
805 16
804 15
803 14
802 13
801 12
800 11
COUNCIL
Tatitlek Lots
PWSAC
601
3 603
4 604
5 605
6 606
7 607
8 608
9 609
10 610
7
Prince William Motel
630 30
629 29
628 28
627 27
626 26
625 25
624 24
623 23
1 101
2 102
3 103
4 104
5 105
6 106
7 107
8 108
9 109
10 110
10
132 30A
130 29A
128 28A
127 27
126 26
125 25
124 24
123 23

Planning Department

Memorandum

To: Planning Commission

From: Planning Staff

Date: 8/26/2012

Re: Variance Request by Keith Kathleen Zamudio

PART I. GENERAL INFORAMTION

Requested Actions: A Variance request for a zero (0) feet (zero lot line) setback on the corner side of the property from the ten (10) foot required corner setback in the Low Density Residential Zone

Applicant/Owner:	Keith and Kathleen Zamudio
Address:	600 Birch Street
Zoning:	Low Density Residential
Lot Area:	5,400 Square Feet.

PART II. BACKGROUND

The property owner has requested a variance from the setback requirements of 10 feet for a corner lot in Low Density Zone to 0 feet meaning the building is sitting on the lot line. This variance will accommodate the 21.3' X 14' attached carport at their residence located 600 Birch Street in Vina Young Subdivision.

PART III. REVIEW OF APPLICABLE CRITERIA AND SUGGESTED FINDINGS

The applicable regulations for this variance request are the following sections:

Chapter 18.20 Low Density Residential District

18.20.060 - Side yard.

A. There shall be a side yard in the R low density district of not less than five feet. The minimum side yard on the **street side of a corner lot shall be ten feet**.

Condition 18.20.060 A is what the variance request is based upon.

Chapter 18.64 Exceptions, Variances and Appeals

18.64.020 Variances

An application has been filed pursuant to this section of code. Below is the review of the variance criteria.

PART III. REVIEW OF APPLICABLE CRITERIA

A Variance may be granted only if all four of the following conditions exist:

1. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply to the other properties in the same land use district.

   This condition has not been met. The lot is located at the corner of Birch Street and Young Drive and is 5400 square feet. The lot is mainly flat with a gentle downward slope on the southwestern corner coming onto Birch Street. There are many corner lots in this land use district which are similar in make up to this lot therefore there are no exceptional physical circumstances or conditions.

2. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

   This condition has not been met. Not having a carport on the corner side of the house does not warrant an unnecessary hardship or practical difficulties.

   In his application, the Applicant alleged that the former City planner advised him that no building permit was needed for the construction of a car port. However, the City planning department has no record of any such statement by the former planner and Applicant has submitted no documentation supporting his allegation. Further, over three years have passed since the information was allegedly communicated to Applicant and in the past two year numerous radio, scanner and advertising efforts have been made to alert people of a building permit requirement.

3. Granting this Variance request would not result in material damage or prejudice to the other properties in the neighborhood or be detrimental to the public health, safety or welfare.

   The condition of material damage or prejudice has been met at the time of this writing the planning department has received no input from neighbors. If there is additional information received by planning department it will be included in the packet. There will also be the opportunity for public comment at the hearing.

   The condition of public health, safety or welfare has been partially met. The departments of public works, fire, and police department have been consulted and have provided their input, please see attached write ups.

4. Granting this Variance request would not be contrary to the objectives of the Comp Plan.

   This condition has been partially met. The carport will potentially add value to the property thus protecting property value.

PART V. SPECIAL CONDITIONS

In the event that the commissions grants the variance staff recommends that the following special conditions apply.

1. A Building Permit must be obtained from the Planning Department.

3. A new as-built shall to be provided by the land owner done by a licensed surveyor showing that the carport is not encroaching on City property. If the carport is encroaching the land owner will apply for an encroachment permit from the city.

PART VI. STAFF RECOMMENDATIONS

Staff recommends that this variance application be denied and the findings 1-4 in this staff report be adopted.

PART VII Suggested Motion

"I move that the Variance request by Samuel and Kathleen Zamudio from the corner lot setback requirements in the Low Density Residential Zone District (LDR) be *approved* and special conditions and findings 1-4 be adopted as contained in the staff report."


07/11/2012 13:27

From: Paul Trumblee
To: Sam Greenwood; Public Works; Paul Trumblee; Bob Griffiths
Subject: RE: Zamudio variance
Date: Tuesday, August 28, 2012 3:41:44 PM
Attachments: Paul Trumblee.vcf

Sam Greenwood.

After looking over the documents provided by your office and visiting that location, I have determined that under Condition 3, Part 2, I see no detrimental impact to the public health, safety or welfare in the request Keith and Kathleen Zamudio are asking in their variance.

Paul Trumblee

Paul Trumblee
City of Cordova
Fire Marshal

(907) 424-6117 Work
(907) 253-6117 Mobile
fire@cityofcordova.net
P.O.Box 1210
99574-1210

From: Sam Greenwood
Sent: Tuesday, August 28, 2012 12:40 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: Zamudio variance

On August 28, 2012 we met to discuss and review a variance request made by Keith and Kathleen Zamudio. Keith and Kathleen Zamudio are requesting a variance of a 0 (zero) lot line from the corner side yard setback requirement of 10 feet in the Low Density Residential zone. At our meeting we reviewed the application and drawings that were received from the Keith and Kathleen Zamudio.

In order for a variance request to be granted 4 conditions must be met. I am asking for your input on the **second part** of condition 3 below:

Condition 3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity **nor be detrimental to the public health, safety or welfare**.

Your comments/input will be included in the packet that is provided to the Planning and Zoning Commission to aide in the decision-making process. Please reply to this email with your input

concerning Keith and Kathleen Zamudio's variance request.

Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

From: Bob Griffiths
To: Sam Greenwood
Subject: RE: Zamudio variance
Date: Tuesday, September 04, 2012 8:46:38 AM

After looking over the documents provided by your office and visiting that location, I have determined that under Condition 3, Part 2, I see no detrimental impact to the public health, safety or welfare in the request Keith and Kathleen Zamudio are asking in their variance request

Chief Bob Griffiths
Cordova Police Department
(907)424-6100
(907)424-6120
policechief@cityofcordova.net

.

From: Sam Greenwood
Sent: Tuesday, August 28, 2012 12:40 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: Zamudio variance

On August 28, 2012 we met to discuss and review a variance request made by Keith and Kathleen Zamudio. Keith and Kathleen Zamudio are requesting a variance of a 0 (zero) lot line from the corner side yard setback requirement of 10 feet in the Low Density Residential zone. At our meeting we reviewed the application and drawings that were received from the Keith and Kathleen Zamudio.

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Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

From: Public Works
To: Sam Greenwood
Subject: RE: Zamudio variance
Date: Tuesday, September 04, 2012 9:24:00 AM

The Zamudio request for lot line clearance of zero poses some concern for the Public Works department. The snow shed from the new carport will add to the snow moved to the shoulder from the street. With no buffer to accept the snowfall from the private residence the public-owned area along the street will be used. In periods of heavy snowfall this will necessitate using public equipment to remove snow accumulated from private property.

Additionally, access to utilities within a City-owned right of way is made much easier with a little breathing room to operate around a private residence.

Thank you,
Moe Zamarron

Moe Zamarron
Director of Public Works
City of Cordova
PO Box 1210
Cordova, AK 99574
Ph 907-424-6231
publicworks@cityofcordova.net

From: Sam Greenwood
Sent: Tuesday, August 28, 2012 12:40 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: Zamudio variance

On August 28, 2012 we met to discuss and review a variance request made by Keith and Kathleen Zamudio. Keith and Kathleen Zamudio are requesting a variance of a 0 (zero) lot line from the corner side yard setback requirement of 10 feet in the Low Density Residential zone. At our meeting we reviewed the application and drawings that were received from the Keith and Kathleen Zamudio.

In order for a variance request to be granted 4 conditions must be met. I am asking for your input on the **second part** of condition 3 below:

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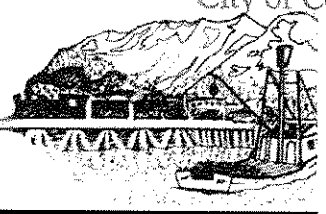
Commission to aide in the decision-making process. Please reply to this email with your input concerning Keith and Kathleen Zamudio's variance request.

Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

CITY OF CORDOVA



VARIANCE APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department ***21 days prior to*** *the next Planning Commission meeting date.*

APPLICANT INFORMATION	
Name	Samuel Keith and Kathleen Zamudio
Address	600 Birch Street, Cordova, AK 99574
Telephone [home]	907-424-3111
Business Name	NA
Business Address	NA
Telephone [business]	NA
Business FAX	NA
Project architect/engineer	
Address of architect/engineer	
Telephone of architect/engineer	

PROPERTY/PROJECT INFORMATION	
Address of subject property	600 Birch Street
Parcel identification number	02-072-530 Lot3, Block3, Vina Young Subd.
Property owner [name/address]	Samuel Keith and Kathleen Zamudio 600 Birch Street, Cordova, AK 99574
Current zoning	Low Density Residential
Proposed use	Car Port
Construction start date	6-8-2012, completed 6-10-12

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	NA
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note***: *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	NA
City Business License Permit Number (if applicable)	NA

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: Samuel K. Zamudio (Signature) By: Kathleen Zamudio (Signature)

Name: Samuel Keith Zamudio (Type/Print) Name: Kathleen Zamudio (Type/Print)

Date: 8-12-2012 Date: 8-12-2012

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	**ACTION**
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

ZONING APPLICATION continued

Project/Request Description Page:

1 Please describe your request in complete detail. Feel free to add additional pages and/or drawings, maps, photographs of the site, and other documentation that might be helpful to the Planning Commission as they make a decision on your request.

2 If you are requesting a dimensional variance, you must include a basic site plan drawing showing the location of your property lines, existing and proposed buildings, existing and proposed easements, building setbacks, and other items necessary to adequately and accurately show the nature of your request.

3 In order to receive a zoning compliance permit, you must meet the standards of the relevant zoning code. **PLEASE REFER TO THE FOLLOWING PAGES OF THIS APPLICATION FOR A COPY OF THE RELEVANT SECTION STANDARDS.**

Please describe your request. Add additional pages, drawings and required information.

This is a request for a variance for our carport located at 600 Birch Street in Cordova, Alaska.

600 Birch Street is a corner lot located in the Vina Young subdivision - Lot 3, Block 3. The variance will allow us to maintain a carport that was constructed on June 8-10, 2012.

We constructed the carport in good faith. In the spring of 2009 we scheduled a meeting with city planner, Ann Cervanka. She informed us that given the location of the property and its buildings, we could not build a garage, but that we could build a car port, a nonpermanent structure. We were informed that a garage would be considered a permanent structure, but that a car port was acceptable because it is not a permanent structure and does not require a building permit.

Attached is a copy of the as built survey that we received when we purchased the home along with photographs of carport as built. The carport is 21.3' x 14' (see attachment and photographs). According to the as built survey, the carport is on our property line and hence the request for a variance.

VARIANCE STANDARDS 18.64.020

The Planning and Zoning Commission may only approve the variance if the Commission finds that **ALL** of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. Use additional paper if needed.

1

Exceptional physical circumstances or conditions that apply to the property or to its intended use or development which do not apply generally to the other properties in the same land use district.

EXPLAIN: Our property is in a unique situation. It is at the corner of Birch Street and Young Drive. Given the situation of the adjoining properties, the carport as it stands does not encroach upon other private properties in the vicinity or interfere with the use of Young Drive. Young Drive dead ends and its right of way is blocked by a home. See Photo 1.

2

That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

EXPLAIN: This request for a variance of this title would not result in practical difficulties or unnecessary hardship for any other private properties in the vicinity.

3

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

EXPLAIN: This request for a variance does not result in material damage or prejudice to other private properties in the vicinity, and is not detrimental to the public health, safety or welfare.

4

That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

EXPLAIN: To our knowledge, the granting of the variance will not be contrary to the objectives of the comprehensive plan. This variance request supports G. Aesthetic Improvements Strategies on Pg. 40 under Chapter 1 - Economic Development. As stated, "It is the intent of the City to clean up Cordova and make it more visually attractive by using the following strategies." The stated strategy is the fifth item, "Provide incentives to encourage property owners to fix up their property and buildings." See Photo 2. This variance request does not encroach upon any private properties in the vicinity.

OTHER REQUIREMENTS

1. A legal description of the property involved.
2. Site and Building Plan: Plot plan showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and such other data as may be required.
3. Evidence of the ability and intention of the applicant to proceed in accordance with the plans within six months after the effective date of the variance.

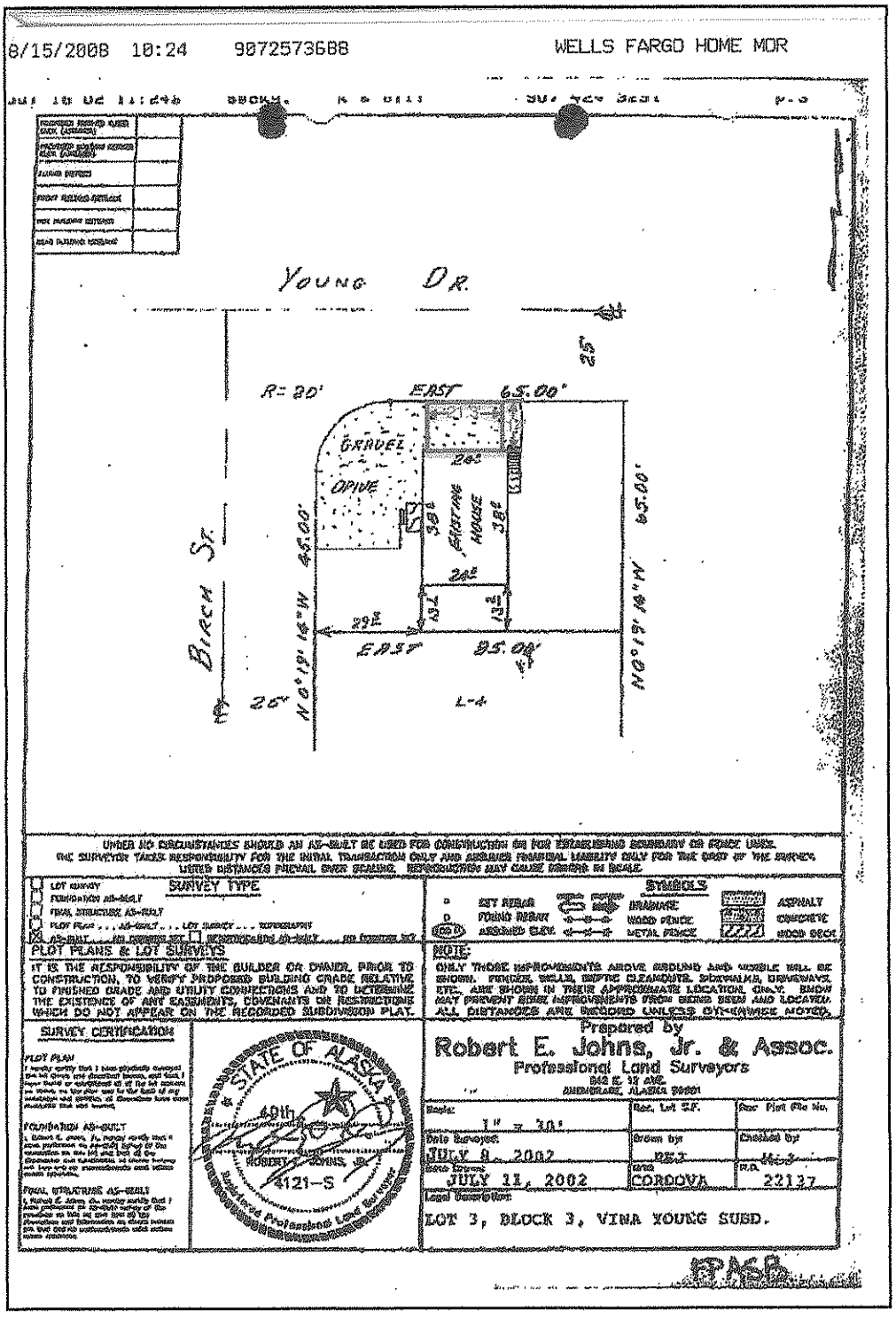
Photo 1

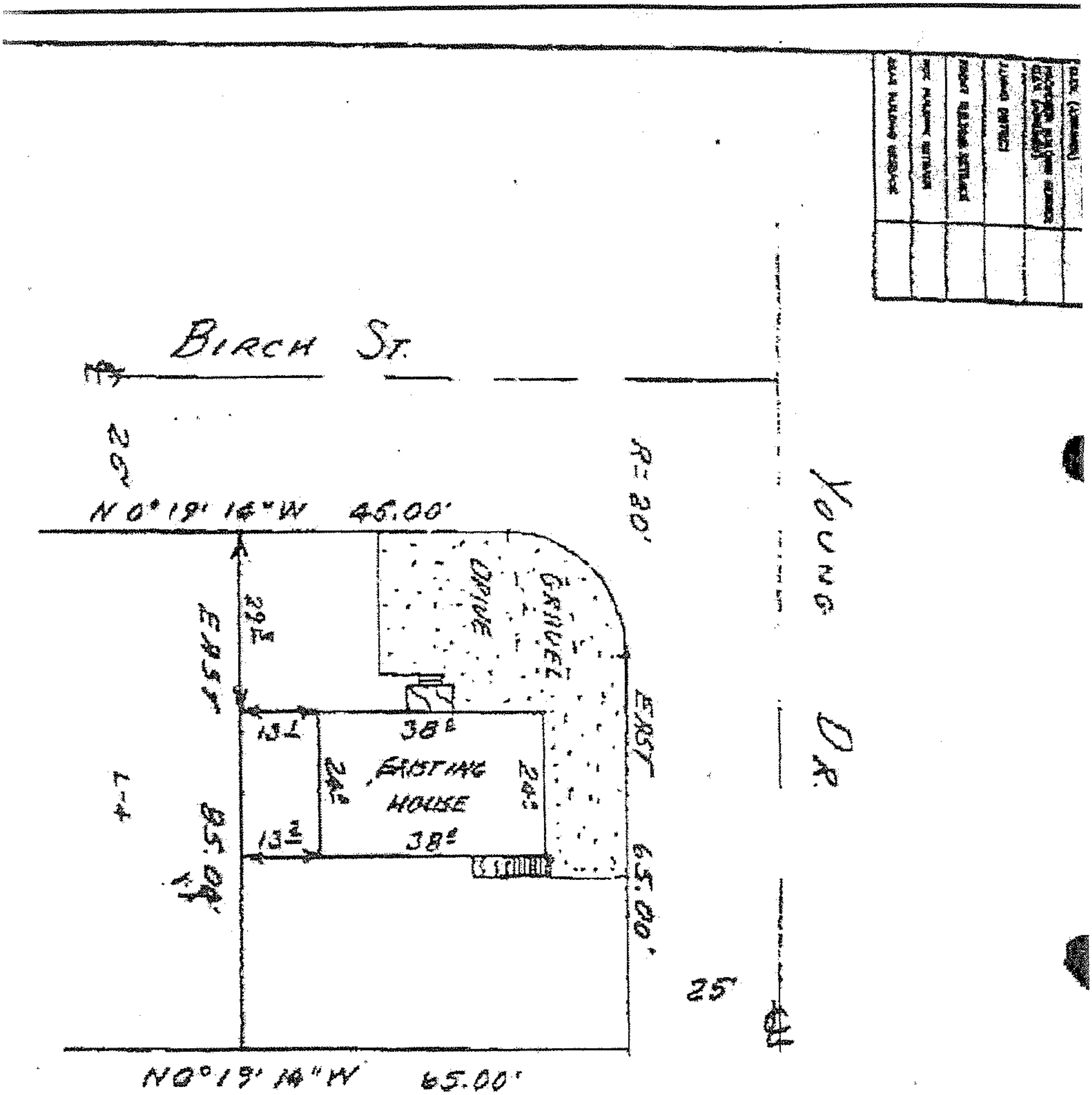
Photo 2

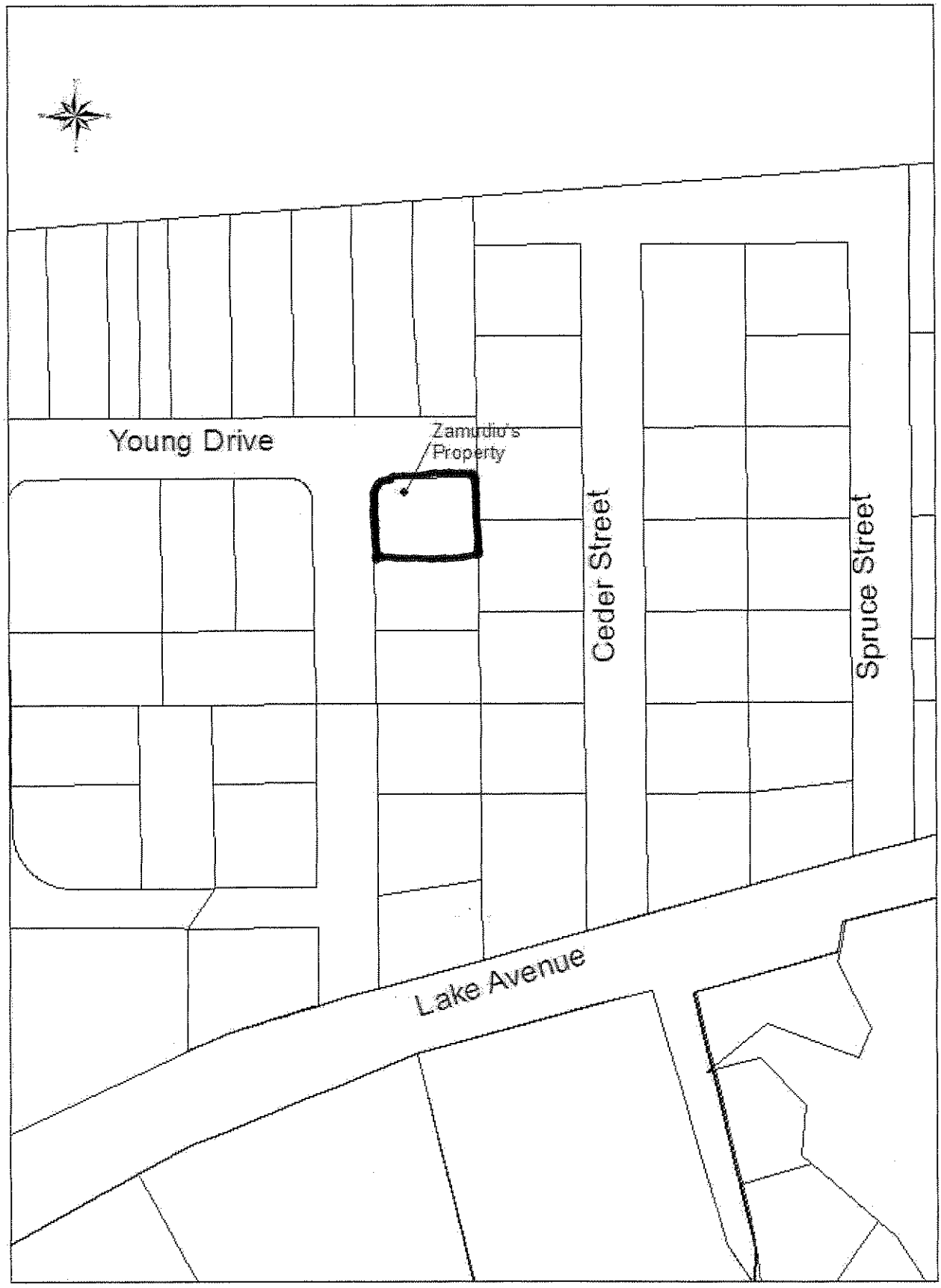
File No. 53075205

As-Built Survey

Client	Wells Fargo Home Mortgage N.A. -036951				
Property Address	600 Birch Street.				
City	Cordova	County City of Cordova	State AK	Zip Code 99574	
Borrower	Zamudio				




BIRCH ST.
YOUNG DR.
N 0° 19' 14" W 45.00'
R= 20'
GRAVEL
DRIVE
EAST
EXISTING HOUSE
38'
24'
13'
EAST 65.00'
EAST 85.00'
25'
N0° 19' 14" W 65.00'


Young Drive
Zamudio's Property
Cedar Street
Spruce Street
Lake Avenue

Planning Department

Memorandum

To: Planning Commission

From: Planning Staff

Date: 9/6/2012

Re: Variance Request by Diana Riedel

PART I. GENERAL INFORMATION

Requested Actions:	A variance request with varying widths starting with the front North corner of the of the house being 3 feet from the property line and angling back so that the south corner of the house is 6 feet from property line from the required 10 foot setback required in Medium Density Zone.
Applicant:	Diana Riedel
Owners Name:	Diana Riedel
Address:	305 Observation Avenue
Parcel Number:	02-060-213 & 215
Zoning:	Medium Density District
Lot Area:	5,147 square feet

PART II. BACKGROUND

The property owner has requested a variance with varying widths starting with the front North corner of the of the house being 3 feet from the property line and angling back so that the south corner of the house is 6 feet from property line. The variance will provide for the construction of a single family residential house.

The applicable regulations for this variance request are the following sections:

Chapter 18.24 Medium Density

18.24.040 – Front Yard.

A. There shall be a front yard in the R medium density district of not less than ten feet from curb line.

Condition 18.24.040 A is what the variance is based upon.

Chapter 18.64 Exceptions, Variances and Appeals

18.64.020 Variances

An application has been filed pursuant to this section of code. Below is the review of the variance criteria.

PART III. REVIEW OF APPLICABLE CRITERIA

A Variance may be granted only if all four of the following conditions exist:

PART IV. SUGGESTED FINDINGS

1. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply to the other properties in the same land use district.

   This condition has been met. The lot is narrow, steep and is located on a cliff side with multiple rock terraces. The Eastern lot line is approximately at 100 feet elevation and the Western lot line is approximately 70 feet elevation. The majority of lots in the Medium Density do not have these geographical conditions.

2. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

   This condition has been met. The engineer has addressed the need for meeting the building requirements for downhill slope distance and anchoring requirements which requires the house to be placed closer to than the ten feet from the lot line. The engineer also describes that allowing the variance from the ten foot setback will provide relief from the backfill pressure.

3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

   The condition of material damage or prejudice has been met. At the time of this writing the planning department has received no input from neighbors. If there is additional information received by planning department it will be included in the packet. There will also be the opportunity for public comment at the hearing.

   The condition of public health, safety or welfare has been partially met. The departments of public works, fire, and police department have been consulted and have provided their input, please see attached write ups.

4. That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

   This condition had been met. The Cordova Comprehensive plan addresses residential zoning and encourages development in the residential zone.

PART V. SPECIAL CONDITIONS

1. Prior to a building permit being issued PE Consulting Engineer will review and compare the 2006 IBC &IRC with the 2009 codes.
2. Seismic design criteria will be addressed in the 2006 IBC code.
3. A Building Permit must be obtained from the Planning Department prior to the construction of the bunkhouses.

PART VI. STAFF RECOMMENDATIONS

Staff recommends *approval* of the request of a variance of varying widths starting with the front North corner of the of the house being 3 feet from the property line and angling back so that the south corner of the house is 6 feet from property line from the required 10 foot setback required in Medium Density Zone.

PART VII. SUGGESTED MOTION

"I move that the Variance request by Diana Riedel from the 10' front yard setback in the Medium Residential Density Zone to a 3' front setback on the North Corner of the house and 6' front setback on the South corner of the house be *approved* based upon the findings and special conditions as contained in the staff report."

From: Paul Trumblee
To: Sam Greenwood; Public Works; Paul Trumblee; Bob Griffiths
Subject: RE: Riedel Variance Request
Date: Friday, August 31, 2012 2:02:29 PM
Attachments: Paul Trumblee.vcf

Sam Greenwood.

After looking over the documents provided by your office and visiting that location, I have determined that under Condition 3, Part 2, I see no detrimental impact to the public health, safety or welfare in the request Diana Riedel is asking in her variance.

