

Chair

Nancy Bird

Vice Chair

Mark Hall

Commissioners

Tom McGann

Chris Bolin

Trae Lohse

Sarah Trumblee

City Planner

Kevin Johnson

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 14, 2021 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Nancy Bird, Commissioners Tom McGann, Chris Bolin, Trae Lohse, Mark Hall, and Sarah Trumblee

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence for Trae Lohse from the October 12, 2021 Regular Meeting
- b. Minutes of October 12, 2021 Regular Meeting..... Page 1

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

8. PLANNER'S REPORTPage 5

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. No Road Brewing Letter of Interest Lot 2, Block 7a, Tidewater Development Park..... Page 6
- b. Resolution 21-11 for PWSEDD Letter of Interest Lot 3, Block 2, USS 1383..... Page 12
- c. Title 16 Building Code Update DiscussionPage 28

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

You may submit written public comments via email to planning@cityofcordova.net, mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of meeting

**PLANNING COMMISSION REGULAR MEETING
OCTOBER 12, 2021 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

Prior to the meeting, Chair Nancy Bird informed staff that she would be calling into the meeting and requested that Vice Chair Mark Hall act as the chair for ease of facilitating the meeting.

1. CALL TO ORDER

Vice Chair **Mark Hall** called the Planning Commission Public Hearing to order at 6:45 PM on August 10, 2021 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair **Nancy Bird** and Commissioners **Tom McGann, Mark Hall, Chris Bolin, Sarah Trumblee**, and **John Baenen**

Trae Lohse was absent.

Staff present was City Planner **Kevin Johnson**.

3. APPROVAL OF AGENDA

M/Trumblee S/McGann to approve the consent calendar.

Upon voice vote, motion passed 6-0.

Yea: Bird, McGann, Bolin, Hall, Trumblee, Baenen

Absent: Lohse

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence for Chris Bolin, John Baenen and Trae Lohse from the September 14, 2021 Regular Meeting
- b. Minutes of September 14, 2021 Regular Meeting

M/McGann S/Baenen to approve the consent calendar.

Upon voice vote, motion passed 6-0.

Yea: Bird, McGann, Bolin, Hall, Trumblee, Baenen

Absent: Lohse

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Baenen stated that one of the applicants for agenda item 10 a works for him and so he will not participate in that discussion or decision.

6. CORRESPONDENCE

Johnson told the commission that nothing had been received.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers - None

b. Audience comments regarding agenda items

Curtis & Christiana Fincher of 323 First St, spoke in favor of their agenda item 10 b. They provided background on themselves and their proposal and how they see it benefitting the community.

Terry & Paula Philips of 930 Center Dr, spoke in favor of their agenda item 10 a. They expressed their concern in the high price of the appraisal due to the site prep needed to make a buildable lot.

8. PLANNER'S REPORT

Johnson explained the following:

The RFP for Lot 11 Block 5 Odiak Subdivision closed and one proposal was received

Native Village of Eyak has submitted a subdivision to combine four lots into one.

Working on Title 16 with plans to bring it to P & Z for the November meeting.

Addressing project is moving along. Preliminary address data is expected in the next two weeks.

McKenzie boundary line adjustment review is completed, waiting on mylars for signatures.

Cannery Row Subdivision review completed, waiting on mylars for signatures.

Reminder of the two upcoming vacancies on the commission that we are accepting applications for.

9. UNFINISHED BUSINESS

None

10. NEW

a. Request for Proposals for Lot 11, Block 5, Odiak Park Subdivision

M/McGann S/Bolin to recommend to City Council that a new method of determining fair market value be chosen and then a new series of RFPs be done.

McGann said that after seeing the estimate from the applicant for filling the lot and comparing it to the appraisal, he does not believe the price reflects accurately the cost to fill the lot. *Bolin* and *Trumblee* agreed that the lot priced seemed high based on how expensive construction in Cordova is.

Hall believes the price should be based of what the lot would be valued at if it was a buildable lot.

Upon voice vote, motion passed 5-0.

Yea: McGann, Bird, Bolin, Hall, Trumblee

Absent: Lohse

Abstain: Baenen

b. Letter of interest for Lot 2, Block 7a, Tidewater Development Park

M/McGann S/Bolin to refer this back to staff until a recommendation has been received from the Harbor Commission

McGann said that he loves the idea and that it would fit in well. However, reading the old harbor master plan it does speak to rebuilding that area of the harbor with new slips.

Bolin said that the idea is awesome and he likes that someone is trying to do something new in town that will be family and dog friendly. He did say that he is interested in seeing what the Harbor Commission says based on other recent interest in the location.

Baenen stated that it is a great idea and would be good for the town, especially the impact that it could have on tourism and taxes. He also wanted to state that while there may be future plans to rebuild the area, but its better that the building stay occupied until that time which will be many years in the future.

Hall had a concern that it is not currently available since it is under lease. Johnson said that there could be an agreement made that gives the applicant the first opportunity to lease the building once the current tenant has submitted their notice to vacate. Johnson also added that the Science Center is currently on track to be out of the building by September 2022.

Trumblee believes that it is a great idea that should be well received and that it is a good idea to get the RFP process started now so that other interested parties have a chance to submit proposals.

Bird said that she expects to see many other proposals received as there has been a lot of interest in the location in the past, so public notice should be extensive.

Upon voice vote, motion passed 5-0.

Yea: **McGann, Bird, Bolin, Hall, Trumblee, Baenen**

Absent: **Lohse**

11. PENDING CALENDAR

No comments

12. AUDIENCE PARTICIPATION

Curtis and Christiana Fincher thanked the commission for their time tonight and they look forward to their decision on the item when it returns to them after Harbor Commission.

13. COMMISSION COMMENTS

Trumblee said she excited to see people wanting to start a new business in town and looks forward to seeing this move forward.

Mcgann said that he believes there are parts of the packet that would be better sent as electronic only such as the lease, so that paper could be saved. The other commissioners agreed.

Bolin thinks its great that there is interests in not only a new business, but a new to Cordova business, especially one that is specifically identified in the Comprehensive plan.

Hall restated his support of the business

Bird said that she thought the previous weeks joint meeting with Council went well and looks forward to having more conversations about the land disposal process.

14. ADJOURNMENT

M/McGann S/Bolin to adjourn the Regular Meeting.
With no objection, the meeting was adjourned.

Approved:

Nancy Bird, Chair

Kevin Johnson, City Planner

Planner's Report

To: Planning Commission
From: Kevin Johnson, City planner
Date: 12/14/21
Re: Recent Activities and Updates

- RFP for Lot 11 Block 5, Odiak Park subdivision went to Council who decided to retain the assessed value and to close the RFP process as no valid proposal was received.
- The Council decided to lower the price to minimum fair market value for the land disposal to Kim Hager. Mr. Hager accepted the offer and the final agreement is being drafted.
- Addressing project is moving forward. Preliminary data is being reviewed by staff.
- Cannery Row Subdivision mylars have been signed and sent for recording.
- Two stormwater easements have been granted to the city over two lots owned by Gary and Libbie Graham to fix drainage issues on Elmers Point Dr.
- Kuntz land disposal has concluded with the deed being signed and sent for recording.
- Dutch Marine Industries is reviewing the lease for a portion of the shipyard. A site plan will be coming to the Commission in the near future for review prior to the signing of the lease.
- The Forest Service has submitted a lease for the building and dock space in the harbor, with specific provisions they would like included. This is being reviewed with our legal team to determine if any of the proposed terms need to be modified or denied.



