

212 Chenega Ave. Valdez, AK 99686

Meeting Agenda - Final

Planning and Zoning Commission

Wednesday, July 9, 2025 7:00 PM Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - 1. Approval of Minutes for Planning & Zoning Commission Meeting of April 12, 2023
 - 2. Approval of Minutes for Planning & Zoning Meeting of April 26, 2023
 - **3.** Approval of Minutes for Planning & Zoning Meeting June 11, 2025
 - **4.** Approval of Minutes for the Planning & Zoning Meeting of June 25, 2025
- IV. PUBLIC BUSINESS FROM THE FLOOR
- V. PUBLIC HEARINGS
 - 1. Public Hearing CUP 25-02: Application from Alderwood LLC for a Conditional Use Permit for a Recreational Vehicle Park
 - Public Hearing for an Application from Alderwood LLC for a Variance from the Specific Use Standards for a Recreational Vehicle Park
 - 3. Public Hearing for the Rezone of 3281 Richardson Highway from General Commercial (G) to Neighborhood Mixed Use (NMU)

VI. NEW BUSINESS

1. Approval of King Salmon Lane, as the Name for the Private Street Servicing the ACAH Planned Unit Development (Blueberry Terrace) on Lot 5 Evergreen Vista No. 1 Subdivision.

- 2. Approval of recommendation to City Council for Releasing Public Access Interest in a 60 Foot Wide Easement That Extends North/South Across the Entire Western Side of Lot 5A Sleepy Hollow Addition No.4.
- Approval of Conditional Use Permit 25-02 A request from Alderwood LLC to Allow a
 Recreational Vehicle Park on a portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel
 E), 140 Airport Road, and Adopt Findings
- 4. Approval of Variance 25-01 A request from Alderwood LLC to for a Variance to the Specific Use Standards to Allow a Recreational Vehicle Park Without the Provision of Restrooms and Adopt Findings
- 5. Approval of a Recommendation to the City Council Concerning the Proposed Rezone from General Commercial (G) to Neighborhood Mixed Use (NMU) of Lot 2, Tract 3, USS 3538, Plat 2003-7 and Adopt Findings

VII. REPORTS

1. Report: Issuance of Temporary Land Use Permit 25-07 for Valdez Softball Association for An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez

VIII. COMMISSION BUSINESS FROM THE FLOOR

IX. ADJOURNMENT



Legislation Text

File #: 25-0295, Version: 1

ITEM TITLE:

Approval of Minutes for Planning & Zoning Commission Meeting of April 12, 2023

SUBMITTED BY: Jared Chase Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve.

SUMMARY STATEMENT:

The minutes from the Planning & Zoning Commission meeting held April 12, 2023 are attached for review.

212 Chenega Ave. Valdez, AK 99686



Minutes - Draft

Wednesday, April 12, 2023 7:00 PM

Regular Meeting
Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 6 - Commissioner Harold Blehm

Commissioner Stephen Goudreau Commissioner Brandon Reese Commissioner Cherise Beatus Commissioner Rhonda Wade Commission Chair Donald Haase

Also Present Planning Director Kate Huber

Administrative Assistant Jared Chase

Senior Planner Bruce Wall Planner Nicole LeRoy

V. PUBLIC BUSINESS FROM THE FLOOR

VIII. NEW BUSINESS

1. Approval of Temporary Land Use Permit #23-04 for Wilson Brothers
Distributing Company for Six Months, for a 1.44 Acre Portion of 226 S Harbor
Drive, Tract G, Harbor Subdivision

MOTION: Commission Member Reese moved, seconded by Commission Member Goudreau, to approve temporary land use permit #23-04 for Wilson Brothers Distributing for six months, for a 1.44 acre portion of 226 S Harbor Drive, Tract G, Harbor Subdivision.

Commissioner Goudreau asked if this TLUP could come before the commission less frequently because the item came up every year and was the same each time. Planning Director Huber explained that an administrative approval option for repeat temporary land use permits is included in the zoning code draft for the forthcoming Title 17 update.

VOTE ON MOTION:

Yays – 6: Harold Blehm, Stephen Goudreau, Brandon Reese, Cherise Beatus, Rhonda Wade, Donald Haase

MOTION PASSED

IX. REPORTS

1. Report on the Implementation of the Hazard Mitigation Plan

Senior Planner Bruce Wall provided a short update on the timeline of the project.

2. Report on the Temporary Land Use Permit 23-01 for the Valdez Adventure Alliance for An Approximately 6,000 Square Foot Portion of 1500 Valdez Glacier Road, Tract A, ASLS 79-116 owned by the City of Valdez

Commission Member Goudreau had some suggestions for improvements to the event. Director Huber directed him to give that input to the event director.

3. Planning Director's Report

Planning Director Huber gave an update to the commissioners on various department projects and highlighted the Title 17 project and zoning survey. Huber also gave some general city updates including the resignation of the City Manager and departure of the Building Inspector from the department. Huber also noted that Commissioner Chris Watson resigned from the commission.

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Haase thanked Commissioner Watson for his service on the commission.

XI. ADJOURNMENT



212 Chenega Ave. Valdez, AK 99686

Legislation Text

File #: 25-0296, Version: 1

ITEM TITLE:

Approval of Minutes for Planning & Zoning Meeting of April 26, 2023

SUBMITTED BY: Jared Chase Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve.

SUMMARY STATEMENT:

The Planning & Zoning Commission meeting minutes from April 26, 2023 are attached for review.

212 Chenega Ave. Valdez, AK 99686



Minutes - Draft

Wednesday, April 26, 2023 7:00 PM

Regular Meeting
Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 7 - Harold Blehm

Stephen Goudreau Brandon Reese Cherise Beatus Rhonda Wade Donald Haase Maureen Radotich

Also Present Planning Director Kate Huber

Administrative Assistant Jared Chase

Planner Nicole LeRoy

III. PUBLIC BUSINESS FROM THE FLOOR

IV. NEW BUSINESS

1. Approval of Temporary Land Use Permit 23-09 for the Roadside Potatohead Too, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision

MOTION: Commission Member Wade moved, seconded by Commission Member Goudreau, to approve temporary land use permit 23-09 for the Roadside Potatohead Too, LLC for six months for a 369 square foot portion of public right-of-way immediately adjacent to Lot 12, Block 40, Harbor Subdivision.

Commission Member Goudreau asked about the ownership of the property.

VOTE ON MOTION

Yays – 7: Harold Blehm, Stephen Goudreau, Brandon Reese, Cherise Beatus, Rhonda Wade, Donald Haase, Maureen Radotich

MOTION PASSED

2. Approval of Temporary Land Use Permit #23-06 for Fat Mermaid Restaurant for 518 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 1A, Block 39A, Harbor Subdivision

MOTION: Commission Member Wade moved, seconded by Commission Member Goudreau, to approve Temporary Land Use Permit #23-06 for Fat Mermaid Restaurant for 518 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 1A, Block 39A, Harbor Subdivision

VOTE ON MOTION

Yays – 7: Harold Blehm, Stephen Goudreau, Brandon Reese, Cherise Beatus, Rhonda Wade, Donald Haase, Maureen Radotich

MOTION PASSED

3. Approval of Temporary Land Use Permit #23-10 for Faith Harbor Fellowship for 334 Galena Drive, Lot 22, Block 35 Mineral Creek Subdivision Owned by the City of Valdez

MOTION: Commission Member Wade moved, seconded by Commission Member Goudreau, to approve Temporary Land Use Permit #23-10 for Faith Harbor Fellowship for 334 Galena Drive, Lot 22, Block 35 Mineral Creek Subdivision Owned by the City of Valdez

Commission Member Blehm verified with Planner Nicole LeRoy that the structure had been reviewed by State Fire Marshal. LeRoy explained State Fire Marshal Review is a requirement of the building permit process.