Paul Trumblee

Paul Trumblee
City of Cordova
Fire Marshal

(907) 424-6117 Work
(907) 253-6117 Mobile
fire@cityofcordova.net
P.O.Box 1210
99574-1210

From: Sam Greenwood
Sent: Friday, August 31, 2012 1:53 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: Riedel Variance Request

On August 28, 2012 we met to discuss and review a variance request made by Diana Riedel. Diana Riedel is requesting a variable variance starting with one corner of the house being 3 feet from the property line and angling back so that the other corner of the house is 6 feet from property line, this is a variance from the front yard setback requirement of 10 feet in the Medium Density Residential zone. At our meeting we reviewed the application and drawings that were received from the Diana Riedel.

In order for a variance request to be granted 4 conditions must be met. I am asking for your input on the **second part** of condition 3 below:

Condition 3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity **nor be detrimental to the public health, safety or welfare**.

Your comments/input will be included in the packet that is provided to the Planning and Zoning Commission to aide in the decision-making process. Please reply to this email with your input concerning Diana Riedel's variance request.

From: Bob Griffiths
To: Sam Greenwood
Subject: RE: Riedel Variance Request
Date: Tuesday, September 04, 2012 8:43:31 AM

After looking over the documents provided by your office, I have determined that under Condition 3, Part 2, I see no detrimental impact to the public health, safety or welfare in the request Diana Riedel is asking in her variance.

Chief Bob Griffiths
Cordova Police Department
(907)424-6100
(907)424-6120
policechief@cityofcordova.net

From: Sam Greenwood
Sent: Friday, August 31, 2012 1:53 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: Riedel Variance Request

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Thanks

Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

From: Public Works
To: Sam Greenwood
Subject: RE: Riedel Variance Request
Date: Tuesday, September 04, 2012 8:35:08 AM

From the Public Works' standpoint, the setback in the Riedel case is noteworthy concerning ease of street maintenance. This is a narrow street with a number of houses constructed close to- or right at the property lines. With the close proximity to the corner and the topography of the shoulders, this section of street has regularly been difficult to keep clear during winter conditions. Taking care not to adversely affect the new owner's property will mean extra attention to maintain the quality of care currently provided, especially during periods of heavy snow.

Thank you,
Moe Zamarron

Moe Zamarron
Director of Public Works
City of Cordova
PO Box 1210
Cordova, AK 99574
Ph 907-424-6231
publicworks@cityofcordova.net

From: Sam Greenwood
Sent: Friday, August 31, 2012 1:53 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: Riedel Variance Request

On August 28, 2012 we met to discuss and review a variance request made by Diana Riedel. Diana Riedel is requesting a variable variance starting with one corner of the house being 3 feet from the property line and angling back so that the other corner of the house is 6 feet from property line, this is a variance from the front yard setback requirement of 10 feet in the Medium Density Residential zone. At our meeting we reviewed the application and drawings that were received from the Diana Riedel.

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concerning Diana Riedel's variance request.

Thanks

Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233


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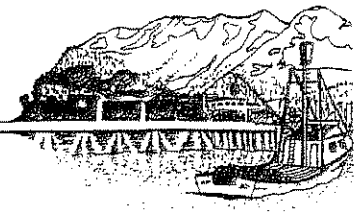
CITY OF CORDOVA



VARIANCE APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department ***21 days prior to*** *the next Planning Commission meeting date.*

APPLICANT INFORMATION	
Name	Diana Riedel
Address	P.O. Box 6 Cordova, AK 99574
Telephone [home]	(907) 424-4364
Business Name	
Business Address	
Telephone [business]	
Business FAX	
Project architect/engineer	Andrew Adams
Address of architect/engineer	P.O. Box 241043 Anchorage, AK 99524
Telephone of architect/engineer	(907) 947-9303

PROPERTY/PROJECT INFORMATION	
Address of subject property	305 Observation Avenue
Parcel identification number	the north 15.5 ft. of Lots 1 & 2 and all of Lots 4,5,6 Block 2, Railway Addition
Property owner [name/address]	Diana R. Riedel PO Box 6 Cordova, AK
Current zoning	Medium Density Residence District
Proposed use	single family residence
Construction start date	Sept. 15, 2012

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note***: *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	
City Business License Permit Number (if applicable)	

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: Diana R Riedel (Signature) By: _____ (Signature)

Name: Diana R. Riedel (Type/Print) Name: _____ (Type/Print)

Date: _____ Date: _____

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	**ACTION**
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

ZONING APPLICATION continued

Project/Request Description Page:

1 Please describe your request in complete detail. Feel free to add additional pages and/or drawings, maps, photographs of the site, and other documentation that might be helpful to the Planning Commission as they make a decision on your request.

2 If you are requesting a dimensional variance, you must include a basic site plan drawing showing the location of your property lines, existing and proposed buildings, existing and proposed easements, building setbacks, and other items necessary to adequately and accurately show the nature of your request.

3 In order to receive a zoning compliance permit, you must meet the standards of the relevant zoning code. **PLEASE REFER TO THE FOLLOWING PAGES OF THIS APPLICATION FOR A COPY OF THE RELEVANT SECTION STANDARDS.**

Please describe your request. Add additional pages, drawings and required information.

Requesting a Front Variance based on recommendations from our consulting engineer. Please see attached material.

VARIANCE STANDARDS 18.64.020
The Planning and Zoning Commission may only approve the variance if the Commission finds that ALL of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. Use additional paper if needed.

1
Exceptional physical circumstances or conditions apply to the property or to its intended use or development which do not apply to other properties in the same land use district.
EXPLAIN:
See variance standards 18.64.020

2
Granting the variance will not permit a use that is not otherwise permitted in the district in which the property lies and will not be detrimental to the public health, safety or welfare.
EXPLAIN:
See variance standards 18.64.020

3
Granting the variance would be in harmony with the objectives of the zoning ordinance.
EXPLAIN:
See variance standards 18.64.020

4
Strict application of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.
EXPLAIN:
See variance standards 18.64.020

OTHER REQUIREMENTS
1. A legal description of the property involved.
2. Site and Building Plan: One copy of a site plan, drawn to scale, showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and such other data as may be required.
3. Evidence of the ability and intention of the applicant to proceed in accordance with the plans within six months after the effective date of the variance.

2. The application shall contain a statement and adequate evidence showing the following conditions, all four of which must exist before a variance may be granted.

a. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same land use district,

Due to safety and code considerations, the engineer or record would like to increase the distance from the downhill slope to the edge of the foundation footing. Per International Residential Code R403.1.7.2, this lot does not allow for a standard foundation footing due to the size of the lot. Two measures have been taken into consideration to mitigate the risk of building on this lot. The first measure requires that the distance from the slope is increased, and the second measure is the use of an anchoring system. Both are key to ensuring safety and reducing the risk of building on this property.

b. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

The strict application of the setback provisions outlined by the City of Cordova for this lot create a hardship due to the slope or the lot. A smaller house would not achieve the code provisions for standard construction. The current design as proposed by the engineer of record allows for minimizing lateral loads due to backfilling, which increases the likelihood of the building performing as well in a seismic or high wind event. Additionally, the proposed location allows for a maximization of anchor embedment into rock opposed to anchoring through layers of fill.

c. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare,

Based on the adjacent properties' building placement, the variance is consistent with actual lot setbacks and "grand-fathered" standards. The proposed placement takes into account minimum drainage requirements and site stability.

d. That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

Safety is a consideration for all planning. The risk mitigation requirements for building access and structural performance during a lateral loading event are consistent with public policy and building code criteria. Civil site conditions have also been considered for run off, parking and snow collection.

Andrew P. Adams, PE Consulting Engineer

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305 Observation Avenue
Cordova, Alaska
Site Layout and Foundation Design

For:
Diana Riedel

By:
Andrew P. Adams, PE
Consulting Engineer

Date Prepared: 8/16/12

Andrew P. Adams, PE Consulting Engineer

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Andrew P. Adams, PE Consulting Engineer

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August 16, 2012

Diana Riedel
PO BOX 6
Cordova, Alaska

Ms. Riedel:

The purpose of this design package is to provide structural engineering for the new residential construction located at 305 Observation Avenue in Cordova, Alaska. It is my understanding that a variance is required to obtain a building permit. The primary focus of this engineering package is to provide a technical review of the site and to provide a structural solution for this site. Andrew P. Adams, PE Consulting Engineer does not provide surveying services nor legal advice. It is the responsibility of the land owner to provide all variance applications and testimony for the variance. Andrew P. Adams, PE or his representative is available to provide civil and structural engineering support for this process.

Given the site conditions, local reference points will be used to determine structural components. For the purposes of this design, the finished floor elevation for the main level of the house will be used as elevation "0". Additionally, the site layout should be verified by a license surveyor prior to beginning any construction. The site layouts for this structural engineering package are based on public records and does not account for any lot alterations that may have occurred due to earth moving operations on your site.

Upon reviewing the City of Cordova meeting minutes, it may be advantageous for you to reduce the building footprint to obtain a lot variance. However, limitation to the site based on the International Residential Code 2009 Section R403.1.7.2 "Footing setback from descending slope surfaces". It is not possible to achieve the code minimum offsets for slopes on this lot. Engineering design measures have been taken to ensure a safe foundation design for the structure, but by moving the buildings foundation as close to the uphill side of the property, risk can be further mitigated. See that attached code excerpt for explanations and figures.

The structural engineering plans will be based on a "worst-case" loading for the building components, and will be noted according to the site condition limits. If the building size or configuration change, you should notify the engineer of record to review the changes.

I trust that this is the information you require. Please contact the undersigned if we may be of further assistance.

Respectfully,

Andrew P. Adams, P.E.
Owner
CE – 12282

Andrew P. Adams, PE Consulting Engineer

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Appendix 1: Project Description and Design Basis

Scope of Work:

Provide structural engineering and site layout for a residential, two-story with full basement building that has a 26 foot by 32 foot footprint. The structure will have a single story above the Observation Avenue street level, and will have a single floor and basement level below the street level. The "uphill" portion of this building will have a retaining wall that is approximately 20' tall.

Design References

The project will be designed to the following standards (as required):

- INTERNATIONAL BUILDING CODE, (IBC) 2006
- INTERNATIONAL RESIDENTIAL CODE, (IRC) 2006
- AMERICAN CONCRETE INSTITUTE (ACI) 318 LATEST ADDITION
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 13TH EDITION
- NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2005
- LOCAL REGULATIONS AND AMENDMENTS

Andrew P. Adams, PE Consulting Engineer

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Design Basis:

Site Soil Conditions:

A site soil analysis was not conducted due to the shallow depth of bedrock. The fill observed on the site appeared to be silty-gravel with large fractured rock. The rock on the site and adjacent to the building was suitable for a drilling and grouted rod application.

Snow Load:

ASCE 7 2005 - Snow Load				
Input				
Exposure Factor	C_e	=	0.9	
Thermal Factor	C_t	=	1.0	
Importance Factor	I_s	=	1	
Ground Snow Load	p_g	=	150	psf
Results				
Roof Snow Load	pf	=	94.5	psf

Table 7-2 Exposure Factor (Ce)			
Terrain Category	**Fully Exposed**	**Partially Exposed**	**Sheltered**
A	N/A	1.1	1.3
B	0.9	1	1.2
C	0.9	1	1.1
D	0.8	0.9	1.0
Above treeline in windswept mountainous areas	0.7	0.8	N/A
In Alaska, in areas where trees do not exist within a 2 mile radius of the site	0.7	0.8	N/A

Table 7-3 Thermal Factor (Ct)	
Thermal Condition	**Ct**
All structures except as indicated below	1.0
Structures kept just above freezing and others with cold, ventilated roof in which the thermal resistance (R-Value) between the ventilated space and the heated space exceeds 25 F-hrs-sf/btu	1.1
Unheated structures and structures intentionall kept below freezing	1.2
Continuosly heated greenhouses with a roof having a thermal resistance (R-Value) less than 2.0 F-hr-sf/btu	0.9

Table 7-4 Importance Factor - Snow Loads (Is)	
Thermal Condition	**Ct**
All structures except as indicated below	1.0
Structures kept just above freezing and others with cold, ventilated roof in which the thermal resistance (R-Value) between the ventilated space and the heated space exceeds 25 F-hrs-sf/btu	1.1
Unheated structures and structures intentionall kept below freezing	1.2
Continuosly heated greenhouses with a roof having a thermal resistance (R-Value) less than 2.0 F-hr-sf/btu	0.9

ASCE 7 2002 - Snow Load (Sloped Roof)

Andrew P. Adams, PE Consulting Engineer

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$p_s = p_f C_s$				
Input				
Exposure Factor	C_e	=	0.9	
Thermal Factor	C_t	=	1.2	
Importance Factor	I_s	=	1	
Ground Snow Load	p_g	=	150	psf
Roof Snow Load				
	pf	=	113.4	psf

Snow Load of 113 psf to be used.

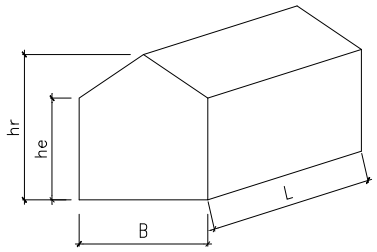
Wind Load:

Wind analysis for the structure above street level:

Wind Analysis for Low-rise Building, Based on ASCE 7-05 / IBC 2009 / CBC 2010

INPUT DATA

Exposure category (B, C or D)			C	
Importance factor, pg 77, (0.87, 1.0 or 1.15)	I	=	1.00	Category II
Basic wind speed (IBC Tab 1609.3.1 V_{3S})	V	=	120	mph
Topographic factor (Sec.6.5.7.2, pg 26 & 45)	K_{zt}	=	1	Flat
Building height to eave	h_e	=	9	ft
Building height to ridge	h_r	=	15.6667	ft
Building length	L	=	26	ft
Building width	B	=	32	ft
Effective area of components (or Solar Panel area)	A	=	0	ft^2



DESIGN SUMMARY

Max horizontal force normal to building length, L, face	=	6.50	kips
Max horizontal force normal to building length, B, face	=	7.83	kips
Max total horizontal torsional load	=	32.32	ft-kips
Max total upward force	=	16.86	kips

Andrew P. Adams, PE Consulting Engineer

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ANALYSIS

Velocity pressure

$q_h = 0.00256\ K_h\ K_{zt}\ K_d\ V^2\ I$ = **26.63** psf

where: q_h = velocity pressure at mean roof height, h. (Eq. 6-15, page 27)

K_h = velocity pressure exposure coefficient evaluated at height, h, (Tab. 6-3, Case 1,pg 79) = **0.85**

K_d = wind directionality factor. (Tab. 6-4, for building, page 80) = **0.85**

h = mean roof height = **12.33** ft

< 60 ft, [Satisfactory]

< Min (L, B), [Satisfactory]

Design pressures for MWFRS

$p = q_h\ [(G\ C_{pf})-(G\ C_{pi})]$

where: p = pressure in appropriate zone. (Eq. 6-18, page 28). p_{min} = **10** psf (Sec. 6.1.4.1 & 6.1.4.2)

$G\ C_{pf}$ = product of gust effect factor and external pressure coefficient, see table below. (Fig. 6-10, page 53 & 54)

$G\ C_{pi}$ = product of gust effect factor and internal pressure coefficient.(Fig. 6-5, Enclosed Building, page 47)

= **0.18** or **-0.18**

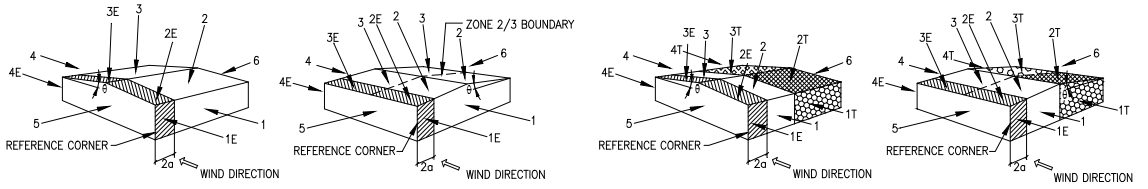
a = width of edge strips, Fig 6-10, note 9, page 54, MAX[MIN(0.1B, 0.1L, 0.4h), MIN(0.04B, 0.04L), 3] = **3.00 ft**

Net Pressures (psf), Basic Load Cases

Surface	Roof angle θ = 22.62			Roof angle θ = 0.00		
	$G\ C_{pf}$	Net Pressure with		$G\ C_{pf}$	Net Pressure with	
		$(+GC_{pi})$	$(-GC_{pi})$		$(+GC_{pi})$	$(-GC_{pi})$
1	0.54	9.53	19.12	0.40	5.86	15.45
2	-0.45	-16.89	-7.30	-0.69	-23.17	-13.58
3	-0.47	-17.23	-7.64	-0.37	-14.65	-5.06
4	-0.41	-15.83	-6.24	-0.29	-12.52	-2.93
1E	0.77	15.75	25.33	0.61	11.45	21.04
2E	-0.72	-23.94	-14.35	-1.07	-33.29	-23.70
3E	-0.65	-22.06	-12.47	-0.53	-18.91	-9.32
4E	-0.60	-20.72	-11.14	-0.43	-16.25	-6.66
5	-0.45	-16.78	-7.19	-0.45	-16.78	-7.19
6	-0.45	-16.78	-7.19	-0.45	-16.78	-7.19

Net Pressures (psf), Torsional Load Cases

Surface	Roof angle θ = 22.62		
	$G\ C_{pf}$	Net Pressure with	
		$(+GC_{pi})$	$(-GC_{pi})$
1T	0.54	2.38	4.78
2T	-0.45	-4.22	-1.83
3T	-0.47	-4.31	-1.91
4T	-0.41	-3.96	-1.56
Surface	Roof angle θ = 0.00		
	$G\ C_{pf}$	Net Pressure with	
		$(+GC_{pi})$	$(-GC_{pi})$
1T	0.40	1.46	3.86
2T	-0.69	-5.79	-3.40
3T	-0.37	-3.66	-1.27
4T	-0.29	-3.13	-0.73



Transverse Direction Longitudinal Direction — Basic Load Cases

Transverse Direction Longitudinal Direction — Torsional Load Cases

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Basic Load Cases in Transverse Direction

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$
1	180	1.72	3.44
2	347	-5.86	-2.53
3	347	-5.97	-2.65
4	180	-2.85	-1.12
1E	54	0.85	1.37
2E	104	-2.49	-1.49
3E	104	-2.29	-1.30
4E	54	-1.12	-0.60
Σ	Horiz.	6.50	6.50
	Vert.	-15.33	-7.36
Min. wind Sec. 6.1.4.1	Horiz.	4.07	4.07
	Vert.	-8.32	-8.32

Basic Load Cases in Longitudinal Direction

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$
1	333	1.95	5.15
2	366	-8.48	-4.97
3	366	-5.36	-1.85
4	333	-4.17	-0.98
1E	62	0.70	1.29
2E	85	-2.81	-2.00
3E	85	-1.60	-0.79
4E	62	-1.00	-0.41
Σ	Horiz.	7.83	7.83
	Vert.	-16.86	-8.88
Min. wind Sec. 6.1.4.1	Horiz.	3.95	3.95
	Vert.	-8.32	-8.32

Torsional Load Cases in Transverse Direction

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$	Torsion (ft-k) $(+GC_{pi})$	Torsion (ft-k) $(-GC_{pi})$
1	63	0.60	1.20	3	6
2	121	-2.05	-0.89	-4	-2
3	121	-2.09	-0.93	4	2
4	63	-1.00	-0.39	5	2
1E	54	0.85	1.37	9	14
2E	104	-2.49	-1.49	-10	-6
3E	104	-2.29	-1.30	9	5
4E	54	-1.12	-0.60	11	6
1T	117	0.28	0.56	-2	-4
2T	225	-0.95	-0.41	2	1
3T	225	-0.97	-0.43	-2	-1
4T	117	-0.46	-0.18	-3	-1
Total Horiz. Torsional Load, M_T				22	22

Torsional Load Cases in Longitudinal Direction

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$	Torsion (ft-k) $(+GC_{pi})$	Torsion (ft-k) $(-GC_{pi})$
1	136	0.80	2.10	4	10
2	282	-6.53	-3.83	16	10
3	282	-4.13	-1.43	-10	-4
4	136	-1.70	-0.40	8	2
1E	62	0.70	1.29	9	17
2E	85	-2.81	-2.00	7	5
3E	85	-1.60	-0.79	-4	-2
4E	62	-1.00	-0.41	13	5
1T	197	0.29	0.76	-2	-6
2T	366	-2.12	-1.24	-11	-6
3T	366	-1.34	-0.46	7	2
4T	197	-0.62	-0.14	-4	-1
Total Horiz. Torsional Load, M_T				32.3	32.3

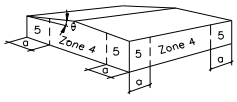
Design pressures for components and cladding

$p = q_h[(G C_p) - (G C_{pi})]$

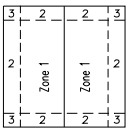
where: p = pressure on component. (Eq. 6-22, pg 28)

p_{min} = 10.00 psf (Sec. 6.1.4.2, pg 21)

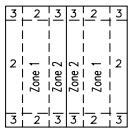
$G C_p$ = external pressure coefficient.
see table below. (Fig. 6-11, page 55~58)



Walls



Roof $\theta \leq 7°$



Roof $\theta > 7°$

	Effective Area (ft^2)	Zone 1		Zone 2		Zone 3		Zone 4		Zone 5	
		GC_P	- GC_P	GC_P	- GC_P	GC_P	- GC_P	GC_P	- GC_P	GC_P	- GC_P
Comp.	0	0.50	-0.90	0.50	-1.90	0.50	-2.60	1.00	-1.10	1.00	-1.40

Comp. & Cladding Pressure (psf)	Zone 1		Zone 2		Zone 3		Zone 4		Zone 5	
	Positive	Negative	Positive	Negative	Positive	Negative	Positive	Negative	Positive	Negative
	18.11	-28.76	18.11	-55.40	18.11	-74.04	31.43	-34.09	31.43	-42.08

Note: If the effective area is roof Solar Panel area, the only zone 1, 2 , or 3 apply.

Wind Analysis for wind forces “uphill”

Andrew P. Adams, PE Consulting Engineer

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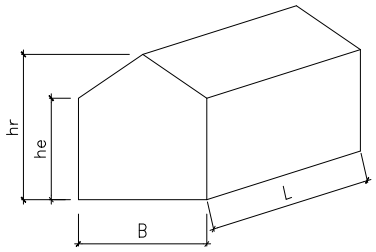
Wind Analysis for Low-rise Building, Based on ASCE 7-05 / IBC 2009 / CBC 2010

INPUT DATA

Exposure category (B, C or D)		C	
Importance factor, pg 77, (0.87, 1.0 or 1.15)	I =	1.00	Category II
Basic wind speed (IBC Tab 1609.3.1 V_{3S})	V =	120	mph
Topographic factor (Sec.6.5.7.2, pg 26 & 45)	K_{zt} =	1	Flat
Building height to eave	h_e =	27	ft
Building height to ridge	h_r =	33.6667	ft
Building length	L =	26	ft
Building width	B =	32	ft
Effective area of components (or Solar Panel area)	A =	0	ft^2



DESIGN SUMMARY

Max horizontal force normal to building length, L, face	=	22.61 kips
Max horizontal force normal to building length, B, face	=	22.43 kips
Max total horizontal torsional load	=	89.15 ft-kips
Max total upward force	=	19.47 kips

Seismic Load:

Seismic design category = **D**

Latitude: 60.429

Longitude: -143.157

S_S = 201.721 %g , S_{ms} = 2.017 g , F_a = 1.000

S_1 = 71.910 %g , S_{m1} = 1.079 g , F_v = 1.500

S_{DS} = **1.345** g , S_{D1} = **0.719** g

Andrew P. Adams, PE Consulting Engineer

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Three Story Seismic Analysis Based on IBC 09 / CBC 10

Determine Base Shear (Derived from ASCE 7-05 Sec. 12.8 & Supplement 2)

$V = MAX\{ MIN [S_{D1} I / (RT) , S_{DS} I / R] , MAX(0.044 S_{DS} I , 0.01) , 0.5 S_1 I / R \} W$

(for $S_1 \geq 0.6$ g only)

$= MAX\{ MIN[0.40W , 0.21W] , 0.06W , 0.05W \}$

$= 0.21$ W, (SD)

$= 0.15$ W, (ASCE) = **10275.68** kips

Where	S_{DS} =	1.345	(ASCE 7-05 Sec 11.4.4)
	S_{D1} =	0.719	(ASCE 7-05 Sec 11.4.4)
	S_1 =	0.71	(ASCE 7-05 Sec 11.4.1)
	R =	6.5	(ASCE 7-05 Tab 12.2-1)
	I =	1	(IBC 09 Tab 1604.5 & ASCE 7-05 Tab 11.5-1)
	C_t =	0.02	(ASCE 7-05 Tab 12.8-2)
	h_n =	33.0	ft
	x =	0.75	(ASCE 7-05 Tab 12.8-2)

$T = C_t (h_n)^x = 0.275$ sec, (ASCE 7-05 Sec 12.8.2.1)

Calculate Vertical Distribution of Forces & Allowable Elastic Drift (ASCE 7-05, Sec 12.8.3 & 12.8.6)

Level	W_x	h_x	h_x^k	$W_x h_x^k$	F_x, ASD (12.8-11)		$\delta_{xe,allowable,ASD}$
Roof	31283.2	33	33.0	1032346	6850.2	(0.22 Wx)	0.6
3RD	19120	18	18.0	344160	2283.7	(0.12 Wx)	0.4
2ND	19120	9	9.0	172080	1141.8	(0.06 Wx)	0.4
	69523.2			1548586	10275.7		

Where $k = 1$ for $T <= 0.5$

$k = 0.5 T + 0.75$ for T @ (0.5 , 2.5)

$k = 2$ for $T >= 2.5$

$\delta_{xe,allowable,ASD} = \Delta_a I / (1.4 C_d)$, (ASCE 7-05 Sec 12.8.6)

C_d = 4 ,(ASCE 7-05 Tab 12.2-1)

Δ_a = 0.02 h_{sx}, (ASCE 7-05 Tab 12.12-1)

Calculate Diaphragm Forces (ASCE 7-05, Sec 12.10.1.1)

Level	W_x	ΣW_x	F_x	ΣF_x	F_{px}, ASD, (12.10-1)	
Roof	31283.2	31283.2	6850.2	6850.2	6850.2	(0.22 Wx)
3RD	19120.0	50403.2	2283.7	9133.8	3464.8	(0.18 Wx)
2ND	19120.0	69523.2	1141.8	10275.7	3428.9	(0.18 Wx)
	69523.2		10275.7			

Where $F_{min} = 0.2 S_{DS} I W_x / 1.5$, ASD

$F_{max} = 0.4 S_{DS} I W_x / 1.5$, ASD

Wind Controls

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Appendix 2: Design Analysis

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Roof Diaphragm Analysis

Minimum Gravity load requirements for roof sheathing: ¾" @ 16" per Table 2304.7(5)

Lateral Load: 5.8 kips
Length of Diaphragm: 32 ft

Minimum sheathing to resist shear
19/32 Sheathing with 6" edge nailing and 6" panel nailing. Nailing 10d (3"x.148), minimum embed 1 ½".

Gravity load requirements controls thickness:

Roof Sheathing	3/4" Structural	10d	6" Edge	6" Field

Truss Loading Analysis

Scissor trusses to be sized to resist applied loads and submitted to the engineer of record for approval. Spacing for trusses to be 16" on center.

Holddown Analysis

Truss/Rafter Spacing: 16"
Span: 32'
Wind Zone: 120 MPH, EXP C
Uplift for Roof: 17 kips
Uplift Resistance Per Connection: 450 lbs (no DL reduction)
USE SIMPSON H2.5 at all rafters and studs.