AGENDA ITEM # 10a

Planning Commission Meeting Date: 12/14/21

PLANNING COMMISSION COMMUNICATION FORM

FROM: Kevin Johnson, City Planner

DATE: 12/14/21

ITEM: Letter of Interest Lot 2, Block 7a, Tidewater Development Park

NEXT STEP: Recommendation to City Council on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Recommendation to City Council on Disposal and Disposal Method
Applicant: Curtis and Christiana Fincher, Via No Road Brewing, LLC.
Legal Description: Lot 2, Block 7a, Tidewater Development Park
Area: Old Prince William Sound Science Center Building (north harbor dock)
Zoning: Unzoned

II. RECOMMENDED ACTION / NEXT STEP:

Staff suggests the following motion:

“I move to recommend to City Council to dispose of Lot 2, Block 7a, Tidewater Development Park as outlined in Cordova Municipal Code 5.22.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with No Road Brewing to lease the property.
2. Requesting sealed proposals to lease the property.
3. Inviting sealed bids to lease the property.
4. Offering the property for lease at public auction.

III. FISCAL IMPACTS:

The fiscal impacts of this consist of the city continuing to receive rent payments once the science center has moved out.

IV. BACKGROUND INFORMATION:

Curtis and Christiana Fincher have submitted a letter of interest to lease the building that is currently occupied by the Prince William Sound Science Center (PWSSC) once they have move into their new building. This is anticipated to happen late summer 2022.

The Fincher's are proposing to use the space to open a taproom/brewery that offers a variety of locally brewed beverages for onsite consumption, growler filling, and keg sales to local restaurants. They describe the business as a place for neighbors to gather and build community in a kid-friendly, dog-friendly, cheery, casual atmosphere.

They have already begun the process of obtaining necessary licensing from the state and have laid out an overview of their business plan including funding, metrics to measure their success, and employment goals.

The city could not enter into a lease agreement until PWSSC has officially provide notice of their intent to vacate. Until that time, a contract could be entered into with No Road Brewing that ensures that they will have the first opportunity at leasing the space once available.

This proposal was brought before the Harbor Commission for their recommendation, which has been provided via a resolution which has been attached to this memo. The Harbor Commission recommended that the city keep the building rented in the short term once PWSSC ends their lease. They also recommend that the length of the lease be limited to consider the potential for that area of the harbor to be rebuilt in the next five to seven years.

V. LEGAL ISSUES:

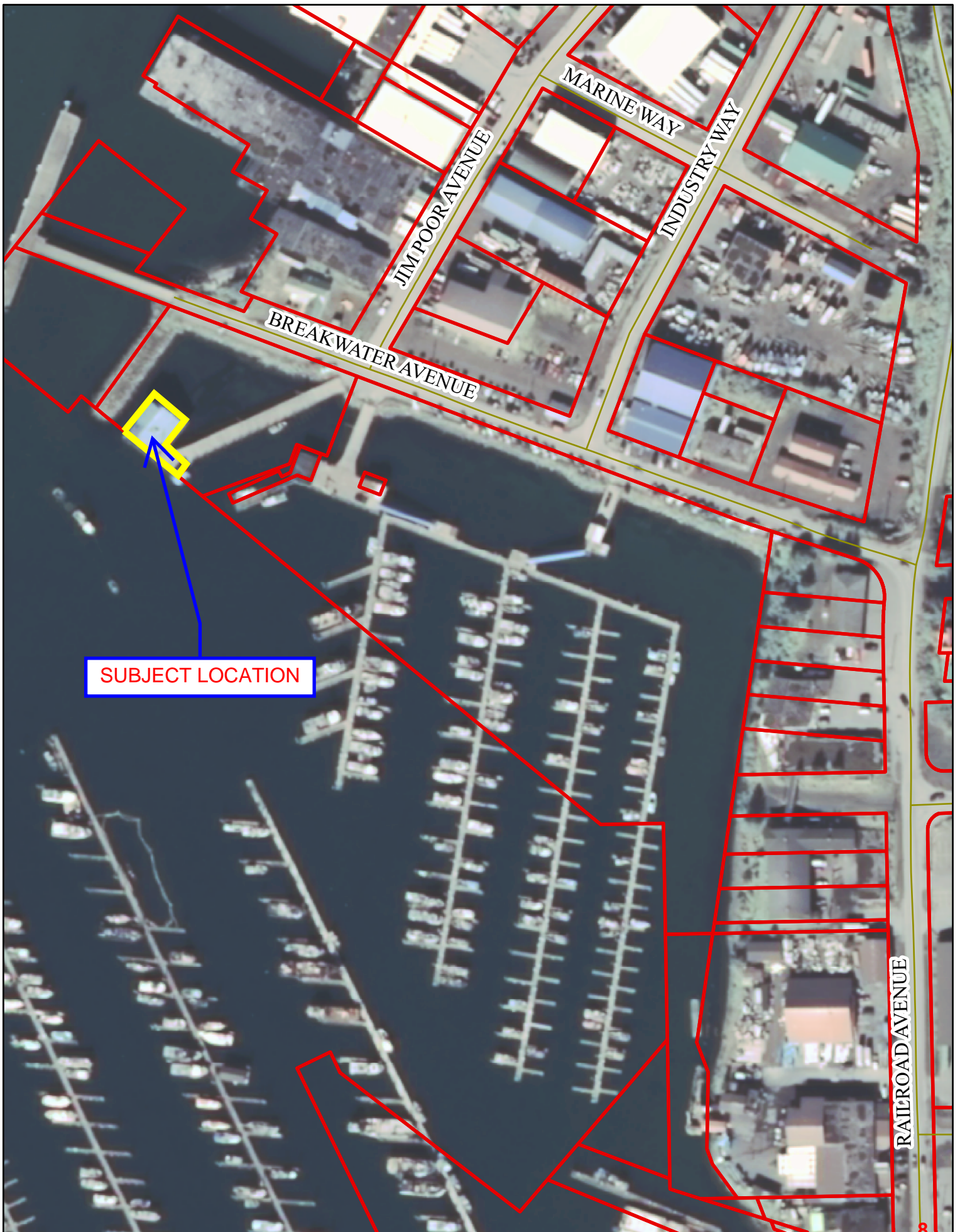
N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. ATTACHMENTS:

- A. Vicinity Map
- B. Letter of Interest
- C. Harbor Commission Resolution 11-21-02



Dear City Manager Howarth,

Please find enclosed our Letter of Interest to Lease 300 Breakwater Ave upon and in the case of its vacation by the Prince William Sound Science Center.

Interested parties:

Curtis and Christiana Fincher, via No Road Brewing LLC.
POB 1384; 323 First Street.

Use for which the interested party proposes to lease the property:

No Road Brewing will be a taproom/brewery with a production capacity of approximately 250 barrels per year located in Prince William Sound Science Center's old headquarters.

No Road Brewing will focus on taproom sales, serving fresh, unfiltered beer, with a core taplist that includes Irish Stout, Brown Ale, Vienna Lager, American Pale Ale, and Hefeweizen. We will also offer growler fills for offsite consumption and kegs for local restaurants.

