

VMC 17.12.090

C. Approval Criteria. The planning and zoning commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The planning and zoning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest.

*The new well house is needed as well #4 cannot keep up with water demand during the summer when the canneries are running at full capacity during the summer month. The new well #5 will provide a back up to well #4 and eventually allow for well #4 to be rehabilitated without creating a break in service. The new well #5 will be used in a lead/lag configuration with well #4.*

1. Criterion 1: Site Suitability. The subject site shall be suitable to support the proposed conditional use and its associated structure(s) and site improvements. The planning and zoning commission shall consider topography, slope and soil stability, geophysical hazards, surface and subsurface drainage, and water quality conditions on and around the subject site and the probable effects of the proposed conditional use upon these factors.

*The existing location for well #5 was chosen after exhaustive study by the design team. The site is located near the water tank on Meals Hill and will tie into existing water piping that was installed during the Whalen Ave construction project. The site is owned by the City of Valdez and has proven to have adequate capacity in the aquifer to support the water demand needs of the new well.*

2. Criterion 2: Utility, Sanitation, and Public Service Needs. The conditional use and the associated site improvements shall be adequately served by utilities, emergency responders, and a sanitation facility to ensure long-term safety for its occupants and surrounding populations. The planning and zoning commission shall consider whether adequate sewer/sanitation, storm drainage, potable water, fire protection, public safety, access, and electrical power exist to serve the proposed use and associated structures/site improvements.

*The new well directly improves sanitation by providing another source of potable water for use by the public. The new well adds much needed redundancy to the existing water system and will mediate a water supply problem that has been getting worse over the past 15 years. Adequate electrical power is available to power the facility from the existing grid. This facility does not include an onsite restroom. The interior of the facility is not open to the public. Fire protection for the new facility complies with current building codes.*

3. Criterion 3: Zoning District Standards. With the exception of planned unit developments (PUDs), the proposed conditional use and its associated site improvement(s) shall comply with the dimensional standards of the zone it which it is. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application.

*The design has properly addressed the required setbacks, existing underground utilities, vehicle and pedestrian traffic and snow storage.*

4. Criterion 4: Specific Use Standards. The proposed conditional use and its associated site improvement(s) shall comply with the applicable specific use standards pursuant to Chapter 17.80.

*N/A*

5. Criterion 5: Comprehensive Plan Consistency. The proposed conditional use and its associated site improvement(s) shall be consistent with the comprehensive plan's goals, policies, and maps in terms of land uses, development character, and scale.

*This project complies with the criteria in this section.*

6. Criterion 6: Nuisance Mitigation. The proposed conditional use and its associated site improvement(s) shall provide mitigation measures to address potential nuisances relating to excessive noise, lighting, vibration, traffic, debris and litter, and outdoor material storage.

*The well house will not create excessive noise as the pump is located underground inside the well case and the other equipment is inside the building. The back up generator will only run during routine testing times during daylight hours or when there is a power outage. The lighting on the well house is limited to exterior doors and light fixtures are not placed at an excessive height. Vibration is not an issue. Traffic to the well house will be limited to maintenance personnel. At some point in the future a public water dispenser may be installed to allow people to fill portable water tanks for domestic use at properties not served by city water or an onsite well. Traffic will be minimal as there are not many residences in Valdez that do not have water available. Outdoor materials are not stored outside well houses during routine operations.*

7. Criterion 7: Access and Circulation. The proposed conditional use and its associated site improvement(s) shall provide adequate site access for motor vehicles, pedestrians, and cyclists. Applications shall not be approved where the proposed use would create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.

*Drawing C3 shows the access off Whalen Ave to the new well house. The paved area around the well house is visible on the drawing. This facility will see limited automobile traffic. Impact to pedestrian or cycling traffic is nonissue.*