

CITY OF VALDEZ, ALASKA

RESOLUTION #24-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING THE 2024 CITY BUDGET BY TRANSFERRING \$550,000 OF 2022 GENERAL OBLIGATION BOND PROCEEDS TO MUNICIPAL WELL #5 PROJECT

WHEREAS, the City Council has provided direction to management regarding approved capital and major maintenance projects; and

WHEREAS, voters ratified the use of 2022 General Obligation Bond proceeds for the "Replacement of the Sewer Force Main and Certain Water and Sewer Infrastructure"; and

WHEREAS, cost estimates for the replacement of the sewer force main indicate sufficient funding will remain for certain water and sewer infrastructure, such as the Municipal Well #5 Project; and

WHEREAS, budget amendments must be formally appropriated via Budget Amendment Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that the 2024 City Budget is amended as follows:

Section 1: 310-2536-58010, Sewer Force Main Replacement, is reduced by \$550,000.

Section 2: 310-2538-58010, WASE WATE GO22 Well #5, is increased by \$550,000.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 21st day of May, 2024.

City of Valdez, Alaska



Dennis Fleming, Mayor

ATTEST:

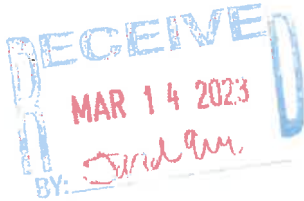


Elise Sorum-Birk, Deputy City Clerk





FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72



CITY OF VALDEZ
APPLICATION FOR REZONE

APPLICATION NUMBER	DATE
NAME OF APPLICANT	3/14/2024
ADDRESS OF APPLICANT	Jessica McMillen
DAYTIME PHONE	3086 Worthington St.
LEGAL OWNER	907-461-7299
ADDRESS	Please See attached Map and document
PHONE NUMBER	See attached
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
CURRENT ZONING	3086 Worthington, 3085 Worthington, 385 Woodway, 415 Woodway
PROPOSED ZONING	445 Woodway 3065 Fairweather 3066 Fairweather
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	R1
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	RR
SIGNATURE	8.205 Acres
DATE	7.205 Acres
	The Lot Size's better Align with Zoning RR
	The RR zoning allows alignment, with out conflict to
	the Comprehensive Plan, this will NOT result in nonconforming situations



