

CITY OF SELDOVIA

PO Box B, 245 Dock Street

Seldovia, Alaska 99663

Phone 907-234-7643

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Regular City Council Meeting

Monday, August 10, 2020

6:00PM

Virtual Meeting- Via Zoom

For more information-

Email cityclerk@cityofseldovia.com

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**AGENDA FOR A REGULAR MEETING
OF SELDOVIA CITY COUNCIL**

VIRTUAL MEETING

**Monday
August 10, 2020
6:00pm**

COLBERG CAMPBELL MORRISON ROJAS NATHAN SWEATT
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- A. Call to Order & Roll Call:
- B. Pledge of Allegiance:
- C. Excused Absences:
- D. Agenda Approval:
- E. Consent Agenda: *(All items under the Consent Agenda are approved with a single motion, no discussion, and one vote. A Council Member may request to remove an item(s) for discussion and a separate vote.)*
 - 1. Approval of Minutes: Minutes of the Regular Meeting, July 27, 2020
 - 2. Payment Approval Report:
 - 3. Ordinance Introduction:
 - a. ORDINANCE 21-03 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA, AMENDING CHAPTER 18.20 DEFINITIONS, THE ZONING DISTRICTS IN CHAPTERS 18.32, 18.36, 18.40, 18.44, 18.48, 18.52, 18.56, 18.60, AND 18.64 DEFINITIONS, AND ADOPTING CHAPTER 18.70 LAND USE TABLE
 - b. ORDINANCE 21-04 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA ADOPTING CHAPTER 11.07 SPECIAL EVENTS
- F. Mayoral Proclamations:
- G. Public Presentation Prior Notice: (each presenter has up to 10 min)
- H. Public Presentation for Items not on Agenda: (public has 3 min each)
- I. Committee and Advisory Board Reports: (each member has 5 min)
- J. Public Hearings:
 - 1. ORDINANCE 21-02 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA AMENDING 2.04.030(B) TO ALLOW FOR TELEPHONIC AND WEB HOSTED PARTICIPATION FOR THE SELDOVIA CITY COUNCIL AND PUBLIC DURING CITY COUNCIL MEETINGS
 - a. Presentation by Staff or Council
 - b. Council Discussion
 - c. Public Presentation or Hearing (public has 3 min each)
 - d. Action/Disposition
 - 2. RESOLUTION 21-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELDOVIA APPOINTING ELECTION JUDGES FOR THE REGULAR MUNICIPAL ELECTION TO BE HELD ON OCTOBER 6, 2020
 - a. Presentation by Staff or Council
 - b. Council Discussion
 - c. Public Presentation or Hearing (public has 3 min each)
 - d. Action/Disposition
- K. Unfinished Business:
- L. New Business:
 - 1. Discussion- KPBSD SMART START PLAN with Principal Jeff Ambrosier
 - a. Presentation by Staff or Council
 - b. Council Discussion
 - c. Public Presentation or Hearing (public has 3 min each)
 - d. Action/Disposition
 - 2. Letter from the Seldovia City Council Acknowledging and Thanking Mike Kunz and Valerie Granath for the Seldovia Slough Bridge Stairs

- a. Presentation by Staff or Council
- b. Council Discussion
- c. Public Presentation or Hearing (public has 3 min each)
- d. Action/Disposition

3. City Manager Hiring Process 2020, Interim City Manager

- a. Presentation by Staff or Council
- b. Council Discussion
- c. Public Presentation or Hearing (public has 3 min each)
- d. Action/Disposition

M. Administration Reports:

- 1. Treasurer's Report:
- 2. City Manager's Report: See Laydown
- 3. Chief of Police Report: See Laydown
- 4. Harbormaster's Report: See Laydown
- 5. Public Works Report: See Laydown

N. Informational Items Not Requiring Action:

- 1. The City Clerk will be out of town from August 18, 2020 through August 28, 2020. Possible postponement of the Monday, August 24, 2020 City Council Meeting until August 31, 2020.

O. Executive Session:

P. Council and Mayor Comments Concerning Items Not on the Agenda:

Q. Next Meeting: The next Regular Meeting will be held on Monday, August 24, 2020 at 6:00 pm

R. Adjournment:

*****This meeting will be conducted in a modified format due to the current COVID-19 pandemic and CDC guidelines; the meeting will not physically be open to the public. *****

TO ATTEND THE MEETING VIRTUALLY:

- 1. As technology allows, this meeting will be Live-Streamed to the City's new YouTube Channel in order for the public to virtually attend. To find the meeting log onto YouTube and search for the City of Seldovia. *Public comments will not be able to made directly while watching the meeting live on YouTube and must be submitted in writing beforehand by 4:00pm the day of the meeting, or individuals can sign up with the city clerk to be called on the telephone during the meeting in order to provide comments directly to the council telephonically.*
- 2. The meeting will be available as a Zoom Webinar via the internet or telephone. Due to increased security concerns individuals that wish to attend the meeting via Zoom must sign up through email or leave a message with the City Clerk before 4:00pm on the day of the meeting. Please call 907-234-7643 or email cityclerk@cityofseldovia.com to sign up for the direct Zoom Webinar link or telephone number. *Public attending the Zoom meeting directly via the link will be able to use the "raise hand option" in order to give public comment directly during the meeting. Those who plan to attend the meeting via the telephone on Zoom can sign up by 4:00pm on the day of the meeting to be called on during the meeting in order to provide comments directly to the council telephonically or dial *9 to "raise hand" during the meeting.*

TO SUBMIT PUBLIC COMMENT:

- 1. Email your public comment specifying which discussion you would like to provide comment for to the cityclerk@cityofseldovia.com. Emails received by 4:00pm on Monday, August 10, 2020 will be read aloud to council by the city clerk.
- 2. Sign up to be called on the telephone during the meeting to provide your comments directly (907)234-7643 or send your contact information to cityclerk@cityofseldovia.com. Include your full name, the telephone

number you wish to have called and the discussion item number with which you would like to provide comment. Calls and emails received by the City Clerk by 04:00pm on Monday, August 10, 2020 will be included in the meeting record. Be prepared to answer the phone starting at 6:00 pm. The telephone number will be called ONE time; if there is no answer, the City Clerk will move on the next public comment.

Public Comments will be delivered to Council in the order they were received by the City Clerk. All Public Comments will be timed and limited to three minutes, as usual.

Detailed instructions and copies of the agenda and ordinances to be considered can be viewed on the City website www.cityofseldovia.com.

If you have questions or technical difficulties, please call 907-234-7643 or email cityclerk@cityofseldovia.com.

Seldovia City Council Regular Meeting August 10, 2020

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**CITY OF SELDOVIA
ORDINANCE 21-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA,
AMENDING CHAPTER 18.20 DEFINITIONS, THE ZONING DISTRICTS IN CHAPTERS 18.32,
18.36, 18.40, 18.44, 18.48, 18.52, 18.56, 18.60, AND 18.64 DEFINITIONS, AND ADOPTING
CHAPTER 18.70 LAND USE TABLE**

SECTION 1. CLASSIFICATION. This ordinance is permanent in nature and shall become a part of the Municipal Code of the City of Seldovia.

SECTION 2. AMENDING TITLE 18.20 DEFINITIONS BY REMOVING LANGUAGE IN STRIKEOUT AND ADDING LANGUAGE IN HIGHLIGHT TO READ AS FOLLOWS:

**Chapter 18.20
Definitions**

Sections:

18.20.010 Definitions and Construction of Terms Generally.
18.20.015 Abandoned Sign. **Specific Definitions.**
~~18.20.020 Accessory Use or Structure.~~
~~18.20.023 At Large.~~
~~18.20.024 Bee Keeping~~
~~18.20.030 Building.~~
~~18.20.035 Temporary Structure~~
~~18.20.040 Building Height.~~
~~18.20.050 Building Setback.~~
~~18.20.053 Business Specific Office~~
~~18.20.055 Combined Signage.~~
~~18.20.060 Dwelling.~~
~~18.20.070 Dwelling Unit.~~
~~18.20.080 Family.~~
~~18.20.090 Home Occupation.~~
~~18.20.096 Livestock~~
~~18.20.100 Loading Space.~~
~~18.20.110 Lot.~~
~~18.20.120 Lot Area.~~
~~18.20.130 Lot Coverage.~~
~~18.20.140 Mobile Home.~~

~~18.20.150 Mobile Home Park.~~
~~18.20.053 Business Specific Uses~~
~~18.20.160 Nonconforming Lot, Use and Structure.~~
~~18.20.170 Open Space.~~
~~18.20.180 Parking Area.~~
~~18.20.190 Parking Space.~~
~~18.20.200 Planned Unit Development.~~
~~18.20.210 Principal Use or Structure.~~
~~18.20.220 Service Station.~~
~~18.20.230 Sign.~~
~~18.20.235 Street frontage.~~
~~18.20.240 Structure.~~
~~18.20.250 Intertidal Zone.~~
~~18.20.260 Intersections.~~

18.20.010 Definitions and Construction of Terms Generally. A. When used in this zoning code, the following words used herein shall be interpreted or defined as set forth in this chapter.

B. When not inconsistent with the context, words used in the present tense shall include the future; the singular number includes the plural; and the word "person" includes a firm, partnership or corporation as well as an individual; the word "lot" includes the words "plot," "piece," "parcel"; the term "shall" is always mandatory; and the words "used" or "occupied" shall be construed to include the words "intended," "arranged," or "designed" to be used or occupied.

18.20.015 Specific Definitions. ~~**Abandoned Sign.** Any sign containing copy that refers to a business or activity that is no longer being conducted or pursued. (Ord. 01-01)~~

1. **Abandoned Sign.** Any sign containing copy that refers to a business or activity that is no longer being conducted or pursued. (Ord. 01-01)
2. ~~**18.20.020 Accessory Use or Structure.**~~ "Accessory use or structure" means a use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure. **A. Is a detached structure, such as but not limited to; garages, sheds, playhouses, storage buildings, pergolas, garden structures, greenhouses, private studios, boat houses, and decks, that:**
 1. Is clearly incidental to and customarily found in connection with a principal building or use;
 2. Is subordinate to and serves a principal building or use;
 3. Is subordinate in area, extent or purpose to the principal building or use served;

4. Contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or use served.
5. Is located on the same or adjacent lot under the same ownership as the principal building or use served.

B. An accessory building shall be considered to be a part of the main building when joined by a common wall or connected by a breezeway to the main building. Accessory building means any structure regardless of type of foundation or base support, including skid-mounted or other moveable structures.

C. Accessory structures are not permitted as living quarters. It shall be the duty of every owner of real property in the City to connect such property with the nearest public main in the City, providing that the public main is within two hundred feet of the property and the property includes a structure that can or will be occupied SMC 13.04.055.

3. **Airport.** A location where aircraft such as fixed-wing aircraft, helicopters, and blimps take off and land. Aircraft may be stored or maintained at an airport. An airport consists of at least one (1) surface such as a paved or gravel runway, a helicopter touchdown and lift off (TLOF) area, helipad, or water runway for aircraft takeoffs and landings, and often includes buildings such as control towers, hangers, and terminal buildings.

4. **Airport Compatible Uses.** Uses which include, but are not limited to: hangers, Fixed Base Operators, Aircraft Repair and Manufacturing, Aircraft Sales, and other uses approved by the Seldovia Municipal Code, the Federal Aviation Administration's regulations, and compatible with the Comprehensive Plan.

5. ~~18-20-023~~ **At large.** At large means an animal is at large when it is off the premises of the owner or keeper and is not in the company of or under the control of the owner or keeper, a member of his family or other person to which the animal has been entrusted, by leash, cord or chain; provided, however, that such animal shall be deemed to be under control when under competent voice control while actively engaged in an organized activity which requires that the animal not be physically restrained. (Ord. 17-05)

6. **Automotive Repair, sales, and services.** The use of any building or structure and associated premises on which a business, service, or industry involving the maintenance, servicing, repair, painting, or for the display and sale, of new or used automobiles, panel trucks or vans, trailers, or recreation vehicles and including any warranty repair work and other repair service.

7. **18.20.024 Bee Keeping.** Bee Keeping means the **The** keeping of stinging winged insects that collect nectar and pollen, produce wax and honey, and are kept in large communities (hives). (17-05)

8. **18.20.025 Below Grade Walls.** Any area or space which falls below grade. (Ord. 06-10)

9. **18.20.030 Building.** "Building" means any **Any** structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind, containing walls on at least three sides.