Floor Framing Analysis

14 BCI 6500 1.8

Span (l) =	24	ft	288	in
EI =	515000000	lbs-in ^2		
K =	8000000	lbs		
Spacing =	12	in		
DL =	10	psf	ASCE 7-05, Appendix C	

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LL =	40	psf	Per IBC 2006 TABLE 1607.1	
SL =	0	psf	ASCE 7-05, Chapter 7	
			Ultimate	
DL =	10.00	plf	0.83	lb/in
LL =	40.00	plf	3.33	lb/in
SL =	0.00	plf	0.00	lb/in
		Total	4.17	lb/in
		D+L	4.17	lb/in

$$\Delta = \frac{5wl^4}{384\,EI} + \frac{wl^2}{K}$$

Δ = deflection [in]
w = uniform load [lb/in]
l = clear span [in]
EI = bending stiffness [lb-in^2]
K = shear deformation coefficient [lb]

Δ =	0.6	in L/	468.8	L
Δ =	0.8	in L/	375.0	D+L
Δ (allowed) =	0.8	in	l/360 for combined loads	

Reactions

L	960.0	lbs
D+L	1200.0	lbs

Floor Hangers (Top Flush)

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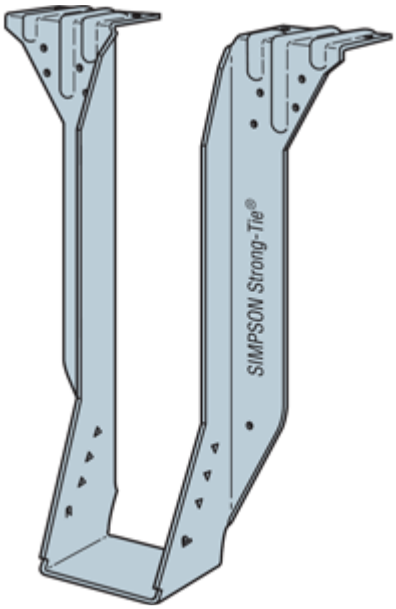
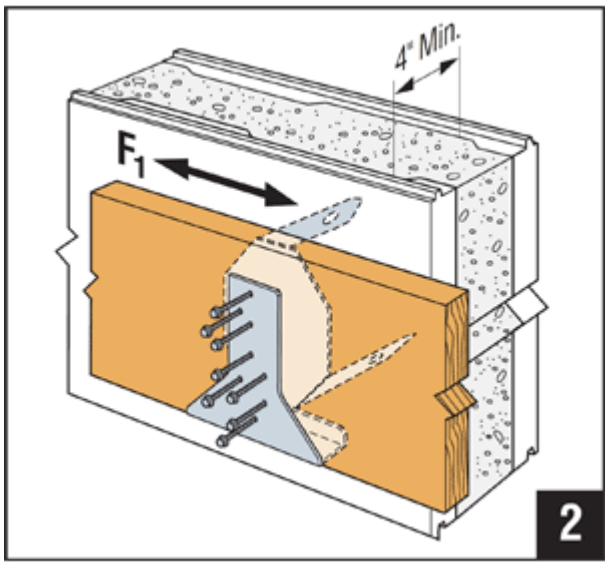


BA2.56/14

Hanger to ICF Wall:

Max Reaction for ICF Hanger

Span (l) =	12	ft
Reactions		
L	480.0	lbs
D+L	600.0	lbs



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Ledger Type	Fasteners	Allowable Loads (lbs)	
		Download (100/115/125)	Lateral F_1 (160)
Wood	8-ICF-D3.62	1940	1905
Steel	4-¼x¾[3]	1660	1525

ICFVL – 14 gage @ 24" o.c.

Anchor Analysis

12.11.2 Anchorage of Concrete or Masonry Structural Walls. The anchorage of concrete or masonry structural walls to supporting construction shall provide a direct connection capable of resisting the greater of the following:

a. The force set forth in Section 12.11.1.
b. A force of $400S_{DS}I$ lb/ linear ft ($5.84S_{DS}I$ kN/m) of wall
c. 280 lb/linear ft (4.09 kN/m) of wall

Structural walls shall be designed to resist bending between anchors where the anchor spacing exceeds 4 ft (1,219 mm).

12.11.2.1 Anchorage of Concrete or Masonry Structural Walls to Flexible Diaphragms. In addition to the requirements set forth in Section 12.11.2, anchorage of concrete or masonry structural walls to flexible diaphragms in structures assigned to Seismic Design Category C, D, E, or F shall have the strength to develop the out-of-plane force given by Eq. 12.11-1:

$$F_p = 0.8S_{DS}IW_p \qquad (12.11\text{-}1)$$

F = 400(1.3)(1.0) = 520 plf

Uplift = 338 lbs/ft

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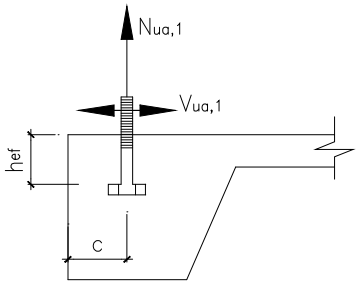
Single Fastener in Tension and Shear Near an Edge Based on ACI 318-08

INPUT DATA & DESIGN SUMMARY

CONCRETE STRENGTH	f_c'	=	3.5	ksi
SPECIFIED STRENGTH OF FASTENER	f_{uta}	=	60	ksi
(The strength of most fastenings is likely to be controlled by the embedment strength rather than the steel strength, so it is usually economical to use ASTM A307 Grade A fastener.)				
FACTORED DESIGN TENSION LOAD	$N_{ua,1}$	=	1.352	k
FACTORED DESIGN SHEAR LOAD	$V_{ua,1}$	=	2.08	k
EFFECTIVE EMBEDMENT DEPTH	h_{ef}	=	7	in
FASTENER DIAMETER	d	=	0.625	in
FASTENER HEAD TYPE			1	Square
(1=Square, 2=Heavy Square, 3=Hex, 4=Heavy Hex, 5=Hardened Washers)				
DIST. BETWEEN THE FASTENER AND EDGE	c	=	16	in
SEISMIC LOAD ? (ACI 318 D3.3)			Yes	



[THE FASTENER DESIGN IS ADEQUATE.]

ANALYSIS

EFFECTIVE AREA OF FASTENER A_{se} = 0.226 in^2

BEARING AREA OF HEAD A_b = 0.693 in^2, (or determined from manufacture's catalogs.)

CHECK FASTENER TENSILE STRENGTH (ACI 318, D.3.3.6):

$$\phi N_s = \phi n A_{se}\left(f_{uta}\right)$$ = 7.628 k > N_{ua} = 3.380 k [Satisfactory]

where : ϕ = 0.75 x 0.75 = 0.5625 , (ACI 318-08 D.4.4 & D.3.3.3)

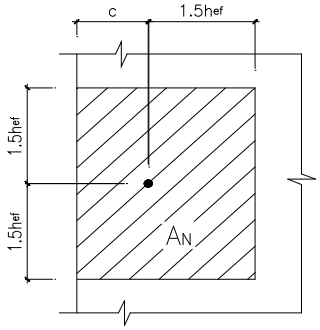
CHECK CONCRETE BREAKOUT STRENGTH : (ACI 318, D.5.1.2)

$$\phi N_{cb} = \phi \frac{A_N}{A_{No}} \psi_{ed,N} \psi_{c,N} N_b = \phi \frac{A_N}{\left(9h_{ef}^2\right)} \left(0.7 + \frac{0.3c}{1.5h_{ef}}\right) \psi_{c,N} \left(24\sqrt{f_c'} h_{ef}^{1.5}\right)$$

= 18.666 k > N_{ua} [Satisfactory]

where : ϕ = 0.75 x 0.75 = 0.5625

$\psi_{c,N}$ term is 1.0 for location where concrete cracking is likely to occur.



CHECK PULLOUT STRENGTH : (ACI 318, D.5.3.1)

$$\phi N_{pn} = \phi \psi_{cp,N}\left(A_b 8 f_c'\right)$$ = 10.915 k > N_{ua} [Satisfactory]

where : ϕ = 0.75 x 0.75 = 0.5625

$\psi_{cp,N}$ term is 1.0 for location where concrete cracking is likely to occur.

CHECK SIDE-FACE BLOWOUT STRENGTH : (ACI 318, D.5.4.1)

$$\phi N_{sb} = \phi\left(160c\sqrt{A_b}\sqrt{f_c'}\right)$$ = 70.919 k > N_{ua} [Satisfactory]

where : ϕ = 0.75 x 0.75 = 0.5625

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DETERMINE DESIGN TENSILE STRENGTH :

$$\phi N_n = \min\left(\phi N_s \ , \phi N_{cb} \ , \phi N_{pn} \ , \phi N_{sb}\right) \quad = 7.628 \quad \text{K}$$

CHECK FASTENER SHEAR STRENGTH : (ACI 318, D.6.1.2b & D.3.3.6)

$\phi V_s = \phi n 0.6 A_{se} f_{ut}$ = 3.966 k = V_{ua} = 3.966 k [Satisfactory]

where : ϕ = 0.65 x 0.75 = 0.4875

(for built-up grout pads, first factor shall be multiplied by 0.8, ACI 318 D6.1.3)

CHECK CONCRETE BREAKOUT STRENGTH FOR SHEAR LOAD : (ACI 318, D.6.2.1a)

$$\phi V_{cb} = \phi \frac{A_V}{A_{Vo}} \psi_{cd,V} \psi_{c,V} V_b = \phi \frac{A_V}{A_{Vo}} \psi_{cd,V} \psi_{c,V} \left(7 \left(\frac{l}{d} \right)^{0.2} \sqrt{d} \sqrt{f'_c} c^{1.5} \right)$$ = 17.865 k > V_{ua} [Satisfactory]

where : ϕ = 0.75 x 0.75 = 0.5625

$\psi_{c,V}$ term is 1.0 for location where concrete cracking is likely to occur.

A_V / A_{Vo} and $\psi_{cd,V}$ terms are 1.0 for single shear fastener not influenced by more than one free edge.

l term is load bearing length of the anchor for shear, not to exceed 8d.

CHECK PRYOUT STRENGTH FOR SHEAR LOAD : (ACI 318, D.6.3.1)

$$\phi V_{cp} = \phi k_{cp} \frac{A_N}{A_{No}} \psi_{ed,N} \psi_{c,N} N_b = \phi k_{cp} \frac{A_N}{\left(9 h_{ef}^2\right)} \left(0.7 + \frac{0.3c}{1.5 h_{ef}} \right) \psi_{c,N} \left(24 \sqrt{f'_c} h_{ef}^{1.5} \right)$$

= 37.331 k > V_{ua} [Satisfactory]

where : ϕ = 0.75 x 0.75 = 0.5625

$\psi_{c,N}$ term is 1.0 for location where concrete cracking is likely to occur.

k_{cp} = 2.0 for $h_{ef} > 2.5$ in.

DETERMINE DESIGN SHEAR STRENGTH :

$$\phi V_n = \min\left(\phi V_s \ , \phi V_{cb} \ , \phi V_{cp}\right) \quad = 3.966 \quad \text{K}$$

CHECK TENSION AND SHEAR INTERACTION : (ACI 318, D.7)

Since $N_{ua,1}$ < $0.2\ \phi N_n$ and

$V_{ua,1}$ > $0.2\ \phi V_n$ the full tension design strength is permitted.

The interaction equation must be used

$$\frac{N_{ua,1}}{\phi N_n} + \frac{V_{ua,1}}{\phi V_n} = 0.70 < 1.2$$ [Satisfactory]

Foundation Design

Soil pressure on the retaining wall will be significantly low due to the stability of the rock face. However, a conservative approach assuming retained soil will be used to ensure the retaining wall is sufficient.

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Lateral Earth Pressure of Rigid Wall Based on AASHTO 17th & 2009 IBC

INPUT DATA & DESIGN SUMMARY

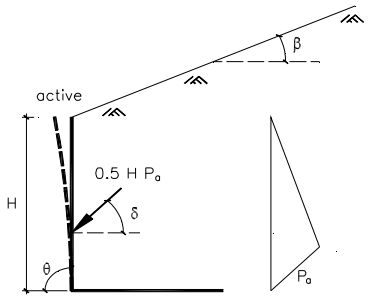
SOIL SPECIFIC WEIGHT	γ_b	=	110	pcf
SOIL INTERNAL FRICTION ANGLE	ϕ	=	30	deg
SLOPE OF BACKFILL	β	=	0	deg
EXTERNAL FRICTION ANGLE	δ	=	20	deg
RACK ANGLE OF WALL FACE	θ	=	90	deg

The Active Earth Pressure: P_a = 33 psf / ft

$P_{a,h}$ = 31 pcf (horizontal equivalent fluid pressure)

The At-rest Earth Pressure: P_0 = 55 psf / ft

The Passive Earth Pressure: P_p = 330 psf / ft



ANALYSIS

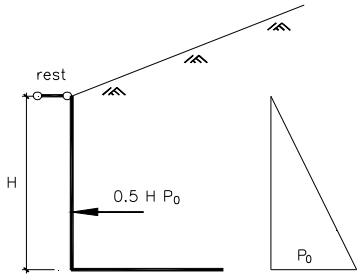
DETERMINE ACTIVE EARTH PRESSURE

$P_a = \gamma_b K_a$ = 33 psf / ft

$P_{a,h} = P_a \sin(\theta - \delta)$ = 31 pcf (horizontal equivalent fluid pressure)

where $K_a = \dfrac{\sin^2(\theta+\phi)}{\sin^2\theta\sin(\theta-\delta)\left[1+\sqrt{\dfrac{\sin(\phi+\delta)\sin(\phi-\delta)}{\sin(\theta-\delta)\sin(\theta+\delta)}}\right]^2}$ = 0.297

(Coulomb, AASHTO Figure 5.5.2A)



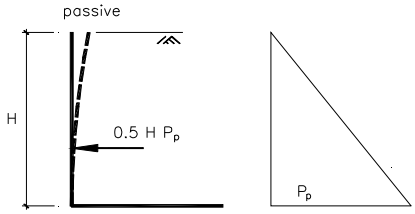
The total active resultant, (0.5 H P_a), acts H/3 above the base.

DETERMINE AT-REST EARTH PRESSURE

$P_0 = \gamma_b K_0$ = 55 psf / ft

where $K_0 = 1 - \sin\phi$ = 0.500 , (AASHTO 5.5.2-2)

The total horizontal resultant at rest, (0.5 H P_0), acts H/3 above the base.



DETERMINE PASSIVE EARTH PRESSURE

$P_p = \gamma_b K_p$ = 330 psf / ft

where $K_p = \dfrac{1+\sin\phi}{1-\sin\phi}$ = 3.000 , (Rankine, AASHTO Figure 5.5.2D)

δ = 0 deg

θ = 90 deg

The total horizontal resultant at rest, (0.5 H P_p), acts H/3 above the base.

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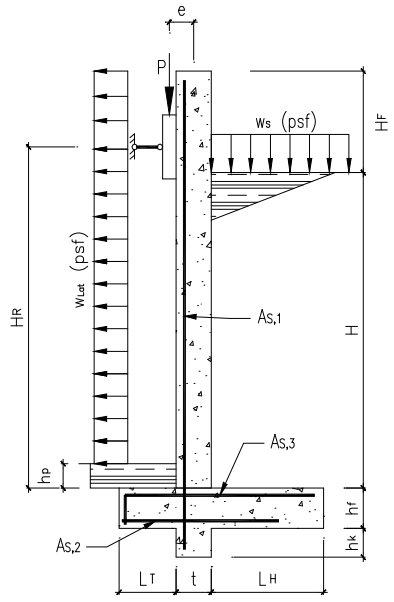
Retaining Wall:

Mid-height floor framing neglected as a conservative approach for bracing.

Restrained Retaining Concrete Wall Design Based on ACI 318-08

INPUT DATA & DESIGN SUMMARY

CONCRETE STRENGTH	f_c'	=	3	ksi		
REBAR YIELD STRESS	f_y	=	60	ksi		
LATERAL SOIL PRESSURE	P_a	=	31	pcf (equivalent fluid pressure)		
PASSIVE PRESSURE	P_p	=	330	psf / ft		
BACKFILL SPECIFIC WEIGHT	γ_b	=	110	pcf		
SURCHARGE WEIGHT	w_s	=	100	psf		
SERVICE LATERAL FORCE	w_{Lat}	=	30.1	psf		
SERVICE GRAVITY LOAD	P	=	0.65	kips / ft		
ECCENTRICITY	e	=	9	in		
FRICTION COEFFICIENT	μ	=	0.35			
ALLOW SOIL PRESSURE	Q_a	=	2	ksf		
THICKNESS OF STEM	t	=	12	in		
TOE WIDTH	L_T	=	2	ft		
HEEL WIDTH	L_H	=	0.5	ft		
HEIGHT OF FENCE STEM	H_F	=	0.5	ft		
HEIGHT OF STEM	H	=	21	ft		
RESTRAINED HEIGHT	H_R	=	21	ft		
FOOTING THICKNESS	h_f	=	12	in		
RESTRAINED BOTTOM ? (1=Yes, 0=No)			1	Yes		
KEY DEPTH	h_k	=	0	<=No ReqD		
SOIL OVER TOE	h_p	=	4	in		
STEM REINF. ($A_{s,1}$)		#	6	@	6	in o.c.
$A_{s,1}$ LOCATION (0=at inside face, 1=at middle, 2=at each face)					0	at inside face
BOT. REINF.OF FOOTING ($A_{s,2}$)		#	5	@	24	in
TOP REINF.OF FOOTING ($A_{s,3}$)		#	5	@	18	in



[THE WALL DESIGN IS ADEQUATE.]

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ANALYSIS

SERVICE LOADS

$H_b = 0.5\ P_a\ H^2$ = 6.84 kips

$H_s = w_s\ P_a\ H / \gamma_b$ = 0.59 kips

$H_p = 0.5\ P_p\ (h_p + h_f + h_k)^2$ = 0.29 kips

$H_{Lat} = w_{Lat}\ (H_F + H - h_p)$ = 0.64 kips

$W_s = w_s\ L_H$ = 0.05 kips

$W_b = H\ L_H\ \gamma_b$ = 1.16 kips

$W_f = h_f\ (L_H + t + L_T)\ \gamma_c$ = 0.53 kips

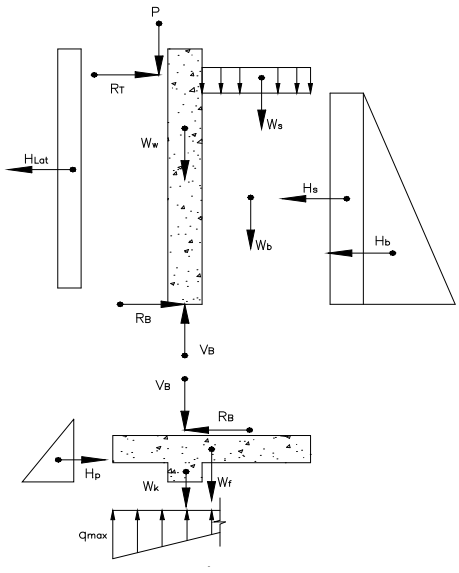
$W_k = h_k\ t\ \gamma_c$ = 0.00 kips

$W_w = t\ (H_F + H)\ \gamma_c$ = 3.23 kips

$R_T = 0.5H_{Lat}(H_F/H_R + h_p/H_R + H/H_R) + Pe/H_R + 0.5H_sH/H_R + H_bH/3H_R$ = 2.93 kips

$R_B = H_{Lat} + H_s + H_b - R_T$ = 5.14 kips

$V_B = W_w + P$ = 3.88 kips



FACTORED LOADS

$\gamma H_b = 1.6\ H_b$ = 10.94 kips

$\gamma H_s = 1.6\ H_s$ = 0.95 kips

$\gamma H_{Lat} = 1.6\ H_{Lat}$ = 1.02 kips

$\gamma W_s = 1.6\ W_s$ = 0.08 kips

$\gamma W_b = 1.2\ W_b$ = 1.39 kips

$\gamma W_f = 1.2\ W_f$ = 0.63 kips

$\gamma W_k = 1.2\ W_k$ = 0.00 kips

$\gamma W_w = 1.2\ W_w$ = 3.87 kips

$\gamma P = 1.6\ P$ = 1.04 kips

$\gamma R_T = 1.6\ R_T$

$\gamma R_B = 1.6\ R_B$ = 8.22 kips

OVERTURNING MOMENT

	H	γH	y	H y	γH y
R_B	5.14	8.22	1.00	5.14	8.22
Σ	5.14	8.22		**5.14**	8.22

RESISTING MOMENT

	W	γW	x	W x	γW x
W_s	0.05	0.08	3.25	0.16	0.26
W_b	1.16	1.39	3.25	3.75	4.50
W_f	0.53	0.63	1.75	0.92	1.10
W_k	0.00	0.00	2.50	0.00	0.00
P	0.65	1.04	2.50	1.63	2.60
W_w	3.23	3.87	2.50	8.06	9.68
Σ	5.61	7.01		**14.52**	18.14

OVERTURNING FACTOR OF SAFETY

$$SF = \frac{\Sigma Wx}{\Sigma Hy} = 2.83 > 1.5$$

[Satisfactory]

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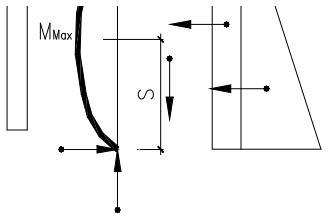
CHECK FLEXURE CAPACITY OF SYSTEM

(ACI 318 15.4.2, 10.2, 10.3.5, 10.5.4, 7.12.2, 12.2, & 12.5)



$S = P_a^{-1}\{ (P_aH + w_{Lat} + H_s / H) + [(P_aH + w_{Lat} + H_s / H)^2 - 2P_a(R_B + w_{Lat} h_p)]^{0.5} \}$ = 9.04 ft

$P = V_B - W_w S / (H + H_F)$ = 2.52 kips, @ M_{max} section

$M_{Max} = S R_B - 0.5 H_S S^2 / H - P_a S^3 / 3 - P_a (H-S) S^2/2 - 0.5 w_{Lat} (S - h_p)^2$ = 21.35 ft-kips

$$\rho_{MAX} = \frac{0.85\beta_1 f'_c}{f_y}\frac{\varepsilon_u}{\varepsilon_u + \varepsilon_t} = 0.015$$

$$\rho = \frac{0.85 f'_c\left(1 - \sqrt{1 - \frac{M_u}{0.383 b d^2 f'_c}}\right)}{f_y} = 0.007$$

$$\rho_{MIN} = MIN\left(\frac{4}{3}\rho,\ 0.0018\frac{t}{d}\right) = 0.002$$

d = 9.63 in

b = 12 in

M_u = 1.5 M_{Max} = 32.03 ft-kips

$A_{s,1}$ = 0.88 in² / ft

$(A_{S,1})_{required}$ = 0.80 in² / ft < $A_{S,1}$ [Satisfactory]

CHECK SHEAR CAPACITY (ACI 318 15.5.2, 11.1.3.1, & 11.2)

	At restrained section	At bottom of wall
$V = Max.\ Horiz.\ Shear$ =	2.91 kips,	5.14 kips
$\phi V_n = 2\phi b d\sqrt{f'_c}$ =	9.49 kips,	9.49 kips
	> $V_u = 1.5\ V$ [Satisfactory]	> $V_u = 1.5\ V$ [Satisfactory]

CHECK HEEL FLEXURE CAPACITY, $A_{s,3}$, FOR FOOTING (ACI 318 15.4.2, 10.2, 10.3.5, 10.5.4, 7.12.2, 12.2, & 12.5)

$$\rho_{MAX} = \frac{0.85\beta_1 f'_c}{f_y}\frac{\varepsilon_u}{\varepsilon_u + \varepsilon_t} = 0.015$$

$$\rho_{MIN} = \frac{0.0018}{2}\frac{h_f}{d} = 0.001$$

$$M_{u,3} = \begin{cases} \frac{L_H}{2}\left(\gamma w_s + \gamma w_b + \frac{L_H}{L}\gamma w_f\right) - \frac{(q_{u,3} + 2q_{u,heel}) b L_H^2}{6}, & for\ \ e_u \le \frac{L}{6} \\ \frac{L_H}{2}\left(\gamma w_s + \gamma w_b + \frac{L_H}{L}\gamma w_f\right) - \frac{q_{u,3} b S^2}{6}, & for\ \ e_u > \frac{L}{6} \end{cases} = 0.28 \text{ ft-kips}$$

$$\rho = \frac{0.85 f'_c\left(1 - \sqrt{1 - \frac{M_{u,3}}{0.383 b d^2 f'_c}}\right)}{f_y} = 0.000$$

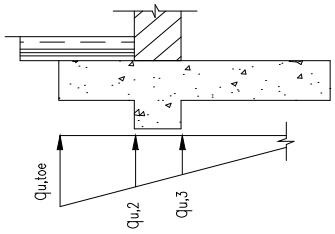
e_u = 0.33 ft

S = n/a

$q_{u,toe}$ = 3.15 ksf

$q_{u,heel}$ = 0.86 ksf

$q_{u,3}$ = 0.93 ksf



$(A_{S,3})_{required}$ = 0.13 in² / ft < $A_{S,3}$ [Satisfactory]

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CHECK TOE FLEXURE CAPACITY, $A_{s,2}$, FOR FOOTING (ACI 318 15.4.2, 10.2, 10.3.5, 10.5.4, 7.12.2, 12.2, & 12.5)

$$\rho_{MAX} = \frac{0.85\beta_1 f'_c}{f_y}\frac{\varepsilon_u}{\varepsilon_u+\varepsilon_t} = 0.015 \qquad \rho_{MIN} = MIN\left(\frac{4}{3}\rho,\ \frac{0.0018}{2}\frac{h_f}{d}\right) = 0.001$$

$$M_{u,2} = \frac{\left(q_{u,4}+2q_{u,toe}\right)bL_T^2}{6} - \frac{L_T^2}{2L}\gamma w_f = 4.94 \text{ ft-kips}$$

where $d = 8.69$ in, $q_{u,2} = 1.67$ ksf

$$\rho = \frac{0.85f'_c\left(1-\sqrt{1-\frac{M_{u,2}}{0.383bd^2f'_c}}\right)}{f_y} = 0.001 < A_{s,2} \text{ [Satisfactory]}$$

CHECK SLIDING CAPACITY

$1.5\,R_B$ = 7.70 kips < $H_p + \mu\,\Sigma W$ = N/A (Restrained) [Satisfactory]

Footing Design:
Minimum footing design will be per IRC Table 403.1 – 32”

Gabion Analysis:
Lateral Loads:

INPUT DATA & DESIGN SUMMARY

SOIL SPECIFIC WEIGHT	γ_b	=	110	pcf
SOIL INTERNAL FRICTION ANGLE	ϕ	=	30	deg
SLOPE OF BACKFILL	β	=	30	deg
EXTERNAL FRICTION ANGLE	δ	=	20	deg
RACK ANGLE OF WALL FACE	θ	=	90	deg

The Active Earth Pressure:	P_a	=	88	psf / ft
$P_{a,h}$	=	83	pcf (horizontal equivalent fluid pressure)	
The At-rest Earth Pressure:	P_0	=	55	psf / ft
The Passive Earth Pressure:	P_p	=	330	psf / ft

SERVICE LOADS

$H_b = 0.5\,P_a\,(H_T + H_B + h_f)^2$ = 0.25 kips

$H_s = w_s\,P_a\,(H_T + H_B + h_f) / \gamma_b$ = 0.11 kips

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$H_p = 0.5\ P_p\ (h_p + h_f + h_k)^2$	=	1.49	kips
$W_s = w_s\ (L_H + t_b - t_t)$	=	0.13	kips
$W_b = [H_T\ (L_H + t_b - t_t) + H_B\ L_H]\ \gamma_b$	=	0.14	kips
$W_f = h_f\ (L_H + t_b + L_T)$ γ_c	=	1.50	kips
$W_k = h_k\ t_b$ γ_c	=	0.00	kips
$W_{w,t} = t_t\ H_T$ γ_c	=	0.06	kips
$W_{w,b} = t_b$ $H_B\ \gamma_c$	=	0.06	kips

FACTORED LOADS

$\gamma H_b = 1.6\ H_b$	=	0.40	kips
$\gamma H_s = 1.6\ H_s$	=	0.18	kips
$\gamma W_s = 1.6\ W_s$	=	0.20	kips
$\gamma W_b = 1.2\ W_b$	=	0.17	kips
$\gamma W_f = 1.2\ W_f$	=	1.80	kips
$\gamma W_k = 1.2\ W_k$	=	0.00	kips
$\gamma W_{w,t} = 1.2$ $W_{w,t}$	=	0.08	kips
$\gamma W_{w,b} = 1.2$ $W_{w,b}$	=	0.08	kips

OVERTURNING MOMENT

	H	γH	y	H y	γH y
H_b	0.25	0.40	1.33	0.33	0.53
H_s	0.11	0.18	2.00	0.23	0.36
Σ	0.36	0.58		**0.56**	0.89

RESISTING MOMENT

	W	γW	x	W x	γW x
W_s	0.13	0.20	2.71	0.34	0.54
W_b	0.14	0.17	2.71	0.37	0.45
W_f	1.50	1.80	1.67	2.50	3.00
W_k	0.00	0.00	1.67	0.00	0.00
$W_{w,t}$	0.06	0.08	1.67	0.10	0.13
$W_{w,b}$	0.06	0.08	1.67	0.10	0.13
Σ	1.89	2.32		**3.42**	4.24

M_{HP} = 0.36 ft-kips/ft

OVERTURNING FACTOR OF SAFETY (1806.1)

$$SF = \frac{\Sigma Wx + M_{HP}}{\Sigma Hy} = 6.8 > 1.5$$

[Satisfactory]

No Reinforcement is required.