We anticipate seeking a \$240,000 business loan at 30% down for necessary improvements and a 5 BBL brewing system.

Breweries serve as an ideal "third place" in contemporary American culture. Not home, not work, but a third place to gather with neighbors and build community. With this in mind, No Road Brewing's most important asset will always be its atmosphere: kid-friendly, dog-friendly, cheery, casual, and relatively sober (there is a 36 oz/person limit on Brewery taproom sales in Alaska).

In addition to the obviously stupendous location and view, one of our favorite things about the old Science Center building as the location for our brewery is our hope that locating it on City-owned property will allow all members of our community to feel a sense of ownership and like they belong there. We plan to host as many beer-peripheral events as possible: the Valdez brewery for instance, showcases local arts and crafts every week.

In this last year in Cordova, Christiana and I have found the place we want to make home. Now it's time for us to build something here, because that is what motivated young people are meant to do. Breweries have a historic success rate of 75% in the United States since 1980.

We plan to employ two to three part time employees: one to two servers, and one co-brewer to help Christiana on brew days. We plan to be open year round.

Breweries are great for tourism. Google "things to do" for any Alaska town our size. Cordova is unusual in not having a brewery. A brewery is even mentioned in Cordova's Comprehensive

plan: "Strategy 4: Incentivize and Support Business Development": Promote and encourage entrepreneurs to explore new industries such as ... a local brewery (36)."

Recognizing all this, the City of Sitka actually loaned \$637,000 *of City funds* to start their brewery. Here, the City of Cordova and its public are getting a much better deal: we are proposing to put our own skin in the game at no risk to the City or taxpayer other than renting us this space in the event that it is vacated by the Prince William Sound Science Center when they occupy their new campus.

The success of No Road Brewing will ultimately be assessed in terms of community impact. Does it provide a novel space for community interaction? Does it stimulate the local economy? Does it make Cordova a more attractive tourist destination? These objectives will be quantified and measured through the following metrics:

Economic Sustainability:

- Do *No Road's* beer sales total over 200 barrels in its first year?

Community Impact.

- Does *No Road* support employees *who are happy to work there and feel fairly compensated*?
- Does *No Road* host or co-host any community events, such as the "Beer Mile", a "Sea-to-Ski Relay Race", or local art showcases?

We have already begun our application for the lone Brewery License available for Cordova with the State of Alaska Alcoholic Beverage Control Board, including a three week public notice period in The Cordova Times that began 10/1.

We thank you for your time and for your consideration of our proposal.

Sincerely,

Curtis and Christiana Fincher.

The image shows two handwritten signatures in blue ink. The first signature is a large, stylized 'C' followed by 'urtis', likely representing Curtis Fincher. The second signature is a more complex, cursive script, likely representing Christiana Fincher.

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 11-21-02**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA
RECOMMENDING CITY COUNCIL DIRECT STAFF TO BRING A REQUEST FOR PROPOSALS
TO LEASE THE SPACE CURRENTLY OCCUPIED BY PRINCE WILLIAM SOUND SCIENCE
CENTER UPON THEIR VACATION OF THE SPACE AND SHOWING SUPPORT FOR THE
NO ROADS BREWING PROPOSAL.**

WHEREAS, the current lease between the City of Cordova and Prince William Sound Science Center (PWSSC) expires December 31, 2022; and

WHEREAS, PWSSC may vacate the premises prior to lease expiration, dependent on the progress of their new campus construction and therefore the City should be prepared to find a tenant as the space should remain leased in the short term; and


WHEREAS, the Harbor Commission is in support of new business and new uses being opened in Cordova and that a brewery would be a good use of the space; and

WHEREAS, the Harbor Commission would like to see a request for proposals be published to see what other proposals may be received for the space; and

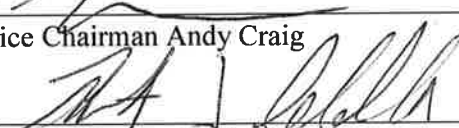
WHEREAS, the current Harbor Facilities Master Plan calls for expansion and reconfiguration of the area currently occupied by PWSSC and therefore recommends a new lease be limited to five to seven years; and

NOW, THEREFORE, BE IT RESOLVED, that the Harbor Commission of the City of Cordova, Alaska, recommends City Council direct staff to begin the request for proposals process to lease the space currently occupied by Prince William Sound Science Center upon their vacation of the space and showing support for No Roads Brewing proposal.

PASSED AND APPROVED ON THE 18th DAY OF NOVEMBER 2021.



Vice Chairman Andy Craig



Tony Schinella, Cordova Harbormaster



AGENDA ITEM # 10b

Planning Commission Meeting Date: 12/14/21

PLANNING COMMISSION COMMUNICATION FORM

FROM: Kevin Johnson, City Planner

DATE: 12/14/21

ITEM: Letter of Interest Lot 3, Block 2, USS 1383

NEXT STEP: Recommendation to City Council on Availability and Disposal Method

☐ INFORMATION

☐ MOTION

☒ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Recommendation to City Council on Availability and Disposal Method

Applicant: Prince William Sound Economic Development District (PWSEDD)

Legal Description: Lot 3, Block 2, USS 1383

Area: 10,000 Sq. Ft. of the approx. 17,300 Sq. Ft. Lot

Zoning: Low Density Residential

II. RECOMMENDED ACTION / NEXT STEP:

Staff suggests the following motion:

“I move to pass resolution 21-11 to recommend to the City Council to make a portion of Lot 3, Block 2, USS 1383 available and dispose of the area through a lease as outlined in Cordova Municipal Code 5.22.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with Prince William Sound Economic Development District to lease the property.
2. Requesting sealed proposals to lease the property.
3. Inviting sealed bids to lease the property.
4. Offering the property for lease at public auction.

III. FISCAL IMPACTS:

The fiscal impacts include new revenue through the rental price the city would collect.

IV. BACKGROUND INFORMATION:

The PWSEDD has submitted a letter of interest to lease a portion of a city lot with the intent to construct a greenhouse for a cooperative community growing facility. This facility would assist in the cooperatives goal of increasing local food production and food security which is also consistent with the goals of the City's Comprehensive Plan.

The proposal requests to lease a 10,000 sq. ft. portion of the approximately 17,300 sq. ft. lot for the construction of a geodesic dome that is designed for 120+ mph as well as heavy snow loads. This allows for the use of the structure in late winter / early spring to produce vegetable starts that can be sold to the community as well as used in raised beds managed by the cooperative that would be available to its members.

This lot is currently listed as unavailable on the land disposal maps as it is used by the City for a snow dump. The Public works department has provided comments regarding their concerns with the proposal (letter and photos attached). Their main concerns are that the space is needed in years of heavy snow for dumping snow from both the area streets as well as from the high school roof. They are concerned that by reducing the dump capacity is that it would increase inefficiency and costs by requiring snow to be hauled to other parts of town.

The Commission will need to first make a decision on if the lot should be made available. If it should be made available, what method of disposal should it go through (options 1 – 4 in section II above).

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. ATTACHMENTS:

- A. Letter of Interest
- B. Location Map
- C. Applicant Photos
- D. Public Works Comments
- E. Public Works Photos
- F. Resolution 21-11



December 6, 2021

Nancy Bird, Planning & Zoning Chair
City of Cordova
P.O. Box 1210
Cordova, Alaska 99574

Dear Ms. Bird,

We are writing to request permission to use a portion of City lot 3, Block 2 of USS 1383, located behind the Cordova High School, to establish an enclosed growing structure as part of a cooperative community growing facility. The portion of the lot we are interested in is approximately 10,000 square feet (see attached land disposal map and site photos of cleared area).