VOTE ON MOTION

Yays – 7: Harold Blehm, Stephen Goudreau, Brandon Reese, Cherise Beatus, Rhonda Wade, Donald Haase, Maureen Radotich

MOTION PASSED

V. REPORTS

1. Report on Issuance of Temporary Land Use Permit 23-03 for Pulseline Adventure, LLC for An Approximately 7,500 Square Foot Portion of Public Parking Lot Immediately Adjacent to North Harbor Drive Owned by the City of Valdez

VI. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Haase welcomed Maureen Radotich to the commission.

Commissioner Wade about permitting requirements for building a fence. Director Kate Huber provided clarification.

VII. ADJOURNMENT



Legislation Text

File #: 25-0297, Version: 1

ITEM TITLE:

Approval of Minutes for Planning & Zoning Meeting June 11, 2025

SUBMITTED BY: Jared Chase Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Planning & Zoning Commission meeting minutes from June 11th 2025

212 Chenega Ave. Valdez, AK 99686



Minutes - Draft

Wednesday, June 11, 2025 7:00 PM

Regular Meeting
Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 6 - Stephen Goudreau

Donald Haase Cherise Beatus Maureen Radotich Christopher Moulton Rhonda Wade

Excused 1 - Caleb Metroka

Also Present Community Development Director Kate Huber

Administrative Assistant Jared Chase

III. PUBLIC BUSINESS FROM THE FLOOR

IV. NEW BUSINESS

1. Approval of Final Plat of Alaska State Land Survey No. 2021-07. A Municipal Entitlement Selection - ADL 58905.

MOTION: Commission Member Moulton moved, seconded by Commission Member Goudreau, to approve final plat for Alaska State Land Survey No. 2021-07, ADL 58905.

Commission Member Haase pointed out a few minor typos that can be corrected.

VOTE ON MOTION

Yays: 6 - Goudreau, Wade, Haase, Beatus, Radotich, Metroka, and Moulton

Absent: 1 – Metroka

MOTION PASSED

V. REPORTS

1. Report: Issuance of Temporary Land Use Permit #25-06 for Wilson Brothers
Distributing for Six Months, for a 1.44-acre portion of 226 S Harbor Drive, Tract G,
Harbor Subdivision

Director Kate Huber noted that a question from the public had been received and that Community Development staff had visited the site to verify that the signage was appropriate.

2. Report: Issuance of Temporary Land Use Permit #25-02 for End of the Road Ren Fair for an Approximately 8-Acre Portion of 251 Pioneer Drive, Lot 2, Block 2, Mineral Creek Mineral Creek Subdivision (N Barney Meyring Parkstrip) Owned by the City of Valdez

Director Kate Huber noted that the event had moved back to its original location.

VI. COMMISSION BUSINESS FROM THE FLOOR

No commission business from the floor was presented.

XI. ADJOURNMENT



212 Chenega Ave. Valdez, AK 99686

Legislation Text

File #: 25-0298, Version: 1

ITEM TITLE:

Approval of Minutes for the Planning & Zoning Meeting of June 25, 2025 **SUBMITTED BY:** Jared Chase Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Planning & Zoning Commission meeting minutes from June 25th 2025

212 Chenega Ave. Valdez, AK 99686



Minutes - Draft

Wednesday, June 25, 2025 7:00 PM

Regular Meeting
Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 5 - Stephen Goudreau

Donald Haase Cherise Beatus Maureen Radotich Christopher Moulton

Excused 2 - Rhonda Wade

Caleb Metroka

Also Present Acting Community Development Director Nicole Chase

City Clerk Reggie Radotich

III. PUBLIC BUSINESS FROM THE FLOOR

City Manager Nate Duval introduced himself in his new role and noted that he was looking forward to working with the Planning and Zoning Commission

IV. NEW BUSINESS

1. Approval of Temporary Land Use Permit #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 (Pipeyard) Owned by the City of Valdez for a Six-Month Term

MOTION: Commission Member Moulton moved, seconded by Commission Member Goudreau, to Approve temporary land use permit #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez for a six-month term. The motion carried by the following vote after the following discussion occurred.

DISCUSSION: Commission Member Moulton asked for a clarification of the location. City Manager Nate Duval was in the room and clarified. Commission Member Haase asked about encumbrances remaining on the lase. Acting Director Nicole Chase let Commission Member Haase know that they have a nonexclusive lease that doesn't conflict with the Valdez Snowmachine Lease and has no encumbrances.

Yays: 5 - Goudreau, Haase, Beatus, Radotich, and Moulton

Excused: 2 – Wade, Metroka

MOTION CARRIED

V. REPORTS

1. Report: Issuance of Temporary Land Use Permit 25-04 for the Roadside Potatohead, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision

VI. COMMISSION BUSINESS FROM THE FLOOR

No commission business was presented.

VII. ADJOURNMENT



Legislation Text

File #: 25-0299, Version: 1

ITEM TITLE:

Public Hearing CUP 25-02: Application from Alderwood LLC for a Conditional Use Permit for a

Recreational Vehicle Park

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public Hearing Only

SUMMARY STATEMENT:

The purpose of this hearing is to allow the public to comment on an application for a Conditional Use Permit. The application was submitted by Alderwood LLC, for a recreational vehicle Park at 140 Airport Road.

Applicant: Alderwood LLC

Property Owner: State of Alaska, Department of Transportation and Public Facilities

Leaseholder: Alderwood LLC Street Address: 140 Airport Road

Legal Description: A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E)

Zoning District: Light Industrial (LI)

Existing Land Use: Manufactured Home Park

Access: Richardson Highway and Airport Road

Notice of the meeting was published on the City of Valdez website on June 23, 2025. Notice of the meeting was mailed on June 23, 2025 to the 58 property owners in the park and within 300 feet of the subject property. A document holder was posted on Airport Road with public notice flyers on June 23, 2025.



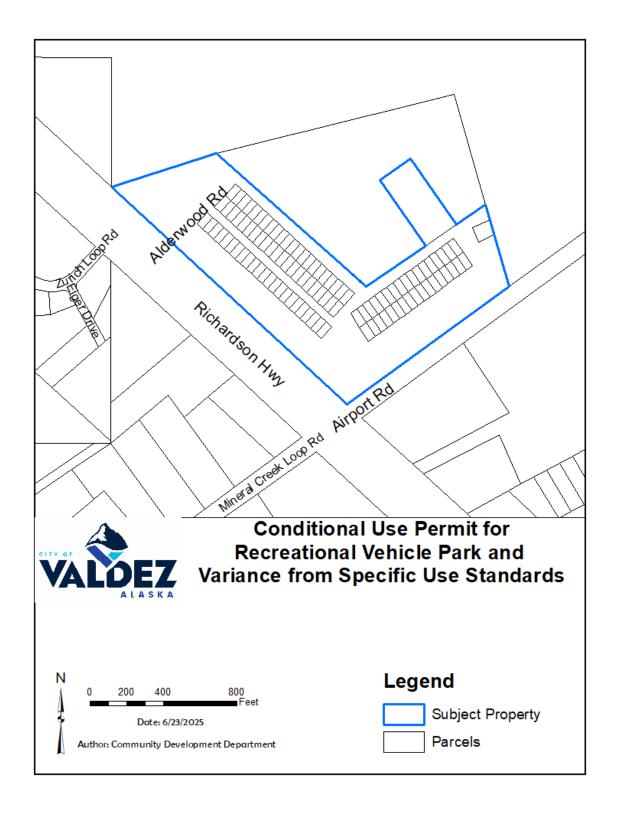
NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A RECREATIONAL VEHICLE PARK

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, July 9, 2025, at 7:00 pm in the City Council Chambers at 212 Chenega Avenue, Valdez, Alaska.