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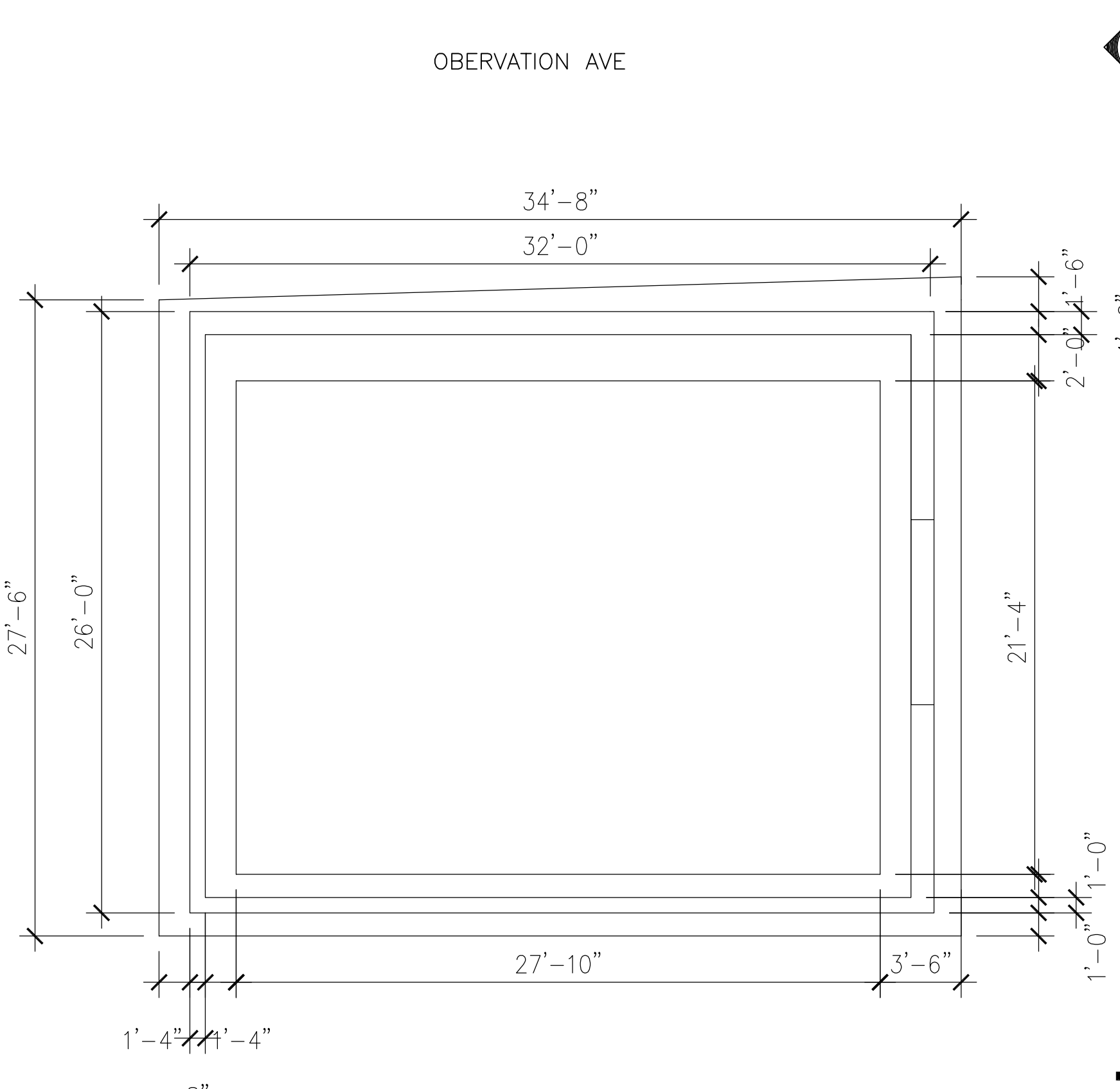
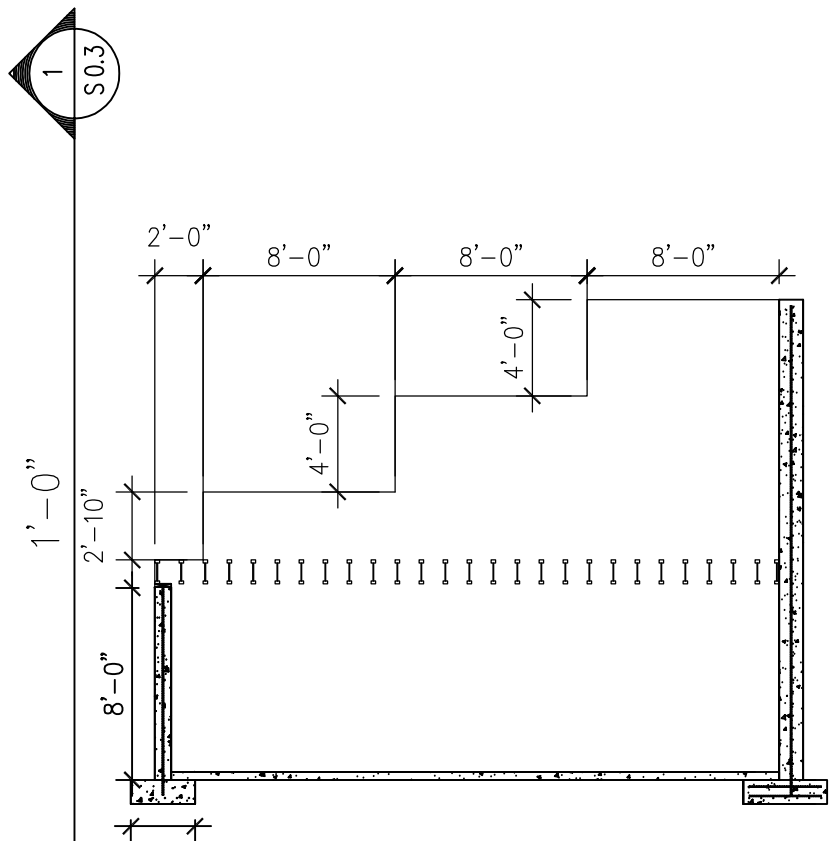
Appendix 3:

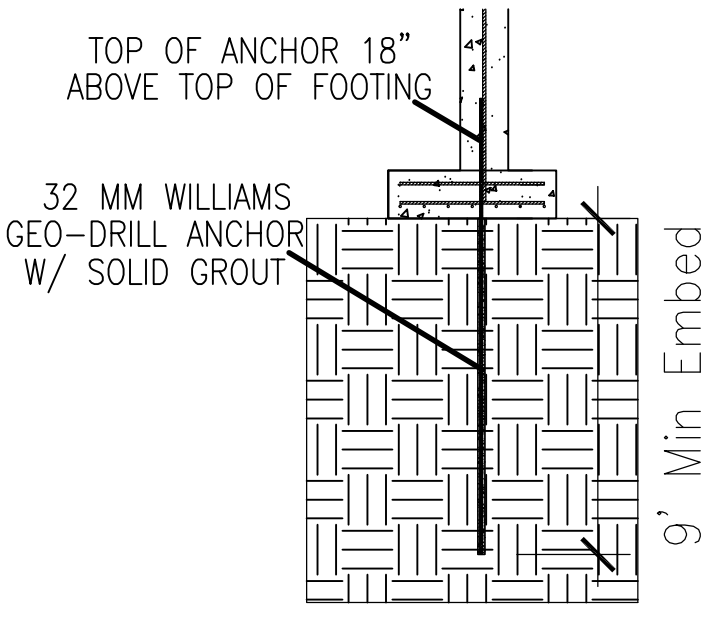
Design Drawings (Scaled to 11x17)



FOUNATION LAYOUT
Scale: 3/16":1'



1 S0.3 RETAINING WALL STEP DOWN
Scale: 1/8":1'



FOUNDATION ANCHOR
Scale: 1/4":1'

A MINIMUM OF 3 ANCHORS PER FOOTING LINE ARE REQUIRED
ANCHORS TO BE PLACED A MINIMUM OF 4' FROM EACH FOOTING CORNER

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RIEDEL RESIDENCE
RAILROAD ADDITION
LOT 1, 2, 4, 5, 6
305 OBSERVATION AVE
Cordova, Alaska

DATE: 8/16/12
DR'N: APA
CHK'D: KR
TYPE: Section
Scale: As Noted

SHEET NO:
S 0.3
OF

JOB NO: DR-120801
DWG: DR-120801-04 REV 0

General Framing Notes and Schedules

1.0 GENERAL LOADING CONDITIONS

1.1 BUILDING CODES: INTERNATIONAL BUILDING CODE (IBC) 2006
INTERNATIONAL RESIDENTIAL CODE (IRC) 2006

1.2 DESIGN LOADS:

	LL	DL
ROOF	20 PSF	15 PSF
FLOOR	40 PSF	15 PSF
STAIRS	40 PSF	15 PSF

1.3 DESIGN WIND SPEED (3-SECOND GUST): 120 MPH EXPOSURE C
1.4 DESIGN SNOW LOAD: 150 PSF
1.5 SEISMIC ZONE: D

2.0 GENERAL CONDITIONS

2.1 THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
2.2 THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORTS THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
2.3 THE PROJECT SPECIFICATIONS SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REVIEW THE SPECIFICATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2.4 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND PUBLIC AGENCIES SAFETY ORDINANCES.
2.5 AN APPROVED AGENCY OR INDIVIDUAL SHALL INSPECT THE FRAMING INCLUDING WALL FRAMING, SHEAR WALLS, TRUSSES, DECKING, MATERIALS AND CONNECTIONS PER THE OWNER'S DIRECTION AND LOCAL ADMINISTATION.

3.0 MATERIALS

3.1 WOOD

1. DIMENSIONAL LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS (NDS), LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. INSTALLATION SHALL ALSO CONFORM TO THE WOOD FRAME CONSTRUCTION MANUAL (WFCM), PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
2. ALL LUMBER TO BE #2 GRADE DOUGLAS FIR – LARCH (DF-L) OR SPRUCE PINE FIR (SPF), UNLESS NOTED OTHERWISE. HEM FIR IS ALLOWED UPON ENGINEER APPROVAL.
3. ALL WOOD FRAMING MEMBERS TO HAVE 19% OR LESS MOISTURE CONTENT.
4. ALL SILLS ON SLABS SHALL BE TREATED WOOD.
5. POSTS AND COLUMNS LOCATED ON CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE TREATED WOOD.
6. WALL STUD MATERIAL SHALL BE STUD GRADE OR BETTER. 3X STUDS ARE REQUIRED AT HOLDDOWNS AND SHEAR PANEL SPLICE LOCATIONS.
7. FINGER-JOINTED STUDS SHALL NOT BE USED AT HOLD DOWN LOCATIONS AT ENDS OF SHEAR WALLS. FINGER-JOINTED STUDS SHALL NOT BE USED IN BALLOON FRAMING CONSTRUCTION.

3.2 STEEL
STRUCTURAL STEEL COMPONENTS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS:
GENERAL: AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTON, 13TH EDITION
STRUCTURAL STEEL ROLLED SHAPES: ASTM A992
STRUCTURAL STEEL TUBES: ASTM A500 GRADE B
ANCHOR BOLTS: ASTM F1554

3.3 CONCRETE

1. STRUCTURAL CONCRETE SHALL COMPLY WITH AMERICAN CONCRETE INSTITUTE (ACI) CODES 318 AND 530, LATEST EDITION
2. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. REBAR: ASTM A615 GRADE 60
4. CONCRETE TO HAVE 3" COVER WHEN EXPOSED TO EARTH, AND 2" COVER ELSEWHERE.
5. GROUT: ASTM C476 (COMPRESSIVE STRENGTH OF GROUT, F' G, SHALL NOT BE LESS THAN 5000 PSI.)
6. CONTROL JOINTS SHALL BE INSTALLED AS REQUIRED TO LIMIT COSMETIC CRACKING.

3.4 CONNECTORS

1. ALL NAILS SPECIFIED ON THESE PLANS SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE. PNEUMATIC CONNECTORS ARE PERMITTED, PROVIDED THEY HAVE EQUIVALENT CAPACITY.
2. SPECIFIED HOLD-DOWNS, HANGERS, STRAPS, ETC., ARE BY SIMPSON STRONG-TIE. PRODUCTS BY OTHER MANUFACTURERS MAY BE USED, PROVIDED THEY HAVE EQUAL OR GREATER STRUCTURAL CAPACITY. ALL HOLD-DOWNS, HANGERS, STRAPS, ETC., SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL CONNECTORS EXPOSED TO WEATHER OR USED IN CONJUNCTION WITH FIRE-RETARDANT LUMBER SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION.

4.0 Conventional Wood Framing

4.1 THE MAIN WIND FORCE RESISTING SYSTEM (MWFRS) AND COMPONENTS AND CLADDING (C&C) HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IRC, IBC, AND/OR WFCM.

4.2 FOR THE MWFRS, SEE THE PLAN FOR REQUIRED SHEATHING AND HOLD DOWNS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE SHEATHING SCHEDULE AND ACCOMPANYING DETAILS.

4.3 FOR C&C, SEE THE SHEATHING AND CLADDING ATTACHMENT SCHEDULE.

SHEATHING AND CLADDING ATTACHMENT SCHEDULE

	Framing Spacing	Sheathing Thickness	Interior Zone		Perimeter Edge Zone	
			Panel Edge	Panel Field	Panel Edge	Panel Field
ROOF SHEATHING	16" O.C.	3/4"	6"	6"	6"	6"
ENDWALL RAKE					6"	6"
WALL SHEATHING	16" O.C.	15/32"	6"	6"	6"	6"
TOP PLATE	16" O.C.	15/32"	3" 2 ROWS STAGGERED	NA	3" 2 ROWS STAGGERED	NA

4.4 TOP PLATE SPLICES SHALL BE 24" WITH 2-16D NAILS EVERY 6 INCHES.

4.5 ROOF SHEATHING SHALL BE A MIN. OF 3/4" ORIENTED STRAND BOARD (OSB), THICK APA RATED SHEATHING (CDX) OR PLYWOOD, EXTERIOR GRADE. USE BLOCKING OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES. NAIL WITH 8D COMMON NAILS @ 6" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.

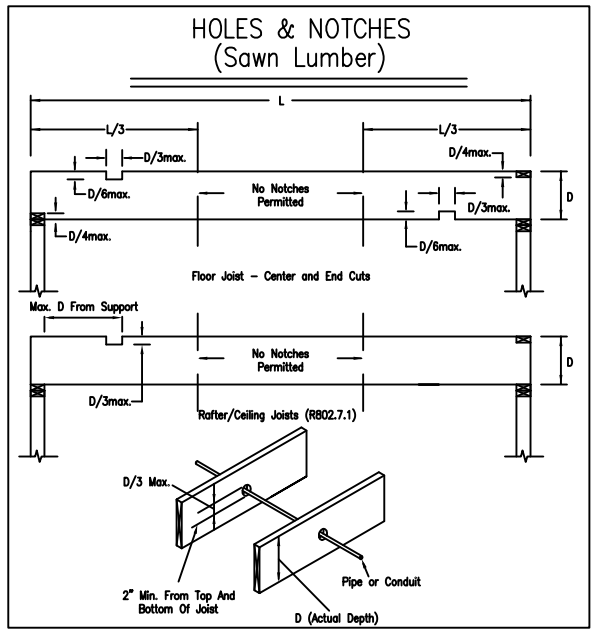
4.6 FLOOR SHEATHING SHALL BE A MIN. OF 3/4" THICK ORIENTED STRAND BOARD (OSB), APA RATED PANEL WAFER BOARD (CDX) OR PLYWOOD. ALL INTERIOR GRADE MATERIAL SHALL BE GLUED WITH EXTERIOR GLUE. NAIL WITH 8D COMMON NAILS 6" O.C. AT THE EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. USE TONGUE AND GROOVE, BLOCKING, OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES.

4.7 STUDS SHALL BE 2X6 @ 16" O.C..

4.8 HEADERS:
OPENINGS LESS THAN 3'6" – (2) 2X10
OPENINGS LESS THAN 4'6" – (4) 2X12
ALL OTHERS – SEE PLANS

4.9 HOLES AND NOTCHES SHALL BE IN COMPLIANCE WITH APPLICABLE DETAILS OR MANUFACTURER'S SPECIFICATIONS.

HOLES & NOTCHES
(Sawn Lumber)



Nailing Schedule

CONNECTION	NUMBER OF NAILS	NAIL SPACING
Roof Framing		
Blocking to Rafter	2-10d (Toenail)	Each End
Rimboard to Rafter	3-10d (Facenail)	16d @ 16" O.C. (Facenail)
Wall Framing		
Stud to Sole Plate	4-10d (Toenail) or 2-16d (Endnail)	Each End
Double Studs	16d (Facenail)	24" O.C.
Double Top Plates	16d (Facenail)	12" O.C.
Top Plates Laps and Intersections	2-16d (Facenail)	Every 6" for 24" Splice
Continuous Header, Two Pieces	16d	16" O.C. along each edge
Ceiling Framing		
1/2" Gyp Board	5d cooler	6" Edge/10" Field
Floor Framing		
Joist to Sill or Girder	4-10d	Per Joist
Blocking to Joist	2-10d	Per End
Blocking to Plate	4-16d	Each Block
Build Up Sections		
Build-Up Wood Columns	2 Rows 16d	8" O.C.
Build-Up Girder and Beams	20d at 32" O.C. (Facenail) at Top and Bottom and Staggered 20d at 32" O.C. (Facenail) at at each splice	20d at 32" O.C. (Facenail) at Top and Bottom and Staggered 2-20d (Facenail) at Ends and at each splice

NOTES:
1. SUPPLY RATED CLIPS OR STRAPS FOR UPLIFT FORCES AT RAFTERS TO PLATE CONNECTIONS AS NOTED ON PLAN SHEETS.
2. ON SHEAR WALLS AND DIAPHRAGMS NAILS SHALL BE PLACED NOT LESS THAN ⅜ INCH FROM THE PANEL EDGE.
3. REFERENCE IBC TABLE 2304.9.1 and WFCM.

Site Preparation

NOTES:
1. SITE WILL BE CLEARED OF ALL DEBRIS AND ORGANIC MATERIAL PRIOR TO PLACING ANY FOUNDATION COMPONENTS.
2. DRAINAGE DURING CONSTRUCTION AND AT PROJECT COMPLETION SHOULD DRAIN AWAY FROM THE SITE.

Sill Plate Anchorage Schedule

SILL PLATE ANCHORAGE

ATTACHMENT ANCHOR TYPE	EMBEDMENT	LOAD AND SPACING		
		EXTERIOR WALLS	INTERIOR WALLS	SHEAR WALLS
3/4"ø ANCHOR BOLTS	10"	30" O.C.	48" O.C.	16" O.C.

NOTES:
1. THIS SCHEDULE APPLIES TO BASIC ANCHORAGE OF THE BOTTOM SILL PLATE TO THE FOUNDATION. ADDITIONAL CONNECTIONS MAY BE REQUIRED FOR LATERAL OR UPLIFT FORCES ON THE BUILDING. SEE THE PLANS OR THE SHEATHING SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. ALTERNATIVE MEANS OF ATTACHING THE SILL PLATE TO THE FOUNDATION ARE PERMITTED, PROVIDING THE CONNECTIONS HAVE EQUIVALENT SHEAR AND UPLIFT CAPACITY AND ARE NOT PROHIBITED BY LOCAL CODE PROVISIONS.
3. CONTACT THE ENGINEER OF RECORD FOR SHEAR WALL REQUIREMENTS.

Foundation Anchors

1. ANCHORS TO BE WILLIAMS GEO-DRILL INJECTION ANCHOR SYSTEM. ¾" MINIMUM DIA BAR WITH 6' MINIMUM EMBED.
2. GROUT TO BE ASTM C476 (COMPRESSIVE STRENGTH OF GROUT, F'G, SHALL NOT BE LESS THAN 5000 PSI.).
3. GROUT INJECTION MUST BE COMPLETED PER MANUFACTURER'S REQUIREMENTS. HAND PUMP IS AUTHORIZED.
4. SEE PLAN FOR ROD INSTALLATIONS.

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RIEDEL RESIDENCE
RAILROAD ADDITION
LOT 1, 2, 4, 5, 6
305 OBSERVATION AVE
Cordova, Alaska

DATE: 8/16/12
DR'N: APA
CHK'D: KR
TYPE: Notes
Scale: NA

SHEET NO:

NOTES

OF

JOB NO: DR-120801

DWG: DR-120801-00 REV 0

NORTH

OBERVATION AVE

S 14* 51' E

87.47'

60'-3 1/8"

7'

28'-8 5/16"

1 S0.1

1 S0.2

8' Property Offset Zone

Parking Area

26'x32' House Footprint

Site Drainage Route

S 89* 20' W

49.63'

18.50'

S 0* 40' E

S 89* 20' W

8.60'

10' Property Offset Zone

N 08* 20' E

66.81'

SITE PLOT PLAN

Scale: 1/8":1'

SHEET NOTES:

Plot plan based on public records available at the time of design. Builder to verify all information prior to construction.

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LOT 1, 2, 4, 5, 6
305 OBSERVATION AVE
Cordova, Alaska

DATE:	8/16/12
DR'N:	APA
CHK'D:	KR
TYPE:	Plot
Scale:	As Noted

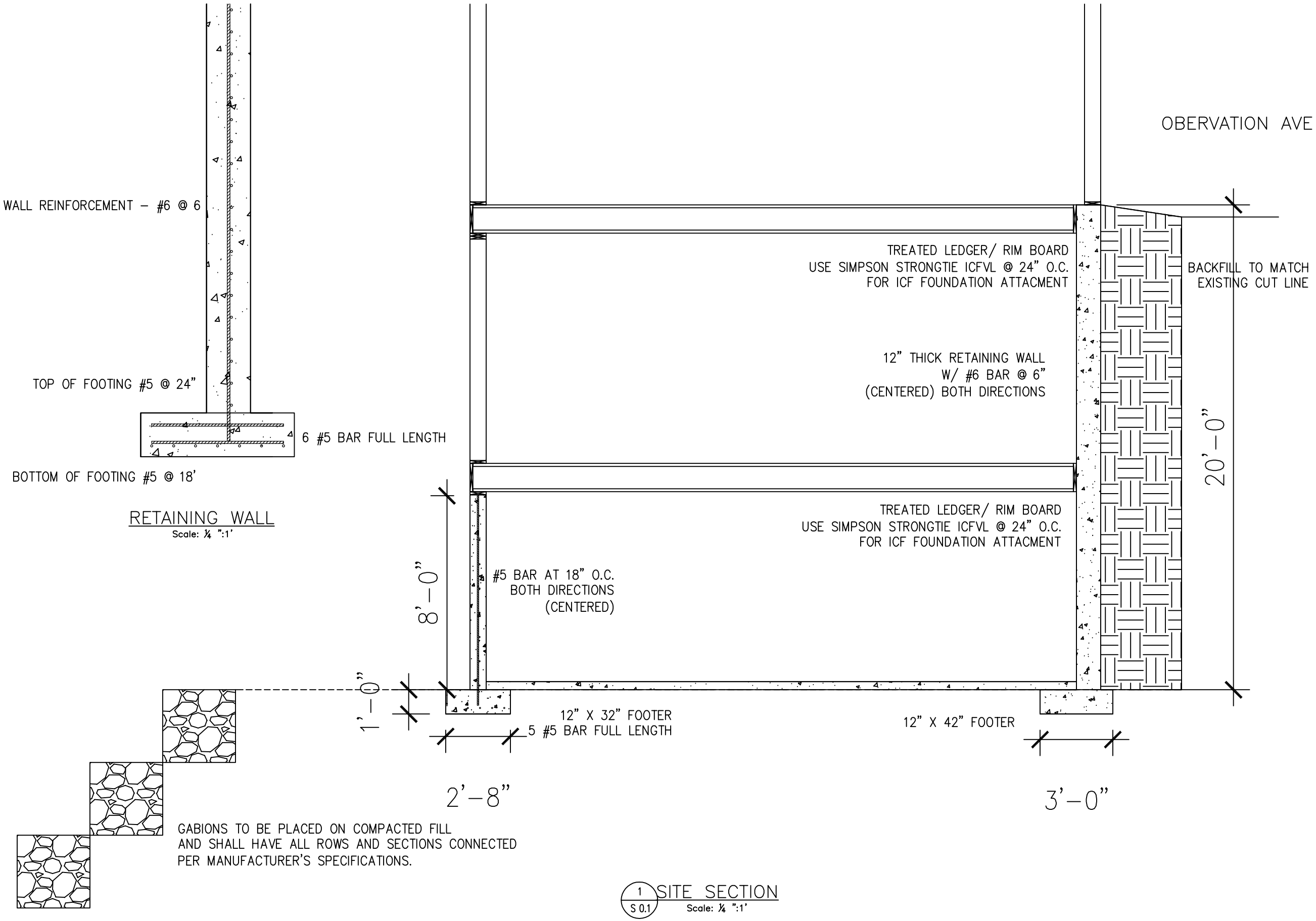
SHEET NO:

PLOT

OF

JOB NO: DR-120801

DWG: DR-120801-01 REV 0



RETAINING WALL
Scale: ¼ ":1'

1 / S 0.1 SITE SECTION
Scale: ¼ ":1'

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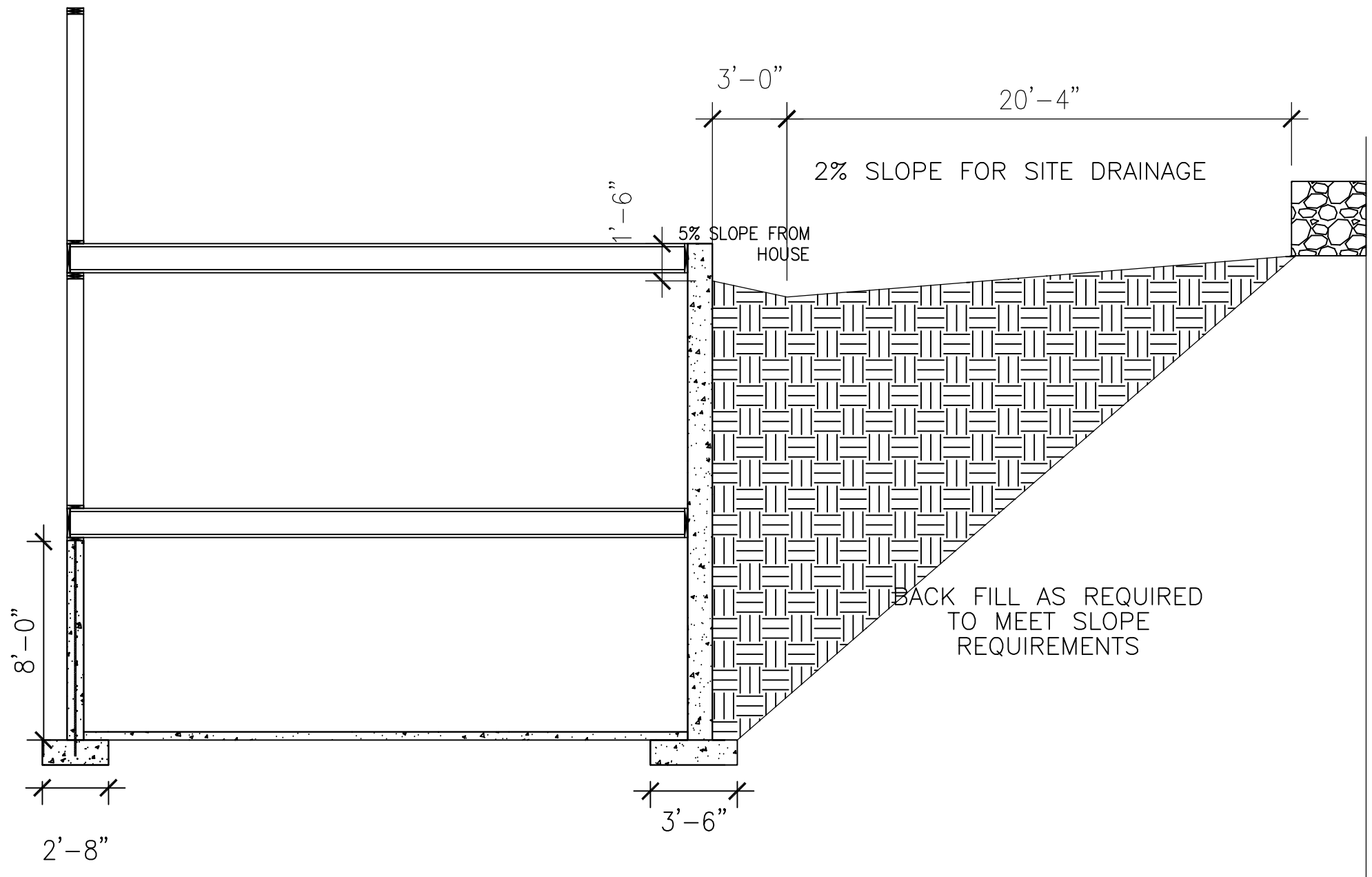
DATE: 8/16/12
DR'N: APA
CHK'D: KR
TYPE: Section
Scale: As Noted

SHEET NO:
S 0.1
OF

JOB NO: DR-120801
DWG: DR-120801-02 REV 0



1 / S 0.2 FOUNATION LAYOUT
Scale: 3/16":1'

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Cordova, Alaska

DATE:	8/16/12
DR'N:	APA
CHK'D:	KR
TYPE:	Section
Scale:	As Noted

SHEET NO:
S 0.2
OF

JOB NO: DR-120801

DWG: DR-120801-03 REV 0

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope).