The Cooperative Greenhouse Initiative has created an action plan, outlined in this request, to expand the community's efforts to increase local food production and food security, addressing multiple goals outlined in Cordova's 2019 Comprehensive Plan.

We are requesting that the City of Cordova lease the land to the Prince William Sound Economic Development District (PWSEDD) for a nominal fee, unless another land use mechanism is more suitable to the project (e.g. a land use permit).

BACKGROUND

In November 2020, the Copper River Watershed Project surveyed Cordova community members on a co-operative greenhouse initiative to gauge interest on increasing the amount of locally-grown produce in Cordova. The survey was met with strong participation and 81.90% of the 120 participants stated they would commit to some amount of volunteer time each month in exchange for produce.

In July 2021, the Copper River Watershed Project and Prince William Sound Economic Development District completed a feasibility study for a growing facility in Cordova that would serve as a community-accessible space for increasing local food production, improving our town's food security and

...

increasing the quality of produce available. To satisfy these needs, we envision: establishing an enclosed growing structure to grow vegetables to sell locally at a farm stand (or Saturday Market), constructing raised bed plots for rent by community members, and setting up vermiculture composting (worm composting with vegetable scraps).

We are pursuing setting up different components of this project across three separate community-central locations: portions of the Hollis Henrich Field, the lot adjacent to St. George's Episcopal Church, and the City-owned lot behind the Cordova High School.

VISION

We are requesting use of the land to construct an enclosed growing structure as part of a cooperative community growing facility that will:

- Increase local food production and affordable produce options
- Support local schools with education opportunities and provide nutrient-dense produce for their meal programs. This lot provides a particular advantage for hands-on, class-time sessions on science and horticulture with its close proximity to the Cordova High School.
- Expand and improve Cordova's outdoor recreation opportunities
- Conduct additional research on how climate change may impact Cordova and its surrounding environment, and develop adaptation strategies that anticipate future changes and challenges
- Encourage resident participation and engagement in cooperative collaboration, decision-making and volunteerism.

ACTION PLAN

Phase 1: Construct raised garden plots to increase access to local food production, 2022.

- Raised-bed garden plots will be available for cooperative members to rent on a seasonal basis. We anticipate constructing 30-50 raised beds for use by cooperative members (individuals and organizations) for their use in growing produce for households and organization programs.
- The cooperative garden will be run and maintained by its membership, supported initially by the PWSEDD but eventually operated as a stand-alone nonprofit organization.



Phase 2: Secure funding to install an enclosed growing structure, 2022 – 2023.

- Produce grown in the enclosed growing structure will be both sold (at a rate that is modestly above cost) to local school lunch programs and available for purchase by community members, providing a revenue stream to support operational costs and local produce to the community at an affordable rate.
- One option we are considering is the purchase of a Geodesic dome from the company Growing Spaces in Pagosa Springs, CO. These structures are rated for 120+ mph winds, can handle heavy snow loads, and are made of 16mm multi-wall polycarbonate glazing.
- Sell plant starts in spring 2023 to create an additional revenue stream for the cooperative.

To date our fundraising efforts include:

- Award from USDA Farm to School program for a turnkey planning grant amounting \$22,317 (July 2021).
- Application to Alaska Dept. of Natural Resources for the micro-grants for food security program, \$18,927.52 requested. Awards to be announced in late December, 2021.
- Applications in progress for the 2022 USDA Community Food Projects Grant and the 2023 USDA Farm to School Program Implementation Grant

PROJECT NEED

The City of Cordova recently spent a year writing its Comprehensive Plan, and used a thorough process of engaging residents through local events such as our Copper River Delta Shorebird Festival, our Christmas Bazaar, solicitation of comments on-line, and three community workshops held during that year of planning. The resulting plan has six areas for community development, one of which is “Quality of Life Issues and Policies”. This section enumerates several strategies, one of which is “Strategy #5: Increase Local Food Production” (p. 46, www.cordovacomplan.com).

A Food Cost Survey conducted annually by the University of Alaska’s Cooperative Extension Service shows that a weeks’ worth of groceries for a family of four (with children from 6-11 years old) in Cordova, Alaska cost 46%



more than the same “market basket” of groceries purchased in Anchorage, Alaska (UA School of Natural Resources and Extension, June 2018).

BENEFITS

Increased Food Security

There are multiple benefits of establishing a cooperative garden in Cordova. Establishing a cooperative garden space will increase Cordova’s food security which is more vulnerable than ever with continued cuts to the Alaska Marine Highway System ferry service being made at the State level.

Increase Food Quality

The fresher the produce, the higher the nutritional value. Once harvested, vegetables’ nutritional value begins to decrease substantially. Due to lack of water, cutting off their nutrient supply, and their interiors being exposed to oxygen, vegetables immediately begin to consume the nutrients within themselves. Vegetables lose anywhere from 15 - 77% of their Vitamin C within a week of harvest (UC Davis, 2007). By the time we consume our vegetables here, they’ve spent time being shipped, sitting on store shelves, and then stored in our home refrigerators for a few days, likely two weeks removed from harvest and with a fraction of the nutrients they once had.

Lower Carbon Footprint

By increasing our local supply of produce, we will subsequently lower our carbon footprint of food production. In a time when Alaska is seeing its climate change 1.7 times faster in warmer months than the northern hemisphere (“Key indicators of Arctic climate change: 1971-2017”, Box et al., 2019), lowering the carbon footprint of food production by producing food within our community is an important benefit as a model for community response to climate change.

Support Existing Programs

A cooperative greenhouse space will allow for participating individuals, community organizations, and tribal organizations to support the Cordova School District’s existing lunch program, community-wide food assistance programs, and create hands-on educational opportunities. Proximity to the Cordova High School facilitate science education and possibly opportunity for give back



We greatly appreciate the efforts local businesses have provided for the community to have access to fresh, nutrient dense produce and look forward to working with those businesses to diversify and increase the amount of locally grown produce that is available in Cordova.

Thank you for your consideration of this request.