The purpose of the hearing is to take public testimony concerning a conditional use permit application for a Recreational Vehicle Park to be located at 140 Airport Road, a portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E). The applicant is Alderwood LLC and the property owner is the State of Alaska, Department of Transportation and Public Facilities. The applicant has stated in the application that they would like to utilize free space in the existing manufactured home park for temporary RV parking.

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Community Development Department. Written comments must be received by 4:00 pm on the day of the meeting to be presented to the Planning & Zoning Commission. Submissions by email may be sent to: communitydevelopment@valdezak.gov.

If you have questions concerning this notice, or who would like more information you can contact the Community Development Department at 907-834-3401.





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

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

DATE 04-18-2025
NG A VARIANCE (I.E.
IG N/A

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

This mobile home park has been in place for a long	g time and utilizing nee space for tem	
would fit into the existing structure.		-
		-
Why is there a need in the are	ea for the Conditional	Use
equested? Wherever possible, sub		
actual data.		
We receive a lot of requests for summer parking fr	rom RV owners.	
At times seasonal workers request summer parkir	ng for RV's.	
	and the three Countries and the	
Why is this site especially suite	ed to the Conditional	use
proposed?		
The property is located right by the highway, easy	access.	
Why would the Conditional Use ha		on
surrounding property and uses?	ive no detrimental effects	on
surrounding property and uses?	ive no detrimental effects	on
-	ave no detrimental effects	on
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the	t borders the property to the north, he east, and a gas station borders	on
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the	t borders the property to the north, he east, and a gas station borders	on
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible.	
Surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other inform	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible.	
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible.	t to
The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application We, as a business operating a mobile home park was a source.	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible. nation you feel is relevant would like to be able to offer accomoders.	t to
a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application We, as a business operating a mobile home park with the same as other Mobile Home Parks in the City.	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible. nation you feel is relevant would like to be able to offer accomode.	t to
The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application We, as a business operating a mobile home park was a source.	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible. nation you feel is relevant would like to be able to offer accomode.	t to

Please provide a narrative:

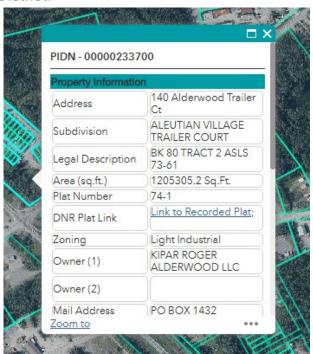
VMC 17.12.090(D)(3) – Please provide a narrative:

- That describes the location, proposed use(s), proposed site improvements, and zoning district.
- That describes the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site.
- That addresses the specific use standards for recreational vehicle parks contained in VMC 17.80.140.
- That addresses each of the approval criteria in VMC 17.12.090(C).

VMC 17.12.090(D)(4)(a) – Please provide a scaled drawing that depicts the proposed site layout, building locations, vehicular and pedestrian circulation, open space and recreation areas, parking layout, and any other information necessary to visually describe the proposed recreational vehicle park along with the existing uses.

VMC 17.88.030 – Please provide a snow storage plan.

• That describes the location, proposed use(s), proposed site improvements, and zoning District.



Proposed use:

We'd like to utilize vacant spots in ALDERWOOD to be able to park Mobile homes of various sizes.

Proposed site improvements:

We are not planning to improve anything; we would have mentioned this in the application.

Zoning district:

The zoning is light industrial.

That describes the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site.

Nothing is existing, we plan to Utilize empty spots suited for Mobile homes to park RV's. Mobile homes are traditionally about 14 feet wide and 70 feet long. The park is approved for such structures.

No RV is of that size. RV's are 8 feet wide and seldom longer than 40 feet, some very huge RV's are 45 feet long but still not wider than 8 feet.

Once more, Alderwood is an established site built for Mobile homes.



• That addresses the specific use standards for recreational vehicle parks contained in VMC 17.80.140.

17.80.140 Recreational vehicle parks or campgrounds.

- A. Purpose. The purpose of this section is to establish the site development and operations standards for campgrounds and recreational vehicle (RV) parks. These uses are intended to serve as a temporary housing or lodging for visitors.
- B. Applicability. The standards herein apply to the establishment of new or expansions of existing campgrounds and RV parks.
- C. Specific Use Standards.
- 1. Camping and RV Sites. Specific sites shall be designated for camping and RV parking pursuant to this subsection.

ANSWER: RV sites are a gravel pad which have water, sewer and electricity so RV's can get hooked up with utilities. The Alderwood MOBILE home park has a gravel surface, water, sewer and electricity available.

2. RV Site Width. The minimum width per RV site shall be ten feet plus the width of the RV.

ANSWER: Alderwood is an approved Mobile Home Park, each lot is 40 feet wide and 100 feet long.

3. Structures. One cabin is allowed on each camping site. Said structures shall be limited to five hundred square feet of habitable area.

ANSWER: We didn't know this. Thank you for the info.

4. Restrooms and Sanitation. Each campground and/or RV park shall provide restroom facilities for the occupants. Said facilities shall remain accessible to occupants twenty-four hours a day.

ANSWER: We do not plan on having a campground and have no intentions to have tents in the park, therefore we do not plan for restrooms. RV's have all facilities built in.

5. Occupancy Limitations. Occupancy is limited to one hundred eighty consecutive days.

ANSWER: Understood

6. Retail Allowances. Each campground or RV park may contain small retail stores and mobile vendors, intended to serve occupants of the campground or RV park and that are accessory and incidental to RV park operations. (Ord. 24-01 § 1)

ANSWER: Thank you for the info.

17.12.090 Conditional use permits.

- 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.
- 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.

ANSWER: Alderwood is an approved MOBILE HOME PARK that has been in place for about 40 years. It was approved to be a MHP and over its life never experienced any geophysical hazards or any of the other mentioned dangers.

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.

ANSWER: Alderwood MHP was connected to the City of Valdez water system, the park was approved to be a MHP and provides access to any and all emergency services, therefore this layout ensures the safety for its occupants as is. The MHP is connected to the city sewer system and to the CVEA power grid. Long

term safety has been proven during the parks long time existence and there has not been any of the above mentioned services that have not been respected.

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.

ANSWER: the lots are 40 feet wide and 100 feet long, we do not plan to adjust any lots to accommodate RV's.

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.

ANSWER: We are not asking for anything new, we would like to be allowed to park smaller Structures/RV's in Alderwood.

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.