R403.1.6 Foundation anchorage. Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of *braced wall panels* at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. Bolts shall be at least $^1/_2$ inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a *braced wall panel* shall be positively anchored with *approved* fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.

Exceptions:

1. Foundation anchorage, spaced as required to provide equivalent anchorage to $^1/_2$-inch-diameter (12.7 mm) anchor bolts.
2. Walls 24 inches (610 mm) total length or shorter connecting offset *braced wall panels* shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent *braced wall panels* at corners as shown in Figure R602.10.4.4(1).
3. Connection of walls 12 inches (305 mm) total length or shorter connecting offset *braced wall panels* to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent *braced wall panels* at corners as shown in Figure R602.10.4.4(1).

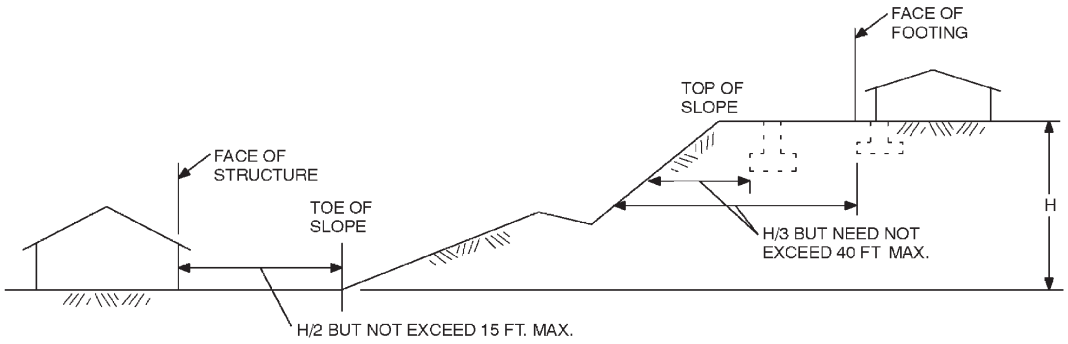
R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D_0, D_1 and D_2. In addition to the requirements of Section R403.1.6, the following requirements shall apply to wood light-frame structures in Seismic Design Categories D_0, D_1 and D_2 and wood light-frame townhouses in Seismic Design Category C.

1. Plate washers conforming to Section R602.11.1 shall be provided for all anchor bolts over the full length of required *braced wall lines* except where *approved* anchor straps are used. Properly sized cut washers shall be permitted for anchor bolts in wall lines not containing *braced wall panels*.
2. Interior braced wall plates shall have anchor bolts spaced at not more than 6 feet (1829 mm) on center and located within 12 inches (305 mm) of the ends of each plate section when supported on a continuous foundation.
3. Interior bearing wall sole plates shall have anchor bolts spaced at not more than 6 feet (1829 mm) on center and located within 12 inches (305 mm) of the ends of each plate section when supported on a continuous foundation.
4. The maximum anchor bolt spacing shall be 4 feet (1219 mm)for buildings over two stories in height.
5. Stepped cripple walls shall conform to Section R602.11.2.
6. Where continuous wood foundations in accordance with Section R404.2 are used, the force transfer shall have a capacity equal to or greater than the connections required by Section R602.11.1 or the *braced wall panel* shall be connected to the wood foundations in accordance with the *braced wall panel*-to-floor fastening requirements of Table R602.3(1).

R403.1.7 Footings on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4.

R403.1.7.1 Building clearances from ascending slopes. In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Section R403.1.7.4 and Figure R403.1.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

R403.1.7.2 Footing setback from descending slope surfaces. Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.



For SI: 1 foot = 304.8 mm.

FIGURE R403.1.7.1
FOUNDATION CLEARANCE FROM SLOPES

R403.1.7.3 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an *approved* drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the *building official*, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

R403.1.7.4 Alternate setback and clearances. Alternate setbacks and clearances are permitted, subject to the approval of the *building official*. The *building official* is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

R403.1.8 Foundations on expansive soils. Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1805.8 of the *International Building Code*.

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the *building official*.

R403.1.8.1 Expansive soils classifications. Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 µm), determined in accordance with ASTM D 422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.
4. Expansion Index greater than 20, determined in accordance with ASTM D 4829.

R403.2 Footings for wood foundations. Footings for wood foundations shall be in accordance with Figures R403.1(2) and R403.1(3). Gravel shall be washed and well graded. The maximum size stone shall not exceed $^3/_4$ inch (19.1 mm). Gravel shall be free from organic, clayey or silty soils. Sand shall be coarse, not smaller than $^1/_{16}$-inch (1.6 mm) grains and shall be free from organic, clayey or silty soils. Crushed stone shall have a maximum size of $^1/_2$ inch (12.7 mm).

R403.3 Frost protected shallow foundations. For buildings where the monthly mean temperature of the building is maintained at a minimum of 64°F (18°C), footings are not required to extend below the frost line when protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3(1). Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3(1) shall not be used for unheated spaces such as porches, utility rooms, garages and carports, and shall not be attached to basements or crawl spaces that are not maintained at a minimum monthly mean temperature of 64°F (18°C).

Materials used below *grade* for the purpose of insulating footings against frost shall be *labeled* as complying with ASTM C 578.

R403.3.1 Foundations adjoining frost protected shallow foundations. Foundations that adjoin frost protected shallow foundations shall be protected from frost in accordance with Section R403.1.4.

R403.3.1.1 Attachment to unheated slab-on-ground structure. Vertical wall insulation and horizontal insulation of frost protected shallow foundations that adjoin a slab-on-ground foundation that does not have a monthly mean temperature maintained at a minimum of 64°F (18°C) shall be in accordance with Figure R403.3(3) and Table R403.3(1). Vertical wall insulation shall extend between the frost protected shallow foundation and the adjoining slab foundation. Required horizontal insulation shall be continuous under the adjoining slab foundation and through any foundation walls adjoining the frost protected shallow foundation. Where insulation passes through a foundation wall, it shall either be of a type complying with this section and having bearing capacity equal to or greater than the structural loads imposed by the building, or the building shall be designed and constructed using beams, lintels, cantilevers or other means of transferring building loads such that the structural loads of the building do not bear on the insulation.

Memorandum

To: Planning Commission

From: Planning Staff

Date: 9/6/2012

Re: Variance Request by Trident Seafoods Corporation

PART I. GENERAL INFORMATION

Requested Actions:	A Variance request for a ten (10) front foot setback from the required front setback of 20 feet in the Waterfront Industrial Zone
Applicant:	Kurt Esveldt
Owners Name:	Trident Seafoods Corporation
Address:	211 Jim Poor Avenue
Parcel Number:	02-060-213 & 215
Zoning:	Waterfront Industrial District
Lot Area:	36,000 Square Feet combined total of both lots

PART II. BACKGROUND

The property owner has requested a variance from the 20 feet front yard setback requirements to a 10 foot setback in the Waterfront Industrial zone. The variance will provide for the construction of a 133 foot by 53 foot, 3 story main bunkhouse adjacent to Jim Poor Avenue and a smaller 68 foot by 48 foot bunkhouse behind the main structure on Lots 7 & 8, Block 1, Cordova Industrial Park.

The applicable regulations for this variance request are the following sections:

Chapter 18.33 Waterfront Industrial District

18.33.060 - Setbacks.

A. Minimum Setbacks.

1. Front yard-Twenty feet.

Condition 18.33.060 A(1) is what the variance request is based upon.

Chapter 18.64 Exceptions, Variances and Appeals

18.64.020 Variances

An application has been filed pursuant to this section of code. Below is the review of the variance criteria.

PART III. REVIEW OF APPLICABLE CRITERIA

A Variance may be granted only if all four of the following conditions exist:

PART IV. SUGGESTED FINDINGS

1. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply to the other properties in the same land use district.

   This condition has been met. The majority of lots in the Waterfront industrial zone are not fronted by water or tidelands. The lots that are boarded by tidelands or water are developable to the property lines. The remaining small numbers of lots have development limited by the geography of the tidelands.

2. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

   This condition has been met. The strict application of this front set back would limit the development of this lot due to the requirements of access and other building requirements.

3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

   The condition of material damage or prejudice has been met at the time of this writing the planning department has received no input from

neighbors. If there is additional information received by planning department it will be included in the packet. There will also be the opportunity for public comment at the hearing.

The condition of public health, safety or welfare has been met. The departments of public works, fire, and police department have been consulted and have provided their input, please see attached write ups.

4. That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

   This condition had been met. The Cordova Comprehensive plan addresses Fish and Fish Processing Development Strategies in chapter 1 Economic Development and encourages incentives for fish processors by working to provide for best and most efficient use of remaining waterfront land.

PART V. SPECIAL CONDITIONS

In the event that the commissions grants the variance staff recommends that the following special conditions apply.

1. The Planning Department must be in receipt of a Site Plan approval from The Division of Fire and Life Safety prior to issuance of a Building Permit

2. A Building Permit must be obtained from the Planning Department prior to the construction of the bunkhouses.

PART VI. STAFF RECOMMENDATIONS

Staff recommends *approval* of the request for a ten (10) foot front setback variance, from the required front setback of 20 feet in the Waterfront Industrial Zone.

PART VII. SUGGESTED MOTION

"I move that the Variance request by Trident Seafoods from the 20' front yard setback in the Waterfront Industrial District (WID) to a 10' front setback be *approved* and special conditions and findings 1-4 be adopted as contained in the staff report."

From: Paul Trumblee
To: Sam Greenwood; Public Works; Paul Trumblee; Bob Griffiths
Subject: RE: variance request --Trident
Date: Tuesday, August 28, 2012 3:39:37 PM
Attachments: Paul Trumblee.vcf

Sam Greenwood.

After looking over the documents provided by your office and visiting that location, I have determined that under Condition 3, Part 2, I see no detrimental impact to the public health, safety or welfare in the request Trident Seafood's is asking in their variance.

Paul Trumblee

Paul Trumblee
City of Cordova
Fire Marshal

(907) 424-6117 Work
(907) 253-6117 Mobile
fire@cityofcordova.net
P.O.Box 1210
99574-1210

From: Sam Greenwood
Sent: Tuesday, August 28, 2012 12:22 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: variance request --Trident

On August 28, 2012 we met to discuss and review a variance request made by Trident Seafood. Trident is requesting a variance of 10 feet from the front setback requirement of 20 feet in the waterfront industrial zone. At our meeting we reviewed the application and drawings that were received from Trident.

In order for a variance request to be granted 4 conditions must be met. I am asking for your input on the **second part** of condition 3 below:

Condition 3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity **nor be detrimental to the public health, safety or welfare**.

Your comments/input will be included in the packet that is provided to the Planning and Zoning Commission to aide in the decision-making process. Please reply to this email with your input concerning Trident's variance request.

From: Bob Griffiths
To: Sam Greenwood
Subject: RE: variance request --Trident
Date: Tuesday, September 04, 2012 8:47:19 AM

After looking over the documents provided by your office and visiting that location, I have determined that under Condition 3, Part 2, I see no detrimental impact to the public health, safety or welfare in the request Trident Seafood's is asking in their variance.

Chief Bob Griffiths
Cordova Police Department
(907)424-6100
(907)424-6120
policechief@cityofcordova.net

From: Sam Greenwood
Sent: Tuesday, August 28, 2012 12:22 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: variance request --Trident

On August 28, 2012 we met to discuss and review a variance request made by Trident Seafood. Trident is requesting a variance of 10 feet from the front setback requirement of 20 feet in the waterfront industrial zone. At our meeting we reviewed the application and drawings that were received from Trident.

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Condition 3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity **nor be detrimental to the public health, safety or welfare**.

Your comments/input will be included in the packet that is provided to the Planning and Zoning Commission to aide in the decision-making process. Please reply to this email with your input concerning Trident's variance request.

Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

From: Public Works
To: Sam Greenwood
Subject: RE: variance request --Trident
Date: Tuesday, September 04, 2012 8:37:54 AM

From a Public Works' standpoint, granting this variance should have no effect on the ability to maintain public services in this area.

Thank you,
Moe Zamarron

Moe Zamarron
Director of Public Works
City of Cordova
PO Box 1210
Cordova, AK 99574
Ph 907-424-6231
publicworks@cityofcordova.net

From: Sam Greenwood
Sent: Tuesday, August 28, 2012 12:22 PM
To: Public Works; Oscar Delpino (fire@cityofcordova.net); Bob Griffiths
Subject: variance request --Trident

On August 28, 2012 we met to discuss and review a variance request made by Trident Seafood. Trident is requesting a variance of 10 feet from the front setback requirement of 20 feet in the waterfront industrial zone. At our meeting we reviewed the application and drawings that were received from Trident.

In order for a variance request to be granted 4 conditions must be met. I am asking for your input on the **second part** of condition 3 below:

Condition 3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity **nor be detrimental to the public health, safety or welfare**.

Your comments/input will be included in the packet that is provided to the Planning and Zoning Commission to aide in the decision-making process. Please reply to this email with your input concerning Trident's variance request.

Samantha Greenwood
City Planner

CITY OF CORDOVA

VARIANCE APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department ***21 days prior to*** *the next Planning Commission meeting date.*

APPLICANT INFORMATION	
Name	TRIDENT SEAFOODS, KURT ESNELDT
Address	5303 SHILSHOLE AVE NW, SEATTLE, WA 98107
Telephone [home]	—
Business Name	—
Business Address	—
Telephone [business]	206-783-3818
Business FAX	206-787-7795
Project architect/engineer	STEPHEN PETERS ARCHITECTS
Address of architect/engineer	707 WATER ST, KETCHIKAN, AK 99901
Telephone of architect/engineer	907-247-7077

PROPERTY/PROJECT INFORMATION	
Address of subject property	2301 SEAFOOD LANE
Parcel identification number	.
Property owner [name/address]	TRIDENT SEAFOODS
Current zoning	WATERFRONT INDUSTRIAL
Proposed use	ALLEGORY BUILDING TO SEAFOOD PROCESSING
Construction start date	SEPT. 2017

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	TRIDENT SEAFOODS
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note:*** *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	NA
City Business License Permit Number (if applicable)	EXIST. PLANT BL ON FILE

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: Kurt Enkvist (Signature) By: _____ (Signature)

Name: KURT ENKVIST (Type/Print) Name: _____ (Type/Print)

Date: 08/17/17 Date: 08/17/17

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	**ACTION**
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

ZONING APPLICATION continued

Project/Request Description Page:

1. Please describe your request in complete detail. Feel free to add additional pages and/or drawings, maps, photographs of the site, and other documentation that might be helpful to the Planning Commission as they make a decision on your request.

2. If you are requesting a dimensional variance, you must include a basic site plan drawing showing the location of your property lines, existing and proposed buildings, existing and proposed easements, building setbacks, and other items necessary to adequately and accurately show the nature of your request.

3. In order to receive a zoning compliance permit, you must meet the standards of the relevant zoning code. **PLEASE REFER TO THE FOLLOWING PAGES OF THIS APPLICATION FOR A COPY OF THE RELEVANT SECTION STANDARDS.**

Please describe your request. Add additional pages, drawings and required information.

REQUEST TO PROVIDE 10' FRONT SETBACK WITH BASIC ZONING REQUIRING 20'. SEE ATTACHED SURVEY & SITE PLAN FOR EXISTING/PROPOSED BUILDING LOCATIONS.

VARIANCE STANDARDS 18.64.020

The Planning and Zoning Commission may only approve the variance if the Commission finds that ALL of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. Use additional paper if needed.

1

Exceptional physical circumstances or conditions that apply to the property or to its intended use or development which do not apply generally to the other properties in the same land use district.

EXPLAIN: PROPERTY IS RESTRICTED IN UPLAND DEPTH FROM THE ROW TO TIDELANDS LIMITING NORMAL SITE DEVELOPMENT. SIMILAR CONDITIONS OCCUR ALONG THE WATERFRONT IN THE ZONE.

2

That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardship.

EXPLAIN: STRICT APPLICATION OF THE CURRENT SETBACK CREATES UNNECESSARY HARDSHIP IN REASONABLE DEVELOPMENT OF THE LOT BECAUSE OF LIMITED DEPTH AND PRACTICAL DISTANCES BETWEEN STRUCTURES FOR LIGHT, AIR & NOISE.

3

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

EXPLAIN: NO DAMAGE OR PREJUDICE WILL OCCUR TO OTHER PROPERTIES IN THE VICINITY, ENHANCES PUBLIC HEALTH, SAFETY & WELFARE, AND IS SIMILAR TO NEARBY DEVELOPMENT IN THE AREA.

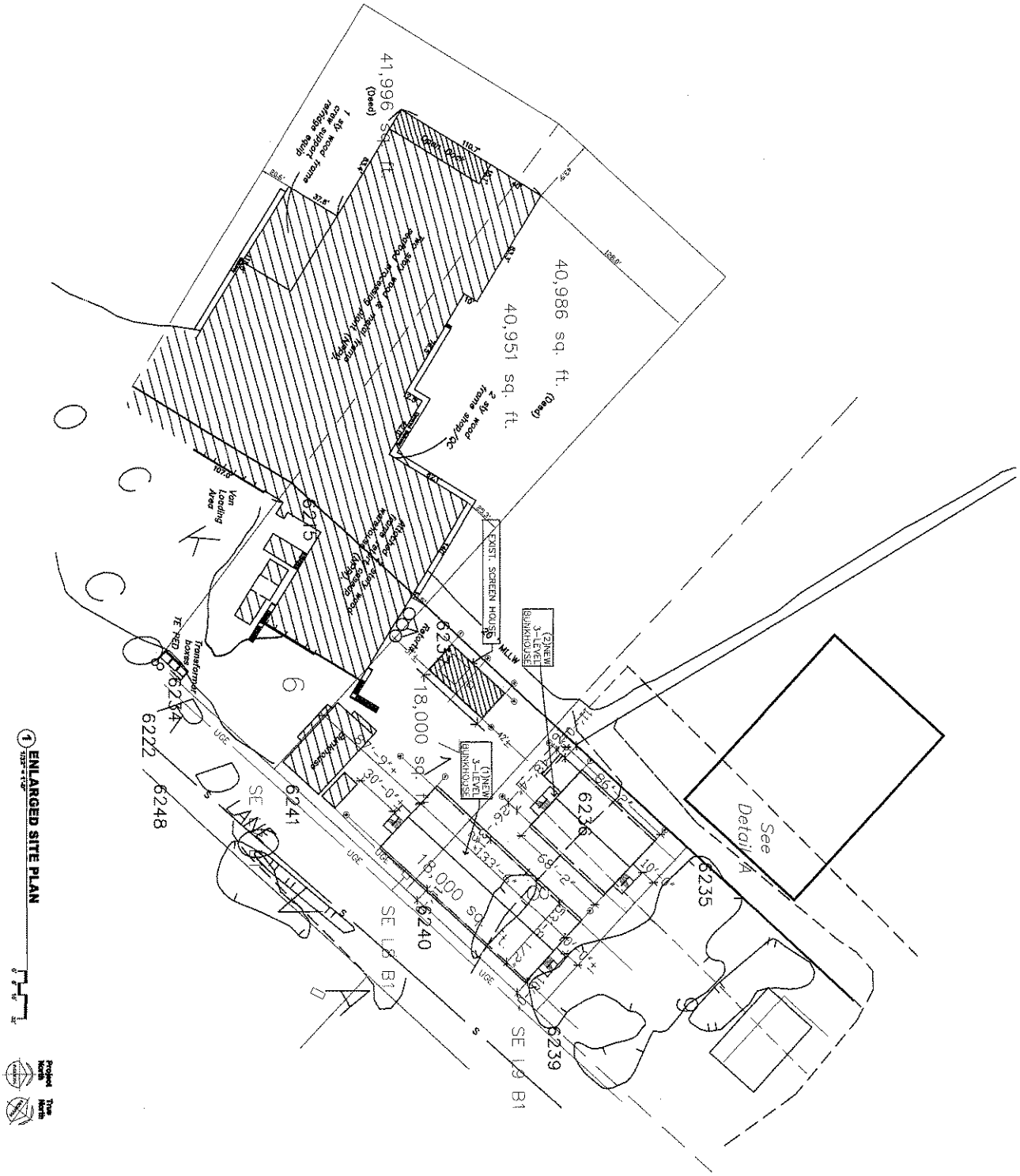
4

That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

EXPLAIN: THE USE AND PROPOSED BULK, HEIGHT, AND CHARACTER OF THE PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

OTHER REQUIREMENTS

1. A legal description of the property involved.
2. Site and Building Plan: Plot plan showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and such other data as may be required.
3. Evidence of the ability and intention of the applicant to proceed in accordance with the plans within six months after the effective date of the variance.



1 ENLARGED SITE PLAN

Project North

True North

A-2.0

cordova bunkhouse - 2

trident seafoods
cordova, alaska

STATE OF ALASKA

stephen peters architects

spa

702 water st.
po box 23033
ketchikan, ak 99901
tel 907.247.7077
fax 907.247.7078

05.17.12

1 ENLARGED SITE PLAN

Project North

True North

A-2.1

cordova bunkhouse - 2

trident seafoods
cordova, alaska

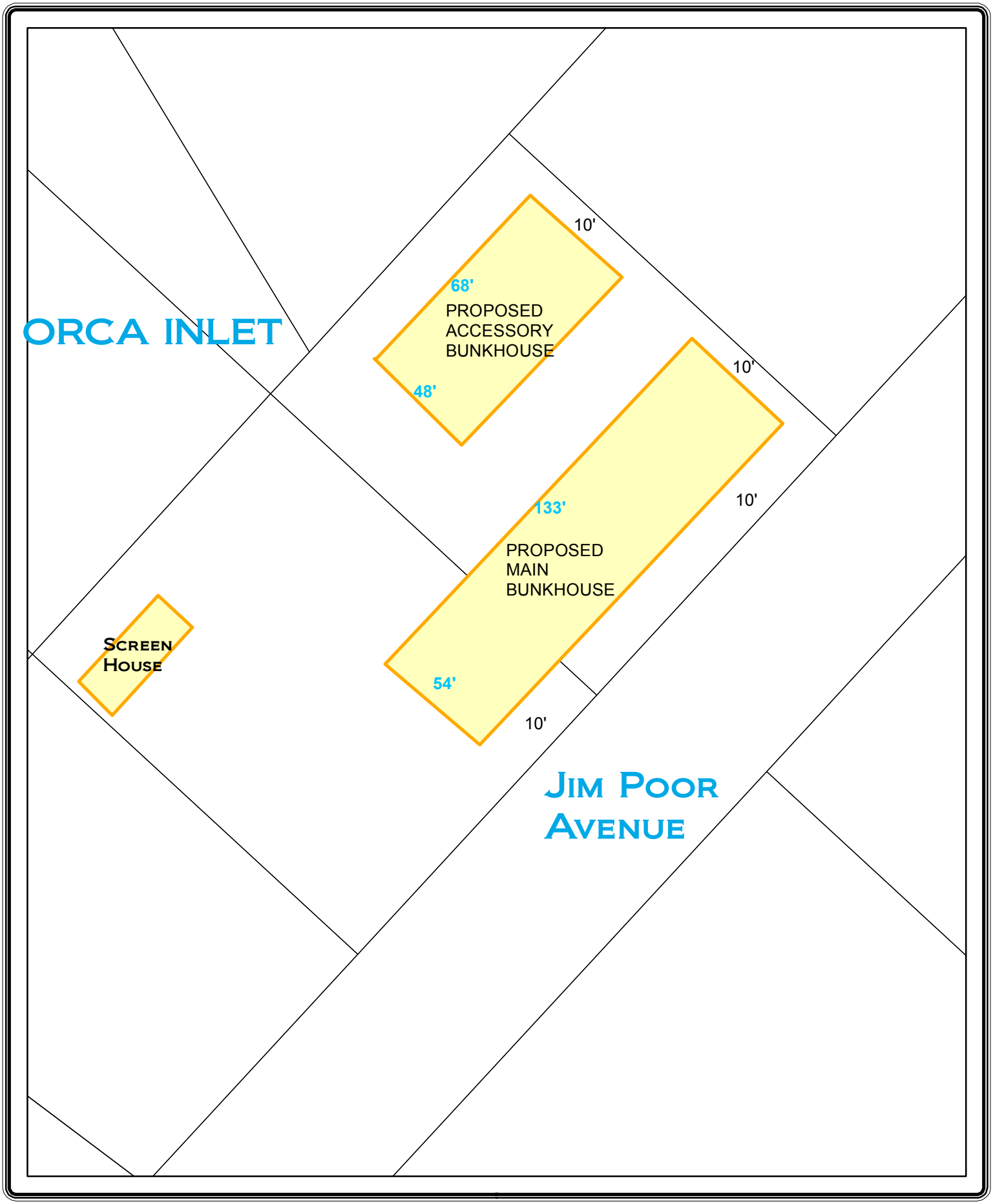
STATE OF ALASKA 1933 STEPHEN G. PETERS 07760 05-17-12 REGISTERED PROFESSIONAL

stephen peters architects

spa

702 water st.
po box 23033
ketchikan, ak 99901
tel: 907.247.7077
fax: 907.247.7076