18.20.035 Temporary Structure. "Temporary Structure" means any structure constructed or erected on the ground, on skids or movable with the assistance of a vehicle, piece of equipment or suitable winch system. A temporary structure is treated as if it were a building, see SMC 18.20.030. (Ord. 16-10)

10. **18.20.040 Building Height.** "Building height" means a **A** vertical distance from the specified reference point to the highest point of the structure not including venting. (Ord. 06-10)

11. **Building, Principal or Main.** A building or structure in which is conducted the principal or main use on the lot which said building is situated.

12. **18.20.050 Building Setback.** "Building setback" means the **The** distance from a lot line or right-of-way centerline, whichever is specified, that a principal and accessory structure must be located.

13. **Business, Consumer Services.** The provision of services to others on a fee or contract basis, such as but not limited to; advertising and mailing; building maintenance; employment service; management and consulting services; protective services; equipment rental and leasing; commercial research; development and testing; photo finishing; and personal supply services.

14. **Business, Personal Service.** The conduct of business providing services involving the care of a person or his or her apparel, such as but not limited to; dressmaking, tailoring, barbers and beauty, etc.

15. **18.20.053 Business Specific Office.** "Business Specific Office" means office Office space directly pertaining to the retail or service business use of the building. (Ord. 06-10)

16. **Cabin Rentals.** The renting out of one (1) or more individual, detached dwelling units or buildings to provide overnight sleeping accommodations for a period of less than thirty (30) consecutive days.
17. **Campground.** A plot of ground upon which two or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreational or vacation purposes.
18. **Cemetery.** Any property used to inter the dead in buried graves or in columbarium, stacked vaults, or similar structures.
19. **Centerline.** The line which is in the center of a public right-of-way.
20. **Church.** A building or structure in which persons regularly assemble for worship, ceremonies, rituals, and education pertaining to a particular system of beliefs. The term "church" includes a synagogue or temple.
21. **City.** "City" means the City of Seldovia, Alaska.
22. **Clinic.** A health care facility that is primarily devoted to the care of outpatients. Clinics can be privately operated or publicly managed and funded, and typically cover the primary health care needs of populations in local communities, in contrast to larger hospitals which offer specialized treatments and admit inpatients for overnight stays. (or outpatient clinic or ambulatory care clinic)
23. ~~18.20.055~~ **Combined Signage.** The total square footage of all signs on any lot. (Ord. 01-01)
24. **Commercial Recreation.** A recreation facility operated as a business and open to the public for a fee especially for recreational participation, such as but not limited to; arcades, bowling alley, dance club, laser tag, paint ball, and skate park.
25. **Commercial Use.** An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
26. **Commission.** "Commission" means the Seldovia Planning and Zoning Commission.
27. **Conditional Use.** A use which is permitted under the terms of this chapter provided that under the specified procedures, the Commission finds that certain

conditions, specified in this chapter are fulfilled. Conditional uses are listed in the Land Use Table, Chapter 18.70, and subject to provisions of chapter 18.72.

28. Detached. A building, dwelling, or structure not sharing any wall with another building or structure.

29. ~~18-20-060~~ Dwelling. ~~"Dwelling" means a~~ **A** structure containing one or more dwelling units and designed to be affixed to a permanent foundation. This term includes prefabricated structures that are not constructed on a chassis that is an integral part of the structure.

30. ~~18-20-070~~ Dwelling Unit. "Dwelling unit" means one or more rooms in addition to a bathroom, which include kitchen facilities and are arranged, designed or used for living quarters by a family.

31. ~~18-20-270~~ Dwelling unit, attached residential dwelling unit. A building located on a single lot containing multiple units having a common wall of which one is a dwelling unit designed for one family. (An apartment in a commercial building)

32. ~~18-20-280~~ Dwelling unit, attached multi-residential dwelling unit. A building located on a single lot containing multiple units having a common wall of which more than one is a dwelling unit and designed for multiple families. (Multiple apartments in a commercial building)

33. Entertainment Uses. The use of a building or space to provide amusement or entertainment for spectating, especially by performers, such as but not limited to; an art gallery, comedy club, dance club, museum, music performance venue, and theater.

34. Equipment Sales, repairs and service. The use of any building or structure and associated premises on which a business, service, or industry involving the maintenance, servicing, repair, painting, or for the display and sale, of heavy equipment or tangible property that is used in the operations of a business, devices, machines, tools, and vehicles.

35. ~~18-20-080~~ Family. "Family" means one or more persons occupying a dwelling unit.

36. **Fraternal Organization.** A group of people formally organized for a common object, purpose, or interest (usually cultural, religious or entertainment) that conducts regular meetings and has written membership requirements.
37. **Freight Storage and Staging for Transportation.** The process of positioning product in an indoor or outdoor area after receiving or prior to shipping.
38. **Garage, Commercial.** Any garage other than a residential garage, for commercial use, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, adjusting, or equipping of automobiles or other vehicles.
39. **Garage, Residential.** An accessory building or any portion of a main building used in connection with residential purposes for the storage of passenger motor vehicles. Is a walled, roofed structure for storing a vehicles or vehicles that may be part of or attached to a home ("attached garage"), or a separate outbuilding ("detached garage"). Residential garages typically have space for one or two cars. When a garage is attached to a house, the garage typically has an entry door into the house. Garages normally have a wide door which can be opened to permit the entry or exit of a vehicle, and then closed to secure the structure.
40. **Gas Manufacturer/Storage.** The surface use of lands used in the production, the mechanical transformation, or the chemical transformation of hydrocarbon gas and includes uses for gas conditioning/ compressor stations. "Storage" means surface uses necessary for storage of produced or non-native natural gas.
41. **Gas Station.** The use of any building or structure and associated premises or other space used primarily for the retail sale and dispensing of motor fuels, tires, batteries, and other small accessories; the installation and servicing of such lubricants, tires, batteries, and other small accessories; and such other services which do not customarily or usually require the services of a qualified automotive mechanic
42. ~~18-20-090~~ **Home Occupation.** "Home occupation" means any use entirely within a dwelling or accessory structure and carried on by the occupants of the dwelling, which is clearly incidental to the use of the dwelling and lot for residential purposes and does not change the character thereof. It shall not cause any noise, odors, effluent. smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood. A home occupation shall not include automobile or machinery repair, welding, sheet metal, or other similar

work, and shall not require regular or frequent deliveries of goods or materials of such bulk or quantity, nor the parking of customer or client vehicles in numbers or frequency over and above the normal traffic associated with the dwelling as a residence. It allows for one exterior sign and display or stock in trade is limited to local articles and produce. (Ord. 01-01)

43. **Hostel.** A budget-oriented, lower cost, short-term shared-room ("dormitory") accommodation that accepts individual travelers.

44. **Hotel.** A building or group of buildings containing more than five (5) guest rooms used for the purpose of offering public lodging on a day-to-day basis with or without meals.

~~18.20.096 Livestock.~~ Livestock is generally accepted as large (over 250 pounds) and small (under 250 pounds) outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.). This definition does not include cats, dogs, other common household pets, or bee keeping. (Ord. 17-05)

45. ~~18.20.095~~ **Incidental Secondary Uses.** "Incidental Secondary Uses" means additional uses of the building of a subordinate or ancillary nature, i.e. second floor apartment. Not the main reason for the building. (Ord. 06-10)

46. **Intertidal Zone.** The intertidal zone, also known as the foreshore and seashore and sometimes referred to as the littoral zone, is the area that is above water at low tide and under water at high tide (in other words, the area between tide marks). (Ord. 17-06)

47. **Intersections.** An intersection is any point where one road meets another. Types of intersections include four-way intersections including offset approaches and three-way intersections which includes T junctions and Y junctions and includes both sides of the road of the intersecting streets. (Ord. 18-12)

48. **Junkyard.** Any space one hundred (100) square feet or more of any lot or parcel of land used for the storage, keeping, or abandonment of junk or waste material, including scrap metals or other scrap materials, or for the dismantling, demolition, or abandonment of automobiles, other vehicles, machinery, or any parts thereof.

49. **Library.** A collection of sources, resources, and services, and the structure in which it is housed; it is organized for use and maintained by a public body, an institution, or a private individual.
50. **Livestock.** Livestock is generally accepted as large (over 250 pounds) and small (under 250 pounds) outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.). This definition does not include cats, dogs, other common household pets, or bee keeping. (Ord. 17-05)
51. **~~18.20.100~~ Loading Space.** "Loading space" means an off-street space on the same lot with a building or contiguous to a group of buildings, designated or intended for the temporary parking of commercial vehicles while loading and unloading, and which abuts upon a street, alley or other appropriate means of access.
52. **Lodge.** A building or group of buildings containing five (5) or fewer guest rooms used for the purpose of offering public lodging on a day-to-day basis with or without meals.
53. **~~18.20.290~~ Long-Term Residential Rentals.** A unit attached to a building or a single unattached building rented as a dwelling unit for more than thirty consecutive days.
54. **~~18.20.110~~ Lot.** "Lot" means a legally described land parcel or combination thereof that meets the minimum size and design requirements of this zoning code for the type and number of principal and accessory uses and structures proposed.
55. **~~18.20.120~~ Lot Area.** "Lot area" means the total horizontal net area within the lot lines exclusive of streets, highways, roads and other rights-of-way.
56. **~~18.20.130~~ Lot Coverage.** "Lot coverage" means the amount of land covered by principal and accessory structures exclusive of open porches and patios as well as parking area.
57. **Lumberyard.** An establishment that sells sawn timber and other building materials typically stored on the premises.
58. **Manufacturing/Fabricating/Assembly.** The mechanical or chemical transformation of materials or substances into new products including assembling of components parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors.

59. **Marijuana.** "Marijuana" means all parts of the plant of the genus *Cannabis*, whether growing or not; the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate. The term does not include fiber produced from the stalks, oil, or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.
60. **Marijuana Concentrate.** "Marijuana Concentrate" means resin, oil, wax, or any other substance derived from the marijuana plant by any method which isolates the Tetrahydrocannabinol (THC)-bearing resins of the plant.
61. **Marijuana Cultivation Facility.** Any entity with a state license registered to cultivate, prepare, and package marijuana and to sell marijuana to Marijuana Retail Facilities, Marijuana Products Manufacturing Facilities, Marijuana Testing Facilities, but not to consumers.
62. **Marijuana Commercial Establishment.** Any Retail Marijuana Store, Marijuana Cultivation Facility, Marijuana Product Manufacturing Facility, and Marijuana Testing Facility.
63. **Marijuana Products.** "Marijuana Products" means concentrated marijuana and marijuana products that are comprised of Marijuana and other ingredients and are intended for use or consumption, such as, but not limited to edible products, ointments, and tinctures.
64. **Marijuana Product Manufacturing Facility.** A state licensed fully enclosed secure indoor facility registered to purchase marijuana, manufacture, prepare and package marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.
65. **Marijuana Retail Store.** A state licensed entity registered to purchase marijuana from a marijuana cultivation facility, to purchase marijuana and marijuana products from a marijuana manufacturing facility, and sell marijuana and marijuana products to consumers.

66. **Marijuana Testing Facility.** A state licensed commercial marijuana testing facility that is registered to analyze and certify the safety and potency of Marijuana and Marijuana Products.

67. **Marine Equipment Sales, service, repair, construction and storage.** The use of any building or structure and associated premises on which a business, service, or industry involving the maintenance, servicing, repair, painting, or for the display and sale or rental of large boats; is a Marine service station; Major or minor vessel repair; or the Sale and rental of small boats, boat parts and accessories.

68. **Mini-Storage Facility.** A completely enclosed structure containing three (3) or more areas or rooms available for lease or rent for the purpose of the general storage of household goods, vehicles or personal property; where the lessee of the unit is provided direct access to deposit or store items and where vehicles do not fill the majority of the allowed storage space.

69. ~~18-20-140~~ **Mobile Home.** "Mobile home" means a **A** factory-assembled structure or combination thereof which contains the necessary service connections to support one or more dwelling units, is made so as to be readily movable as a unit or units on individual chassis and running gear, and which is designed to be used without a permanent foundation.