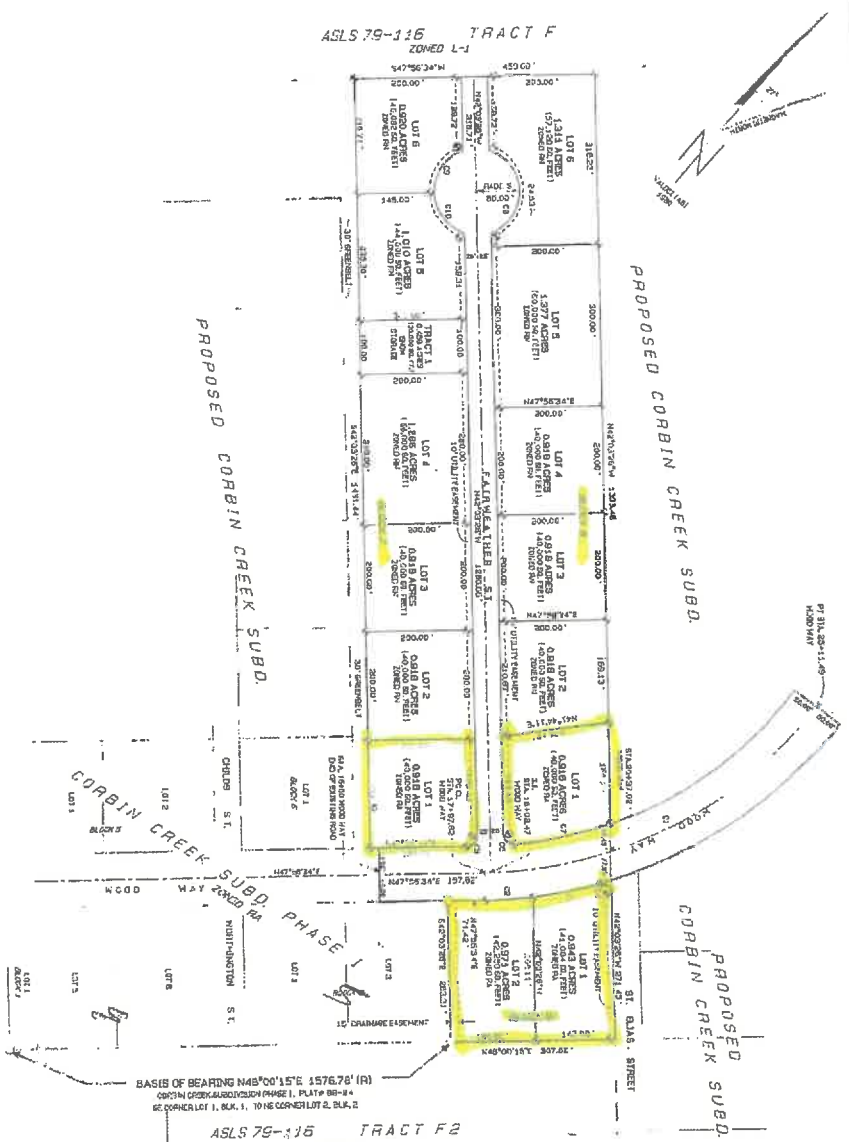
79-16

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LEGEND
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- NOTES
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TRACT NO.	LOCATION	AREA	OWNER	DATE	REMARKS
1	TRACT 1	1.0000	JOHN J. CORBIN	1978	
2	TRACT 2	1.0000	JOHN J. CORBIN	1978	
3	TRACT 3	1.0000	JOHN J. CORBIN	1978	
4	TRACT 4	1.0000	JOHN J. CORBIN	1978	
5	TRACT 5	1.0000	JOHN J. CORBIN	1978	
6	TRACT 6	1.0000	JOHN J. CORBIN	1978	
7	TRACT 7	1.0000	JOHN J. CORBIN	1978	
8	TRACT 8	1.0000	JOHN J. CORBIN	1978	
9	TRACT 9	1.0000	JOHN J. CORBIN	1978	
10	TRACT 10	1.0000	JOHN J. CORBIN	1978	



ASLS 79-116 TRACT F
 ZONED L-1

ASLS 79-116 TRACT P
 ZONED P

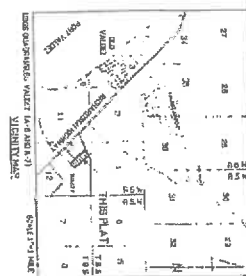
SECTION 17, T4N, R12E, S10E
 ALASKA
 DISTRICT OF ALASKA
 COUNTY OF MATANUSKA
 CITY OF VALDEZ
 VALDEZ, ALASKA 99686

3000-11
 7/19/00
 3:41 P.M.
 VALDEZ, ALASKA 99686

CORBIN CREEK SUBDIVISION PHASE II
 A SUBDIVISION OF TRACT F
 LOCATED WITHIN
 SEC. 12, T4N, R12E, S10E, ALASKA
 VALDEZ, ALASKA 99686
 PHIL NO. 008150



STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND MANAGEMENT
 1400 W. 10TH AVENUE, SUITE 100
 ANCHORAGE, ALASKA 99501
 (907) 261-5700