Sincerely,

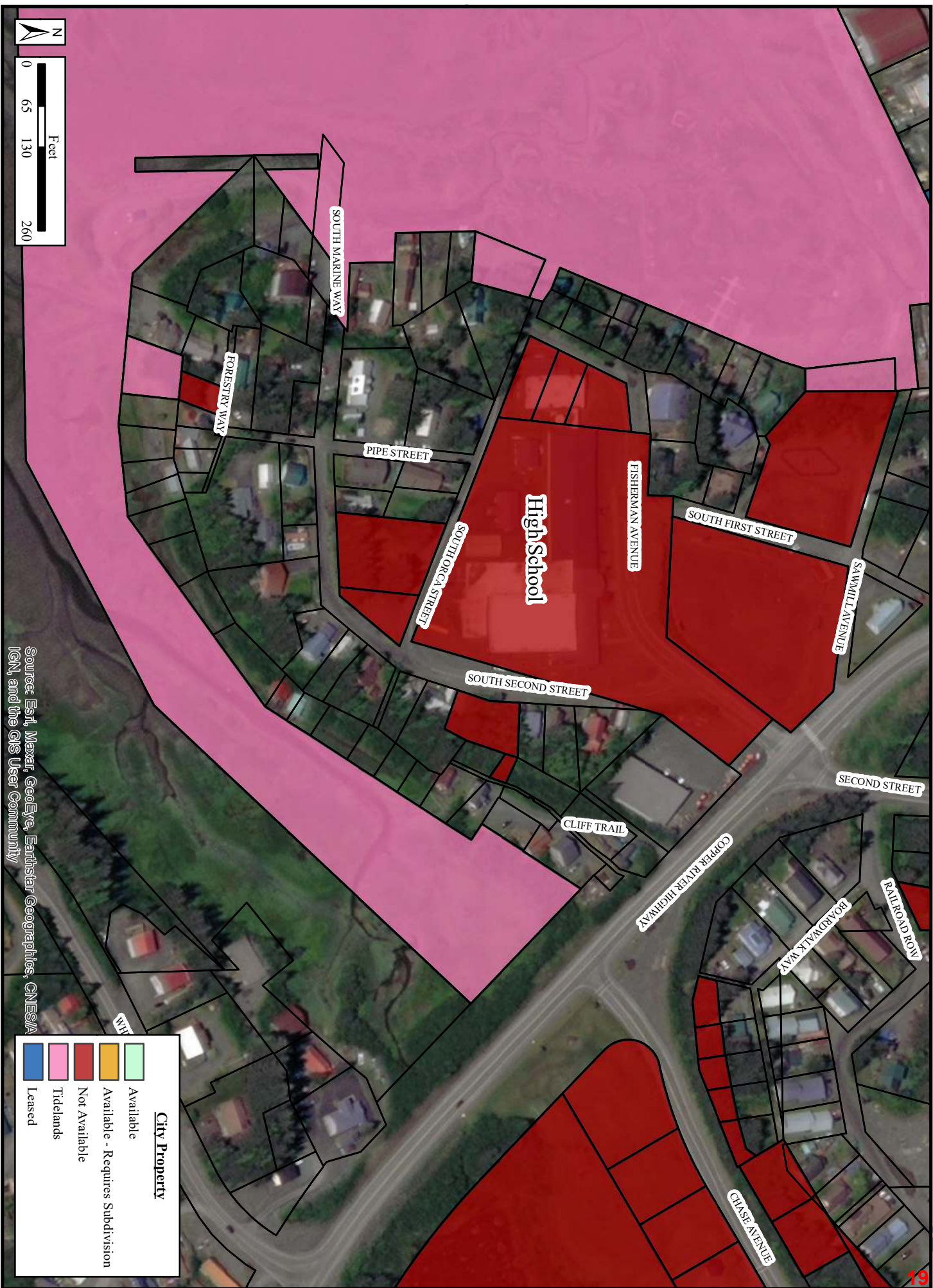
Kristin Carpenter
Executive Director

Christopher Iannazzone
Cooperative Greenhouse Project Manager, CRWP

Kristin Carpenter



Odiak Slough



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, IGN, and the GIS User Community







12/6/21

The Public works department is opposed to a portion of lot City lot 3, Block 2 of USS 1383, located behind the Cordova High School, being lease.

Snow amounts have been sporadic over the past few years. It is often easy to forget the need for large areas to facilitate snow removal. As the pictures attach show, the requested lot is filling up quickly and with the extended forecast there is more snow to come. It is crucial for the street crew to have lots like the HS snow dump which allow for snow to be pushed from neighborhoods efficiently, quickly, and safely. There are several lots in town that that are used in this manner. Other examples of lots like this are the lot behind pioneer square, a lot off lake avenue and the corner of the public safety building. These lots give the street crew a place to dump snow and quickly move on to the next area, then if needed come back later and haul snow to clear the piles. The lot that the Copper River Watershed is asking to lease is a large lot and has the capacity to hold snow from the areas behind and near the high school and high school roof when it is shoveled. One of the many lessons learned from snow apocalypse was that we need to start shoveling roofs once there is 2 feet or less of snow depending on the conditions. The high school roof was shoveled in 2020 and last week. The forecast is for snow, rain, snow and back to cold temperatures, this will require that the roof to be shoveled again soon. Access to this snow dump to remove the roof snow is quick, lessening the disruption to the school, saving money, and equipment time. The large capacity of the high school snow dumps eliminates using equipment to scoop snow into dump trucks and hauled to the south fill, (in most circumstances like 2020), allowing crew and equipment to focus on smaller snow dumps, keeping the road clear, sanded and reducing costs. To reduce the lot size by over half means in years like this year, the need to haul snow would increase, reduce efficiency and in general make removing snow from that area more complicated.

-Sam Greenwood

Public Works Director







Yellow text to be modified based on the decision made by the Commission.

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 21-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA,
ALASKA THAT A PORTION OF LOT 3, BLOCK 2, USS 1383 DESIGNATED AS ‘AVAILABLE’
ON THE LAND DISPOSAL MAP AND BE DISPOSED OF BY REQUEST FOR PROPOSALS**

WHEREAS, the City of Cordova’s City Manager and City Planner are directed by Cordova Municipal Code Section 5.22.040(B): *The city manager shall refer a letter of interest from a qualified interested party to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the letter of interest for review by the planning commission; and*

WHEREAS, the City of Cordova’s Planning Commission has determined that this property should be designated as ‘Available’ on the 2021 Land Disposal Maps in order to consider for disposal; and

WHEREAS, the City of Cordova’s Planning Commission sees the potential benefit of making a portion of this lot available; and

WHEREAS, disposing of the property as a lease is the best option for the City, and that a public request for proposals process is the most equitable method of disposal.

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska that a portion of lot 3, block 2, USS 1383 be made available and disposed of by lease, that is decided on through a request for proposals process.

PASSED AND APPROVED THIS 10TH DAY OF AUGUST, 2021

Nancy Bird, Chair

ATTEST:

Kevin Johnson, City Planner



AGENDA ITEM # 10c
Planning Commission Meeting Date: 12/14/2021
PLANNING COMMISSION COMMUNICATION FORM

FROM: Kevin Johnson, City Planner
DATE: 12/14/21
ITEM: Title 16 Building Code Update
NEXT STEP: Review and Provide Comments

☒ INFORMATION
☐ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

Attached is the new version of Title 16 Building Codes. No edits have been made to Chapters 16.80 Mobile Home Parks and 16.90 Trailers and Trailer Camps. The end product will be an ordinance repealing Chapter 16.05 through Chapter 16.75 and replacing them with the attached document. Chapters 16.80 and 16.90 will remain as codified now.

II. RECOMMENDED ACTION / NEXT STEP:

The commission should review the attached document and come to the meeting with comments, concerns or edits.

Staff is developing a list of chapters and sections located in different titles, such as Title 18 and Title 1, which will need to be edited due to the changes in Title 16. Staff will develop a draft ordinance for review by the city attorney. After attorney review, the final step for the commission would be to recommend the ordinance to city council.

III. FISCAL IMPACTS:

Legal review time

IV. BACKGROUND INFORMATION:

This is the continuation of the Title 16 Building Code rewrite that has been discussed since at least 2017. The changes have focused on simplifying the existing code and to allow for the code to remain consistent with State law changes without the need for yearly code updates.