70. ~~18-20-150~~ **Mobile Home Park.** "Mobile home park" means a **A** parcel of land which has been designated and improved so that it contains three or more mobile home spaces available for rent or purchase.

71. **Motel.** A group of one (1) or more detached or semi-detached buildings containing two (2) or more individual dwelling units and/or guest rooms designed for, or used temporarily by, automobile tourists or transients, with a garage attached or parking space conveniently located to each unit, including groups designated as auto courts, motor lodges, or tourist courts.

72. **Museum.** A building or structure that houses and cares for a collection of artifacts and other objects of scientific, artistic, or historical importance and makes them available for public viewing through exhibits that may be permanent or temporary.

73. ~~18-20-160~~ **Nonconforming Lot, Use and Structure.** "Nonconforming lot, use and structure" shall be any lot, use or structure that does not conform to the requirements for the zoning district in which it is located.

74. **Noxious Use.** A use which is injurious or harmful to health, highly disagreeable or offensive.

75. **Office.** A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

76. ~~18-20-170~~ **Open Space.** "Open space" means the ground area and the space above which is unimpeded from the ground to the sky by any structure except as provided in this zoning code. Open space does not include area used for parking or outside storage.

77. **Park.** A tract of land, designated by a public entity for the enjoyment of the public and generally used for active and passive recreational activities.

78. **Parking, public lots.** A parking area available to the public, whether or not a fee for use is charged.

79. ~~18-20-180~~ **Parking Area.** "Parking area" means an off-street area containing one or more parking spaces with aisles and driveways necessary for maneuvering without use of public rights-of-way. In general, there shall be an average of at least 350 square feet of parking area per parking space to insure adequate maneuvering area.

80. ~~18-20-190~~ **Parking Space.** "Parking Space" means an area, enclosed or unenclosed, sufficient in size to store a motor vehicle. At a minimum, each space shall contain 200 square feet measuring 10 feet by 20 feet. (Ord. 00-02)

81. **Person.** "Person" means a natural person, his or her heirs, executors, administrators, or assigns, and also including firm, partnership, or corporation, or their successors and/or assigns or the agent of any of the aforesaid.

82. ~~18-20-200~~ **Planned Unit Development.** "Planned unit development" means a group or combination of certain specified residential, commercial or industrial uses developed as a functional and integral unit in a district where some or all the uses might not otherwise be permitted.

83. ~~18-20-210~~ **Principal Use or Structure.** "Principal use or structure" means the major or predominant uses or structures of a lot or parcel for which the district is primarily designed.

84. **Profession.** "Profession" means an occupation or calling requiring the practice of a learned art through specialized knowledge based on a degree issued by an institution of high learning, such as but not limited to; Doctor of Medicine, a lawyer, or a Certified Public Accountant.
85. **Professional Office.** The office of a member of a recognized profession maintained for the conduct of that profession.
86. **Property Owner.** The owner shown on the latest tax assessment roll.
87. **Public.** A place to which the public or a substantial group or persons has access and includes highway, rivers, lakes, transportation facilities, schools, places of amusement or business, parks, playgrounds, prisons, hallways, lobbies and other parts of apartments houses and hotels not constituting rooms or apartments designed for actual residence.
88. **Public Building.** A building or structure that is accessible to the public and funded from public sources, typically tax money, including governmental offices, departments, commissions, or agencies of the United States or of a state or municipality that are used to conduct official business of government.
89. **Recreation.** Leisure activities sometimes requiring equipment and taking place at prescribed places, sites, parks, or fields. It can include active recreation, such as structured individual or team activities requiring the use of special facilities, courses, fields or equipment or passive recreation, such as activities that do not require prepared facilities such as wildlife and bird viewing, observing and photographing nature, picnicking, and walking.
90. **Recreational Vehicle.** A vehicular-type unit, primarily designed as temporary living quarters for recreational camping, or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. Recreational vehicles include, but are not limited to, travel trailers, camping trailers, truck campers, and motor homes.
91. **Recreation or Youth Center.** A building, structure, athletic playing field, or playground, run or created by a local government or the state to provide athletic, recreational, or leisure activities for minors, or operated by a public or private organization, licensed to provide shelter, training, or guidance for persons under 21 years of age.

92. **Residence.** A home, abode or place where an individual is actually living at a specific point in time.

93. **Restaurant.** An establishment where food and drink is prepared, served, and consumed primarily within the principal building.

94. **Retail Business.** Establishments engaged in selling goods or merchandise to the general public for business or personal/household consumption and rendering services incidental to the sale of such goods.

95. **Right-of-way.** An area or strip of public land which incorporates or is intended to be occupied by, but not limited to, streets, alleys, sidewalks, bike paths, curbs, gutters, landscaping and/or public utilities.

96. **School.** Any public, religious or nonprofit facility providing a general curriculum of academic or vocational instruction serving any or all grades between kindergarten and twelfth grade.

97. **Seafood Processing.** The preparing of product associated with fish and fish products for shipping to the final customer.

98. **Setback.** The required minimum distance from a right-of-way or lot line that establishes the area within which only fencing, landscaping, driveways, parking and similar uses are permitted. Any structure including, but not limited to, decks, stairways, porches or attachments to a building are specifically prohibited in the setback.

99. **Secondary Use.** A use allowed on a lot or parcel of land only if there is also an allowed principal use on the property.

~~**18.20.220 Service Station.** "Service station" means any building, structure, premises or other space used primarily for the retail sale and dispensing of motor fuels, tires, batteries and other small accessories.~~

100. ~~**18.20.230 Sign.**~~ "Sign" means any words, letters, parts of letters, figures, numerals, phrases, sentences, emblems, devices, trade names or trademarks, by which anything is made known; such as are used to designate an individual, a firm, an association, a corporation, a profession, a business, or a commodity or product, which are visible from any public street or highway and used to attract attention, either attached to a structure or free-standing. (Ord. 01-01)

101. State Highway. A right-of-way classified by the State of Alaska as a primary or secondary highway.

102. Storage Facility. A building or structure used for the renting or leasing of storage space to consumers for the purpose of storing and removing personal property.

103. Storage Yard. A lot used primarily for the storage of operational vehicles, construction equipment, construction materials or other tangible materials and equipment.

104. Street. A public right-of-way used as a thoroughfare and which is designed and intended to provide the primary means of access to property abutting thereon.

105. ~~18-20-235~~ Street frontage. The length of a property line that borders a public right of way which provides the principal means of access: Alleys, public parking lots, emergency access and/or pedestrian easements are not considered as public rights-of-way for the purposes of this definition. (Ord. 01-01)

106. ~~18-20-240~~ Structure. "Structure" means anything constructed or erected on the ground or which is attached to something located on the ground including but not limited to buildings, radio and TV towers, sheds and permanent signs, and excluding fences.

107. Subsurface Extraction of Natural Resources. Removing valuable minerals or other geological materials from the earth, from an ore body, vein or (coal) seam. Materials recovered could include gas, oil, base metals, precious metals, iron, uranium, coal, diamonds, limestone, oil shale, rock salt and potash.

108. Surface Extraction of Natural Resources. The removal of material, usually soil, gravel, or sand for use at another location.

~~18-20-250 Intertidal Zone.~~ The intertidal zone, also known as the foreshore and seashore and sometimes referred to as the littoral zone, is the area that is above water at low tide and under water at high tide (in other words, the area between tide marks). (Ord. ~~17-06~~)

~~18-20-260 Intersections.~~ An intersection is any point where one road meets another. Types of intersections include four-way intersections including offset approaches

and three-way intersections which includes T junctions and Y junctions and includes both sides of the road of the intersecting streets. (Ord. 18-12)

109. 18-20-035 Temporary Structure. "Temporary Structure" means any structure constructed or erected on the ground, on skids or movable with the assistance of a vehicle, piece of equipment or suitable winch system. A temporary structure is treated as if it were a building, see SMC 18.20.030. (Ord. 16-10)

110. Transient merchant. Any person, partnership, firm or corporation, whether a resident of the City or not, who engages in a temporary business, within a period not exceeding 150 consecutive days in a calendar year, of selling and delivering goods and/or services, wares and merchandise for profit or nonprofit within the City by operating door-to-door, street corner or similar basis; or from no fixed locations or office; or from a location out-of-doors or in quarters that are easily moveable, such as a temporary leased area or space, motor vehicle, trailer or tent, includes peddlers, solicitors, itinerant merchants and vendors. Does not include vehicles for hire.

111. Use. means the purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.

112. Utility, public facility. An installation owned by an agency under public franchise or ownership, or under certificate of convenience and necessity, providing the public with electricity, gas, heat, steam, communication, water, sewage collection or other similar service.

113. Variance. The relaxation of the development requirements of this chapter to provide relief when the literal enforcement would deprive a property owner of the reasonable use of his or her real property. See SMC Chapter 18.76

114. Vending. The sale of food, services or merchandise.

A. Hawking. Is the loud or continuous audible solicitation of business by a vendor to the general public.

B. Mobile vending cart. Is a non-motorized structure or unit on wheels that is easily moved and used for vending.

C. Mobile vendor. A person or business that sells food or permitted types of goods from City-approved locations using

1. a licensed vehicle or cart capable of movement; or
2. a licensed trailer pulled behind a motor vehicle.

D. Pre-packaged food. Ready-to-eat food that is cooked, wrapped, packaged, processed, or portioned for service, sale or distribution.

E. Transient merchant. Any person, partnership, firm or corporation, who meets the definition of "transient merchant" as previously defined in 18.20.015 (110).

115. **Warehouse.** A building or structure used for the storage of commercial goods, wares and merchandise that will be processed, sold or otherwise disposed of off of the premises.

116. **Wholesale Outlet.** Business conducted primarily for the purpose of selling wares or merchandise in wholesale lots to retail merchants for resale.

117. **Zoning Ordinance or Ordinances.** Means the zoning ordinance of the City of Seldovia and the Seldovia Municipal Code Title 18.

SECTION 3. AMENDING CHAPTERS 18.32, 18.36, 18.40, 18.44, 18.48, 18.52, 18.56, 18.60, AND 18.64 BY REMOVING LANGUAGE IN ~~STRIKEOUT~~ AND ADDING LANGUAGE IN **HIGHLIGHT TO READ AS FOLLOWS:**

Chapter 18.32 RG--Residential General District

Sections:

- 18.32.010 Purpose.
- 18.32.020 Permitted Uses.
- 18.32.030 Conditional Uses.
- 18.32.040 Minimum Lot Size and Width.
- 18.32.050 Parking Area.
- 18.32.060 Lot Coverage.
- 18.32.070 Building Setback.
- 18.32.080 Building Height.
- 18.32.090 Signage.
- 18.32.100 Visibility at Intersections.

18.32.010 Purpose. This district is designed to provide an area for residential development.

18.32.020 Permitted Uses. In the RG district, permitted uses are as follows:

~~Structures containing less than five dwelling units~~ As permitted in the Land Use

Table, Chapter 18.70.

- A. ~~Home occupations~~
- B. ~~Mobile homes~~
- C. ~~Rental units~~
- D. ~~Accessory uses~~

18.32.025 Prohibited Uses. In the RG district, prohibited uses are as follows:

~~A. Any use which causes excessive odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood.~~ As prohibited in the Land Use Table, Chapter 18.70.

18.32.030 Conditional Uses. The following uses shall be permitted if it is determined the conditions set forth in this chapter and Chapters 18.64 and 18.68 are met: As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of chapter 18.72.

- A. ~~Structures containing more than four dwelling units~~
- B. ~~Fraternal organizations~~
- C. ~~Hospitals~~
- D. ~~Mobile home parks~~
- E. ~~Public school and recreation facilities~~
- F. ~~Churches~~
- G. ~~Private schools~~
- H. ~~Public utilities and approved fuel storage~~
- I. ~~Accessory uses related to fishing industry~~
- J. ~~Signage uses in excess of those specified in Section 18.32.090, subsection A. (Ord. 01-01; Ord. 02-02;)~~
- K. ~~Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.32, 18.68, 18.72 are satisfied. (Ord. 02-02 repealed 2016; Ord. 17-05)~~
- L. ~~Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SM Ord. 16-09. (Ord 17-07)~~

18.32.040 Minimum Lot Size and Width. A. 5000 square feet for a structure containing one dwelling unit.

B. 2500 square feet per dwelling unit for structures containing two or more dwelling units, provided all other standards are met.