ANSWER: We believe that you will be the judge of that, however, utilizing an existing business which is very similar to the plan will fit perfectly into the comprehensive plan.

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.

ANSWER: RV's are by nature very quiet, people drive slowly. They also do not create vibrations that could possibly disturb others. Alderwood has 2 public dumpsters which will serve as a disposal for trash RV's might produce.

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.

ANSWER: Alderwood has paved roads, vehicles come and go as expected in an MHP/RV park. The traffic is slow and presents very little hazard to motorists, and/or cyclists.

17.88.030 Snow Storage Plan:

Alderwood has been in existence for about 40 years, at no point in time was there a shortage of snow storage or even the need to push snow back with a dozer to make more room for snow storage.

As you can see in the drawing Alderwood has excessive snow storage. If any spots in the park are utilized for RV parking no additional snow storage is required. Alderwood has snow storage for all spots occupied or vacant.



Areas in blue are snow storage.

Alderwood has combined about 8 acres of snow storage. This snow storage serves about 102 spots

Of 40 ft wide by 100 ft long parcels. The park is currently at about 50% capacity. We plan to utilize those empty spots.

Best regards.

Roger Kipar

Alderwood LLC

Valdez, AK 99686



Legislation Text

File #: 25-0300, Version: 1

ITEM TITLE:

Public Hearing for an Application from Alderwood LLC for a Variance from the Specific Use Standards for a Recreational Vehicle Park **SUBMITTED BY:** Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public Hearing Only

SUMMARY STATEMENT:

The purpose of this hearing is to allow the public to comment on an application for a Variance. The application was submitted by Alderwood LLC for a variance to allow a recreational vehicle park without providing restroom facilities for the occupants. Recreational vehicle park to be located at 140 Airport Road.

Applicant: Alderwood LLC

Property Owner: State of Alaska, Department of Transportation and Public Facilities

Leaseholder: Alderwood LLC Street Address: 140 Airport Road

Legal Description: A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E)

Zoning District: Light Industrial (LI)

Existing Land Use: Manufactured Home Park

Access: Richardson Highway and Airport Road

Notice of the meeting was published on the City of Valdez website on June 23, 2025. Notice of the meeting was mailed on June 23, 2025 to the 58 property owners in the park and within 300 feet of the subject property. A document holder was posted on Airport Road with public notice flyers on June 23, 2025



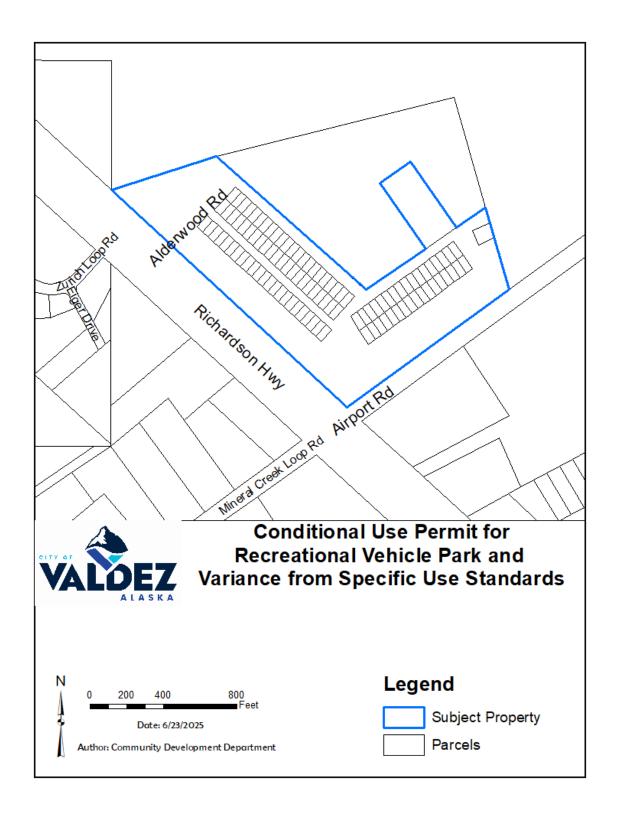
NOTICE OF PUBLIC HEARING FOR A VARIANCE REQUEST TO THE SPECIFIC USE STANDARDS FOR A RECREATIONAL VEHICLE PARK

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, July 9, 2025, at 7:00 pm in the City Council Chambers at 212 Chenega Avenue, Valdez, Alaska.

The purpose of the hearing is to take public testimony concerning a variance application to allow an RV park without providing restroom facilities to the occupants. The proposed RV park is to be located at 140 Airport Road, a portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E). The applicant is Alderwood LLC and the property owner is the State of Alaska, Department of Transportation and Public Facilities.

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Community Development Department. Written comments must be received by 4:00 pm on the day of the meeting to be presented to the Planning & Zoning Commission. Submissions by email may be sent to: communitydevelopment@valdezak.gov.

If you have questions concerning this notice, or who would like more information you can contact the Community Development Department at 907-834-3401.





APPLICATION FEE \$50.00 WAIVED 2013 PER RESOLUTION #12-72

CITY OF VALDEZ APPLICATION FOR VARIANCE

APPLICATION NUMBER	DATE 06/03/2025
NAME OF APPLICANT Alderwood LLC	
MAILING ADDRESS OF APPLICANT Po Bo	x 727, Valdez, AK 99686
LOCATION OF SUBJECT PROPERTY: LEGA	
ADDRESS	AL DECORIT TION AND CITALET
140 Airport Rd, Valdez, AK 99686	
PHONE 907-201-2341	
SIGNATURE Ruly	
PROPERTY OWNER DOT	
MAILING ADDRESS Alaska Department of Tran	sportation & Public Facilities
ZONING DISTRICT Northern Region Office, Sta	atewide Aviation Leasing,
2301 Peger Rd Fairbanks,	AK 99709
PROVISIONS OF ZONING ORDINANCE REC	QUIRING A VARIANCE:
CODE SECTION NUMBER	
VARIANCE REQUESTED:	

CITY OF VALDEZ VARIANCE APPLICATION PAGE 1 OF 2 REVISED 6/2/2025

ther prope	se or development, which do not generally apply to rties in the same zoning district.
	ow the strict applications of the provisions of the lations would result in practical difficulties or hardship.
We do not i	ntend to provide spaces for tents and so restrooms e needed. RV's are self contained.
Dagariha ha	with a greating of the verience will not recult in
material dar	w the granting of the variance will not result in nage or prejudice to other properties in the vicinity
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material dar nor be detri N/A	nage or prejudice to other properties in the vicinity mental to the public health, safety or welfare.
material dar nor be detri N/A Describe ho	nage or prejudice to other properties in the vicinity mental to the public health, safety or welfare. ow the granting of the variance will not be contrary stives of the comprehensive plan.
Describe ho to the Alderv structure w	nage or prejudice to other properties in the vicinity mental to the public health, safety or welfare. where the granting of the variance will not be contrary

Approval Criteria pursuant to VMC 17.12.100 (D)



212 Chenega Ave. Valdez, AK 99686

Legislation Text

File #: 25-0301, Version: 1

ITEM TITLE:

Public Hearing for the Rezone of 3281 Richardson Highway from General Commercial (G) to Neighborhood Mixed Use (NMU)

SUBMITTED BY: Kate Huber, Community Development Director

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public Hearing Only

SUMMARY STATEMENT:

Magdalena and James McCay have applied to rezone 3281 Richardson Highway (Lot 2, Tract 3, USS 3538, Plat 2003-7) to Neighborhood Mixed Use (NMU). The official zoning map indicates that this property is currently zoned General Commercial (G).