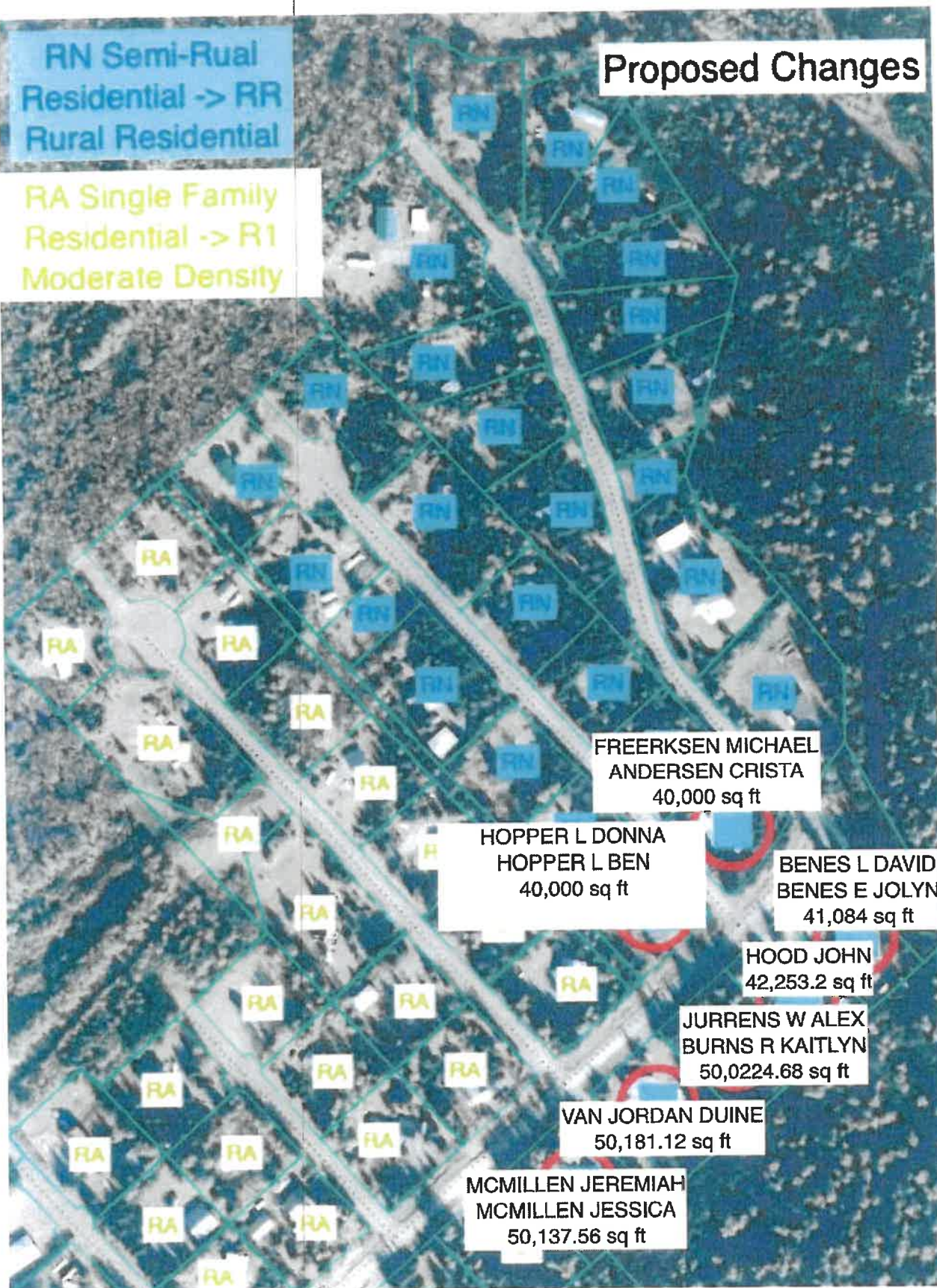
Legal Description

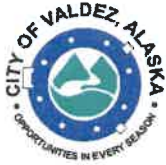
Lot 6, Block 1, Corbin Creek Subdivision Phase I, Plat 99-24;
Lot 1, Block 2, Corbin Creek Subdivision Phase I, Plat 99-24;
Lot 2, Block 2, Corbin Creek Subdivision Phase I, Plat 99-24;
Lot 1, Block 7, Corbin Creek Subdivision Phase II, Plat 2000-11;
Lot 1, Block 8, Corbin Creek Subdivision Phase II, Plat 2000-11;
Lot 1, Block 9, Corbin Creek Subdivision Phase II, Plat 2000-11;
Lot 2, Block 9, Corbin Creek Subdivision Phase II, Plat 2000-11; and

RN Semi-Rural
Residential -> RR
Rural Residential

RA Single Family
Residential -> R1
Moderate Density

Proposed Changes





City of Valdez

ALASKA

Community Development Department

McMillen Rezone – Proposed Findings

Date: May 9, 2024
File: Rezone 24-01
To: Planning & Zoning Commission
From: Bruce Wall, Senior Planner