V. LEGAL ISSUES:

None anticipated, but unknown until after final legal review

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. ATTACHMENTS:

A. Title 16 update

**CITY OF CORDOVA, ALASKA
ORDINANCE 1144**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
REPEAL Chapter 16.05 through chapter 16.75 and reenacting chapters 16.10 through
16.30
OF THE CORDOVA MUNICIPAL CODE ENTITLED “BUILDING REGULATION” TO
ADOPTED CURRENT BUILDING CODES AND LOCAL AMENDMENTS, AND
AMENDING SECTIONS**

**1.28.085, 18.08.010, 18.17.100, 18.32.055, 18.33.060, 18.33.070, 18.33.080, 18.33.110.
18.34.070, 18.34.080, 18.34.100, 18.38.090, 18.38.100, 18.39.100, 18.44.010, 18.44.020,
18.44.030, 18.44.090, 18.46.030, 18.76.070, AND 18.80.020 OF THE CORDOVA
MUNICIPAL CODE**

WHEREAS, it is in the City of Cordova’s best interest to clarify the current building codes and local amendments; and

WHEREAS, the current nuisance abatement process requires city council’s initial review of a nuisance complaint but does not provide a right of appeal to the Board of Adjustment; and

WHEREAS, it is in the City’s best interest to streamline the nuisance abatement declaration and hearing process while providing the City administration greater authority in declaring and enforcing nuisances within the City;

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

Section 1. Chapters 16.05 through chapter 16.75 of the Cordova Municipal Code is repealed and reenacted as follows:

Chapter 16.10 - BUILDING REGULATION

- 16.10.050 – Purpose
- 16.10.010 - Adoption of codes.
- 16.10.015 – Conflicts – How resolved.
- 16.10.020 - Copies on file.
- 16.10.030 – Building Code—Modifications.
- 16.10.404 - Building Code—Disclaimers.

Chapter 16.10 - BUILDING REGULATION

16.10.050 – Purpose.

The City of Cordova finds that building codes protect lives, property, and the public interest. The purpose of this chapter is to identify references, standards and procedures that will enable building codes to be implemented within the City.

16.10.010 - Adoption of codes.

The city adopts by reference the following codes:

- A. The current codes adopted by the state, for building, mechanical, plumbing, gas fuel, electric and fire, as amended by the state, for all buildings except one- and two-family dwellings and residential accessory buildings.
- B. 2012 International Residential Code with Alaska Housing Finance Corporation Alaska specific amendments or current adopted Alaska Finance House Corporation code for residential structures containing three or fewer dwellings and townhouses not more than three stories above grade plane and their accessory structures.
- C. 1997 Uniform Code for Abatement of Dangerous Buildings.

16.10.015 – Conflicts – How Resolved

Although not published in full in this title, all the provisions of these codes shall be and are adopted by reference to the same extent as if set forth in full herein, except to the extent that they shall be in conflict with this code or any relevant ordinance later adopted shall be resolved as follows:

- A. In case of conflict between the aforementioned codes and other codes adopted in this chapter, the code that, in the opinion of the Building Official, is more restrictive or more protective of public safety shall prevail.
- B. In case of conflict between the codes referenced in this chapter and other development codes adopted by the City, the code that, in the opinion of the head of the Planning and Zoning Department, is more restrictive or more protective of public safety and welfare shall prevail.

16.10.020 - Copies on file.

One copy of each code of technical regulation adopted by reference in Section 16.05.010 shall be kept in the office of the Planning Department.

16.15.030 - Building Code—Modifications.

The city council shall have power to modify the provisions of the Building Codes adopted by this title.

16.15.040 - Building Code—Disclaimers.

If any section, subsection, sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter. The city council hereby declares that it would have passed the ordinance codified in this chapter, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Chapter 16.15 - BUILDING CODE ADMINISTRATION

- 16.15.015 - Building Official
- 16.15.020 - Licenses required.
- 16.15.025 - Building permit required.
- 16.15.030 - Building permit fees.
- 16.15.035 - Work exempt from permit.
- 16.15.040 - Appeals.
- 16.15.050 - Reserved
- 16.15.055 - Stop work order.
- 16.15.060 – Violations.

16.15.015 - Building Official.

The building official shall be the officer charged with the administration and enforcement of this title. The head of the Planning and Zoning Department shall act as building official unless the City Manager otherwise designates.

16.15.025 - Licenses required.

- A. It is unlawful to engage in business in the city as a building contractor without having first complied with all State licensing requirements.
- B. A contractor must obtain a City business license per CMC 6.05, prior to beginning work
- C. The term contractor as used in this section means a person or entity that enters into a contract or agreement to construct a building or to provide or install specialized portions of the construction.
- D. City building officials shall be given free access during reasonable working hours to any premises where a contractor or subcontractors is performing work. It shall be the duty of the licensee or the person in charge of the premises to be inspected to admit thereto for the purpose of making the inspection, the building official who is authorized or directed to make such inspection, and to present to the building official upon request of the official, evidence of compliance with the provisions of this code and State requirements.

16.15.030 - Building permit required.

A building permit shall be required for the erection, construction, establishment, moving, alteration, enlargement, repair or conversion of any building or structure in any district established by this title, subject to the following provisions:

- A. Application for a building permit shall be filed with the building official on a form approved by them. If the application meets the requirements of this title and any other applicable regulations, the building official will issue a building permit.
- B. In all cases where the planning commission or the board of adjustment has allowed a variance or an exception, the building official shall issue a building permit sufficient to allow such building or work to be done in accordance with that decision; provided, that no permit shall be issued pursuant to any decision until the time for rehearing or for appeal shall have expired and then only in the event that no appeal or application for rehearing shall have been filed within such time.
- C. No building permit shall be issued by the building official without a coincident application for zoning compliance. Any permit issued in conflict with the zoning title shall be null and void.
- D. The building permit or copy of it shall be displayed at the work site until completion of the project.
- E. It shall be the duty of every person who performs work for the installation or repair of a building or structure for which this title refers to, to comply with the codes.
- F. The issuance or granting of a building permit or approval of plans or specifications under the authority of the Building Code shall not be deemed or construed to be a permit for or an approval of any violation of any of the provisions of this title or any amendment thereto. No permit presuming to give authority to violate or cancel any of the provisions of this title shall be valid except insofar as the work or use which is authorized is lawful and permitted.

16.15.035 – Building Permit Fees.

- A. Fees shall be established by resolution of the city council.
- B. Where work for which a permit is required by this chapter is started or proceeded with prior to obtaining such permit, the fees specified by resolution shall be doubled.

16.15.040 - Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code of any other laws or ordinances. Permits shall not be required for the following:

- A. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet and 12 feet in height.

16.15.045 - Appeals.

Whenever the building official shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the building official in the manner set forth in Section 18.64.040. Appeals of the Planning Commission shall be conducted in the manner set forth in Section 18.64.030.

16.15.050 - Reserved.

16.15.055 - Stop work order.

- A. Upon notice from the building official that work on any building or structure is being performed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent or to the person doing the work and shall state the conditions under which work will be permitted to resume.
- B. Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

16.15.060 – Violations.

Failure to obey or comply with any provision of this title or any rule, order or regulation issued thereunder is a violation. The minimum penalty upon conviction of a single violation of this chapter is specified in Chapter 1.28.