Applicant: Magdalena and James McCay
Property Owner: Magdalena and James McCay
Property Address: 3281 Richardson Highway

Legal Description: Lot 2, Tract 3, USS 3538, Plat 2003-7

Current Zoning District: General Commercial (G)

Proposed Zoning District: Neighborhood Mixed Use (NMU)

Comp. Plan Place Type: Residential Neighborhood

Vicinity Zoning:

East: Neighborhood Mixed Use (NMU)

West: Neighborhood Mixed Use (NMU) and General Commercial (G)

North: Moderate Density Residential (R2)

South: Neighborhood Mixed Use (NMU) and Light Industrial (LI)

Access: Richardson Highway and Dylan Drive with additional frontage on Skidder Street

Notice of the meeting was published on the City of Valdez website on June 23, 2025. Notice of the meeting was mailed on June 23, 2025 to the 16 property owners within 300 feet of the subject property. A document holder was posted on the Richardson Highway with public notice flyers on June 23, 2025.



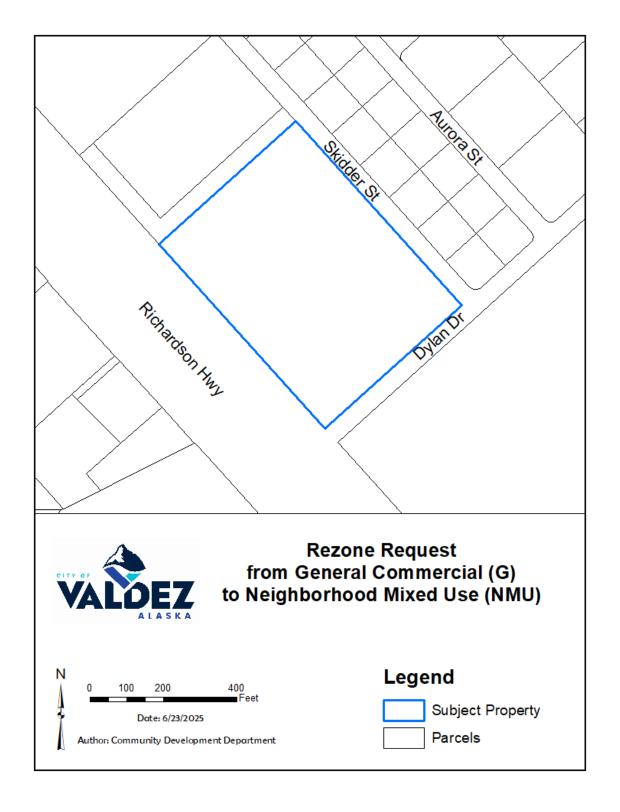
NOTICE OF PUBLIC HEARING FOR A REZONE FROM GENERAL COMMERCIAL (G) TO NEIGHBORHOOD MIXED USE (NMU)

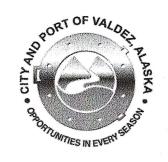
The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, July 9, 2025, at 7:00 pm in the City Council Chambers at 212 Chenega Avenue, Valdez, Alaska.

The purpose of the hearing is to take public testimony concerning a rezone application for 3281 Richardson Highway (Lot 2, USS 3538, Plat 2003-7). The applicants and the property owners are Madalena and James McCay. The current zoning district is General Commercial (G) and the applicants have requested that the zoning district be changed to Neighborhood Mixed Use (NMU).

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Community Development Department. Written comments must be received by 4:00 pm on the day of the meeting to be presented to the Planning & Zoning Commission. Submissions by email may be sent to: communitydevelopment@valdezak.gov.

If you have questions concerning this notice, or who would like more information you can contact the Community Development Department at 907-834-3401.





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

CITY OF VALDEZ APPLICATION FOR REZONE

APPLICATION NUMBER DATE 6/16/2025
NAME OF APPLICANT MAGDALENA & JAMES MCCAY
ADDRESS OF APPLICANT PO BOX 1293 VALDEZ AK 9968
home address: 455 9th Street
DAYTIME PHONE 907 - 255 - 5515
LEGALOWNER MAGDALENA & JAMES MICCAY
ADDRESS PO. BOX 1293 VALDEZ AK 99686
PHONE NUMBER 907 255 5515
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS
3281 Richardson Highway
3281 Richardson Highway Lot 2, Plat # 2003-7, Lot size 7.75 AC, Zone G
CURRENT ZONING
PROPOSED ZONING Neighborhood Mixed USE
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.
Lot size 7.75 AC
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?
see attached
SIGNATURE / Myold, DATE 6 16 2025

ComDev/DATA/FORMS/P & Z Forms/Rezone Application 3/15/10

We are submitting this request to rezone our property in Valdez, Alaska, from General Use to Neighborhood Mixed Use. This change is essential to support our long-term development vision, which includes building a small-footprint townhouse community with garages specifically designed to accommodate RVs and boats—a type of housing that reflects the unique lifestyle and needs of Valdez residents.

Our project will be implemented in **phases over the next several years**, starting with necessary groundwork and infrastructure:

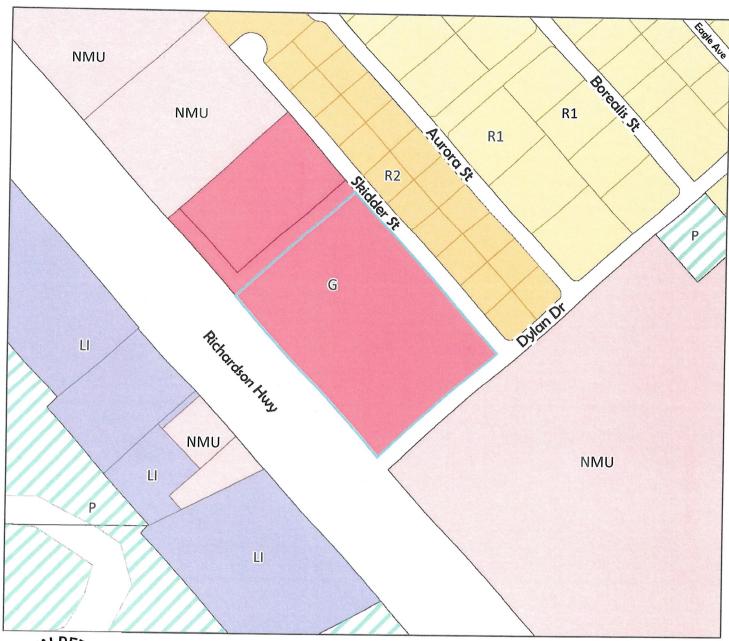
- In the **next 14 months**, we plan to:
 - Clear a portion of the land;
 - o Set up a mobile home and office space;
 - o Construct a shop to support our existing transportation business.
- In parallel, we intend to **subdivide the property into three parcels** by the end of **2025**, laying the foundation for the residential portion of the development.
- Over the **next five years**, we will gradually **relocate all existing connexes** from the property and focus on **designing and constructing the townhouse units**, with the intent of enhancing neighborhood character and providing valuable residential options.