General Information

Property Legal Description			Acreage
Property Address / Property Owners			
1	Lot 6, Block 1, Corbin Creek Subdivision Phase I, Plat 99-24		1.000
	3086 Worthington St	Jeremiah McMillen and Jessica Mcmillen	
2	Lot 1, Block 2, Corbin Creek Subdivision Phase I, Plat 99-24		1.152
	3085 Worthington St	Jordan Van Duine	
3	Lot 2, Block 2, Corbin Creek Subdivision Phase I, Plat 99-24		1.153
	385 Wood Way	Alex Jurrens and Kaitlyn Burns	
4	Lot 1, Block 7, Corbin Creek Subdivision Phase II, Plat 2000-11		0.918
	3066 Fairweather St	Donna Hopper and Ben Hopper	
5	Lot 1, Block 8, Corbin Creek Subdivision Phase II, Plat 2000-11		0.918
	3065 Fairweather St	Michael Freerksen and Crista Andersen	
6	Lot 1, Block 9, Corbin Creek Subdivision Phase II, Plat 2000-11		0.943
	445 Wood Way	David Benes and Jolyn Benes	
7	Lot 2, Block 9, Corbin Creek Subdivision Phase II, Plat 2000-11		0.971
	415 Wood Way	John Hood	

Current Zoning District: Moderate Density Residential (R1)

Proposed Zoning District: Rural Residential (RR)

Ordinance 24-01 17.06.040(C)(2) states:

The RR district is intended to include lands where public utilities may not be available, but topography and soil conditions allow development at low population densities that can rely on on-lot water and sewer without creating a public health hazard. The RR district is intended to be rural in character with low-density living options.

Ordinance 24-01 17.06.040(C)(2) states:

The R1 district is intended primarily for detached dwellings and duplexes at moderate densities in areas with public utilities. Structures and uses required to serve recreational and other noncommercial needs of residential areas are allowed as permitted or conditional uses. These uses must be designed to be compatible with the residential uses in the R1 district.

The differences in the allowed uses can be found in Ordinance 24-01 Table 17.06.040.a (beginning on page 48 of the adopted code). The differences in the dimensional standards can be found in Ordinance 24-01 Table 17.06.070.a (beginning on page 79 of the adopted code).

Application Description

Jessica McMillen has submitted an application requesting to change the zoning on 7.055 acres to Rural Residential (RR). The official zoning map indicates that this property is currently zoned Moderate Density Residential (R1). Four of the lots that are proposed for rezone are in Corbin Creek Subdivision Phase II. The other lots in this phase are zoned Rural Residential. The other three lots that are proposed for rezone are in Corbin Creek Subdivision Phase I. All of the lots in this phase are zoned Moderate Density Residential (R1).

Each of the lots are developed with detached dwellings and the application does not propose changes to the current principal land use. Each of the lots proposed to be rezoned meet the minimum dimension standard of the Rural Residential district.

Ordinance 24-01 17.04.040(C)(1)

The City Council shall retain the authority to limit its approval of amendments to the zoning code and the official zoning map to limit certain land use activities, protect public health, safety, and welfare of humans and the environment, and ensure its ability to serve properties/individuals with adequate public services.

Proposed Findings & Conclusions

1. Procedure.

- a) On March 14, 2024 the Community Development Department received a rezone from request Jessica McMillen to change the zoning on the subject property to Rural Residential.
- b) The Community Development Department reviewed the application and determined that it was complete, in accordance with Ordinance 24-01 17.04.050(E)(1).
- c) A public hearing was scheduled for May 9, 2024, to consider the zoning change.
- d) Notice of the meeting was published in the Copper River Record on April 25, 2024 and May 2, 2024.
- e) Notice of the publication was published in KVAK's e-blast newspaper on April 29, 2024 and May 6, 2024.
- f) Notice of the meeting was published on the City of Valdez website on April 25, 2024, in

accordance with Ordinance 24-01 17.04.050(E)(5) and 17.04.180(C)(1).

- g) Notice of the meeting was sent by certified mail on April 19, 2024, to the owners of the seven properties that are the subject of the rezone application.
- h) Notice of the meeting was mailed on April 22, 2024, to the 17 property owners within 300 feet of the subject properties, in accordance with Ordinance 24-01 17.04.050(E)(5) and 17.04.180(C)(2).
- i) A document holder was posted on Wood Way with public notice flyers on April 22, 2024, in accordance with Ordinance 24-01 17.04.050(E)(5) and 17.04.180(C)(3).