Chapter 16.20 – INTERNATIONAL BUILDING CODE

The following amendments are made to the International Building Code, 2009 Edition (references are to section numbers in the International Building Code):

- A. Section 1609.3 Basic wind speed, is amended by adding the following:

The basic wind speed in MPH, for the determination of the wind loads shall be 110 MPH.

- B. Appendix H – Signs is adopted.

Chapter 16.30 – INTERNATIONAL RESIDENTIAL CODE

The following amendments are made to the International Residential Code, 2012 Edition (references are to section numbers in the International Residential Code):

- A. R101.1, Title, is amended to read as follows:

This code shall be known as the 2012 International Residential Code (IRC) with amendments and shall be cited as such. It is referred to herein as 'the code'.

- B. R101.2, Scope, is amended to read as follows:

The 2012 IRC with Amendments shall be the referenced code for residential structures containing three or fewer dwellings and townhouses not more than three stories above grade plane in height and their accessory structures.

- C. Part 2, Administration and Enforcement, is deleted.

- D. Table R301.2(1), Climatic and Geographic Design Criteria, is amended to read as follows:

GROUND SNOW LOAD		100 lbs. per sq. foot
WIND DESIGN	Speed (mph)	110 miles per hour
	Topographic Effects	No
SEISMIC DESIGN CATEGORY		D2
SUBJECT TO DAMAGE FROM	Weathering	Severe
	Frost Line Depth	24"
	Termite	No
WINTER DESIGN TEMP		1° F
ICE BARRIER UNDERLAYMENT REQUIRED		Yes
FLOOD HAZARDS		2015 FIRM and FIS
AIR FREEZING INDEX		2500
MEAN ANNUAL TEMP		

- E. R302.2, Townhouses, is amended in the exception, to add at the beginning of the paragraph:

If the building is not constructed utilizing a fire-suppression system, a common 2 hour fire-resistance-rated wall shall be used. If it is constructed with an approved fire-suppression system...

- F. R303.3, Bathrooms, is amended to read as follows, with the exception deleted:

Bathrooms, water closet compartments and other similar rooms shall be provided with exhaust ventilation in accordance with the requirements of ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard and per manufacturer requirements.

- G. R303.4, Mechanical ventilation, is amended to read as follows:

Whole-house and spot ventilation shall be installed per the requirements of ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard (chapter 11 of the code with Alaska-specific amendments).

- H. R303.5.1. Intake openings, is amended to read as follows:

Add to the last sentence of the first paragraph:

... and 3 feet horizontally from the contaminant source.

Delete the second paragraph and replace it with:

All mechanical ventilation shall be in accordance with ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard (chapter 11 of the code with Alaska-specific Amendments).

- I. R309.5, Fire sprinklers, is amended so the first sentence reads as follows:

Private garages shall be protected by fire sprinklers where required by the Department of Public Safety and/or where the garage wall has been designed based on Table R302.1(2) Footnote a.

- J. R310.2.2, Window well drainage, is amended to add the following sentence prior to the exception:

Window wells shall be designed to minimize the potential of the well becoming filled with snow and/or standing water which impedes operation of the egress fenestration.

- K. R313, Automatic Fire Sprinkler Systems, is amended to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. If installed, automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. If installed, automatic residential fire sprinkler systems for one- and two-family dwelling units shall be designed and installed in accordance with Section P2904 or NFPA 13D.

- L. R317.1, Location required, is amended to delete “naturally durable wood or” from the first sentence.

- M. R501.3, Fire protection of floors, is amended to modify exception 2 to read:

Floor assemblies located directly over a crawl space containing a direct-vent, sealed combustion appliance with forced draft exhaust; combustion air intake must terminate to the building exterior. Application of this exception requires installation of a smoke alarm in the crawl space in accordance with the requirements of Section R314 Smoke Alarms, with the exception of R314.3 Location, and a carbon monoxide alarm in accordance with the requirements of Section R315 Carbon Monoxide Alarms.

- N. R703.2, Water-resistive barrier, is amended to add the following at the beginning of the sentence:

When installed or required by the manufacturer...

- O. R703.3.1, Panel siding, is amended to add the following to the end of the paragraph:

Exterior type plywood siding with a grooved pattern shall not be installed horizontally and used as the weather resistant siding.

- P. R806.1, Ventilation required, is amended to add the following to the beginning of the first sentence and to delete the exception:

When located outside of the building thermal envelope...

- Q. Table R806.5, Insulation for Condensation Control, is replaced with the following table:

Table R-A806.5 Insulation for Condensation Control	
Air-Permeable Insulation R-Value	Minimum Air-Impermeable Insulation R-Value ^a
R-15	R-30
R-19	R-38
R-21	R-42
R-25	R-50
R-30	R-60
R-38	R-76

R-N	$2*(R-N)^b$
*Installed on the warm-in-winter side	*Installed on the cold-in-winter side
a. Contributes to but doesn't not superseded the requirements in Section N1102.	
b. Air-Impermeable Insulation R-Value shall equal, at minimum, twice the R-value of the Air Permeable insulation.	

R. R807.1, Attic access, is amended to add the following to the end of the paragraph:

Attic access shall not be located in a room containing one or more fixtures in the Bathroom Group. Access may be located in closets with minimum depth of 23 inches and minimum width of 48 inches.

S. Chapter 11, Energy Efficiency, is replaced with the following:

The 2012 Building Energy Efficiency Standard (BEES), being comprised of the 2012 IECC with Alaska-Specific Amendments, is the AHFC energy standard for all residential construction projects.

T. Chapter 12, Mechanical Administration, is deleted.

U. M1301.2, Identification, is replaced with the following:

Each length of uncut pipe and tubing, and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

V. M1501.1, Outdoor discharge, is amended to delete the exception.

W. M1502.4.2, Duct installation, is amended as follows:

In the first sentence, replace '12' with '10' to conform with section R1604.1.3 Support.

Remove from the end of the third sentence "...and shall be mechanically fastened..." and replace it with "...except where in conflict with the requirements of M1502."

Replace the last sentence with the following:

Dryer exhaust ducts shall not be joined with screws or similar fasteners that protrude into the duct.

X. M1506.2, Exhaust openings, is amended as follows:

Add to the end of the first sentence:

...and 3 feet (914 mm) horizontally from the air intake.

Add the exception:

Exhaust and intake openings that are part of a system engineered to prevent entrainment of exhaust air are exempt; the exemption applies only to the exhaust and intake that is part of the engineered system only, adjacent exhaust and inlet openings are not exempt.

Add the exception:

A ventilation system's supply and exhaust vents on the exterior of a building may be separated less than 10 feet as long as they are separated a minimum of 6 feet horizontally. (to conform with Alaska-specific amendments to ANSI/ASHRAE 62.2-2010)

Y. M1507, Mechanical ventilation is replaced with the following:

Mechanical Ventilation shall be installed per the requirements of ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard and per manufacturer requirements.

Z. M1602.1, Return air, is amended to add to the end of the second sentence:

only if an exhaust fan is installed with automated control such that a positive pressure is not exerted on the structure while the furnace supply air handler is operating.
Supply only systems and/or systems designed to induce a positive pressure inside the dwelling with reference to the outdoors are not permitted in Alaska.

AA. M1602.2, Prohibited sources, is amended to add to the end of 1:

...and at least 3' horizontally from the air intake.