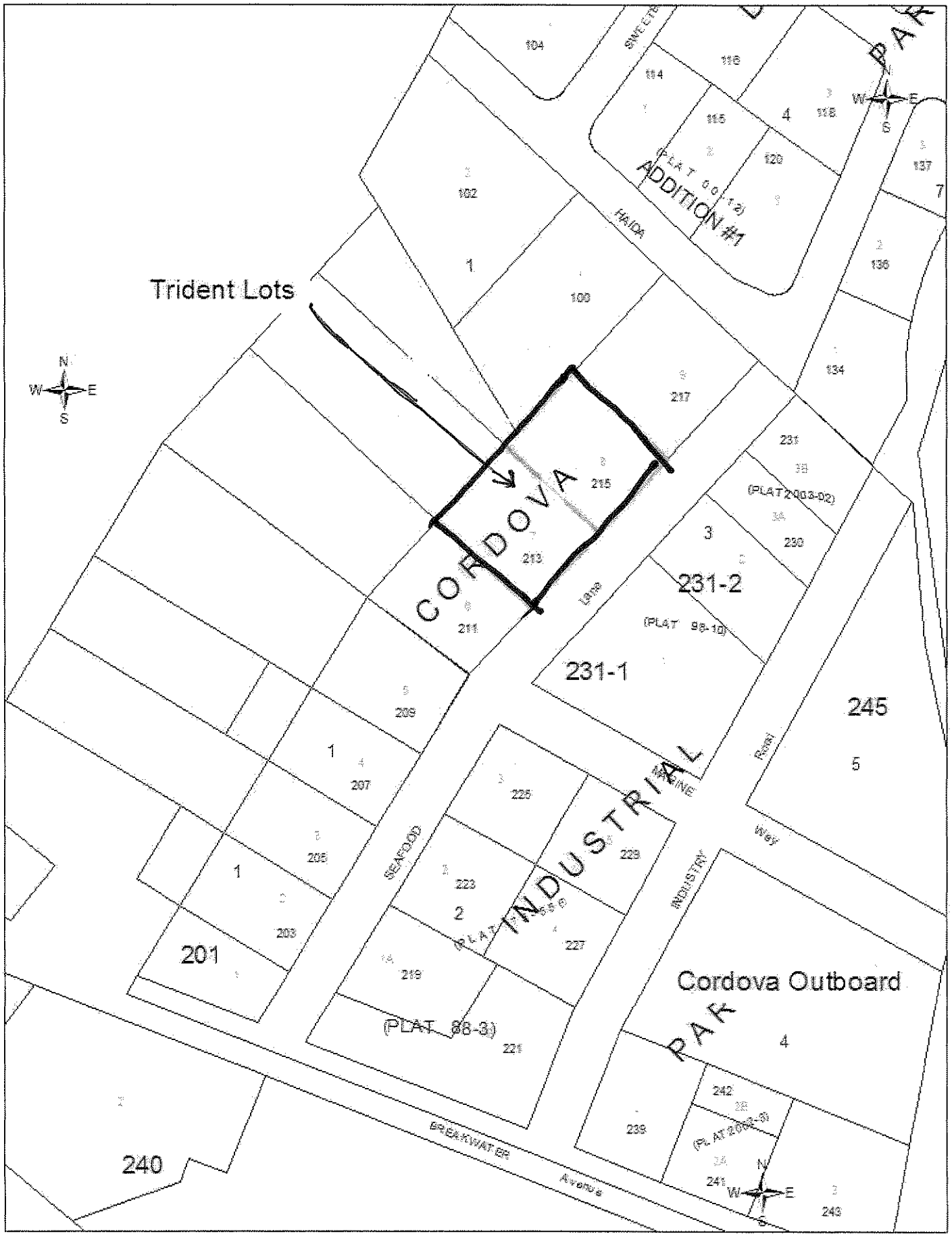
05.17.12



EXAMPLE

50 25 0 50 Feet

EXAMPLE


Trident Lots
CORDOVA
INDUSTRIAL
HAIDA
SEAFOOD
INDUSTRY
WAY
BREAKWATER
AVENUE
ADDITION #1
(PLAT 2003-02)
(PLAT 98-10)
(PLAT 98-3)
231-2
231-1
245
201
240
Cordova Outboard
PARK
N
W
E
S

Planning Department

Memorandum

To: Planning Commission

From: Planning Staff

Date: 9/6/2012

Re: Site Plan Review ~ Trident Seafoods Corporation 2 bunkhouses

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PART I. GENERAL INFORMATION

Requested Actions:	Site Plan Review
Applicant:	Kurt Esveldt
Owners Name:	Trident Seafoods Corporation
Address:	211 Jim Poor Avenue
Parcel Number:	02-060-213 & 215
Zoning:	Waterfront Industrial District
Lot Area:	36,000 Square Feet combined total of both lots

PART II. BACKGROUND

Trident Seafoods is proposing to construct 2 separate three story bunkhouses to ensure the ability to provide on-site housing for their seasonal employees. Trident currently has 20 units and they house 160 employees, the new housing will alleviate the load in the other bunkhouses they have, providing better accommodations and increase the number of employees that they can house. The main bunkhouse adjacent to Jim Poor Avenue will be 133' by 53' three stories tall and the smaller 68' by 48' bunkhouse will house additional employees behind the main bunkhouse on Lots 7 & 8, Block 1, Cordova Industrial Park.

The applicable regulations for this variance request are the following sections:

Chapter 18.33 Waterfront Industrial District

Chapter 18.42 Site Plan Review

Chapter 18.44 Signs

Chapter 18.48 Off Street Parking, Loading and Unloading

PART III. REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

1. 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.

   Trident Seafoods Corporation business is dependent on waterfront access.

2. A Site Plan Review is required in the Waterfront Industrial District prior to a building permit being issued.

   Trident Seafoods Corporation submitted a Site Plan application on August 20, 2012 which satisfies the requirements for CMC Chapter 18.42.

3. Signs are allowed in the Waterfront Industrial Park District, subject to type, size and location.

   Trident's proposed construction will not require signage.

4. Off street parking requirements for the Waterfront Industrial Zone and for manufacture uses is one space for every two employees, plus as required if retail or warehouse uses on premises.

   The proposed construction is for seasonal employees the majority of which do not have transportation locally. Needed parking for employees can be provided by Trident Seafoods between the

bunkhouses and the existing screen house and other Trident Seafoods lots in the immediate area.

PART IV. SPECIAL CONDITIONS

1. The Planning Department must be in receipt of a Site Plan approval from The Division of Fire and Life Safety prior to issuance of a Building Permit

2. Trident will consult with Public Works about the water and sewer services and provide a water sewer connection permit to planning prior to a building permit being issued.

PART V. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission forward a recommendation to the City Council to *approve* the Site Plan Review requested by Trident Seafood Corporation for the construction of two bunkhouses on Lots 7 & 8, Block 1 in the Cordova Industrial Park.

PART VI. SUGGESTED MOTION

"I move that Planning Commission recommend to City Council to approve the Site Plan by Trident Seafoods Corporation to construct one 21,150 sq. ft. bunkhouse and one 9,792 sq. ft. bunkhouse on Lots 7 & 8, Block 1, Cordova Industrial Park based upon the findings as contained in the staff report."

SITE PLAN REVIEW - ZONING APPLICATION
CITY OF CORDOVA

INSTRUCTIONS

*Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to** the next Planning Commission meeting date.*

	TYPE OF REQUEST	FEE
	Site Plan Review	varies
	Residential	$50
	Multi-Family	$100
X	Commercial	$150
	Industrial	$200

APPLICANT INFORMATION	
Name	TRIDENT SEAFOODS, KURT BENEDICT
Address	5303 SHILSHOLE AVE. NW SEATTLE, WA 98107
Telephone [home]	—
Business Name	—
Business Address	—
Telephone [business]	206-783-3818
Business FAX	206-782-7195
Project architect/engineer	STEPHEN PETERS ARCHITECTS
Address of architect/engineer	701 WATER ST., KETCHIKAN, AK 99901
Telephone of architect/engineer	907-247-7077

PROPERTY/PROJECT INFORMATION	
Address of subject property	2301 SEAFOOD LANE
Parcel identification number	
Property owner [name/address]	TRIDENT SEAFOODS
Current zoning	WATERFRONT INDUSTRIAL
Proposed use	ACCESSORY BUILDINGS TO SEAFOOD PROCESSING
Construction start date	SEPT. 2014
WAA	

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	TRIDENT SEAFOODS
Real Estate Firm/Broker handling sale of property. Provide name and address. ***Note***: *If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.*	NA
City Business License Permit Number (if applicable)	EXIST. PLANT BL ON FILE

APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.

By: _____ (Signature) By: _____ (Signature)

Name: KURT ESNAULT (Type/Print) Name: _____ (Type/Print)

Date: 02/17/17 Date: 02/17/17

Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.

CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION

ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

SITE PLAN REVIEW 18.42

A zoning compliance permit for property within the City of Cordova **expires eighteen (18) months after the date it is issued.** Excavation is not considered construction.

1. Please describe the proposed construction/alteration and intended use: (2) NEW 2-LEVEL WOODFRAME BUNKHOUSES ACCESSORY TO SEAFOOD PROCESSING
2. Please give dimensions and square footage of construction: (1) 133'x53' (2) 48'x68' (*)
3. Intended use: { }Single Family { }Duplex { }Multifamily {X}Commercial/Industrial DORMITORY
{ }Home Occupation (describe) ________________ { }Mobile Building { }Change of use
4. No. of Living Units: 2 BLDGS 5. No. of Bedrooms: (1) 36 (2) 24
6. Has a variance been granted? { }Yes {X}No PENDING
7. Is there a new: { }Garage? { }Carport? NA Is it attached to the residence? { }Yes { }No NA
8. Is there an apartment above the garage? NA { }Yes { }No
9. Off-street parking: Existing NO CHANGE Proposed NO CHANGE
10. Required Setbacks: Front 20' Left Side 13C Right side 13C Rear 13C Height 13C
11. Proposed Setbacks: Front 10' Left Side 65' Right side 10' Rear 114' Height 30'
12. Sewage Disposal:
{ }Private marine outfall: {X}Existing { }New Specify owner/location: ________________
{ }Private on-site sewer: { }ADEC Certification Attached

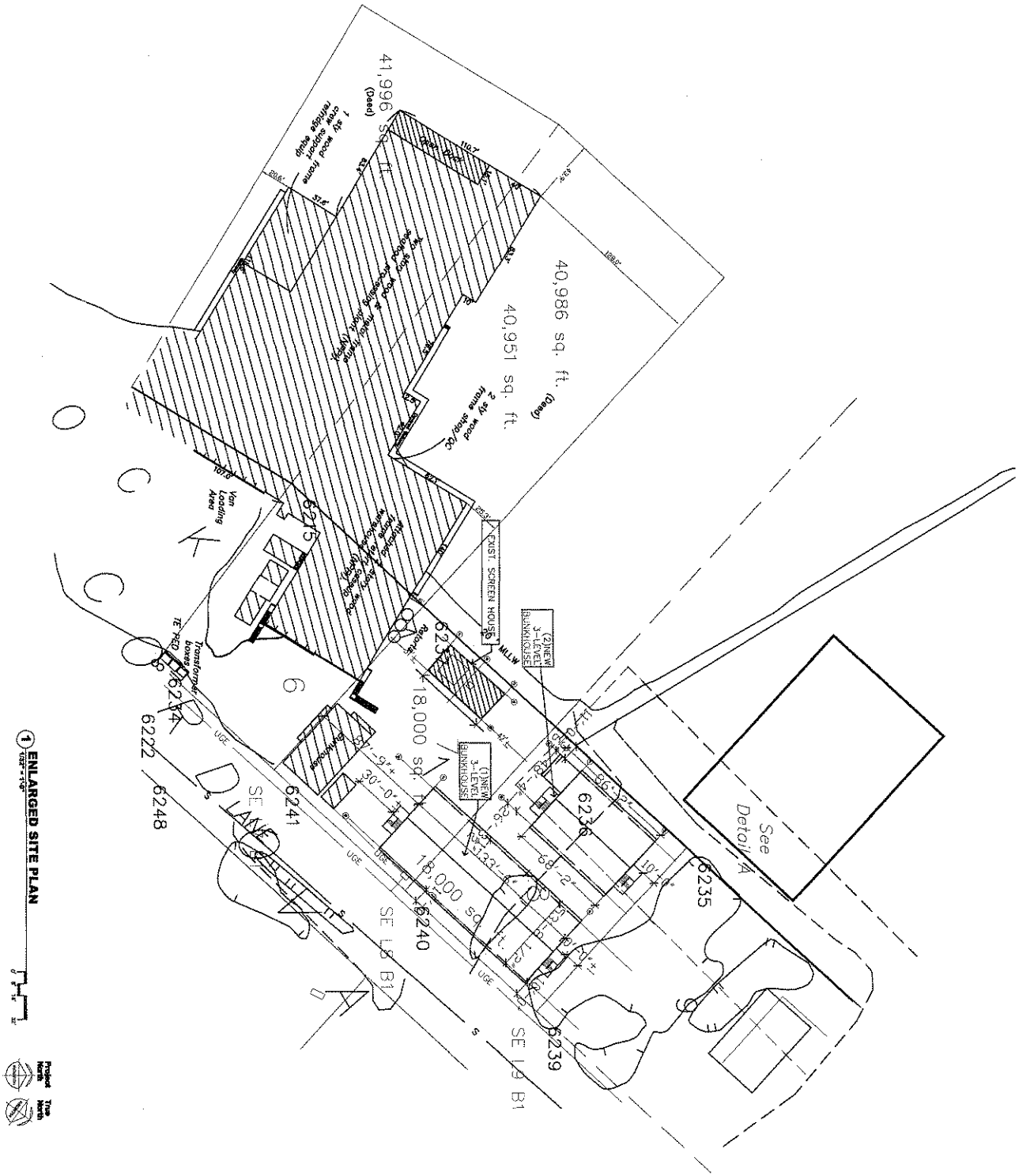
NOTE: Property owners with a private system need an ADEC permit showing sewer system is operational before Permit can be issued. Please contact ADEC at (907) 225-6200

13. Water supply: { }Cistern (show on site plan) {X}City
14. Is the construction occurring on a grandfathered structure (build prior to August 7,1967)? NO
15. Is there a building currently on the property? {X}Yes { }No
If YES, an As-built survey must be attached.
16. Which licensed surveyor will be doing your foundation/as-built Survey? ROBERT KLAN
17. Is your driveway exit and adjoining roads shown on the site plan? NA { }Yes { }No
Are you building a new driveway that exits onto a State road or highway? NA { }Yes {X}No
If YES, an ADOT Driveway Permit is required. (See bottom page 4)
18. Does this property contain drainages, creeks, wetlands, or other water features? { }Yes {X}No
Does your lot abut salt water? {X}Yes { }No
Have you or will you be using fill to develop your lot? { }Yes {X}No

(If you answered YES to any of the above three questions, you may need to contact the U.S. Army Corps of Engineers or other State agencies about additional permitting requirements. Please see Planning staff for information.)

19. Is this permit for a tax-exempt use? { }Yes {X}No
20. Has a Conditional Use Permit been issued? { }Yes {X}No
21. Is this permit for a mobile building? { }Yes {X}No
Year__________ Model__________ Serial No.______________
22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) __________
Elevation Certificate/Flood Hazard form attached MIN. FL. ELEV. (LOWER) PER ZONING ORD.

* AREA: (1) 7050 x 3 = 21,150 SF
AREA: (2) 3264 x 3 = 9,792 SF
30,942 SF TOTAL 2 BUILDINGS



A-2.0

cordova bunkhouse - 2

trident seafoods
cordova, alaska

STATE OF ALASKA — Stephen R. Peters — 08-17-12 — Registered Architect

stephen peters architects

spa

702 water st.
po box 230583
ketchikan, ak 99901
tel: 907.247.7077
fax: 907.247.7076

date 08.17.12

1 ENLARGED SITE PLAN

A-2.1

cordova bunkhouse - 2
trident seafoods
cordova, alaska

STATE OF ALASKA
06-17-12

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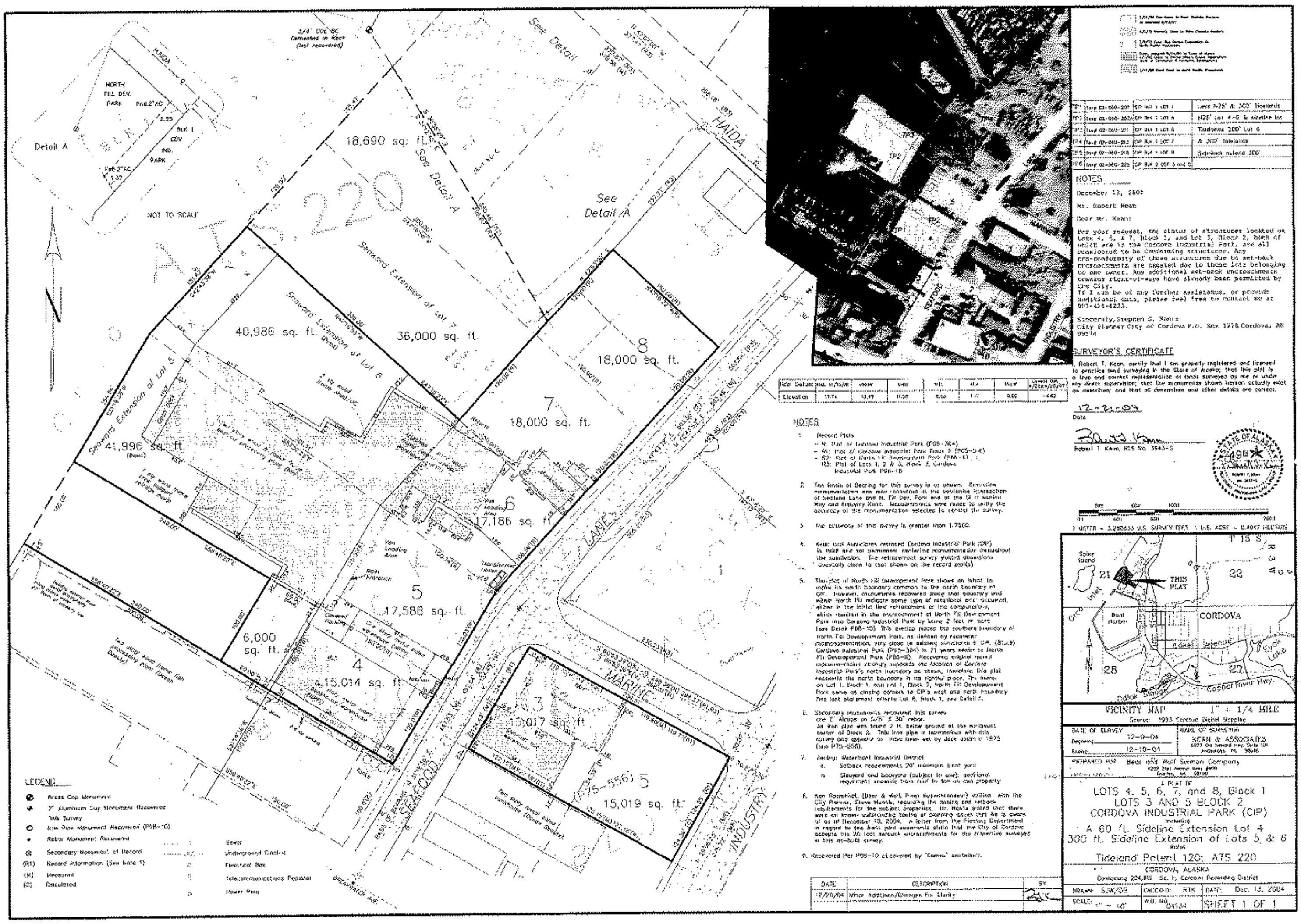
06.17.12



HAIDA
Detail A
NOT TO SCALE
18,690 sq. ft.
See Detail A
Seaward Extension of Lot 7
40,986 sq. ft.
Seaward Extension of Lot 6
36,000 sq. ft.
8
18,000 sq. ft.
7
18,000 sq. ft.
Seaward Extension of Lot 5
41,996 sq. ft.
6
17,186 sq. ft.
5
17,588 sq. ft.
6,000 sq. ft.
4
15,014 sq. ft.
3
15,017 sq. ft.
5
15,019 sq. ft.
LANE
MARINE
SEAFOOD
INDUSTRY
LEGEND
NOTES
SURVEYOR'S CERTIFICATE
VICINITY MAP 1" = 1/4 MILE
CORDOVA
DATE OF SURVEY
Beginning 12-9-04
Ending 12-10-04
NAME OF SURVEYOR
KEAN & ASSOCIATES
PREPARED FOR Bear and Wolf Salmon Company
A PLAT OF
LOTS 4, 5, 6, 7, and 8, Block 1
LOTS 3 AND 5 BLOCK 2
CORDOVA INDUSTRIAL PARK (CIP)
A 60 ft. Sideline Extension Lot 4
300 ft. Sideline Extension of Lots 5 & 6
Tideland Patent 120; ATS 220
CORDOVA, ALASKA
DRAWN: SJW/DB
CHECKED: RTK
DATE: Dec. 13, 2004
SHEET 1 OF 1

CODE ANALYSIS

Trident Cordova Plant, commercial/bunkhouse structure
Cordova, AK 99661

International Building Code – 2006 Edition
Zoning: Waterfront Industrial
Height: IBC–60' Allowable, 38' Proposed
Parking: NA
Setbacks: Side per IBC; Front: 10' Proposed/Variance Pending–20' Standard

I. OCCUPANCY

Level 1:	R2= Residential:	7,170 S.F.
Level 2:	R2= Residential:	7,170 S.F.
Level 3:	R2= Residential:	7,1700 S.F.
Total:		21,510 S.F.

II. TYPE OF CONSTRUCTION
Type VB–Fully Sprinkled

Allowable Ht/Area per Table 503:	2 Story	7,000 S.F./Floor
Sprinkler Increase: +	1 story	14,000 S.F./Floor
Total Allowable:	3 Story	21,000 S.F./Floor
Proposed:	3 Story	7,170 S.F./Floor

Non–Separated Uses per 302.3.1
Area Separation. 1/2 Hour Wall Rating for Corridor if over 10 dwelling units

III. OCCUPANT LOAD

	Area	Factor	Occupants	Load
FIRST FLOOR				
Residential	6,800 s.f.	50/g.s.f.	R2	136
Mechanical	270 s.f.	Incidental		
Exits: 2 Req/2 Provided				
SECOND FLOOR				
Residential	6,800 s.f.	50/g.s.f.	R2	136
Exits: 2 Req/2 Provided				
THIRD FLOOR				
Residential	6,800 s.f.	50/g.s.f.	R2	136
Exits: 2 Req/2 Provided				
TOTAL	408			

Required Egress Width (Per Table 1005.1): .15"/occupant = 20.40" width per floor
Required Egress Width – Stairs (Per Table 1005.1): .2"/occupant = 81.6"

IV. MISCELLANEOUS
UNDER–FLOOR VENTILATION (1203.3): 1/150th if Vapor Barrier < 1 perm: 4.78 s.f. Total
ATTIC VENTILATION (1203.2): 1/300th if Vapor Barrier < 1 perm: 23.90 s.f.
ATTIC DRAFTSTOPS (717.4): Draftstops per 3,000 s.f

V. PLUMBING FIXTURES (per Floor)

OSHA maximum Occupant Load @ 60sf/Occupant (Sleeping Rms.) = 12 X 6=72 per floor

Water Closets:	1 / 10 occupants	=	8
Lavatories:	1/ 10 occupants	=	8
Bath/Shower:	1 / 8 occupants	=	9
Drinking Fountain:	1 / Floor	=	1
Service Sink:	1 / Floor	=	1

GENERAL NOTES

Comply with all provisions of the "International" codes as adapted by the State of Alaska. Indications regarding "Uniform" codes are for reference purposes only.

1. All work shall conform to all applicable codes, including the latest adopted editions of the IBC, IFC, IMC, IPC, IRC, NEC, and ADA Accessibility Guidelines.

2. Contractor shall verify all site conditions and building dimensions prior to proceeding with the work. Any variation from the conditions and dimensions shown on the drawing shall be reported to the Owner for resolution prior to construction. Written dimensions take precedence over scaled dimensions. Dimensions are to centerline of columns or to face of framing, unless otherwise noted.

The Work

The work consists of installation of a new wood frame 3 story bunkhouse structure on steel/pile foundations with partitions, ceilings, floor and wall finishes, electrical wiring and lighting and mechanical work within the spaces.

3. The general conditions for the contract for construction, A.I.A. document A–201 shall be applicable to all portions of work performed under this contract as if here in bound.

4. All contractors performing work under this contract shall obtain copies of the above referenced document and fully acquaint themselves with applicable provisions. failure to obtain copies shall not relieve the contractor from full compliance.

5. House Electrical lighting and systems shall be controlled at the electrical panel UON, with the exception of emergency lighting. Coordinate all power/lighting with Owner/Tenant. See electrical drawings.

6. Mechanical contractor shall provide a layout of the work including layout modifications and controls, new mechanical work shall be located generally close to ceiling construction. Ventilation/Exhaust to be provided per IMC. Contractor. Sleeping Rooms, natural ventilation with operable windows. Co–ordinate all Work with Building Owner.

7. Mechanical work under this proposal consists of fire suppression system, plumbing, ventilation, and heating (electric baseboard) system/Coordinate with Electrical Contractor.

8. The owners representative, Stephen Peters Architects, without invalidating the construction contract, may order extra work, alter, add to or deduct from the contract work. the contract sum and time will be adjusted accordingly by written change order. the owner may contract with others to perform portions of the work under separate agreement.

9. All revisions to contract for construction must be approved by Stephen Peters Architects by written change order with cost and time determined prior to commencement of the work. field orders may be issued for a change in the work with cost and time issues to be determined at a later time at the option of Stephen Peters Architects.

10. The contractor shall maintain one (1) complete set of "blueline" prints on the job site for maintaining a project record. All changes made in the work shall be accurately recorded in red ink thereon. Upon completion of the project and prior to final payment the contractor shall deliver the record set of prints and copies of all manufacturers literature of all materials, equipment and devices installed with the work. operations manuals and warranty information shall be provided with the remaining information.

11. Prior to submitting bids all subcontractors are responsible for visiting and inspecting the site conditions and reporting discrepancies between the plans and existing conditions to Stephen Peters Architects for resolution prior to submitting bids. Failure to visit the site and inspect existing conditions shall not relieve any contractor from compliance with the construction documents claims for additional work due to existing conditions will not be acceptable.

12. All required inspections shall be obtained by the contractors including final use and occupancy permit.

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)
Comply with all provisions of the "international" codes as adopted by the State of Alaska. indications regarding "Uniform" codes are for reference purposes only.

CRITERIA

1. All materials, workmanship, design, and construction shall conform to the drawings, specifications, the 2006 IBC. Conform to all Chapter 23 requirements.

2. Contractor shall be responsible for all safety precautions and the methods, techniques sequences or procedures required to perform the work.

3. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and the structural engineer.