2. Consistency with the Comprehensive Plan and its goals and policies. Ordinance 24-01 17.04.050(C)(2) and 17.04.050(E)(4)(ii)

- a) The Future Land Use Map in Plan Valdez, the comprehensive plan for the City of Valdez, depicts the subject properties within the Residential Neighborhood Place Type.
- b) The intended primary land uses in the Residential Neighborhood Place Type are single-unit detached residences and single-unit attached residences.
- c) Each of the subject properties has a single-unit detached residence as the current primary land use.
- d) The proposed rezone is consistent with the Future Land Use Map in the comprehensive plan.
- e) Staff reviewed the rezone application for consistency with the goals and action items in Plan Valdez and did not find any inconsistency of the proposed rezone to the goals and action item in the comprehensive plan.

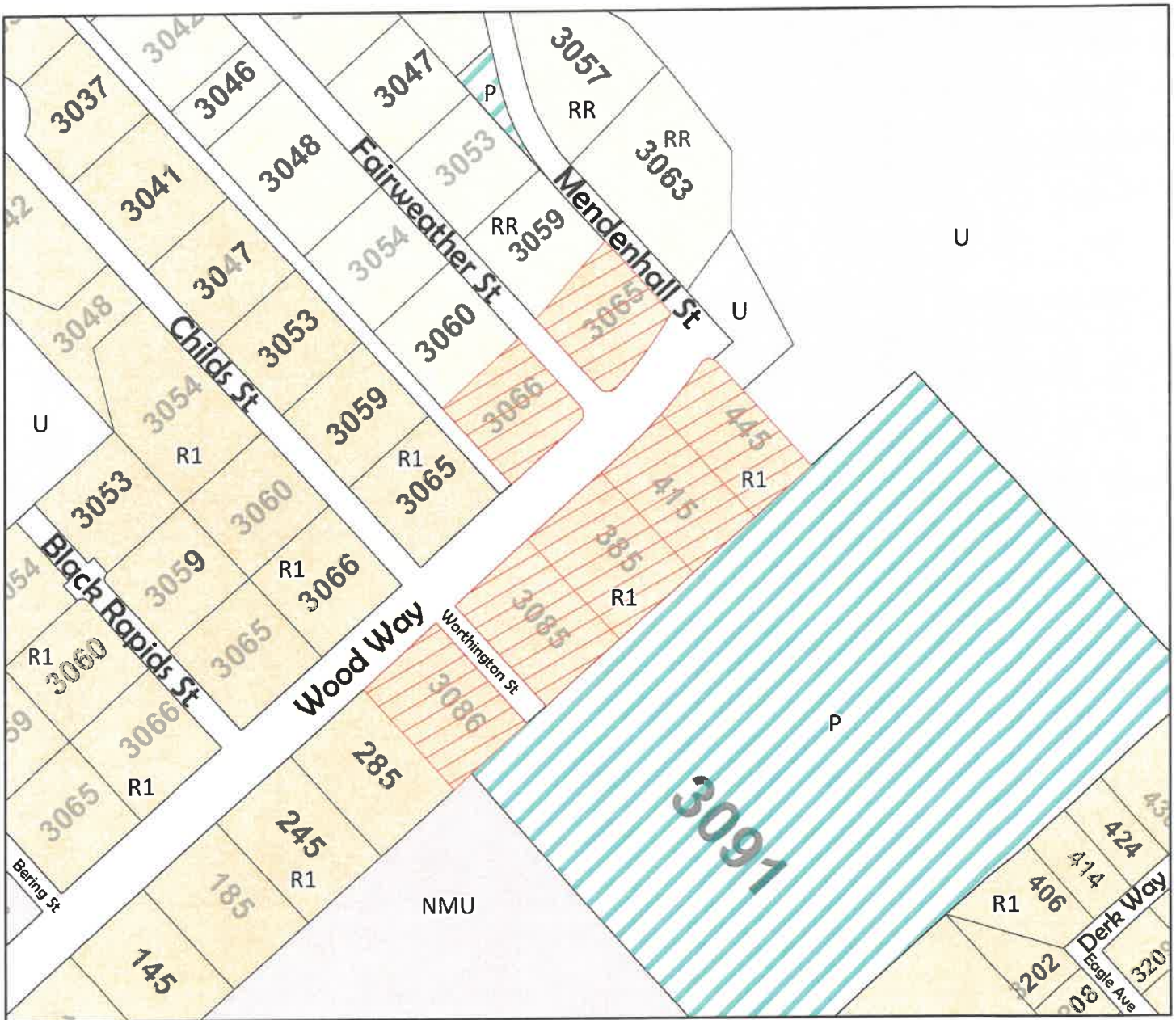
3. Potential impacts to public services. Ordinance 24-01 17.04.050(C)(1) and 17.04.050(E)(4)(iii)