Through detailed research and consultation with the City's Community Development Department, we have determined that the Neighborhood Mixed Use zoning designation is the most appropriate fit for our phased development plan. This zoning will allow us to:

- Responsibly transition the land into a mixed-use residential area;
- Support housing that integrates secure storage for recreational vehicles;
- Maintain compatibility with surrounding land use;
- Align with the City's goals for long-term community development and livability.

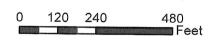
The current **General Use** zoning does not support this vision, limiting our ability to develop in a way that meets both our business objectives and community needs.

We are committed to thoughtful, compliant, and sustainable development and look forward to working with the City of Valdez, Planning and Zoning Commission and City Council as this project moves forward.





City of Valdez Zoning Districts



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development



Moderate Density Residential (R1)

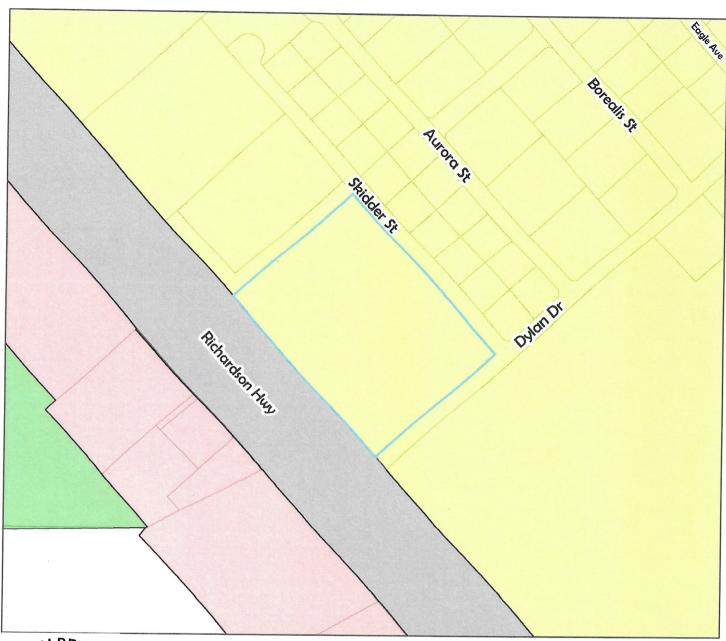
High Density Residential (R2)

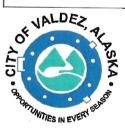
Neighborhood Mixed Use (NMU)

General Commercial (G)

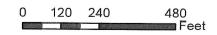
Light Industrial (LI)

Public Lands District (P)





City of Valdez Future Land Use Map



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development



Comprehensive Plan Place Type

Residential Neighborhood

Mixed Use Center

Recreation

Gateway Corridor Overlay



City of Valdez

Legislation Text

File #: 25-0302, Version: 1

ITEM TITLE:

Approval of King Salmon Lane, as the Name for the Private Street Servicing the ACAH Planned Unit Development (Blueberry Terrace) on Lot 5 Evergreen Vista No. 1 Subdivision.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve King Salmon Lane, as the name for the private street servicing the ACAH Planned Unit Development on Lot 5 Evergreen Vista No 1 subdivision.

SUMMARY STATEMENT:

The Alaska Corporation for Affordable Housing (ACAH) is currently constructing a housing development within the City of Valdez, on the property with the legal description of Lot 5 Evergreen Vista Add No 1. This development has completed the Conditional Use Permit (CUP) process and is approved as a Planned Unit Development (PUD). This development will have 20 dwelling units and a private road which services these dwellings. ACAH will be naming this development Blueberry Terrace and they propose that the private street which will run through the development be named King Salmon Lane. Per Valdez Municipal code 12.06.130, the naming of this private street must be approved by the Planning and Zoning Commission.

The proposed name. King Salmon Lane is consistent with VMC 12.06.110, and VMC 12.06.120 which relate to the selection of a street name and its designation.

VMC 12.06.110 Street designations.

Designation of streets within the city of Valdez shall be in accordance with the following NENA standards except in the case of existing and recorded street designations:

C. Private roads shall be designated "lane" or "trail."

VMC 12.06.120 Street naming policy.

In selecting street names, consideration shall be given to the following:

A. There shall be no conflict of existing street names within the existing emergency 911 jurisdictional boundary.

B. Street names of similar pronunciation and/or spelling shall be prohibited; e.g., Briar Lane,

File #: 25-0302, Version: 1

Brier Lane. The community development department shall coordinate with the fire department and police department to ensure compliance with this requirement.

- C. Variations of the same street name with different street designations shall be prohibited within the first word of the two-word title or in the street extension; e.g., Pine Road, Pine Drive, Pine Lane.
- D. No street name may consist of more than two words or contain more than fourteen letters, excluding the extension; e.g., street, lane, court, etc. The city council may approve street names with more words or letters; e.g., Martin Luther King Ave., in special situations.
- E. Names shall be chosen that reflect objects or historic personages that relate to Alaska in general and to the area specifically and be commensurate with scale and location of the street or the buildings accessed by the street.

As stated in the CUP and in the Supplemental Narrative and Revised Site Plan documents, King Salmon Lane is to be a private street. The City of Valdez will not be assuming responsibility for the street and all snow removal and ongoing maintenance is the responsibility of the development owner. ACAH must also coordinate with the Public Works Department to secure signage for King Salmon Lane that matches the style of City of Valdez street signs, with the addition of a small sign on top that specifies "Private". The purchase and installation of the required signage will be the responsibility of the developer.



June 7, 2024

Bruce Wall Senior Planner City of Valdez P.O. Box 307 Valdez, AK 99686 Sent via email to bwall@valdezak.gov

Re: Letter dated June 5, 2024

Mr. Wall,

We appreciate the careful consideration that has already gone into the review of our Conditional Use Permit Application. We would like to offer the following narrative in response to your outlined concerns.

Regarding Ordinance 24-01 17.09.020(B)(2) regarding "Design Excellence:" When originally designing the concept on this lot, triplexes were considered. Triplex configurations would be allowable under the current zoning standards. However, triplex designs severely disadvantage the middle ADA accessible units. These units would have little to no natural light in their living spaces and be required to share walls with two neighbors. In a city that experiences such a vast winter with snow and darkness, it is imperative that all residents experience as much natural daylight as possible.

Our duplex design allows daylight on three sides with the only shared wall being that of the garages, making a more desirable unit. The duplex design also ties in with the residential neighborhoods on two sides of the property, allowing for a more esthetically pleasing extension of their community as opposed to a higher density building configuration.

The passthrough street versus a cul-de-sac design allows for ease of use for emergency vehicles, as there is no need for first responders to coordinate turning their vehicles around in emergency situations.

Building Type BB contains both side and rear facing rooflines. The side-shedding roofline is atop the second story and does not affect any emergency egress, as there are no bedrooms below it on the main level. The rear-shedding roofline is above one of the bedrooms. Since these plans are only at 10% completion, by making a slight modification to have the egress window on the side, rear snow shed will not pose an issue for egress. We anticipate using shingle roofs to control snow shed and we will also put the fence closer to the property line.



With the modifications of the location of the egress window and the fence, any concerns of the site not meeting design excellence should be alleviated.