C. Residential developments utilizing a common open space design shall contain a total area equal to that required by subsections A or B of this section, and each dwelling unit which is sold on a lot within the development shall have at least a 2000 square foot lot.

18.32.050 Parking Spaces. Two off-street parking spaces each measuring 20 by 10 feet are required for each dwelling unit. This area does not include any area required for driveways and maneuvering in parking areas.

18.32.060 Lot Coverage. Principal and accessory structures shall not cover more than 50 percent of the lot area.

18.32.070 Building Setback. A. Along any lot boundary bordering a right-of-way, the building setback required is 10 feet measured from the property line.

B. Buildings shall be set back five feet from all other lot boundaries.

18.32.080 Building Height. The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

18.32.090 Signage. A. Combined signage serving the Residential General District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 0101)

18.32.100 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 06-10; Ord 18-12)

Chapter 18.36

RSM--Residential, Special Multifamily District

Sections:

18.36.010 Purpose.
18.36.020 Conditional Uses.
18.36.025 Prohibited Uses
18.36.030 Minimum Lot Size and Width.
18.36.040 Parking Area.
18.36.050 Lot Coverage.
18.36.060 Building Setback.
18.36.070 Building Height.
18.36.080 Signage.
18.36.090 Visibility at Intersections.

18.36.010 Purpose. This district is designed to accommodate multifamily structures that are developed for occupants requiring fewer parking spaces and less outdoor recreation area because of age and limitations on the number of occupants per dwelling unit.

18.36.020 Conditional Uses. ~~The following uses shall be permitted if it is determined the conditions in Chapter 18.68 and 18.72 and design standards of this chapter are met:~~

As permitted in the Land Use Table, 18.70, and subject to provisions of Chapter 18.72.

- ~~A. Structures containing more than four dwelling units.~~
- ~~B. Signage uses in excess of those specified in Section 18.36.080, subsection A. (Ord. 01-01)~~
- ~~C. Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.36, 18.68, 18.72 are satisfied. (Ord. 17-05)~~
- ~~D. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SMC Ord. 16-09. (Ord. 17-07)~~

18.36.025 Prohibited Uses. ~~In the RSM district, prohibited uses are as follows:~~

~~A. Any use which causes excessive odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood. (Ord. 06-10)~~ **As prohibited in the Land Use Table, Chapter 18.70.**

18.36.030 Minimum Lot Size and Width. In the RSM district, the minimum lot size and width is 1800 square feet per dwelling unit, provided all other standards are met.

18.36.040 Parking Area. One off-street parking space measuring 20 by 10 feet is required for each unit. This area does not include any area required for driveways and maneuvering in parking areas. The number of parking spaces required may be reduced if it is determined in the conditional use procedures that occupants require fewer parking spaces.

18.36.050 Lot Coverage. Principal and accessory structures shall not cover more than 70 percent of the lot area.

18.36.060 Building Setback. A. Along any lot boundary bordering a right-of-way, the building setback required is 10 feet measured from the property line.

B. Buildings shall be set back five feet from all other lot boundaries. (Ord. 00-08)

18.36.070 Building Height. The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

18.36.080 Signage. A. Combined signage serving the Residential Special Multi-family District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 0101)

18.36.090 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 06-10; Ord 18-12)

Chapter 18.40

WCR--Waterfront Commercial Residential District

Sections:

18.40.010 Purpose.

18.40.020 Permitted Uses.

18.40.030 Conditional Uses.

18.40.030 **40** Prohibited Uses.

18.40.040 **50** Performance Standards.

18.40.050 **60** Minimum Lot Area and Width.

18.40.060 **70** Parking Area and Off-Street Loading Space.

18.40.070 **80** Building Setback.
~~18.40.080 Visibility at Intersections.~~
18.40.090 Building Height.
~~18.40.100 Conditional Uses.~~
~~18.40.110 **100** Signage.~~
18.40.110 Visibility at Intersections.

18.40.010 Purpose. A. This district is designed to preserve and enhance the following characteristics of Seldovia:

1. Marine orientation of the community
2. Pedestrian orientation
3. Variety of compatible mixed use development
4. Scenic features due to the natural terrain and vegetation

B. The district provides an area for the service and commercial activities which support water-dependent activities related to commercial and sport fishing, tourism, recreation and transportation. The district also provides the opportunity for people to enjoy waterfront living.

18.40.020 Permitted Uses. ~~In the WCR district, permitted uses are as follows:~~
As permitted in the Land Use Table, Chapter 18.70.

- A. Residential uses
- B. Home occupations
- C. Retail
- D. Service
- E. Office
- F. Accessory uses

18.40.030 Conditional Uses. **As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.**

~~**18.40.03040 Prohibited Uses.** A. In the WCR District, prohibited uses are as follows:~~

~~Motor vehicle sales and service;~~ **As prohibited in the Land Use Table, Chapter 18.70.**

~~B. Extraction of natural resources for sale not incidental to development of the area for a permitted use.~~

~~**18.40.04050 Performance Standards.** Each permitted use shall meet the following performance standards:~~

A. All permits required for work done in the tidelands shall be obtained prior to granting a building permit.

B. Street and utilities must be adequate to safely accommodate the proposed use presently and in the future.

18.40.05060 Minimum Lot Area and Width. A. No minimum lot area is established, but the actual lot area shall be sufficient to meet the parking, open space, natural area and setback standards of this chapter.

B. Residential uses shall provide at least 1000 square feet of open space per dwelling unit. The open space may not be used for parking or permanent structures, however 50 percent may be a covered patio or similar structure.

C. 25 percent of the land area involved shall be left with the natural vegetation and terrain existing prior to development.

18.40.06070 Parking Area and Off-Street Loading Space. A. Two off-street parking spaces are required for any dwelling unit, otherwise parking requirements are the same as the Commercial District. For residential use only, the parking spaces may be made of dirt, gravel, asphalt, concrete or wood and, if unenclosed, may be within the setback from an adjacent right-of-way. If the applicant adequately demonstrates that the use will be residential, or serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission. (Ord. 00-01)

B. Off-street loading space requirements are the same as Section 18.44.050.

C. Decks or Docks in this section shall be constructed to allow for the docking of water craft within the lot boundaries and in compliance with the provisions set forth in Chapter 18.40 (Ord. 00-01; Ord. 17-06)

18.40.07080 Building Setback. In the WCR District, building setback requirements shall be as follows:

A. Five (5) feet from all rights-of-way if the right-of-way meets existing requirements;

B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to $\frac{1}{2}$ the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08)

~~18.40.080 Visibility at Intersections.~~ A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2 1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord 18-12)

18.40.090 Building Height. The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

~~18.40.100 Conditional Uses.~~ The following uses shall be permitted if it is determined that the requirements of chapters 18.68 and 18.72 are met: **As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.**

~~—— A. Signage in excess of those specified in Section 18.40.110, subsection A. (Ord. 01-01)~~

~~—— B. Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.40, 18.68, 18.72 are satisfied. (Ord. 17-05)~~

~~—— C. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SMC Ord. 16-09. (Ord. 17-07)~~

18.40.110 Signage. A. Combined signage serving the Waterfront Commercial Residential District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

C. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 0101)

18.40.110 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the

intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord 18-12)

Chapter 18.44 C--Commercial District

Sections:

- 18.44.010 Purpose.
- 18.44.020 Permitted Uses.
- 18.44.030 Conditional Uses.
- 18.44.040 Minimum Lot Size and Width.
- 18.44.050 Parking Area and Off-Street Loading Space.
- 18.44.060 Lot Coverage.
- 18.44.070 Building Setback.
- ~~18.44.080 Visibility at Intersections.~~
- 18.44.090 **80** Building Height.
- ~~18.44.100~~ **090** Signage.
- 18.44.100 Visibility at Intersections.**

18.44.010 Purpose. This district is designed to preserve or establish consolidated business areas that are primarily intended for retail, financial, entertainment and professional services occurring within enclosed structures. Integration of residential uses with commercial structures is desirable. District standards are designed to encourage development that will serve future customers driving to the area as well as pedestrian traffic from surrounding residential area.

18.44.020 Permitted Uses. ~~The following uses shall be permitted when they occur primarily within an enclosed structure:~~ **As permitted in the Land Use Table, Chapter 18.70.**

- A. ~~Service~~
- B. ~~Retail~~
- C. ~~Wholesale~~
- D. ~~Entertainment~~
- E. ~~Residential structures containing more than four units~~
- F. ~~Offices~~

18.44.030 Conditional Uses. ~~The following uses shall be permitted if it is determined that the requirements of this chapter and Chapters 18.68 and 18.72 are met:~~ **As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.**

- A. ~~Gas stations~~

- B. ~~Drive-in and fast food restaurants~~
- C. ~~Manufacturing~~
- D. ~~Schools~~
- E. ~~Service business with outside storage~~
- F. ~~Vehicle sales and service~~
- G. ~~Warehouses and transportation facilities~~
- H. ~~Residential~~
- I. ~~Signage uses in excess of those specified in Section 18.44.100~~
- J. ~~Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.44, 18.68, 18.72 are satisfied. (Ord. 01-01, Ord. 17-05)~~
- K. ~~Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SMC Ord. 16-09. (Ord. 17-07)~~

18.44.040 Minimum Lot Size and Width. In the C District, the minimum lot size and width shall be as follows:

- A. For residential uses, the standards for the residential district shall apply;
- B. 5000 square feet for uses other than residential.

18.44.050 Parking Area and Off-Street Loading Space. In the C District, parking areas and off-street loading space requirements shall be as follows:

- A. Residential uses, same as required in the residential district;
- B. Retail sales, one space per 200 square feet of gross usable floor area;
- C. Service business and offices one space for each 300 square foot of gross usable floor area;
- D. Restaurants, bars and other entertainment establishments, one parking space for each four seats based on maximum seating capacity;
- E. Transient housing, one parking space for each three rooms;
- F. In addition to the above requirements, one parking space for every four employees shall be provided;
- G. If the applicant adequately demonstrates that the use will serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission. (Ord. 06-10)

18.44.060 Lot Coverage. No limit except coverage for requirements for residential uses shall be the same as for the residential district.

18.44.070 Building Setback. In the C District, building setback requirements shall be as follows:

- A. Five (5) feet from all rights-of-way if the right-of-way meets existing requirements;
- B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to 1/2 the required right-of-way width plus 5 feet measured from the

right-of-way centerline. Required right-of-way shall be that required by city plans or ordinance. If no city plan or ordinance exists, the right-of-way requirements of the borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering rights-of-way, unless adequate fire walls are provided and adequate access to the rear of the building is otherwise provided.

~~18.44.080~~ Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

~~B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord 18-12)~~

18.44.090 Building Height. The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

~~18.44.100~~090 Signage. Combined signage serving the Commercial District shall not exceed 15% of wall surface area as viewed from any lot line. (Ord. 01-01)

18.44.100 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord 18-12)

Chapter 18.48

I--Industrial District

Sections:

- 18.48.010 Purpose.
- 18.48.020 Permitted Uses.
- 18.48.030 Conditional Uses.
- 18.48.040 Minimum Lot Size and Width.
- 18.48.050 Parking Area and Off-Street Loading Space.
- 18.48.060 Lot Coverage.
- 18.48.070 Building Setback.
- ~~18.48.080 Visibility at Intersections.~~
- 18.48.090 **80** Building Height.
- 18.48.100 **90** Special Requirements.
- 18.48.110 **100** Signage.
- 18.48.110 Visibility at Intersections.**

18.48.010 Purpose. This district is located and designed to provide an area suitable for the development of a viable industrial base for the community. Land adjacent the shoreline and located in Industrial Zone, shall be reserved for water dependent and marine uses.

18.48.020 Permitted Uses. ~~In the I-District, permitted uses shall be as follows:~~
As permitted in the Land Use Table, Chapter 18.70.