- a) The subject lots are each developed with a single-unit detached residences and there are not any proposed changes to the current land use.
- b) There are not any anticipated impacts to public service from the proposed rezone.

Uses Allowed By Zoning District

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>		
<i>Uses</i>	RR	R1
Residential		
Accessory Dwelling Unit	A	A
Assisted Living Home	P	P
Dwelling - Detached	P	P
Dwelling - Attached - Duplex (up to 2 units per building) and townhouse (2 unit)	P	P
Dwelling - Attached - Townhouse (more than 2 units per building)		P
Dwelling - Multi-unit (up to 4 units per building)		P
Dwelling - Multi-unit (more than 4 units per building)		C
Dwelling - Manufactured Home (built after June 15, 1976)	P	P
Dwelling - Mobile Home (built prior to June 15, 1976)	P	P
Home occupation	A	A
Planned Unit Development	C	C
Shelter (e.g., homeless, victims, emergency)	P	P
Short term rental	P	P
Worker Housing	C	
Lodging		
Hotel, Motel, Inn, Lodges, and Rental Cabins	C	
Office and Services		
Animal hospitals, veterinary practices	C	
Animal boarding, kennels and shelters	C	
Boat charter services	C	
Government Offices and Services	C	
Laundries, laundromats	C	
Public and Quasi-Public		
Assembly halls, community buildings, and religious institutions	P	P
Cemeteries	A	A
Child Care Facility	P	P
Dams and water reservoir	C	C
Educational Institutions	P	P
Educational Institution - Vocational	P	
Library, Museum, Cultural Institution, and Art Gallery	C	C
Small wind energy systems	A	A
Utilities (service lines and small transformers)	P	P
Utilities Class I (substations, indoor processing)	C	C
Utilities Class II (power generation, outdoor processing)	C	
Wireless Communication Tower (commercial)	C	C
Recreation		
Indoor recreation, public		C
Outdoor recreation, public	P	P
Recreational vehicle park or campground	C	C
Industrial, Production and Storage		
Fuel storage, small scale	A	A

<i>Uses</i>	RR	R1
Agriculture		
Agricultural activities	P	C
Nurseries	C	
Raising of livestock	P	C
Accessory Uses		
Personal Communication Antennae (PCA)	A	A



Rezone Request

From Moderate Density Residential (R1) to Rural Residential (RR)

P & Z Commission Meeting - May 9, 2024

N



 Subject Properties

Current Zoning

 Rural Residential District (R-R)

 Moderate Density Residential (R1)

 Neighborhood Mixed Use (NMU)