BB. Chapter 23, Solar Energy Systems, is replaced with the following:

Per AS 18.60.705 (a)(3): the 1997 edition of the Uniform Solar Energy Code published by the International Association of Plumbing and Mechanical Officials and adopted at the 67th annual conference, September 1996, excluding pages 1-7 of Part I, Administration.

CC. G2412.9, Identification, is replaced with the following:

Each uncut length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.

DD. Chapters 25-43 are deleted.

1.28.085-Minor Offense fine Schedule

C. The following violations of this code are amenable to disposition without court appearance upon payment of a fine in the amount listed below:

~~16.10.015(a & b)~~ **16.15.3025 A.** Engaging in business in the city as a building contractor or electrical contractor without having first complied with the appropriate provisions of Alaska Statutes. \$300.00 (16.10.020)

~~16.20.204~~ 16.10.010 Failure to obey or comply with the ~~Uniform Mechanical Code, 1985 Edition~~ adopted codes. \$300.00 (16.20.204)

~~16.30.015~~ 16.15.030 Failure to obtain permit from building official ~~for installing electrical equipment within or on any premises.~~ \$300.00 (16.10.020)

~~16.30.025(a & b)~~ 16.15.030 E Changing plans and specification after they have been approved by the building official. \$300.00 (16.10.020)

~~16.30.045~~ Failure to repair, replace or alter electrical systems deemed to be unsafe by the building official. \$300.00 (16.10.020)

~~16.30.050~~ 16.15.055 Violation of a stop-work order. \$300.00 (16.10.020)

~~16.30.055~~ **16.15.055 A** Failure to obtain a new permit when work is recommenced perform recommenced conditions of stop work order ~~or after work has been suspended or abandoned for more than 180 days.~~ \$300.00 (16.10.020)

18.17.100 - Special provisions.

The following special provisions apply to all land uses within the parks and open space district:

C. The storage of commercial quantities of flammable materials, hazardous materials, or toxic materials on-site shall be prohibited. Smaller quantities of these materials needed for maintenance and operation of permitted facilities may be stored only in strict compliance with, adopted International Building Code and other applicable federal, state, and local laws and regulations;

18.32.055 - Rear and side yard requirements.

None, except as necessary to provide required off-street parking and loading as per Chapter 18.48 of this code and to comply with the adopted building codes in Title 16.

18.33.060 -A. Minimum Setbacks.

1. Front yard-Twenty feet.

2. Side yard and rear yard as needed to comply with the adopted building codes in Title 16

18.33.070 - Lot coverage.

A. Maximum lot coverage by all buildings and structures as regulated by the ~~Uniform Building Codes~~ adopted building codes in Title 16.

18.33.080 - Height.

A. Maximum height of buildings and structures: subject to the adopted building codes in Title 16.

18.33.110 - Signs.

A. ~~Signs.~~ Signs may be allowed in the waterfront industrial district subject to ~~the supplementary district regulations, the Uniform Sign Code~~ the adopted building codes in Title 16, as set forth in and Chapter 18.44 of this code.

18.34.070 - Minimum setback requirements.

The following are the minimum setback requirements in the WHD.

A. Front yard, side yard, and rear yard setbacks subject to ~~Uniform Building Code~~ the adopted International Building Code requirements. ~~regarding building construction type, occupancy, separation distance between buildings, access and egress. Zero lot line construction is not expressly prohibited.~~

18.34.080 C.

C. The planning and zoning commission may grant conditional use permits for taller buildings subject to requirements of the ~~uniform building code~~ adopted International Building Code ~~and the policies in the Cordova coastal management plan regarding the maintenance of visual access to coastal waters.~~

18.34.100 - Signs.

Signs are permitted subject to the ~~Uniform Sign Code~~ adopted International Building Code and Chapter 18.44 of this title.

18.38.090 - Maximum height of structures.

The maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches and conform with the ~~Uniform Building Code~~ adopted International Building Code.

18.38.100 - Signs.

~~Signs may be allowed in connection with any permitted use, subject to the supplementary district regulations and the Uniform Sign Code.~~ Signs are permitted subject to the adopted International Building Code and Chapter 18.44 of this title.

18.39.100 - Signs.

Signs are permitted subject to the ~~Uniform Sign Code~~ adopted International Building Code and Chapter 18.44 of this title

18.44.010 - Definitions.

For the purposes of this chapter, certain terms, phrases, words and their derivatives shall be construed as specified in either ~~Chapter 2 of the Uniform Sign Code~~ Appendix H Signs of the adopted International Building Code, 1985 Edition, or the Uniform Building Code adopted

International Building Code. Further, "sign" shall be construed as defined under Section 18.08.520 of this title.

18.44.020 - General provisions.

All **commercial** signs shall conform in design and construction **Appendix H Signs of the adopted International Building Code**, 1985 Edition, or the Uniform Building Code adopted **International Building Code**. to Chapter 4 of the Uniform Sign Code, 1985 Edition. Further, any sign, whether attached to a structure or freestanding, shall be so located as to conform to minimum yard requirements and maximum height requirements of the district in which the sign is located.

18.44.030 - Permit required.

A permit shall be obtained from the building official prior to the installation of any sign in any district, except for those signs exempted from the permit requirement by the terms of the Uniform Sign Code, 1985 Edition **Appendix H Signs of the adopted International Building Code**, or those signs exempted from the permit requirement by the terms of this chapter. The procedure for obtaining a sign permit shall be as set forth in Chapter 3 of the Uniform Sign Code, 1985 Edition.

18.44.090 - Political signs

~~E. Prior to placing political signs, a no-fee permit must be obtained from the building official;~~

F. **E.** Pursuant to this subsection, political signs shall be exempt from the permit requirement.

18.46.030 - Design and construction requirements.

A. A wind energy system shall conform to the applicable code requirements that are adopted by reference in Section 16.05.010 and amended in Title 16 of this Code, and to the requirements in this section.

~~18.76.070 - Building permit.~~

~~A building permit shall be required for the erection, construction, establishment, moving, alteration, enlargement, repair or conversion of any building or structure in any district established by this title, subject to the following provisions:~~

~~A. Application for a building permit shall be filed with the building official on a form approved by him. If the application meets the requirements of this title and any other applicable regulations, the building official will issue a building permit.~~

~~B. In all cases where the planning commission or the board of adjustment has allowed a variance or an exception, the building official shall issue a building permit sufficient to allow such building or work to be done in accordance with that decision; provided, that~~

~~no permit shall be issued pursuant to any decision until the time for rehearing or for appeal shall have expired and then only in the event that no appeal or application for rehearing shall have been filed within such time.~~

~~C. No building permit shall be issued by the building official unless it appears from the application and coincident application for zoning compliance certificate that the building for which such permit is granted conforms to all of the applicable regulations of this title and is to be occupied for a use in conformity with the provisions thereof. Any permit issued in conflict with this title shall be null and void.~~

~~18.80.020 Building permit Scope and validity.~~

~~The issuance or granting of a building permit or approval of plans or specifications under the authority of the Building Code shall not be deemed or construed to be a permit for or an approval of any violation of any of the provisions of this title or any amendment thereto. No permit presuming to give authority to violate or cancel any of the provisions of this title shall be valid except insofar as the work or use which is authorized is lawful and permitted.~~

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

ATTEST:

Clay Koplin, Mayor

Susan Bourgeois, CMC, City Clerk