- ~~A. Marine equipment sales, service, repair, construction and storage;~~
- ~~B. Equipment sales, repairs and service;~~
- ~~C. Seafood processing;~~
- ~~D. Transportation and storage except for flammable, explosive or corrosive materials not for use on the site;~~
- ~~E. Public utility plants;~~
- ~~F. Manufacturing;~~
- ~~G. Wholesale outlets and warehouses; H. Accessory uses;~~
- ~~I. Retail sales.~~
- ~~J. Attached residential dwelling units~~

18.48.030 Conditional Uses. The following uses shall be permitted if it is determined the requirements of Chapters 18.68 and 18.72 are met: **As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of chapter 18.72.**

- ~~A. Transportation and storage of flammable, explosive or corrosive materials;~~
- ~~B. Gas stations.~~
- ~~C. Signage uses in excess of those specified in Section 18.48.110~~
- ~~D. Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.48, 18.68, 18.72 are satisfied (Ord. 01-01, Ord. 17-05)~~

~~E. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SMC Ord. 16-09. (Ord. 17-07)~~

18.48.040 Minimum Lot Size and Width. Lots shall be at least 20,000 square feet and have a width equal to or greater than 1/3 the length.

18.48.050 Parking Area and Off-Street Loading Space.

A. One (1) parking space is required for each four employees anticipated at peak operation levels plus 1 customer parking space for each 1,000 square foot of service area for uses which have local customers visiting the site.

B. One (1) off-street loading space measuring at least 60 feet long by 10 feet wide by 15 feet high, inside dimensions, shall be provided for each 20,000square foot of gross floor area.

C. Decks or Docks in this section shall be constructed to allow for the docking of water craft within the lot boundaries and in compliance with the provisions set forth in Chapter 18.48. (Ord. 17-06)

18.48.060 Lot Coverage. No minimum.

18.48.070 Building Setback. In the I District, building setback requirements shall be as follows:

A. Five (5) from all rights-of-way if the right-of-way meets existing requirements;

B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to ½ the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08)

~~**18.48.080 Visibility at Intersections.** A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;~~

~~B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2 1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord. 06-10; Ord 18-12)~~

18.48.090⁸⁰ Building Height. Maximum building height shall be thirty-five

(35) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed thirty-five (35) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of forty-five (45) feet. (Ord. 00-08), (Ord. 0610).

18.48.100090 Special Requirements.

A. Industrial uses located adjacent to Main Street shall provide pedestrian access from the ferry dock along Main Street

B. Water-dependent industrial uses shall be preferred along the waterfront. To be water-dependent, a use must meet the following criteria:

1. Requires a waterfront location or direct access to the waterfront to operate;
2. Provides goods and services essential to fishing, fish processing and marine transportation; and
3. Must be located in close proximity to fishing, fish processing and marine transportation activities to provide goods and services required by these activities.

18.48.110100 Signage. Combined signage serving the Industrial District shall not exceed 15% of wall surface area as viewed from any lot line. (Ord. 01-01)

18.48.110 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord. 06-10; Ord 18-12)

Chapter 18.52 CB--Commercial Business

Sections:

18.52.010 ~~Intent.~~ Purpose.

18.52.020 Permitted Uses.

18.52.025 Incidental Secondary Uses.

18.52.030 Conditional Uses.

18.52.030 **40** Prohibited Uses.

18.52.035 **50** Long-term Residential Rentals—Administrative Permit.

18.52.040 **60** Performance Standards.

18.52.050 **70** Minimum Lot Area and Width.

18.52.060 **80** Parking Area and Off-Street Loading Space.

18.52.070 **90** Building Setback.

~~18.52.080 Visibility at Intersections.~~

18.52.090 **100** Building Height.

~~18.52.100 Conditional Uses.~~

18.52.110 Signage.

18.52.020 Visibility at Intersections.

~~18.52.120~~ **130** Violation—Penalties.

18.52.010 Intent Purpose. The CB District is established to provide an area for convenient, attractive and concentrated commercial development. Regulations applying to this zone are designed to encourage a compact group of business of the type which are mutually beneficial and located close enough together to encourage walk-in trade.

18.52.020 Permitted Uses. ~~In the CB District, permitted uses constitute the principal “primary use” for commercial purposes and are as follows:~~ **As permitted in the Land Use Table, Chapter 18.70.**

- ~~A. Retail and wholesale businesses~~
- ~~B. Service~~
- ~~C. Business Specific Offices~~
- ~~D. Restaurants, taverns, and entertainment establishments.~~
- ~~E. Hotels and motels~~
- ~~F. Hospitals, medical and dental clinics~~

18.52.025 Incidental Secondary Uses. ~~A. Incidental secondary uses are uses that occur after the primary permitted use is met. The following uses shall be permitted as incidental secondary uses and shall not exceed forty nine percent of the building:~~ **As permitted in the Land Use Table, Chapter 18.70 and subject to provisions of this chapter.**

- ~~1. Attached residential dwelling unit.~~
- ~~2. Attached multi-residential dwelling unit.~~

~~B. Per chapter 5.35 business license no person may engage in a business in the city without first obtaining an annual business license. All requirements of chapter 5.35 must be met for the primary permitted use to be considered met for an incidental secondary use.~~

18.52.030 Conditional Uses. As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.

18.52.03040 Prohibited Uses. In the CB District, prohibited uses are as follows:
As prohibited in the Land Use Table, Chapter 18.70.

A. Extraction of natural resources for sale not incidental to development of the area for a permitted use.

18.52.03550 Long-Term Residential Rentals—Administrative Permit. A. Long-term residential rentals are allowed as a permitted use in the CB District but shall not exceed over 10 percent of the total number of lots located within the district and must obtain an administrative permit before operating.

1. A waitlist will be established once 10% of the district of the total number of lots are considered a long-term residential rental.
2. Long-term residential rentals with a lapse of six months or more in tenants will no longer be considered a long-term rental and must obtain a new administrative permit in order to be considered for a long-term rental as their permitted primary use.

B. All long-term residential rentals without a primary permitted use provided in 18.52.020 must obtain an administrative permit from the City of Seldovia annually.

C. An administrative permit is not required for long-term residential rentals when the primary use is already met as provided in 18.52.020.

D. No administrative permits shall be issued above the 10% threshold of the lots in the CB district. Applying for an administrative permit does not guarantee a permit will be issued. Applications received after the permitted 10% allowable lots are approved will be placed on an established waitlist as first come first serve.

18.52.04060 Performance Standards. Each permitted use shall meet the following performance standards:

A. All permits required for work done in the tidelands shall be obtained prior to granting a building permit.

B. Street and utilities must be adequate to safely accommodate the proposed use presently and in the future.

18.52.05070 Minimum Lot Area and Width. In the CB District, the minimum lot size and width shall be as follows:

A. 5000 square feet. (Ord. 00-08), (Ord. 06-10)

B. Lot area shall be sufficient to meet the parking and setback standards of this chapter. (Ord. 06-10)

18.52.06080 Parking Area and Off-Street Loading Space. In the CB District, parking areas and off-street loading space requirements shall be as follows:

- A. Residential uses, same as required in the Residential District;
- B. Retail sales, one space per 200 square feet of gross usable floor area;
- C. Service business and offices, one space for each 300 square feet of gross usable floor area;
- D. Restaurants, bars and other entertainment establishments, one parking space for each four seats based on maximum seating capacity;
- E. Transient housing, one parking space for each three rooms;
- F. In addition to the above requirements, one parking space for every four employees shall be provided;
- G. If the applicant adequately demonstrates that the use will serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission;
- H. One off-street loading space at least 30 feet long by 10 feet wide by 16 feet high inside dimensions shall be provided for each 10,000 square foot of usable floor area.
- I. Decks or Docks in this section shall be constructed to allow for the docking of water craft within the lot boundaries and in compliance with the provisions set forth in Chapter 18.52. (Ord. 00-08; Ord. 06-10; Ord. 17-06)

18.52.07090 Building Setback. In the CB District, building setback requirements shall be as follows:

- A. Ten (10) from all rights-of-way if the right-of-way meets existing requirements;
- B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to $\frac{1}{2}$ the required right-of-way width plus ten (10) feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided.

D. The setback for a deck or dock proposed along the shore of the Seldovia Small Boat Harbor (defined as any waterfront lot on Main St. between lots 19307917 and 19203059) shall be the mean high tide line. Any deck or dock proposed beyond the mean high tide shall be heard by the Planning and Zoning Commission under the conditional use permitting process (Ord. 00-08; Ord. 06-10; Ord. 17-06)

~~18.52.080~~ Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2 1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord. 06-10; Ord 18-12)

~~18.52.090~~ 100 Building Height. The maximum building height is twenty-eight (28) feet measured from the centerline of Main Street. (Ord. 06-10)

~~18.52.100~~ Conditional Uses. The following uses shall be permitted if it is determined that the requirements of Chapters 18.68 and 18.72 are met: **As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.**

A. ~~Signage uses in excess of those specified in Section 18.52.110.~~

B. ~~Seafood processing (Ord. 17-13)~~

C. ~~Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.52, 18.68, 18.72 are satisfied.~~

D. ~~Building of decks or docks within the Seldovia Small Boat Harbor (as defined by SMC 18.52.070 D) beyond the mean high tide may be permitted if the provisions set forth in Chapter 18.52, and 18.68 are met (Ord. 01-01; Ord. 17-05; Ord. 17-06)~~

E. ~~Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SMC Ord. 16-09. (Ord. 17-07)~~

F. ~~Motor vehicle sales and service within a confined specified space~~

18.52.110 Signage. Combined signage serving the Commercial Marine

District shall not exceed 15% of wall surface area as viewed from any lot line. (Ord. 01-01)

18.52.120 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord. 06-10; Ord 18-12)

18.52.120130 Violation—Penalties. A. Any use of property in the Commercial Business District that is not provided in 18.52.020 or the use of any Incidental secondary use provided in 18.52.025 without a permitted use provided in 18.52.020 shall be considered a violation of this chapter. The penalty for an offense in this chapter is the fine listed in the fine schedule in SMC 1.08.040.

Chapter 18.56

CR--Commercial Residential

Sections:

- 18.56.010 Purpose.
- 18.56.020 Permitted Uses.
- 18.56.90030 Conditional Uses.
- 18.56.03040 Prohibited Uses.
- 18.56.04050 Minimum Lot Area and Width.
- 18.56.05060 Parking Area and Off-Street Loading Space.
- 18.56.06070 Building Setback.
- ~~18.56.070 Visibility at Intersections.~~
- 18.56.080 Building Height.
- ~~18.56.90 Conditional Uses.~~
- 18.56.100090 Signage.
- 18.56.070100 Visibility at Intersections.

18.56.010 Purpose. A. This district is designed to provide an area for residential development.

B. This district is designed to preserve or establish areas that are primarily intended for retail, financial, entertainment and professional services occurring within enclosed structures. Integration of residential uses with commercial structures is desirable. District standards are designed to encourage development that will serve future customers.

18.56.020 Permitted Uses. In the CR District, permitted uses are as follows: As permitted in the Land Use Table, Chapter 18.70.

- A. Residential uses
- B. Home occupations
- C. Retail
- D. Service
- E. Office
- F. Accessory uses

18.56.030 Conditional Uses. As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.

18.56.03040 Prohibited Uses. In the CR District, prohibited uses are as follows: As prohibited in the Land Use Table.

- A. Motor vehicle sales and service;
- B. Any use which causes excessive noise, odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood.

18.56.04050 Minimum Lot Area and Width. Lot area shall be sufficient to meet the parking and setback standards of this chapter.

- A. For residential uses, the standards for the Residential District shall apply; B. 5000 square feet for uses other than residential. (Ord. 06-10)

18.56.05060 Parking Area and Off-Street Loading Space. A. Two (2) off-street parking spaces are required for any dwelling unit, otherwise parking requirements are the same as the commercial district. If the applicant adequately demonstrates that the use will serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission.

B. One off-street loading space at least 30 feet long by 10 feet wide by 15 feet high inside dimensions shall be provided for each 10,000 square foot of usable floor area. (Ord. 00-08)

18.56.06070 Building Setback. In the CR District, building setback requirements shall be as follows:

A. Ten (10) feet from all rights-of-way if the right-of-way meets existing requirements; (Ord. 06-10)

B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to $\frac{1}{2}$ the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08)

~~18.56.070 Visibility at Intersections.~~ A. ~~No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;~~

~~B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2 $\frac{1}{3}$ feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord. 06-10; Ord 18-12)~~

18.56.080 Building Height. The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

~~18.56.90 Conditional Uses.~~ A. ~~Signage in excess of those specified in Section 18.56.100, subsection A. As permitted in the Land Use Table, Chapter 18.70, and subject to provisions of Chapter 18.72.~~

~~B. Keeping of livestock may be permitted provided the provisions set forth in Chapters 18.56, 18.68, 18.72 are satisfied. (Ord. 01-01; Ord. 17-05)~~

~~C. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law, SMC 18.78 and SMC Ord. 16-09. (Ord. 17-07)~~

18.56.100090 Signage. A. Combined signage serving the permitted uses of the Commercial Residential District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage for lots with Main Street frontage shall not exceed 15% of the total square feet of wall surface area as viewed from any lot line.

C. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 0101)

18.56.100 Visibility at Intersections. A. No vehicle shall be parked within thirty feet (30') of any existing municipality street intersection;

B. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots both public and privately owned, there shall not be a fence, wall, hedge, planting or structure, or other obstacle including vehicles that will impede visibility between a height of 2-1/3 feet and 8 feet and greater than one foot wide above the centerline grades of the intersecting streets unless parked in already approved and designated parking area. (Ord. 00-08; Ord. 06-10; Ord 18-12)

Chapter 18.60 A--Airport District

Sections:

18.60.010 Purpose.
18.60.020 Permitted Uses.
18.60.030 Signage.

18.60.010 Purpose. This district is specified to provide aircraft associated activities.

18.60.020 Permitted Uses. In the A District, the permitted uses are in accordance with Alaska Administrative Code Title 17, Chapter 40, Aviation and as permitted in the Land Use Table, Chapter 18.70.

18.60.030 Signage. Signs serving the Airport District shall not exceed 32 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 01-01)

Chapter 18.64 P--Public Lands

Sections:

18.64.010 Purpose.

18.64.020 Permitted Uses.

18.64.030 Signage.

18.64.010 Purpose. This district is designed to provide areas and buildings for public use.

18.64.020 Permitted Uses. In the P District, permitted uses are as follows: **As permitted in the Land Use Table, Chapter 18.70.**

A. Parks

B. Playground areas

C. Access to waterfront areas

D. Public buildings

1. Public building requirements are the same as for the Commercial district.

~~E. Accessory uses~~

18.64.030 Signage. Signs serving the Public District shall be limited to the following:

A. Public signs erected by on or behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic; and

B. Informational signs of a public utility regarding its poles, lines, pipes, or facilities. (Ord. 01-01)

SECTION 4. ADOPTING CHAPTER 18.70 BY ADDING THE LANGUAGE TO READ AS FOLLOWS:

Chapter 18.70 Land Use Table

Sections:

18.70.010 Land Use Table Incorporated.

18.70.020 Zoning Districts Key.

18.70.030 Land Use Type Key.

18.70.040 Land Use Table.

18.70.010 Land Use Table Incorporated. Land Use Table 18.70.040 is incorporated herein by reference and the restrictions contained therein are mandatory unless otherwise modified by this chapter (See Table 18.70.040).

18.70.020 Zoning Districts Key. Zoning Districts Key:

RG—Residential General District
RSM—Residential Special Multifamily District
WCR—Waterfront Commercial Residential District
C—Commercial District
I—Industrial District
CB—Commercial Business District
CR—Commercial Residential District
A—Airport District
P—Public District

18.70.030 Land Use Type Key. Land Use Type Key:

P= Principal Permitted Use
C= Conditional Use
S= Secondary Use
N= Not Permitted

18.70.040 Land Use Table.

Key: P- Permitted Use S - Secondary Use C - Conditional Use N- Not Permitted										
ZONING DISTRICTS										
LAND USES	RG	RSM	WCR	C	I	CB	CR	A	P	
Residential Land Use Types										
Accessory Structure on an Unoccupied lot (without main building)	C	N	P	P	P	N	P	N	N	
Accessory Use or Structure	P	P	P	P	P	P	P	C	P	
Dwelling Unit, Attached Residential (apartment in a commercial building (limited to one unit))	N	N	P	P	P	S	P	N	N	

Key: P- Permitted Use S - Secondary Use C - Conditional Use N- Not Permitted									
ZONING DISTRICTS									
LAND USES	RG	RSM	WCR	C	I	CB	CR	A	P
Dwelling Unit, Attached multi-residential (apartment in a commercial building (two or more unit))	N	N	P	P	C	S	P	N	N
Dwelling Units, structures containing four or less units	P	C	P	C	C	N	P	N	N
Dwelling Units, structures containing five or more units	C	P	C	P	C	N	P	N	N
Mobile Homes	P	N	P	C	N	N	P	N	N
Mobile Home Parks	C	N	N	C	N	N	C	N	N
Commercial Land Use Types									
Dwelling unit- nightly rentals	P	N	P	C	C	S	P	N	N
Bed and Breakfasts	P	N	P	C	C	S	P	N	N
Business/Consumer Services (other than a home occupation)	N	P	P	P	P	P	P	N	N
Business/Personal Services (other than a home occupation)	N	P	P	P	P	P	P	N	N
Cabin Rentals	P	N	P	C	C	C	P	N	N
Commercial Recreation	N	N	P	P	P	P	P	N	N
Entertainment Uses	N	N	P	P	P	P	P	N	N
Garage, Commercial	N	N	P	P	P	C	P	P	N
Home Occupation	P	P	P	P	P	S	P	N	N
Hostels	C	N	P	C	C	C	P	N	N
Marijuana Cultivation Facility, manufacturing facilities, retail facilities, and testing facilities as defined by state law, SMC 18.78 and SMC Ord. 16-09	N	N	C	C	C	C	C	N	N
Motel/Hotel (five or more units considered motel/hotel)	C	P	P	P	N	P	P	N	N
Lodge (contains five or fewer units)	C	P	P	P	N	P	P	N	N
Offices	S	P	P	P	S	S	P	S	N

Key: P- Permitted Use S - Secondary Use C - Conditional Use N- Not Permitted									
ZONING DISTRICTS									
LAND USES	RG	RSM	WCR	C	I	CB	CR	A	P
Restaurant	N	N	P	P	N	P	P	N	N
Retail Business (other than a home occupation)	N	N	P	P	P	P	P	N	N
Wholesale Business	N	N	P	P	P	P	P	N	N
Industrial Land Use Types									
Automotive Repair, Services, and Sales (Was Motor Vehicles before)	N	N	C	P	P	C	C	N	N
Equipment sales, repairs and service (Heavy equip, or machine)	N	N	N	P	P	N	P	N	N
Extraction of natural resources for sale not incidental to development of the area for a permitted use (surface or subsurface)	N	N	N	N	N	N	N	N	N
Gas Station	N	N	N	C	C	N	N	N	N
Junkyard	N	N	N	P	P	N	N	N	N
Lumberyard	N	N	N	P	P	N	C	N	N
Manufacturing/Fabricating/ Assembly	N	N	N	C	P	C	C	N	N
Marine equipment sales, service, repair, construction and storage	N	N	P	P	P	P	P	N	N
Mini-Storage Facility	N	N	C	P	P	N	P	N	N
Utility, public facility (Was Public utility plants)	C	N	P	P	P	N	P	P	P
Gas manufacturer/Storage (Was Public utility and approved fuel storage)	C	N	C	P	P	N	C	P	N
Seafood Processing	N	N	C	P	P	C	C	N	N
Storage Facility	N	N	P	P	P	N	P	P	N
Storage Yard	N	N	N	P	P	N	P	N	N
Freight storage and staging for transportation except for flammable, explosive or corrosive materials not for use on the site	N	N	P	P	P	N	P	P	N

Key: P- Permitted Use S - Secondary Use C - Conditional Use N- Not Permitted									
ZONING DISTRICTS									
LAND USES	RG	RSM	WCR	C	I	CB	CR	A	P
Freight storage and staging for transportation of flammable, explosive or corrosive materials	N	N	N	N	C	N	N	N	N
Warehouse	N	N	N	P	P	N	N	N	N
Wholesale outlets	N	N	P	P	P	C	P	P	N
PUBLIC/INSTITUTIONAL/OTHER									
Airport Compatible Uses (instead of related)	C	C	P	P	P	C	P	P	N
Churches	C	C	P	P	C	C	P	C	N
Clinics	C	C	C	P	C	P	P	C	N
Fraternal Organizations	C	C	C	C	C	C	C	C	N
Parks and Recreation	C	C	P	P	P	C	P	C	P
Schools	C	C	C	C	C	C	C	C	C
Hospitals	C	C	C	C	C	C	C	C	N
Public buildings	C	C	P	P	P	P	P	P	P
Signage uses in excess of those specified in Section 18.36.080, Subsection A.	C	C	C	C	C	C	C	C	C
Keeping of Livestock may be permitted provided the provisions set forth are satisfied	C	C	C	C	C	C	C	C	N
Building of decks and docks within the Seldovia Small Boat Harbor (as defined by SMC 18.52.070 D) beyond the mean high tide may be permitted if provisions set forth are met	N	N	C	N	N	C	N	N	N
Any use which causes excessive noise, odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other non-objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood	N	N	N	C	C	N	N	N	N

SECTION 5. EFFECTIVE DATE. This ordinance becomes effective upon its adoption by the City Council.

ADOPTED by a duly constituted quorum of the City Council of the City of Seldovia, Alaska this ____ day of _____, 2020.

ATTEST:

APPROVED:

Heidi Geagel, City Clerk

Dean Lent, Mayor

Vote:

Colberg-
Campbell-
Morrison-

Rojas-
Nathan-
Sweatt-

DRAFT

**CITY OF SELDOVIA
ORDINANCE 21-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA,
ADOPTING CHAPTER 11.07 SPECIAL EVENTS**

SECTION 1. CLASSIFICATION. This ordinance is permanent in nature and shall become a part of the Municipal Code of the City of Seldovia.

**SECTION 2. ADOPTING CHAPTER 11.07 LARGE SPECIAL EVENTS BY ADDING THE
LANGUAGE TO READ AS FOLLOWS:**

**Chapter 11.07
Special Events**

Sections:

- 11.07.010 Definitions.
- 11.07.020 Permit required.
- 11.07.030 Permit application.
- 11.07.040 Action on permit application.
- 11.07.050 Denial of permit application.
- 11.07.060 Revocation of permit.
- 11.07.070 Payments for City services and facilities.
- 11.07.080 Insurance.
- 11.07.100 Violation – Penalty.

11.07.010 Definitions. As used in this chapter, the words and phrases defined in this section shall have the meaning stated.

“Anticipated attendance” means the largest number of persons, including participants and spectators, that the City Manager reasonably expects to congregate at a single time and location during a special event.

“Demonstration” means an assembly of persons for purposes of expressive activity that occupies, or travels on, any street in a manner that does not comply with generally applicable traffic regulations; or occupies a public park or other public facility or property.

"Expressive activity" means conduct, the principal object of which is to communicate opinions, views or ideas, and for which no fee or donation is required to attend or participate, and includes public oratory, picketing and distribution of literature.

"Large special event" means a special event having an anticipated attendance of 500 or more persons.

"Special event" means a parade, performance, concert, sporting event, fair, ceremony or other public assembly, for which persons congregate in a street, park or other public or private property in the City.

"Sponsor" means the person or persons who organize, present or promote a special event.

11.07.020 Permit required.

A. No sponsor may promote, advertise or sell admission to a special event in a street, park or other public property in the City without first having obtained a permit from the City under this chapter.

B. The following are exempt from the permit requirement of this section:

1. A funeral procession.
2. A special event that is held entirely within a dwelling and the lot on which the dwelling is located.
3. A special event that is held within a permanent facility, such as an auditorium, theater, church or athletic field, that is specifically designed and intended for the activities comprising the event, and that:
 - a. Has the capacity to accommodate the anticipated attendance at the special event, including compliance with maximum occupancy permitted by State or local fire officials; and
 - b. Has sufficient off-street parking to accommodate the anticipated attendance at the special event, according to the standards prescribed in SMC Title 18.
4. A special event that is sponsored by a duly organized neighborhood or homeowners' association, occurs entirely within the area where the association's members reside, generates minimal traffic outside that area, is attended only by the association's members and their guests, and does not benefit any other organization.

5. An event that is sponsored by or under the control of the City.

6. A demonstration; provided, that the Chief of Police is notified of the route or location of the demonstration at least 48 hours before the commencement of the demonstration.

11.07.030 Permit application.

A. The sponsor shall submit an application for a permit for a special event to the City Manager on a form provided by the City. The sponsor shall submit the application not less than 30 days before the commencement of the special event.