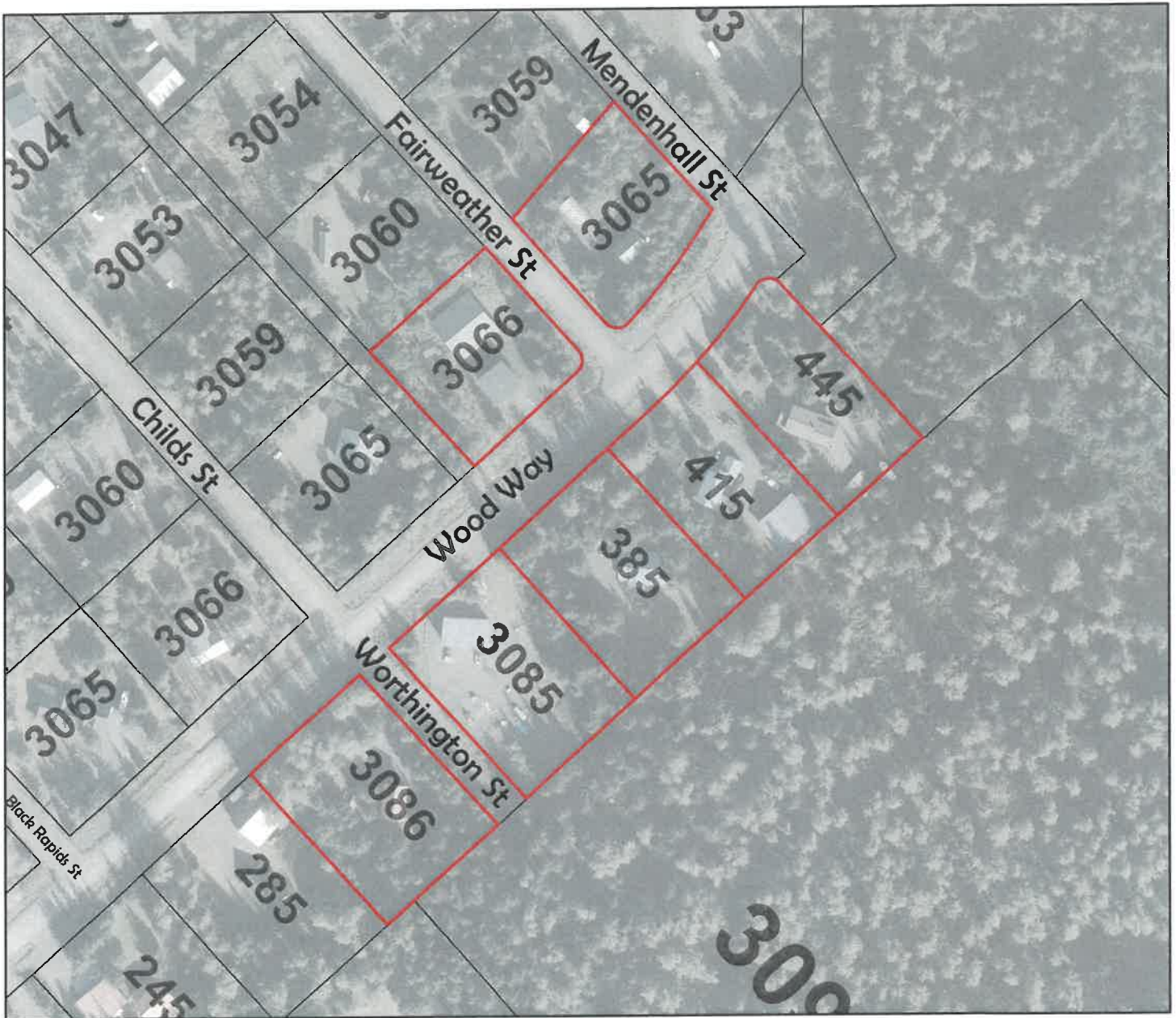
 Public Lands District (P)

 Unclassified Lands District (UL)



0 150 300 600 Feet

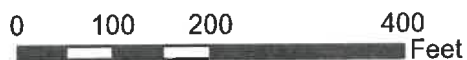
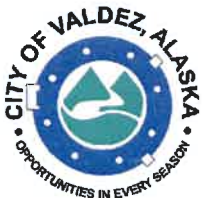
Date: 4/17/2024



Rezone Request

From Moderate Density Residential (R1) to Rural Residential (RR)

P & Z Commission Meeting - May 9, 2024



Date: 4/17/2024

 Subject Properties

Bruce Wall

From: Community Development
Sent: Tuesday, May 14, 2024 9:28 AM
To: Bruce Wall
Subject: FW: Rezone for Corbin Creek Subdivision

From: Sara Baker [REDACTED]
Sent: Thursday, May 9, 2024 5:19 PM
To: Planning Department <planningdept@ValdezAK.Gov>
Subject: Rezone for Corbin Creek Subdivision

Hello,

I am writing to express that I DO NOT agree with the rezoning of Corbin Creek Subdivision.

I live @ 145 Wood Way and like many of my neighbors purchased and built in this subdivision because we did not want to live in a mix match mess.

We do not want the "horse wars" like they had @ 10 mile in the past & we do not want to look like the Robe River subdivision.

The properties that are already out of code in Corbin Creek are ignored even after multiple complaints, you want us to believe that this isn't going to be another eyesore?

SARA BAKER
[REDACTED]