Regarding Ordinance 24-01 17.13.030: The road depicted in the plans is intended to be a private road with no additional responsibility added to the Public Works department of the City of Valdez. It will be the owner's responsibility to maintain snow clearance and unit access in the winter months. Ownership will be purchasing necessary snow removal equipment in order to do so. In addition to the indicated snow storage areas, the parking spaces located in between each pair of buildings may be used as overflow of snow storage, should it become necessary (up to six spaces). This will not impact the parking for the units, as each unit has a garage and space to park an additional vehicle in each driveway. Please see the attached sketch plan.

We hope that this explanation provides the clarity needed for your committee's consideration and approval of our Conditional Use Permit application. We look forward to continuing this conversation about how we can bring desirable affordable housing units to your community.

Should you have any additional questions or concerns, please feel free to contact me directly.

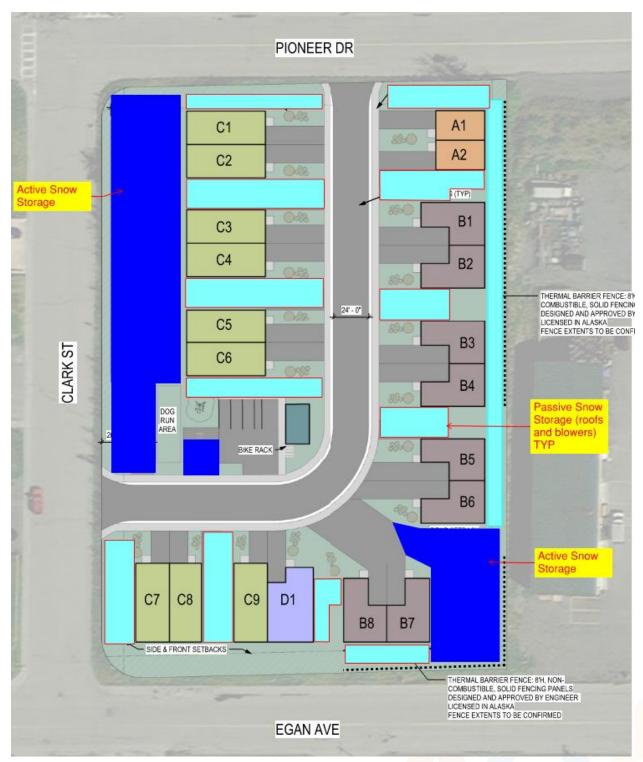
Thank you,

DocuSigned by:

Chelsea Smith

Criessed Smith
Operations & Development Manager
907-330-8401
csmith@acah.us





Conditional Use Permit - Findings and Conditions

Date: June 12, 2024 File: CUP 24-03

Conditional Use: Planned Unit Development (PUD)

Applicant: Alaska Corporation for Affordable Housing

Legal Description: Lot 5, Evergreen Vista Addition No. 1, Plat 81-4

Street Address: 700 West Clark Avenue Zoning District: General Commercial (G)

<u>Findings</u>

Procedural Findings

- a) On May 9, 2024, the Community Development Department received a conditional use permit application from Alaska Corporation for Affordable Housing for a Planned Unit Development.
- b) The applicant supplemented the applicant on May 23, 2024 and on June 7, 2024.
- c) The Community Development Department reviewed the application and determined that it was complete, in accordance with Ordinance 24-01 17.04.060(E)(1).
- d) A public hearing was scheduled for June 12, 2024, to consider the Conditional Use Permit.
- e) Notice of the meeting was published on the City of Valdez website on May 29, 2024, in accordance with Ordinance 24-01 17.04.060(E)(5) and 17.04.180(C)(1).
- f) Notice of the meeting was published in the Copper River Record on June 6, 2024.
- g) Notice of the publication was published in KVAK's e-blast newspaper on June 3, 2024 and June 10, 2024.
- h) Notice of the meeting was mailed on May 29, 2024, to the 33 property owners within 300 feet of the subject properties, in accordance with Ordinance 24-01 17.04.060(E)(5) and 17.04.180(C)(2).
- i) A document holder was posted on Clark Avenue with public notice flyers on May 29, 2024, in accordance with Ordinance 24-01 17.04.060(E)(5) and 17.04.180(C)(3).

- 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. Ordinance 24-01 17.04.060(C)(1)
 - a) The narrative submitted by the applicant states, "The project is roughly 2 acres with a relatively level topography with access to three city streets. The proposed development includes an access off Pioneer Street and secondary access off of Clark Street. The property is well drained with a slight slope down to Egan Street. Onsite drainage will be collected along the internal road and piped to drainage structures in surrounding streets." "Yards around the duplex homes will be graded away from the homes to percolation areas."
 - b) The property has a 1.7% slope with the highest point in the northeast corner and the lowest point in the southwest corner of the property.
 - c) The property is not located in a Special Flood Hazard Area or in a tsunami inundation zone.
 - d) The geography of the site is suitable for the proposed use.
 - 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. Ordinance 24-01 17.04.060(C)(2)
 - a) The narrative submitted by the applicant states, "The development is designed to include connections to City Water, Sewer, and Electrical power that are currently available at the site. The interior roadway is designed to allow Fire truck access through the site with no turnarounds required. We anticipate adding fire hydrants as required for hose distances established in the International Fire Code."
 - b) Notice of the application was provided to the following: Valdez Fire, Valdez Police, Valdez Public Works, Valdez Capital Facilities, Copper Valley Electric Association, Copper Valley Telecom, GCI, and Valdez City School District.
 - c) The Public Works Department provided comments regarding snow storage and removal. Those comments addressed snow storage access, snow storage locations, street width, and proximity of homes.
 - d) The Capital Facilities Department agreed with the comments from the Public Works Department and also "recommended that the waterline in the subdivision be looped from Pioneer to W. Egan to ensure no freeze-up."
 - e) This proposal does not dedicate any right-of-way to the public. The proposed street serving the duplexes will remain privately owned and the owner is responsible for the maintenance of the infrastructure on the property.

- f) The application materials demonstrate that the utility, sanitation, and public service needs will be met.
- 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 in which it is located. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application. Ordinance 24-01 17.04.060(C)(3)
 - a) The narrative submitted by the applicant states, "The property is zoned General Commercial. Table 17.06.040a lists the allowed use for Planned Unit Development as a permitted use subject to the Conditional Use process. The small management office on the site is permitted in the General Business zoning."
 - b) The subject property is located in the General Commercial district.
 - c) The General Commercial district does not require minimum setbacks other than the Building and Fire Code requirements regarding firewalls and separation of buildings. The General Commercial district allows a 40-foot maximum building height for primary structures and a 20-foot height for accessory structures.
 - d) These dimensional standards are not applicable to approved Planned Unit Developments; however, the building and fire code requirements will be enforced administratively at the time of building permit application.
 - 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 17.08. Ordinance 24-01 17.04.060(C)(4)
 - a) The narrative submitted by the applicant states, "There are no specific use standards that apply to this project."
 - b) Ordinance 24-01 does not contain any specific use standards for Planned Unit Developments or for duplexes.
- 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. Ordinance 24-01 17.04.060(C)(5)
 - a) The narrative submitted by the applicant states, "Residential and mixed use on this site is supported in the Comprehensive Plan."
 - b) The Future Land Use Map in Plan Valdez, the comprehensive plan for the City of Valdez, depicts the subject property within the Mixed-Use Center place type.
 - c) The narrative in the comprehensive plan for the Mixed-Use Center place type states, "As places of economic activity, provides the weekly and convenience shopping needs for Valdez residents and integrates housing options to offer residents the ability to live, shop, and work in close proximity."