B. An application for a permit shall include:

1. The name and mailing address of the sponsor of the special event;
2. For any sponsor who is not a natural person, the form of the sponsor entity, the state in which the entity is organized, the names of the principal officers of the entity, and proof that the entity is in good standing in its state of organization and qualified to conduct its activity in the State of Alaska;
3. The name of an individual who will be the on-site point of contact for the sponsor at all times from the commencement of on-site preparation for the special event until all on-site cleanup and restoration work is completed after the conclusion of the special event, and that individual's 24-hour telephone number(s), in case of emergency;
4. A detailed description of the special event;
5. A map locating the special event, and depicting the layout of all special event activities that will occur on public streets or other public property, if requested by the City Manager; and
6. Any additional information requested in the permit application or by the City Manager, including without limitation plans for parking, traffic control, sanitation and security as appropriate to the nature of the special event.

C. An application shall be accompanied by the application fee that the City Council establishes from time to time by resolution.

11.07.040 Action on permit application.

A. The City Manager may approve an application for a permit for a special event upon finding that approval of the special event will not be detrimental to the public health, safety or convenience. Grounds for denying a special event permit include without limitation those stated in SMC 11.07.050.

B. The City Manager may approve an application for a permit for a special event subject to conditions or stipulations regarding the time, place and manner of the special event that the City Manager determines to be reasonably necessary to protect public health, safety and convenience, including without limitation the following:

1. Alteration of the time, place, and manner of the special event proposed in the application.
2. Conditions concerning the area of assembly and disbanding of a special event occurring along a route.
3. Conditions concerning accommodation of pedestrian or vehicular traffic, including restricting the special event to only a portion of a street or right-of-way.
4. Requirements for the use of traffic cones or barricades.
5. Parking requirements.
6. Requirements for the provision of first aid or sanitary facilities.
7. Requirements for security measures.
8. Requirements for use of event monitors and providing notice of permit conditions to event participants.
9. Requirements for use of garbage containers, cleanup, and restoration of City property.
10. Restrictions on the use of amplified sound and compliance with noise ordinances, regulations, and laws.
11. Notice to residents and businesses regarding any activity which would require street closure.
12. Restrictions on the sale and consumption of alcoholic beverages.
13. Provision of insurance as required by SMC 11.07.080.

C. The City Manager may condition approval of a permit for a special event that imposes substantial demands on City services or facilities on the sponsor's payment for the necessary additional City services or facilities, and provision of a bond as required by SMC 11.07.070.

D. The granting of a permit under this chapter does not exempt the special event or its sponsor from:

1. Requirements for any business license or other permits which may be prescribed by any Federal, State or local statutes, ordinances, rules or regulations.
2. Compliance with any other applicable Federal, State or local statutes, ordinances, rules or regulations.

11.07.050 Denial of permit application.

A. The reasons why the City Manager may deny an application for a permit for a special event include without limitation the following:

1. The special event will disrupt traffic within the City beyond practical solution.
2. The special event will create a likelihood of endangering the public safety beyond practical solution.
3. The special event will interfere with access to emergency services.
4. The location or time of the special event will cause undue hardship or excessive noise levels to businesses or residents in the vicinity of the event location.
5. The special event will require the diversion of City resources that would unreasonably interfere with the maintenance of regular City service levels.
6. The application contains incomplete or false information.
7. The sponsor fails to provide proof of the insurance required by SMC 11.07.080.
8. The sponsor will not provide adequate garbage and debris removal.
9. The sponsor will not provide adequate temporary sanitary facilities.
10. The sponsor will not provide adequate parking.

B. The City Manager will notify the sponsor in writing of the denial of an application for a permit for a special event, with a statement of the reasons for the denial. The sponsor may appeal the decision of the City Manager to the City Council by filing with the City Clerk a written notice of appeal, stating the grounds for the appeal, not later than 15 days after the City Manager mailed notice of the denial.

11.07.060 Revocation of permit.

A. The City Manager may revoke a permit for a special event for any of the following reasons:

1. The special event is conducted in a manner that fails to comply with a condition of the permit, or that violates any applicable Federal, State or local law.
2. The sponsor fails to make any payment required under this chapter when the payment is due.
3. A condition or event occurs that would constitute a ground for denying the permit under SMC 11.07.050.

B. Except in the circumstances described in subsection (C) of this section, the City Manager shall not revoke a permit without first providing notice and an opportunity for a hearing under this subsection. The City Manager shall notify the sponsor of the grounds for revoking the permit, and of the sponsor's right to request a hearing on the revocation. The sponsor may obtain a hearing on the revocation by requesting the hearing in writing at the office of the City Manager within the time prescribed in the revocation notice.

C. If the City Manager determines that the grounds for revoking a permit constitute an immediate danger to public health or safety, the City Manager may revoke the permit without prior notice or hearing. Promptly after revoking a permit under this subsection, the City Manager shall give the sponsor notice in accordance with subsection (B) of this section, and schedule a hearing on the revocation.

11.07.070 Payments for City services and facilities.

A. If the City Manager determines that a special event will require additional support services or facilities from the police, fire, administrative, or any other City department, the City Manager shall so notify the sponsor, with an estimate of the cost of such additional services. Within 15 days after such notice, but not less than two weeks before the special event commences, the sponsor shall pay to the City an amount equal to 50 percent of such estimated cost. The sponsor shall pay to the City the remainder of the total actual cost of such additional services or facilities within 30 days after the last day of the large special event.

B. In addition to requiring payment for additional City services or facilities under subsection (A) of this section, the City Manager may require a sponsor to submit to the City a deposit to cover the estimated cost of cleaning and restoring City property after a special event. Any required deposit must be submitted to the City at least two weeks before the date the special event commences. The deposit shall be refunded to the sponsor to the extent that it is not applied to pay the cost of cleaning and restoring City property used during the special event.

C. If the City Manager has cause to doubt a sponsor’s financial capability to pay any amount required under this section, the City Manager may require the sponsor to provide a performance bond before issuing the permit for the special event.

11.07.080 Insurance.

A. The City Manager may require that the sponsor of a large special event shall acquire and maintain in force at all times from the commencement of on-site preparation for the special event until all on-site cleanup and restoration work is completed after the conclusion of the special event insurance coverages including the following:

- 1. Comprehensive commercial general liability with coverage limits up to \$2,000,000 combined single limit per occurrence and aggregate, including premises-operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.
 - 2. Comprehensive automobile liability covering all owned, hired and non-owned vehicles that the sponsor uses in connection with the special event, with coverage limits up to \$1,000,000 per occurrence.
 - 3. Worker’s compensation insurance as required by AS 23.30.045 for all employees of the sponsor and its contractors engaged in work on the special event.
- b. Each policy of insurance required under this section shall name the City as an insured and contain an appropriate waiver of subrogation in favor of the City.
- c. The sponsor shall furnish certificates of the insurance required under this section to the City at least 30 days before the commencement of on-site preparation for the special event. Each certificate must provide for 30 days’ prior notice to the City of cancellation, nonrenewal or material change.

11.07.100 Violation – Penalty. The penalty for an offense in this chapter is the fine listed in the fine schedule in SMC 1.08.040. If no fine is listed for the offense in SMC 1.08.040, then the defendant must appear in court and, if convicted, is subject to the general penalty as provided in SMC 1.08.010 unless another penalty is specifically provided.

SECTION 3. TITLE 1.08.040 IS AMENDED BY ADDING THE LANGUAGE TO READ AS FOLLOWS:

11.07.100	Violation-- Penalties	\$100
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SECTION 4. EFFECTIVE DATE. This ordinance becomes effective upon its adoption by the City Council.

ADOPTED by a duly constituted quorum of the City Council of the City of Seldovia, Alaska this ____ day of _____, 2020.

ATTEST:

APPROVED:

Heidi Geagel, City Clerk

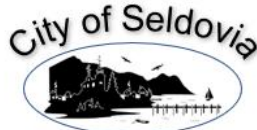
Dean Lent, Mayor

Vote:

Colberg-
Campbell-
Morrison-

Rojas-
Nathan-
Sweatt-

DRAFT



www.cityofseldovia.com

P.O. Drawer B Seldovia, Alaska 99663 Phone: (907) 234-7643, Fax: (907) 234-7430 email: cityclerk@cityofseldovia.com

SPECIAL EVENT PERMIT APPLICATION

FEE: **\$30.00**

Applicant and Sponsoring Organization Information

Applicant Name:

Street Address:

City, State, ZIP Code:

Day Phone:

Fax Phone:

E-Mail Address:

Sponsoring Organization:

On-site Event Contact Person:

Cell Number:

Sponsor Entity: ☐ Corp ☐ LLC ☐ Sole Proprietor ☐ Partnership ☐ Non-Profit ☐ Other: _____

**Attach proof that entity is in good standing in the state in which it is organized and qualified to conduct activity in the State of Alaska*

In what state is the entity organized?

Principal Officer Name:

Title:

Principal Officer Name:

Title:

Principal Officer Name:

Title:

Tax Exempt No:

**Attach certification of current tax exempt status*

Does the sponsoring organization maintain any of the following insurance coverages?

Comprehensive Commercial Liability ☐ Yes ☐ No If yes, coverage amount: _____

Comprehensive Automobile Liability ☐ Yes ☐ No If yes, coverage amount: _____

Worker's Compensation Insurance ☐ Yes ☐ No

Event Information

Type of Event (Check all that apply):

☐ Festival/Fair ☐ Tournament ☐ Parade/March ☐ Concert/Performance ☐ Private Party/Block Party

☐ Run/Walk ☐ Carnival ☐ Filming ☐ Outdoor Market ☐ Other(specify): _____

Event Title

Event Details

Is the event free to the public? ☐ Yes ☐ No Admission Cost: _____ Parking Cost: _____

Does your event involve the sale or consumption of alcoholic beverages? ☐ Yes ☐ No

If yes, please describe:

Will items or services be sold at the event? ☐ Yes ☐ No

If yes, please describe:

Will Vendors be cooking or heating food? ☐ Yes ☐ No

If yes, please describe:

Will event have amplified sound? ☐ Yes ☐ No

If yes, please describe:

Will there be any fenced areas? ☐ Yes ☐ No

If yes, please describe:

Will there be construction of stages, platforms, bleachers or other temporary structures? ☐ Yes ☐ No

If yes, please describe (including dimensions):

Will tents or canopies be used? ☐ Yes ☐ No

If yes, number of tents/awnings: _____ Size of tents/awnings: _____

Does the event include the use of fireworks? ☐ Yes ☐ No

If yes, please describe:

Does the event include the use of open flames (i.e. bonfires)? ☐ Yes ☐ No

If yes, please describe:

Does the event include rides, inflatables, animals, climbing walls, or similar devices? ☐ Yes ☐ No If yes, please describe:

Will generators or other electrical equipment be utilized at the event? ☐ Yes ☐ No If yes, please describe:

Do you plan on utilizing volunteers? If yes, in what capacity?