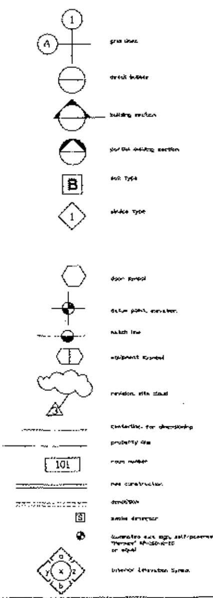
4. Wood framing lumber shall be kiln dried or MC–15, and graded and marked in conformance with WCLB. standard grading rules for West Coast Lumber No. 16, latest edition, furnish to the following minimum standards:

Studs, Plates & Miscellaneous light Framing: Douglas Fir / Hem–Fir Standard Grade
Bolted Studs, Ledgers and Plates Douglas Fir Standard Grade
2 x 4 Studs and Plates Douglas Fir / Hem–Fir Standard Grade

5. Metal Framing: Minimum 26 G or recommended for load conditions by the manufacturer, conforming to AISI Standards.

GWB: 5/8" Type X

DRAWING SYMBOLS



PARTICIPANTS

Tenant/Owner

Trident Seafoods

CONTRACTOR

TBD

ARCHITECT

STEPHEN PETERS ARCHITECTS
702 Water Street
Ketchikan, Alaska 99901
(907) 247–7077
(907) 247–7076 FAX

FOUNDATION ENGINEER

Northern Geotech Engineering
11301 Olive Lane
Anchorage, AK 99515
(907) 344–5934

STRUCTURAL ENGINEER

R&M Engineering, Inc. -- Ketchikan
355 Carlanna Lake Road #200
Ketchikan, AK 99901
(907) 225–7917

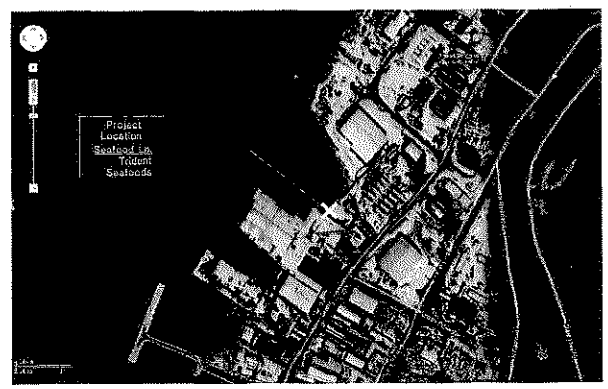
MECHANICAL, ELECTRICAL ENGINEER

RUSHING
1725 Westlake Ave. N., Ste. 300
Seattle, WA 98109
(206) 285–7100
(206) 285–7111 FAX

ZONING INFORMATION

LEGAL DESCRIPTION: Lot 1, 2 & 3 of Block 4 of the Alvarez Subdivision – U.S. Survey 3194
SEE CODE ANALYSIS ALSO

DRAWING INDEX



1 PROJECT LOCATION MAP
No Scale

cordova bunkhouse
trident seafoods
cordova, alaska

stephen peters
architects
spa

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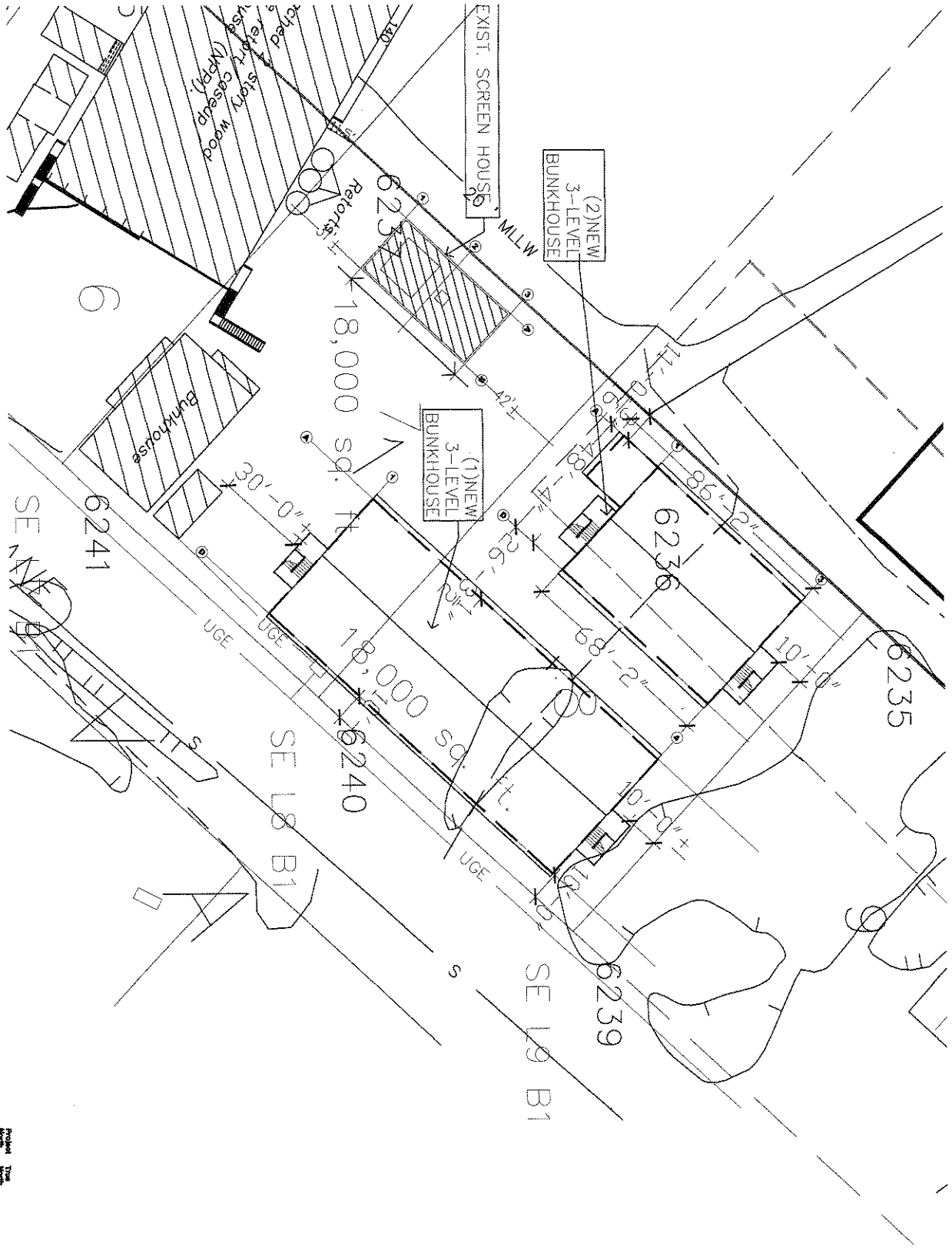
A1.0



1 ENLARGED SITE PLAN

Project North / True North

A-2.1

cordova bunkhouse - 2

trident seafoods
cordova, alaska

STATE OF ALASKA — 06-12-12

stephen peters architects

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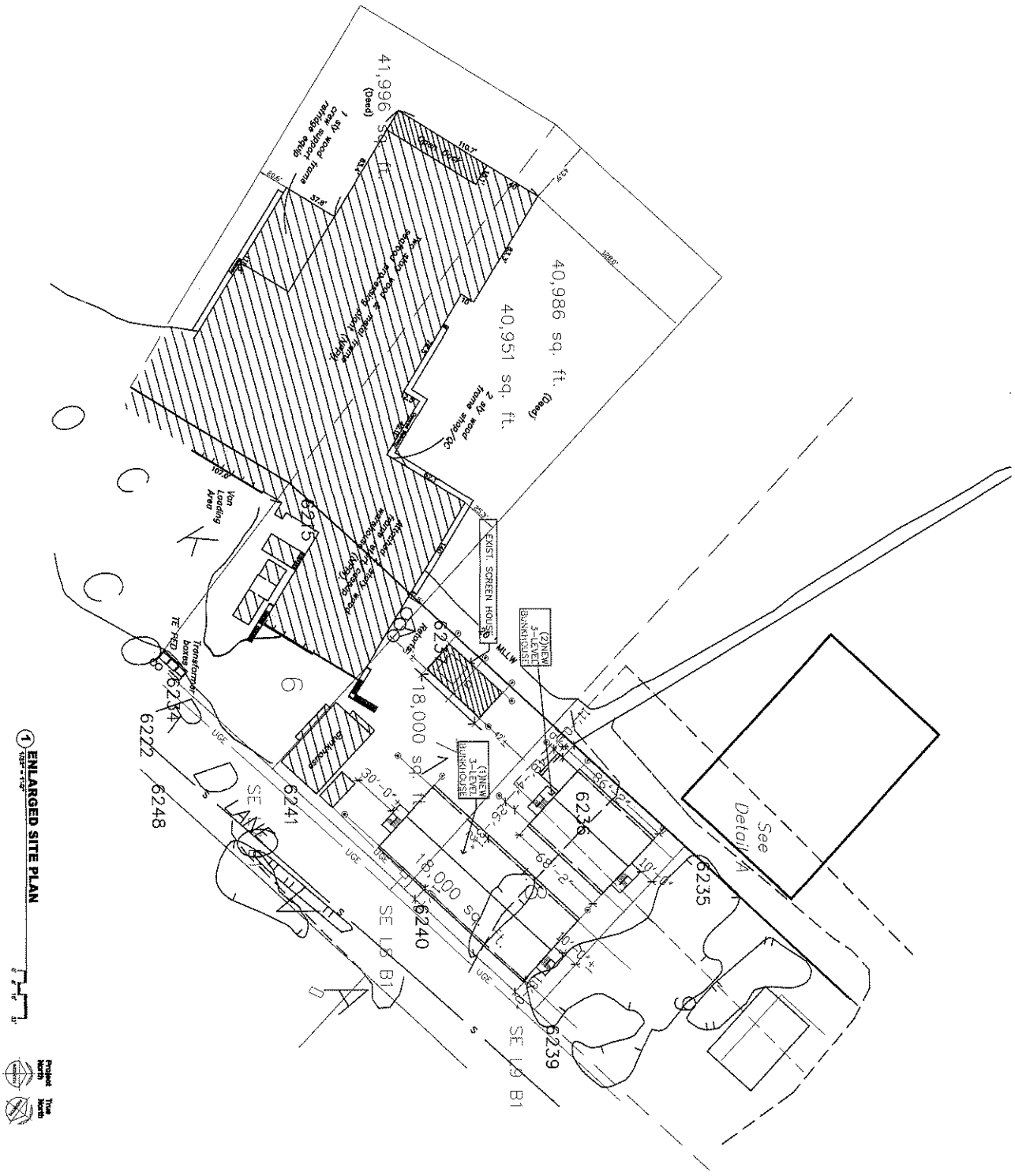
date 06.12.12



A-2.0

cordova bunkhouse - 2

trident seafoods
cordova, alaska

STATE OF ALASKA
Stephen A. Peters
AR168
Registered Architect

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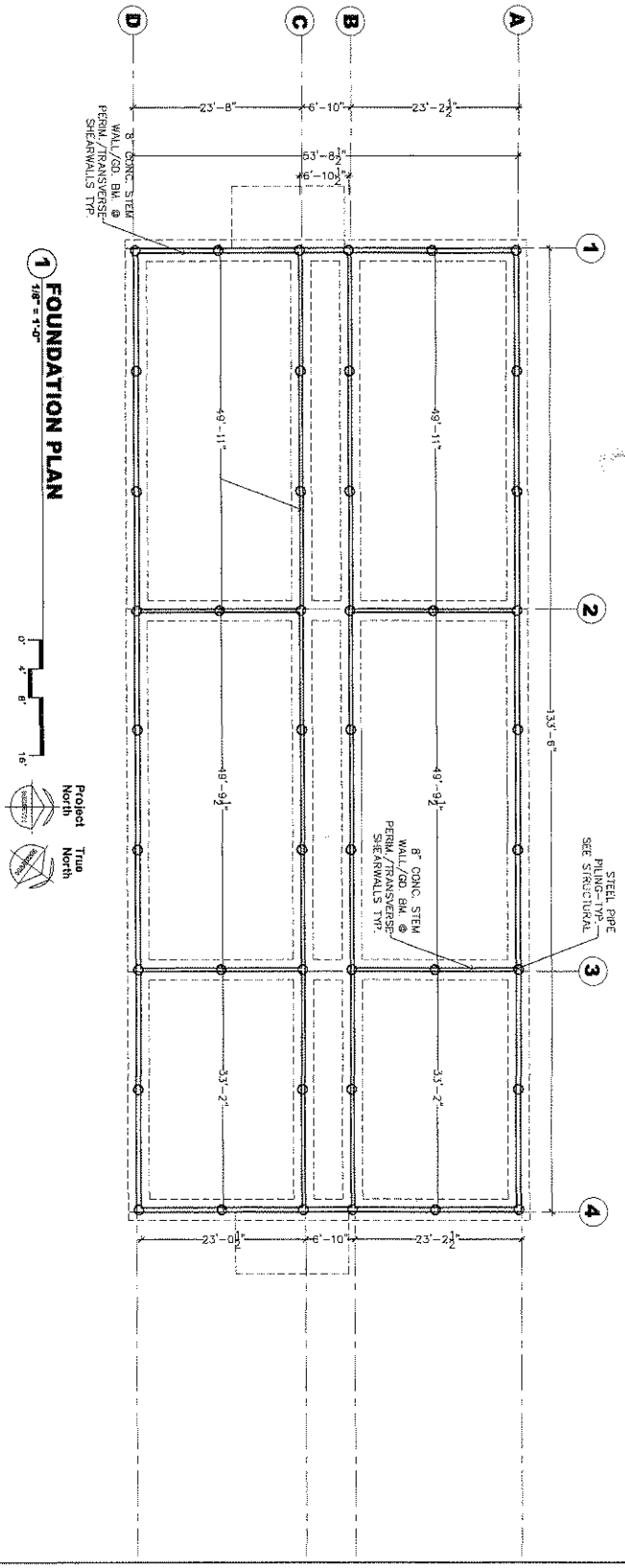

1 FOUNDATION PLAN
1/8" = 1'-0"

0' 4' 8' 16'

Project North

True North

A-3.0

cordova bunkhouse
trident seafoods
cordova, alaska

STATE OF ALASKA
49th
STEPHEN A. PETERS
LICENSED
08.13.12
REGISTERED PROFESSIONAL ARCHITECT

stephen peters architects
spa

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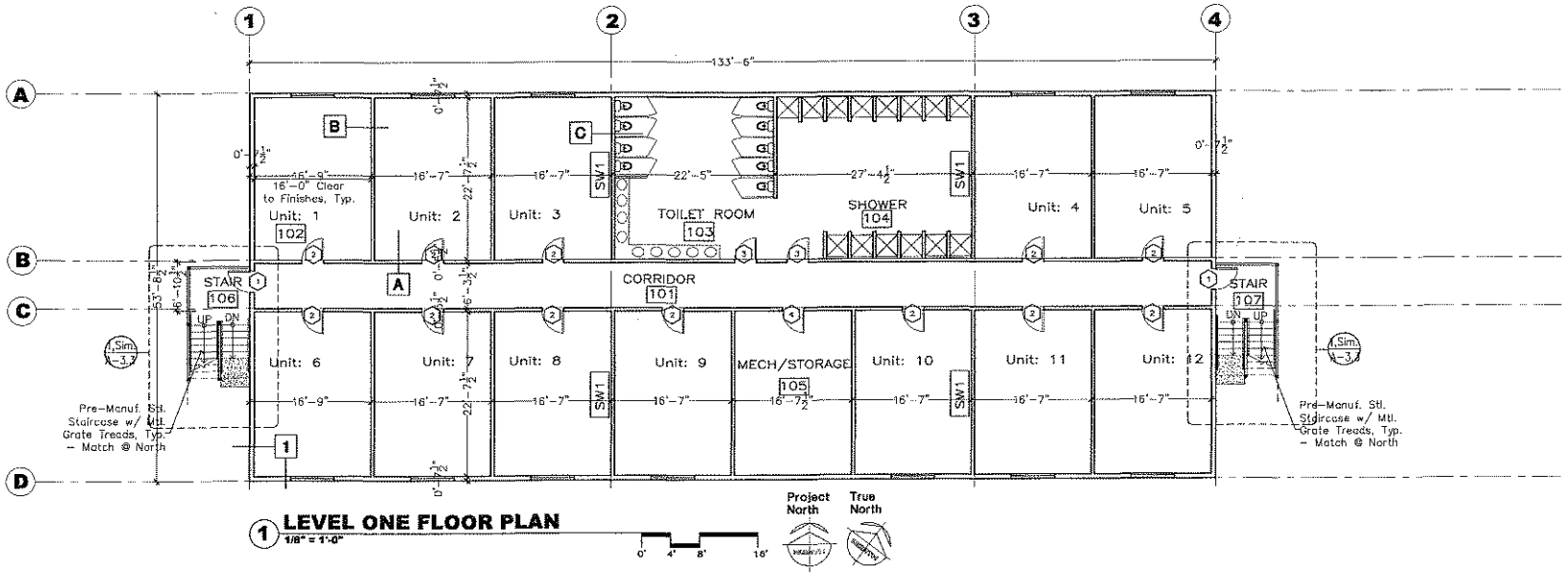
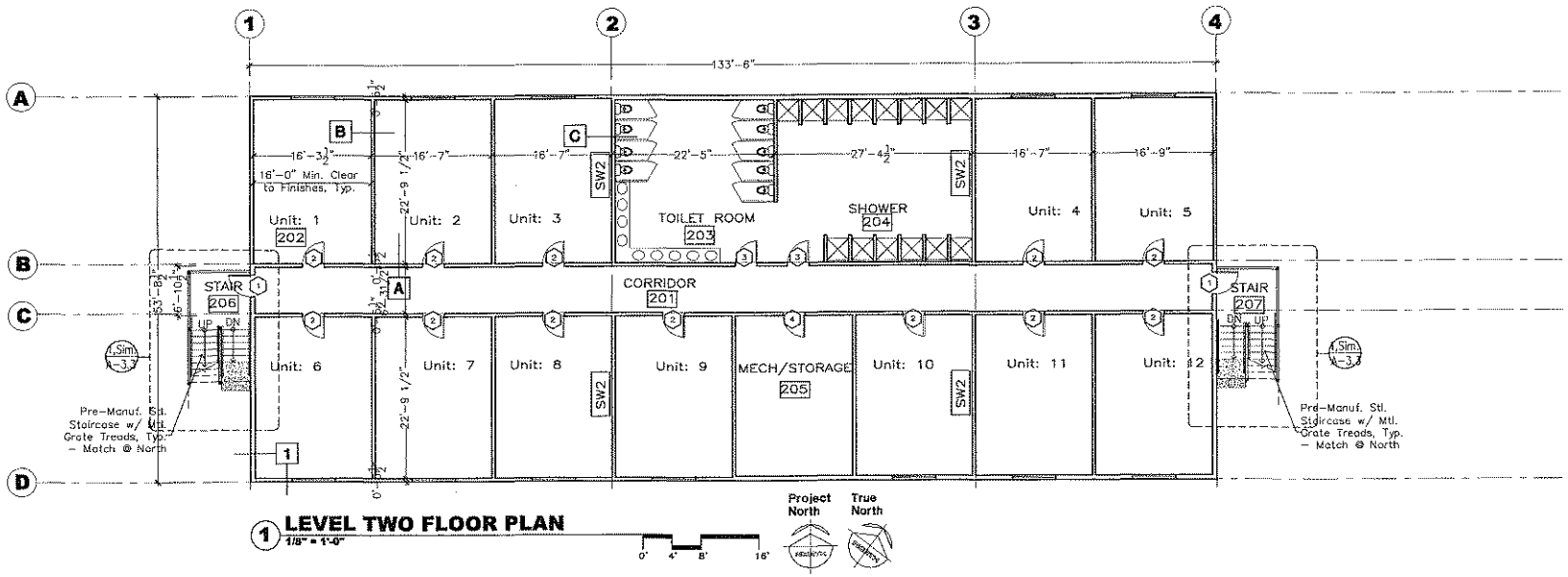
fax: 907.247.7078

date 08.13.12
rev



1 LEVEL ONE FLOOR PLAN
1/8" = 1'-0"



1 LEVEL TWO FLOOR PLAN
1/8" = 1'-0"

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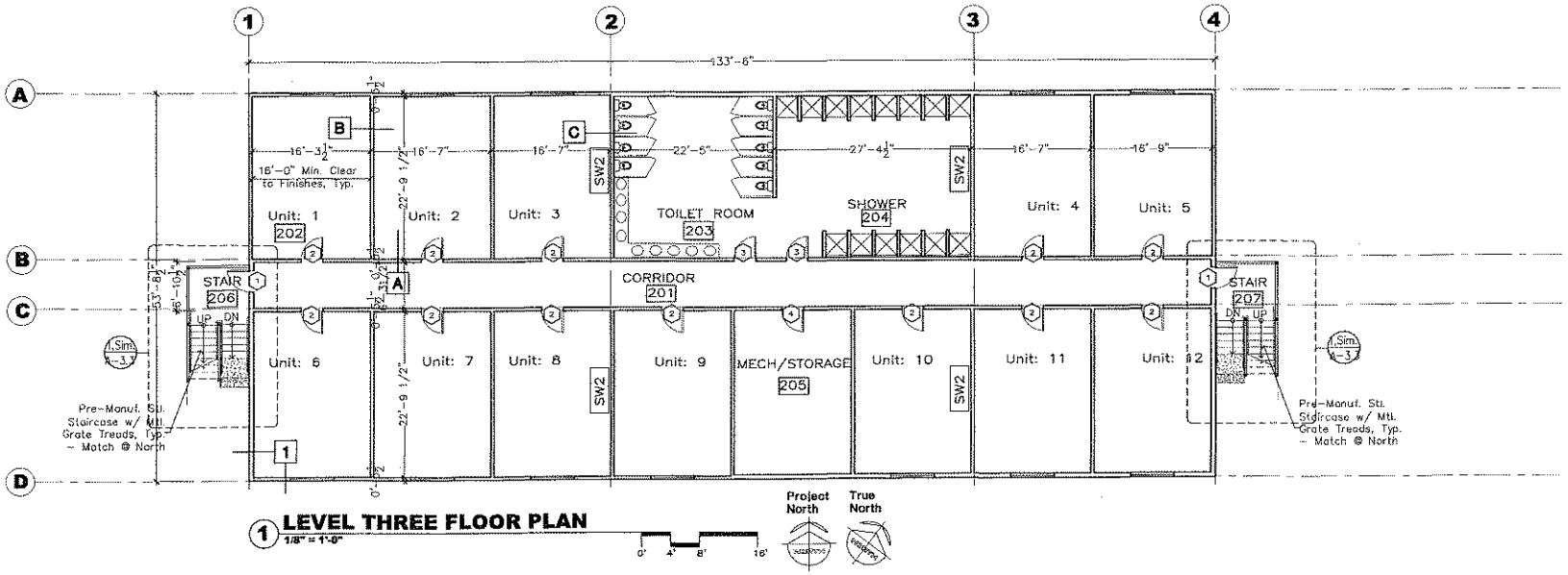
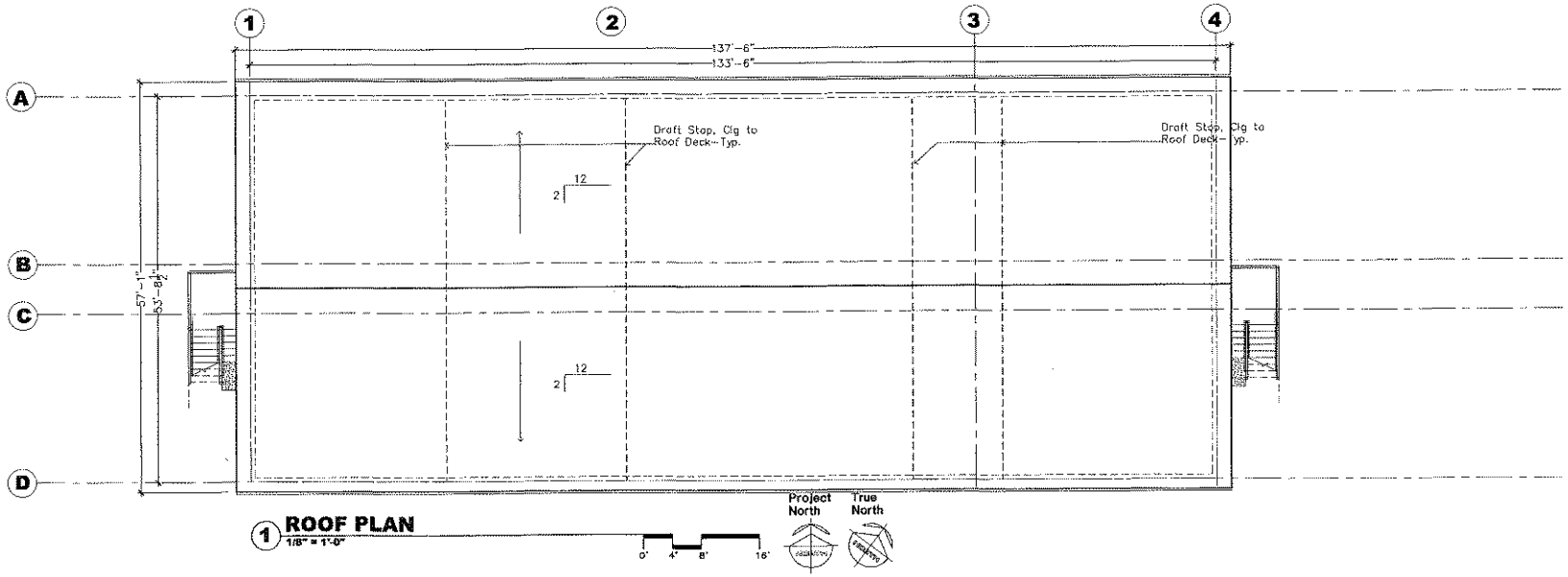
spa

cordova bunkhouse
trident seafoods
cordova, alaska

A-3.1





stephen peters architects spa

cordova bunkhouse
trident seafoods
cordova, alaska

A-3.2

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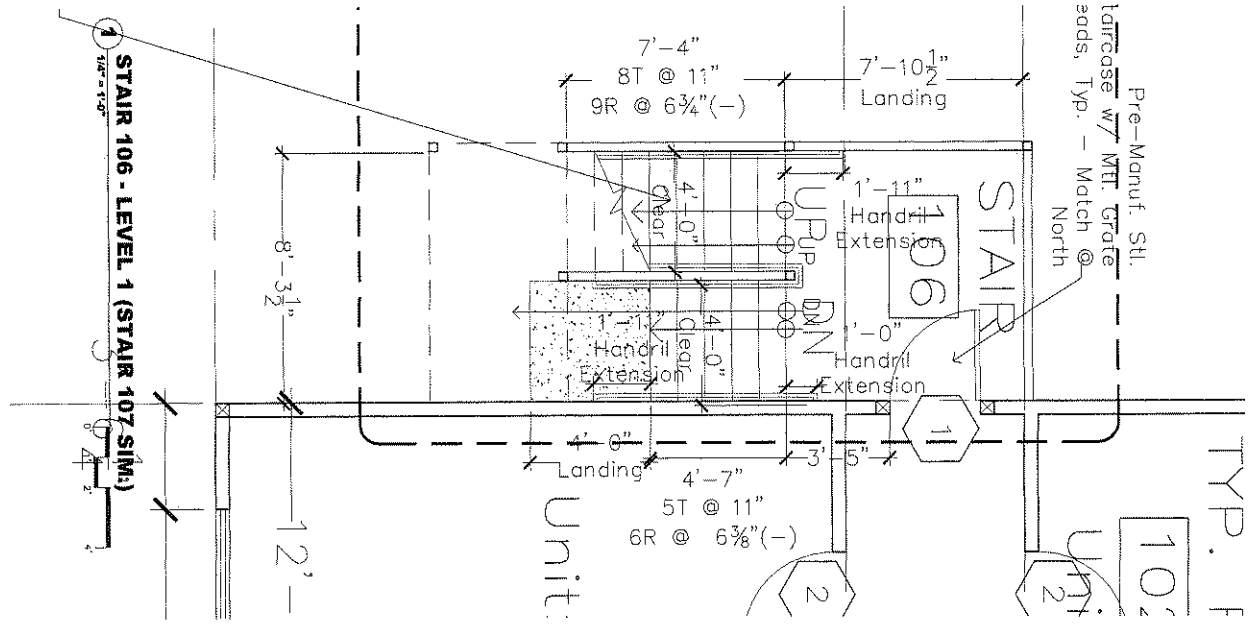

