



City of Valdez

ALASKA

Community Development Department

July 3, 2024

Subdivision #: 24-01

Applicant: Alaska Sea Kayak Adventures LLC

Zoning Review for Subdivision Application 24-01 D8 Alaska Sea Kayak Subdivision

Subdivision #24-01_D8 Alaska Sea Kayak Subdivision, a replat of 1803 Homestead Road, Lot 4 D-8 Subdivision (plat 83-12) and 1829 Homestead Road Parcel B D-8 Subdivision (plat 83-12) is the combination of Lot 4 D-8 Subdivision and Parcel B D-8 Subdivision. Both subject properties are zoned Rural Residential. The existing and proposed continued use on 1803 Homestead Road is a detached residence, a boat charter service including gear and boat storage, and a campground for the purpose of worker housing associated with the boat charter business. The existing and proposed continued use on 1829 Homestead Road is a portion of the campground for the purpose of worker housing associated with the boat charter business. Worker housing, boat charter services, and recreational vehicle parks and campgrounds require a conditional use permit in the rural residential district. Alaska Sea Kayak Adventures, LLC is pursuing a conditional use permit for the proposed use. The purpose of this review is to determine compliance of the preliminary plat with Title 17 (Ord. 24-01).

Off-street Parking Requirements:

Per Ord. 24-01 VMC 17.13.060.b Motor Vehicle Parking Ratios by Land Use (s) requires a minimum of .5 parking spaces per unit for worker housing, a minimum of 2 parking spaces per unit for detached dwellings. The proposed property has enough area for off-street parking to accommodate these requirements. Approval of this plat will not reduce the amount of available parking.

Minimum Lot Dimensions:

The minimum lot width in the Rural Residential district is 120 feet (Ord. 24-01 VMC 17.06.070.) The minimum lot area dimensions in the Rural Residential district is 40,000 square feet (Ord. 24-01 VMC 17.06.070.) This subdivision will be bringing both lots into compliance with these requirements as 1829 Homestead Road is currently too small to meet these dimensional standards.

Nicole Chase

Planner

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