Traffic Control

Please describe your plans for traffic control and parking for this event:

Does the event require a street closure? ☐ Yes ☐ No

Name of Street(s) to be closed:

Time of Street Closure: Start: End:

Will you be providing traffic safety equipment at your event? ☐ Yes ☐ No

Number of barricades: _____ Number of traffic cones: _____ Number of directional signage: _____

If no, please explain:

Sanitation

Will you be providing trash receptacles at your event? ☐ Yes ☐ No

If yes, number of trash cans: _____ Number of dumpsters: _____

If no, please explain:

Will you be providing portable rest room facilities at your event? ☐ Yes ☐ No

If yes, number of portable restrooms: _____

If no, please explain:

Public Health

Please describe your first aid/medical plan for this event:

Safety/Security

Please describe your security plan for crowd control and safety:

Have you hired a Security firm to handle security arrangements for this event? ☐ Yes ☐ No

If yes:

Company Name:

Phone Number:

Number of Guards:

Contact info for day of event:

Event Promotion

Please describe marketing and promotional effort for the event:

Rules and Regulations

- Special event permit applications shall be made no less than 30 days prior to the requested event date.
- The permit is not transferable. Only areas specifically designated in the permit are to be used.
- The Onsite Contact Person must be available onsite for the entire duration of the event.
- You must receive approval for your event before you promote market or advertise your event. Conditional approval will be made after the event organizer submits the application and it is initially screened. Acceptance of your Special Event Application by the City is not a guarantee of the date, location or an automatic approval of your event.
- A site plan/route map of your event **must** be included with your application and should be in an 8 ½" x 11" or 8 ½" x 14" format. The site plan/route map should identify all streets and areas that are part of the venue and surrounding area as well as the location/dimensions of stages, platforms, canopies, bleachers, platforms, beer gardens, cooking areas, vendor booths, portable toilets, trash containers, dumpsters, generators, exit locations, registration areas, fencing, barriers, first aid facilities, etc. If the event involves a moving route of any kind, indicate the direction of travel and any street closures.
- In accordance with Seldovia Municipal Code 11.07.040 and 11.07.080, the City Manager may approve a permit application subject to certain conditions or stipulations regarding the time, place or manner of the special event and/or insurance requirements.
- All debris and trash must be removed from an event site immediately after the event. Failure to do so may require the City to utilize City services. All expenses will be the responsibility of the event applicant.
- Granting of a Special Event Permit by the City of Seldovia does not exempt the special event or its sponsor(s) from obtaining any business licenses or other permits which may be required by any federal, state or local statutes, ordinances, rules or regulations or from complying with any federal, state or local statutes, ordinances, rules or regulations.
- In some cases, the hiring of officers from the City of Seldovia Police Department, a professional security company, or a combination of both may be required by the City of Seldovia in order to obtain a Special Event Permit. The Seldovia Police Department determines the need, number, and type of security personnel based on expected attendance, location of the event, the presence of alcohol, history of the event, nature of the event, street closures, and the amount of advertising used for an event.
- The Fire Department may review and approve the following: your plans for first aid and/or emergency medical services; your route for emergency vehicle access; parade floats; use of an open flame; use of fireworks or pyrotechnics; handling of vehicle fuel; cooking facilities; the location of power sources; the availability and location of on-site fire suppression equipment; the occupancy and spacing of tables or enclosures; and the use of tents, canopies or any fabric shelters. The Fire Department may require an inspection at your cost before and/or during the event.
- If the City Manager determines additional city services may be required for your event, you will be notified with an estimate of the cost of such additional support services as well as deposit or bond requirements to meet such costs. The applicant(s) shall assume and reimburse the City for any and all costs and expenses determined by the City to be unusual or extraordinary, and related to the event for which the permit is sought, including but not limited to:
 - The cost of providing, erecting, and moving barricades and/or signs;
 - The cost of providing and moving garbage or waste receptacles;
 - The cost of city personnel required by the city to work overtime hours.

Indemnity

The undersigned Applicant/Sponsor of this special event agrees to indemnify, defend and hold harmless the City of Seldovia, and its officers, employees and agents from any and all actions, claims, damages, losses and liability arising out of or alleged to arise out of the special event which was proximately caused by the Applicant/Sponsor, its officers, employees, agents, or any other person attending or joining in the special event who was, or reasonably should have been under the Applicant/Sponsor's control.

Signature of Applicant

Date

Signature of Witness

Date

**CITY OF SELDOVIA
ORDINANCE 21-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA
AMENDING 2.04.030(B) TO ALLOW FOR TELEPHONIC AND WEB HOSTED
PARTICIPATION FOR THE SELDOVIA CITY COUNCIL AND PUBLIC DURING CITY
COUNCIL MEETINGS**

WHEREAS, on May 27, 2020 the City Council of the City of Seldovia adopted Emergency Ordinance 20-09 to allow for telephonic participation in the Seldovia City Council Meetings in order to mitigate the spread of COVID-19; and

WHEREAS, the implementation of alternate meeting options that allow for Council Member and public telephonic and web hosted participation during Seldovia City Council meetings has been beneficial in facilitating those meetings and encouraging public participation; and

WHEREAS, it is in the best interest of the City of Seldovia and the Seldovia City Council to continue to allow for alternate meeting participation for meeting participants.

SECTION 1. CLASSIFICATION. This ordinance is permanent in nature and shall become a part of the Municipal Code of the City of Seldovia.

SECTION 2. AMENDING SECTION 2.04.030(B) PROHIBITING PUBLIC CALL IN'S TO COUNCIL MEETINGS BY REMOVING LANGUAGE IN STRIKEOUT AND ADDING LANGUAGE IN HIGHLIGHT TO READ AS FOLLOWS:

B. Prohibiting Public Call in's to Council Meetings. ~~The public is prohibited to attend meetings~~ Meeting participation by the Mayor, City Council Members, representatives of the City of Seldovia; for example but not limited to; City Manager, City attorneys or City staff, as well as the public, is allowable via phone, teleconference or any electronic media conferencing system in accordance with virtual meeting guidelines and policy designated by the City Clerk and approved by the Seldovia City Council. ~~This provision does not apply to the Mayor, Council Members, or those who represent the City of Seldovia; for example but not limited to; City Manager, City attorneys or City staff.~~ (Ord. 16-14)

SECTION 3. EFFECTIVE DATE. This ordinance becomes effective upon its adoption by the City Council.

ADOPTED by a duly constituted quorum of the City Council of the City of Seldovia, Alaska this ____ day of _____, 2020.

ATTEST:

APPROVED:

Heidi Geagel, City Clerk

Dean Lent, Mayor

Vote:

Colberg-
Campbell-
Morrison-

Rojas-
Nathan-
Sweatt-

DRAFT

City Manager Candidate

Selection Calendar- DRAFT

Application Period: (Please note these dates could be shifted two weeks closer for an application close date of 08/31/2020, but only leaves a month for candidates to apply.)

09/15/2020: Applications close

09/28/2020: Candidates selected and presented to Council (Possible Executive Session)

Interim City Manager: 90-day contract with one-month extensions afterwards?

Interview Process:

How fast or slow do you want to go?

10/05/2020: Interview questions in?? for Wednesday October 14th

First interviews??? Wednesday October 14, Wednesday October 21st, or last week of October anytime 26th-30th

Second interview questions: October 28, 2020.

Second interview: First or second week of November 2-13th

Important Dates:

September 28, 2020- Regular City Council Meeting

October 6th is Election Day

October 12th Regular City Council Meeting and Election Certification

October 19th is a Holiday- Alaska Day

October 26th is a Regular City Council Meeting

Two Round Interviews:

1st Round Possibilities: _____ **or** _____ **- SPECIAL MEETING**

- Zoom or Facetime ONLY
- Open to the public, closed to potential candidates and their spouses
- Panel Interview, with the council being the panel, appoint one individual who will not be selecting the end candidate to address questions
- Enter into Executive Session after all the first-round interviews to discuss candidates and make selections for the next round of interviews

What qualities are you looking for in a City Manager: (top five)



Interim Municipal Managers

This page contains contact information only. AML neither endorses nor supports any person listed on this page.

Name	E-mail	Phone	Fax	Cell
Pete Hallgren	phallgren@fastimap.com	(907) 895-5532	(907) 895-4375	(907) 388-3770
Darrell Maple	sdkmaple@mind.net	(541) 702-2190	N/A	(541) 261-3764
Ed Pefferman	edpeff75@gmail.com	(425) 495-3304	N/A	N/A
John Holst	holstj@gci.net	(907) 738-7935	N/A	N/A
Marvin Yoder	marviny59@gmail.com			(907) 227-7158
Leonard G. Jones	jones99654@gmail.com	(907) 373-2027	(907) 373-2027	(907) 360-3233
Greg Smith	gregoir.smith@gmail.com	(503) 936-0901		
Richard Underkofler	runderkofler76@comcast.net	(312) 550-4478	N/A	(312) 550-4478
Dave Palmer	drpochoa@gmail.com	(360) 588-4424	N/A	(775) 848-3974
Bruce R. Jones	bj3820@gmail.com	(907) 772-3649	907-772-3645	(907) 518-1688
Thomas K. Bolen	tkbones@rocketmail.com	(907) 334-8051	N/A	(907) 830-8829

Donald L. Moore	managemoore@gmail.com	(907) 841-0038		
Roger Jenkins	rjenkins@gci.net	(907) 248-4234	(907) 248-4234	(907) 444-9243
Howard R. Davis	hcdavis@milwpc.com	(920) 668-8738	(920) 668-6988	
Shawn Phillips	shawn.m.phillips@aol.com	(907) 227-2004		(907) 227-2004
Gene Green	green_gene@ymail.com	(503) 881-7308		(503) 881-7308
Mark Lynch	marklynch.ak@gmail.com	(309) 573-1316		
Jaylene Wheeler	jzwheeler@hotmail.com	(907) 538-9222		

Upcoming Conferences

Summer Legislative Conference

Virtual Event – Zoom

August 11-14, 2020

Winter Legislative Conference

Juneau, Alaska

February 2021

Featured Associate Member

International Data Systems, LLC

Scarlett Masten, Business Development

401 E. Fireweed Lane, Suite 202

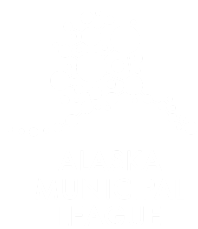
Anchorage, AK 99503

(907) 349-0190

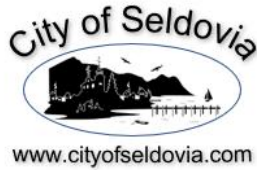
smastew@international-data.net
website

Contact Details

Alaska Municipal League
One Sealaska Plaza, Suite 200
Juneau, AK 99801
Phone: (907) 586-1325
Monday - Friday
8:00am - 4:30pm



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P.O. Drawer B Seldovia, Alaska 99663 Phone: (907) 234-7643, Fax: (907) 234-7430 email: cityclerk@cityofseldovia.com

Job Announcement

Position: City Manager
FT/PT/INT: Full-time

Salary: DOE
Closing Date: Open until filled

Seldovia is a coastal community located on Kachemak Bay in South Central, Alaska which was founded as a Russian trading post and incorporated as a First Class City in 1962. It is off the road system and is accessible by boat; Alaska Marine Highway, water taxi, personal watercraft or plane. The present economy is based on commercial fishing, tourism, seasonal recreational residency and retirement. The most recent census population was 266 with an additional 144 living outside the City limits.

As a First Class City, Seldovia provides all the basic services including: police, fire and emergency medical, water/sewer utility, harbor, a City dock, and boat storage. The core City staff includes six fulltime and twelve part-time employees along with dozens of volunteers. A Comprehensive Plan was completed in May of 2014 and is available online at cityofseldovia.com.

Candidates are sought that possess successful, progressive experience that can continue the forward movement of the community. An undergraduate degree in public or business administration is desired. The ability to work with a variety of individuals/organizations in the City and around the State is essential.

QUALIFICATIONS:

- financial management skills
- good communicator and public relations skills
- strong leadership ability
- budget, grant, and capital project experience
- strong work ethic, action & goal-oriented, assertive
- conflict resolution and people skills
- ability to motivate others
- ability to learn and grow
- ability to manage innovation
- ability to build teams / supervisory experience
- familiarity with rural Alaska preferred
- ability to develop direct reports and others
- professional city/government management experience helpful

Applicants should send: a brief letter of interest, resume and a minimum of four professional references to the City Clerk at cityclerk@cityofseldovia.com. The position is open until filled with the first review of applications being September 15, 2020.

The City of Seldovia is an Equal Opportunity Employer.

If you have any questions, you may contact us at 907-234-7643 or Fax 907-234-7430.

September

City Manager Hiring Timeline

2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 Regular City Council Meeting	15 Application Period Closes	16	17	18	19
20	21	22	23	24	25	26
27	28 Regular City Council Meeting- Candidate Selection	29	30			

October

City Manager Hiring Timeline

2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 First Interview Questions?	6 Election Day	7	8	9	10
11	12 Regular City Council Meeting	13	14 First Interviews?	15	16	17
18	19 Holiday- Alaska Day	20	21 First Interviews?	22	23	24
25	26 Regular City Council Meeting	27	28 Second Interview Questions?	29	30	31

November

City Manager Hiring Timeline

2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	Second Interviews: November 2 nd -13 th ??					
8	9 Regular City Council Meeting	10	11	12	13	14
15	16	17	18	19	20	21
22	23 Regular City Council Meeting	24	25	26 Holiday- Thanksgiving Day	27 Holiday- Thanksgiving	28
29	30					