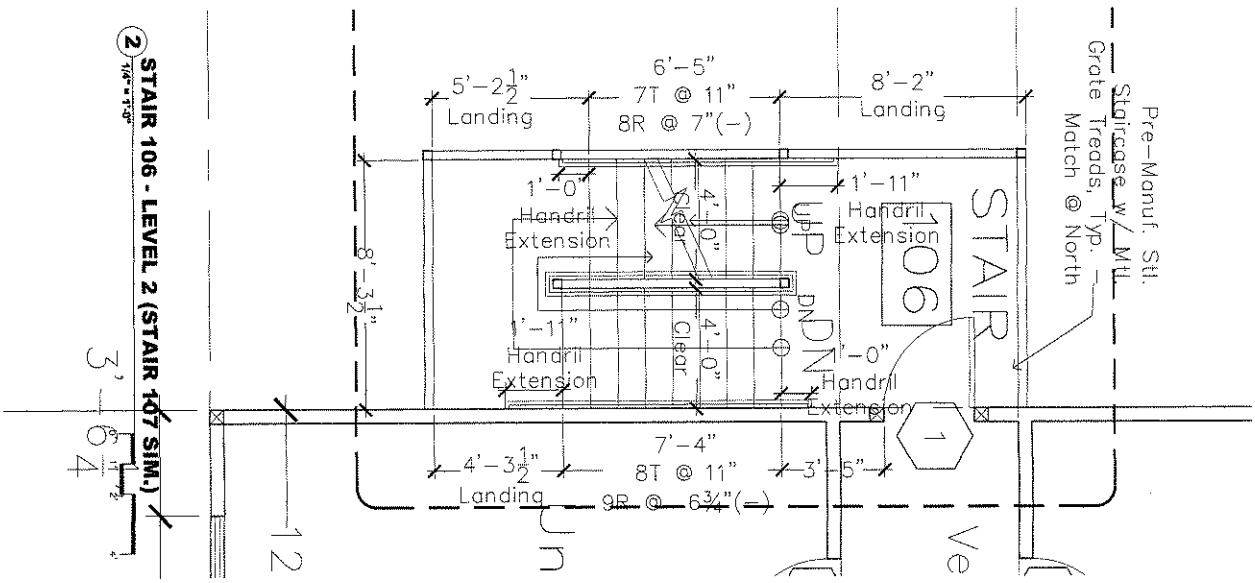

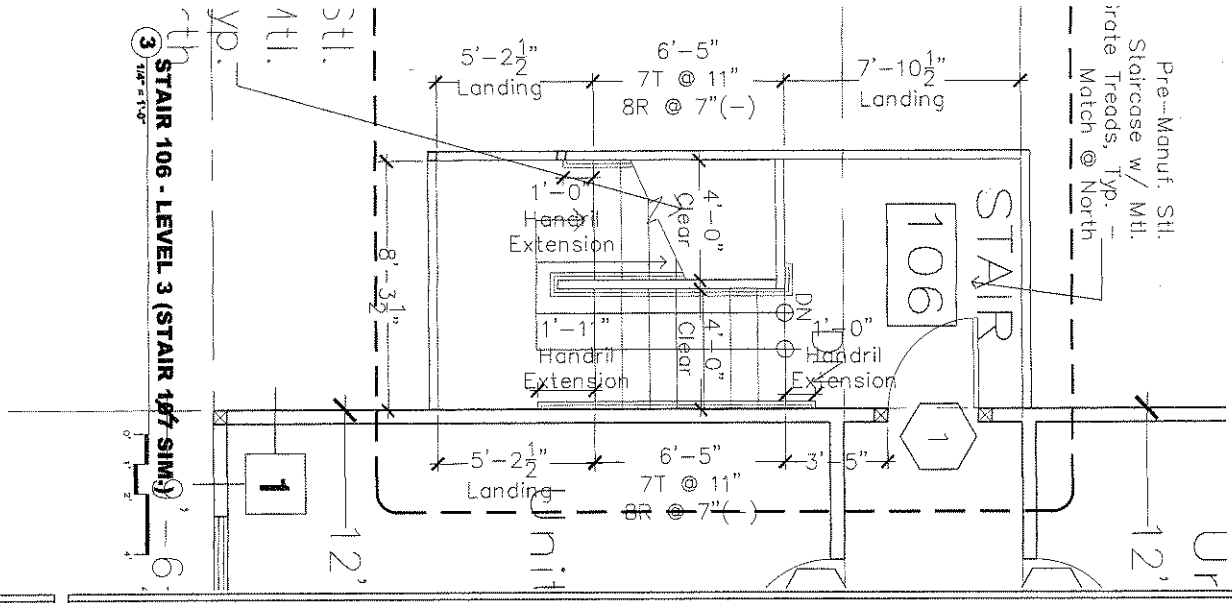

A-3.3

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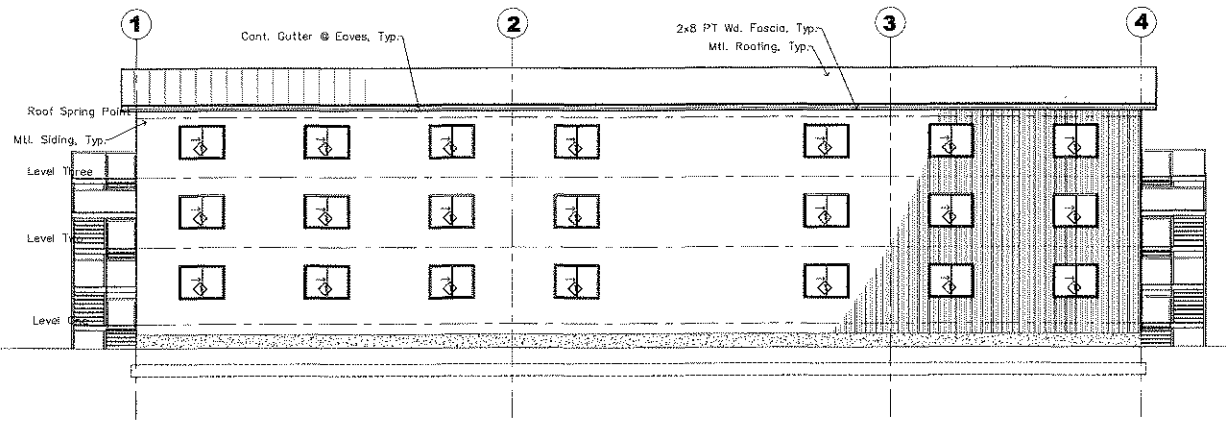
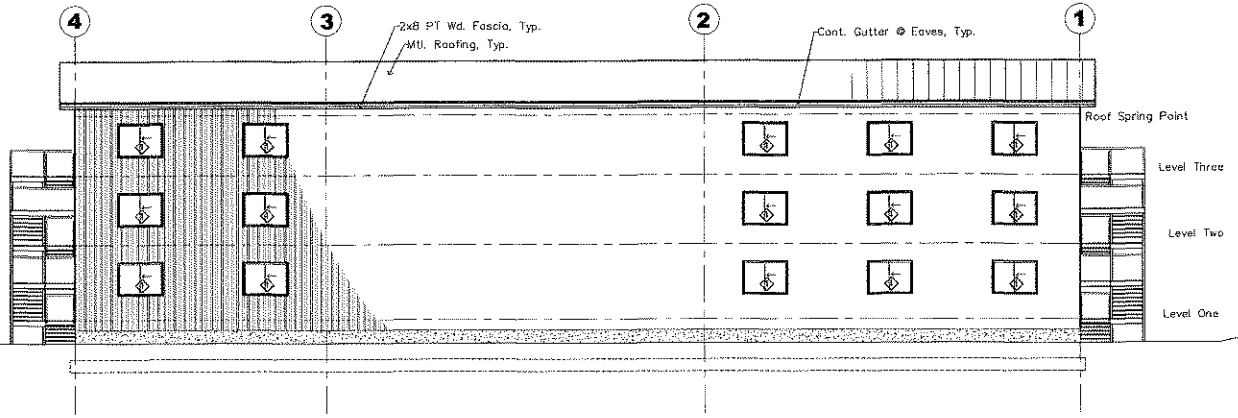


1 SOUTH ELEVATION

0' 4' 8' 16'



2 NORTH ELEVATION

0' 4' 8' 16'

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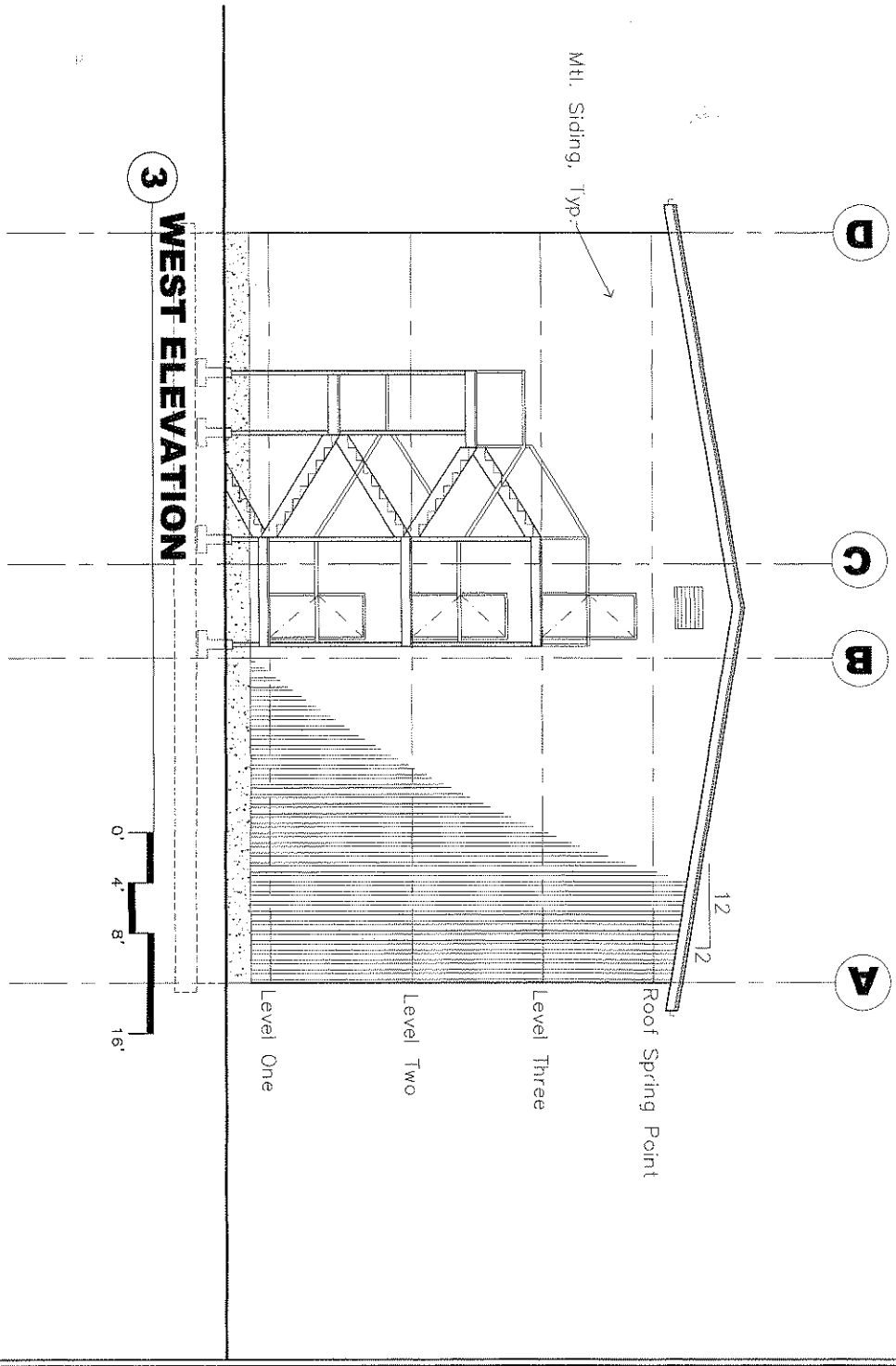
spa

cordova bunkhouse
trident seafoods
cordova, alaska

A-4.0



A-4.1.1

cordova bunkhouse
trident seafoods
cordova, alaska

STATE OF ALASKA
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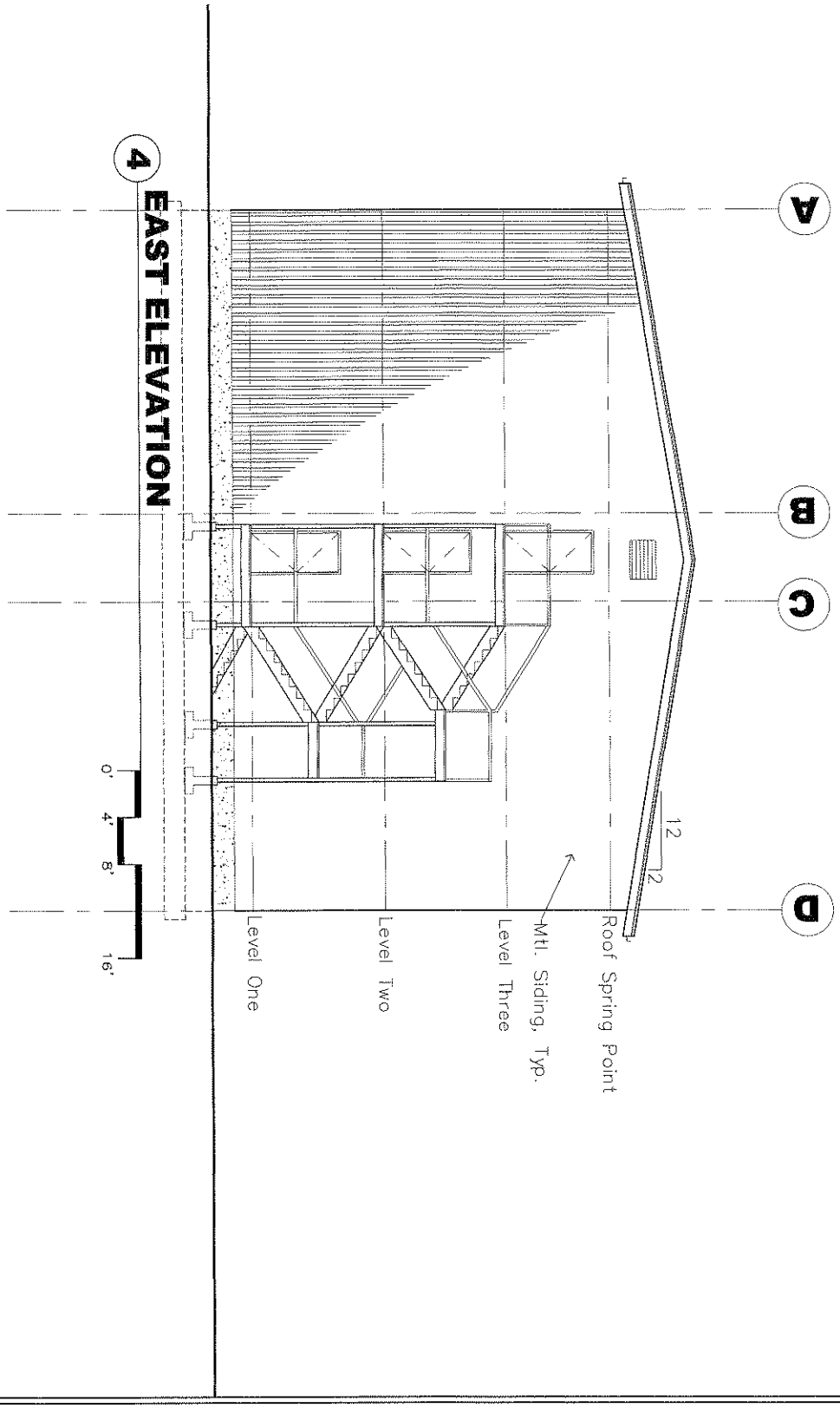

A-4.1.2

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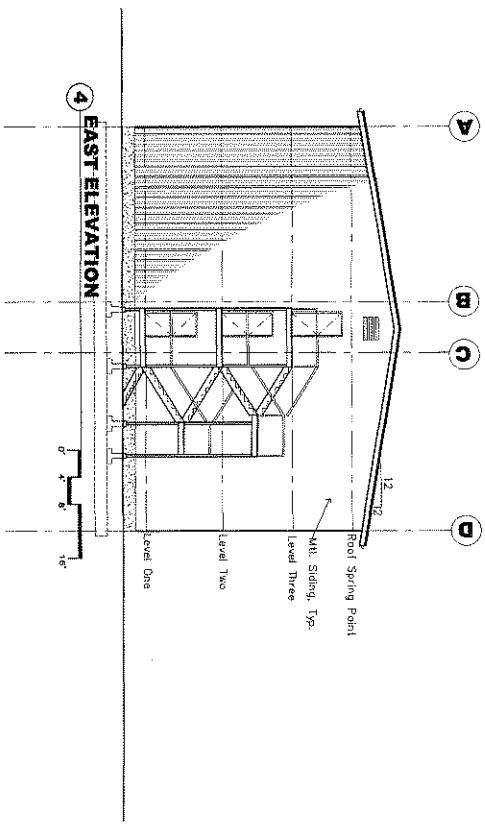

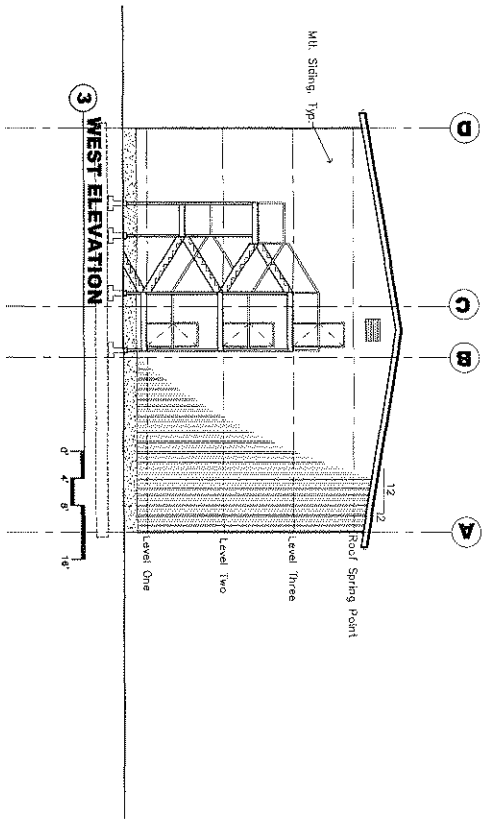

A-4.1

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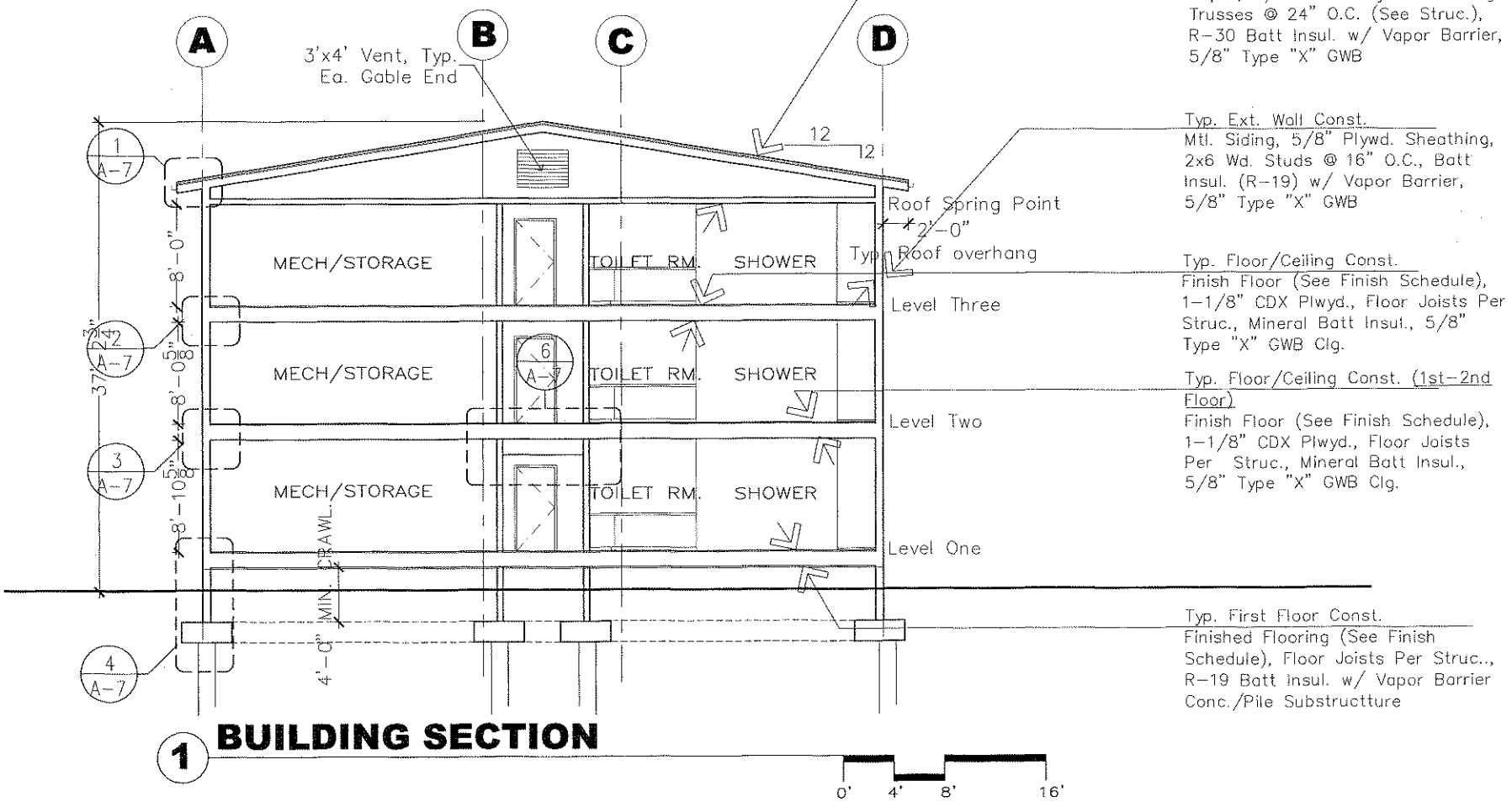


1 BUILDING SECTION

0' 4' 8' 16'

Typ. Roof Construction
Mtl. Roofing Panels, 30-lb. Bldg. Paper, 5/8" CDX Plwyd. Sheathing, Trusses @ 24" O.C. (See Struc.), R-30 Batt Insul. w/ Vapor Barrier, 5/8" Type "X" GWB

Typ. Ext. Wall Const.
Mtl. Siding, 5/8" Plywd. Sheathing, 2x6 Wd. Studs @ 16" O.C., Batt Insul. (R-19) w/ Vapor Barrier, 5/8" Type "X" GWB

Typ. Floor/Ceiling Const.
Finish Floor (See Finish Schedule), 1-1/8" CDX Plwyd., Floor Joists Per Struc., Mineral Batt Insul., 5/8" Type "X" GWB Clg.

Typ. Floor/Ceiling Const. (1st-2nd Floor)
Finish Floor (See Finish Schedule), 1-1/8" CDX Plwyd., Floor Joists Per Struc., Mineral Batt Insul., 5/8" Type "X" GWB Clg.

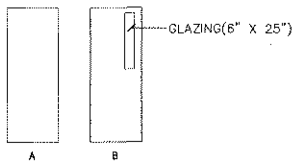
Typ. First Floor Const.
Finished Flooring (See Finish Schedule), Floor Joists Per Struc.., R-19 Batt Insul. w/ Vapor Barrier Conc./Pile Substructture

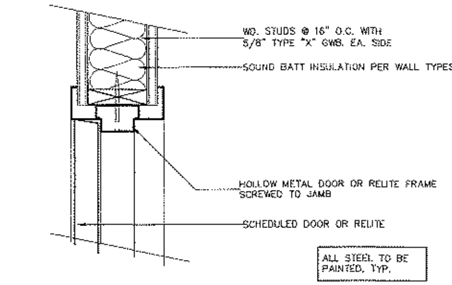
stephen peters architects spa
cordova bunkhouse
trident seafoods
cordova, alaska

DOOR SCHEDULE

	No.	Type	Size (WxH)	Thick	Construction door	Construction frame	Details Head	Details Jamb	Details Thresh.	HDWR	Remarks
NEW	1	B	3'-0" X 6'-8"	1-3/4"	IHM	HM	D-1Sim	-	-	-	Insulated/W'Strip/T'hold/Lockset
	2	A	3'-0" X 6'-8"	1-3/4"	HM	HM	D-1	-	-	-	Solid Core - 20-Min. Fire Rated @ Corridors
	3	B	3'-0" X 6'-8"	1-3/4"	HM	HM	D-1	-	-	-	Solid Core - 20-Min. Fire Rated @ Corridors
	3	A	3'-0" X 6'-8"	1-3/4"	HM	HM	D-1	-	-	-	Solid Core - 20-Min. Fire Rated @ Corridors

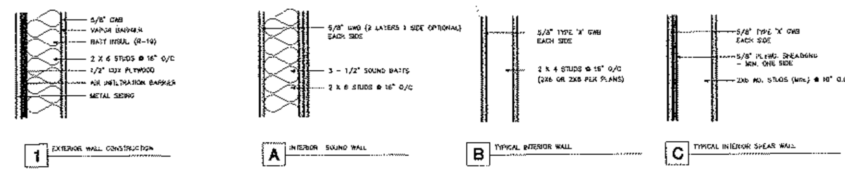
DOOR TYPES





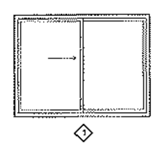
D-1 TYP. H.M. JAMB/HEAD SIM (TYP. FOR RATED DOORS & RELITES)
3" = 1'

WALL TYPES



WINDOW SCHEDULE

	No.	Size (WxH)	Remarks	QTY
NEW	1	6'-0" X 4'-6"	SLIDER-EGRESS	-
	2	-	-	-



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Memorandum

To: Planning and Zoning
From: Planning Department Staff
Date: 9/6/2012
Re: Utility Vacation

PART I. GENERAL INFORMATION:
Requested Action: approval of Resolution to Vacate Utility Easement
Address & Survey: Lot 7, Knute Johnson Subdivision

PART II BACKGROUND:

At the August 14th meeting the commission approved the vacation of the utility easement at Lot 7, Knute Johnson Subdivision. At this meeting I am asking that the resolution provided be approved so that it can be record at the Cordova Recorders Office along with the plat that was approved on August 14, 2012.

PART III. REVIEW OF APPLICABLE CRITERIA:

In order for a utility easement to be vacated all utilities private and public must be review and agree to the vacation. This has done and there has been an alternate utility easement created to incorporate the utilities at the North end of the lot.

Also all neighbors within a 300 foot radius have been notified of the proposed vacation. No comments were received by the City.

The final step is for Planning and Zoning to pass a resolution which will be recorded at the Cordova Recorders Office. Along with the resolution a re-plat will be done and recorded showing the vacated utility easement and in this case showing the newly created utility easement.

PART IV. STAFF RECOMMENDATION:

The staff, land owner and utility companies have worked together and come to agreement on the vacation of this utility easement and creation of new utility easement. Staff suggests that the request for the utility easement vacation on Lot 7 of Knute Subdivision be granted.

PART V. SUGGESTED MOTION:
"I move to approve resolution 12-06 a resolution of the planning and zoning commission of the city of Cordova, Alaska, vacating the 10-foot utility easement along the west boundary Lot 7, Knute Johnson subdivision, plat no. 79-1, Cordova Recording District.

CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 12-06

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, VACATING THE 10-FOOT UTILITY EASEMENT ALONG WEST BOUNDARY LOT 7, KNUTE JOHNSON SUBDIVISION, PLAT NO. 79-1, CORDOVA RECORDING DISTRICT

WHEREAS, a request has been received from Tom and Barbara Bailer of Cordova, Alaska to vacate a utility easement granted by Knute Johnson Subdivision (Plat No. 79--1); and

WHEREAS, affected utility companies have provided written non-objections to the vacation; and

WHEREAS, the easement is not in use by the utility companies; and

WHEREAS, no surrounding properties will be denied utilities; and

WHEREAS, a proposed replat, which will grant alternate utility easement on the same lot, has been granted approval; and

WHEREAS, on August 14, 2012, the Cordova Planning Commission addressed all concerns about the proposed vacation; and

WHEREAS, the Planning Commission has found that vacating the utility easement will not be detrimental to the public interest; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CORDOVA

Section 1. That the above described utility easement is hereby vacated.

Section 2. That this resolution is eligible for recording upon and will be deemed void if not recorded within 90 days of adoption.

Section 3. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

PASSED AND APPROVED THIS 13th DAY OF JULY, 2012

_____
Dave Reggiani, Vice Chairman

ATTEST:

_____
Samantha Greenwood, City Planner

September 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 **CITY HALL CLOSED** Labor Day	4	5 CITY COUNCIL MEETING LIBRARY	6	7	8
9 Grandparents Day	10	11 **PLANNING COMMISSION 6:30PM CITY HALL**	12	13	14	15
16 Rosh Hashanah	17	18	19 CITY COUNCIL MEETING LIBRARY	20	21	22 Autumn begins
23 30	24	25 Yom Kippur	26	27	28	29

October 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 CITY COUNCIL MEETING LIBRARY	4	5	6
7	8 Columbus Day	9 **PLANNING COMMISSION 6:30PM CITY HALL**	10	11	12	13
14	15	16	17 CITY COUNCIL MEETING LIBRARY	18 **CITY HALL CLOSED** Alaska Day	19	20
21	22	23	24	25	26	27
28	29	30	31 Halloween			