- d) Single-family attached dwellings are listed as a supporting land use within the Mixed-Use Center place type.
- e) Comprehensive Plan Goal 2.3 Promote, protect, and build quality housing states, "Quality housing is housing that meets community needs including a range of incomes, housing types, and locations; and is built with longevity in mind." If further states, "Various housing options will enable residents to find suitable local housing regardless of income level."
- f) The comprehensive also states, "From an economic perspective, the community's most important focus should be to increase the availability of housing stock, especially to create more rental housing and entry-level housing for the Valdez workforce."
- g) The proposed conditional use and its associated site improvement(s) are consistent with the Comprehensive Plan's goals, policies, and maps in terms of land uses, development character, and scale.
- 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. Ordinance 24-01 17.04.060(C)(6)
 - a) The narrative submitted by the applicant indicates that the development will not create any adverse impacts as specified in the code.
 - b) It is not anticipated that that the proposed use will create any nuisances related to excessive noise, lighting, vibration, traffic, debris and litter, or outdoor material storage.
- 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. Ordinance 24-01 17.04.060(C)(6)
 - a) The narrative submitted by the applicant states, "Vehicular traffic is accommodated on the site at both Clark Street and Pioneer Drive. This double access arrangement will provide two ways for the residents to enter and exit the project, which is very important considering the potential morning and afternoon parent traffic to the elementary school. The arrangement allows for easy access to Egan Drive as a secondary exit path. Pedestrian traffic is accommodated on site with sidewalks on both sides of the private drive/street connecting all units and management office. The onsite sidewalks will connect to future sidewalks on Pioneer and Clark when these streets are upgraded, although, the development team could entertain a sidewalk connecting to the corner of Clark and Pioneer to accommodate students walking to and from school. Each of these currently has sidewalks on the opposite sides of each street. Cyclists will use the onsite street to gain access to the public streets."

- b) The proposed use and its associated site improvements will provide adequate site access for motor vehicles, pedestrians, and cyclists.
- c) The proposed use will not create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.
- 8. PUD Criterion 1 Open Space: The project design and spatial layout results in additional open space than could otherwise be achieved with the strict application of the zoning district standards. Open space that meets the standards of 17.09.010(E) is required. Ordinance 24-01 17.09.020(B)(1)
 - a) The narrative submitted by the applicant states, "This project is designed with 21% lot coverage. Snow storage areas account for 9% of the lot extents. The resulting open space on this site is 70% open space. This includes a small playground and dog run area."
 - b) The subject property is not located in a residential district; therefore, the requirements of Ordinance 24-01 17.09.010(E)(1) are not applicable.
 - c) The subject property does not contain any known wetlands, streams, lakes, rock outcroppings, native forest land, or high-value animal habitat; therefore, the requirements of Ordinance 24-01 17.09.010(E)(2) are not applicable.
 - d) The proposed development meets the open space requirements of Ordinance 24-01 17.09.010(E).
- 9. PUD Criterion 2 Design Excellence: The project is expected to achieve a better design than could be achieved with the strict application of the zoning district standards in terms of building architecture, pedestrian orientation/access, retaining natural features, and implementing the community vision as articulated in the comprehensive plan. Ordinance 24-01 17.09.020(B)(2)
 - a) The narrative submitted by the applicant states, "We are also providing 20-foot separations between each duplex pair, with ample room for future trees, play yards, etc. A higher density of housing is achievable on this site, however, the density we are proposing will allow more open space for family living and snow accommodation in the winter months. We also recognize the realities of successful living in Valdez may include ownership of boats, campers, ATV's etc. and we have provided more auxiliary parking stalls near the residences."
 - b) The General Commercial zoning district does not allow duplexes without an approved PUD. The design of the project provides a good transition from the adjacent single-unit attached dwellings, single-unit detached dwellings and the adjacent light industrial uses.
 - c) The project implements the community vision articulated in the comprehensive plan as detailed above in Criterion 5.
 - d) The project will achieve a better design than could be achieved with the strict application of the zoning district standards.
- 10. PUD Criterion 3 Impact Mitigation: The project applies buffering, vegetation, and building placement considerations as methods to mitigate potential adverse

impacts onto neighboring properties that may be caused by a reduction in the required building setbacks, or an increase in building height. Ordinance 24-01 17.09.020(B)(3)

- a) The narrative submitted by the applicant states, "Due to the project funders (HUD) requirements we have added a 8 foot tall thermal barrier fence along two property frontage to protect humans using the outdoor yards against potential impacts of neighboring above ground heating fuel tank explosions. (on bus barn and bulk fuel properties)"
- b) There will not be any adverse impacts onto neighboring properties caused by a reduction in the required building setbacks, or an increase in building height because the applicant has not requested a reduction in the required building setbacks, or an increase in building height.

Conditions

- 1. The conditional use permit is granted for Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 for a Planned Unit Development for 10 duplexes.
- 2. The conditional use permit is effective upon approval.
- 3. The conditional use permit must be utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion.
- 4. The use must be consistent with the submitted application and site plan. Any change to the plans must be submitted to the Community Development Department and processed pursuant to Ordinance 24-01 17.04.060(F).



City of Valdez

212 Chenega Ave. Valdez, AK 99686

Legislation Text

File #: 25-0303, Version: 1

ITEM TITLE:

Approval of recommendation to City Council for Releasing Public Access Interest in a 60 Foot Wide Easement That Extends North/South Across the Entire Western Side of Lot 5A Sleepy Hollow Addition No.4.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve recommendation to City Council for releasing public access interest in the 60 Foot Wide Easement That Extends North/South Across the entire Western Side of Lot 5A Sleepy Hollow Addition No.4.

SUMMARY STATEMENT:

Gas INC., the owner/operator of Captain Joe's gas station, is looking to expand their car wash operation to the west of the already existing car wash bay. Currently there is an easement running north/south that extends 60 from the western boundary of the parcel on which the gas station exists (Lot 5A Sleepy Hollow Addition No. 4). The desired addition of the car wash would extend into the easement and would not currently be allowed. Gas Inc. is requesting that the City of Valdez release any public interest in the easement being used as a right of way, and that they are allowed to reduce the easement to 30' in width and designate it as a utility easement.

The 60' wide easement in question was established via plat #77-3 which was recorded in May of 1977 when the Sleepy Hollow Subdivision was created from parts of USS 635, USS 636, and Block 19 of Mineral Creek Subdivision. The nature of the easement was not specified on the plat, but it was referenced in the minutes of the Planning and Zoning Commission meeting on January 12, 1977, that "the road easements reserved on the map at 60 feet to conform to other streets in the area." This interpretation was confirmed by Community Development staff in the attached memo from 1994, and current staff have concurred that there was an intention to use this easement for public access when it was platted, and in order to change the width of this easement this public interest must be formally vacated.

Gas INC. has obtained letters of non-objection from GCI, CVEA and CVT stating that the utilities do note object to the reduction of the easement to 30 feet in width adjacent to the western edge of the

File #: 25-0303, Version: 1

Captain Joe's lot. City Council must vote to decide to release the city's interest in the access portion of this easement. After the commission decides on the recommendation, this item will be brought forward to the Valdez City Council in the form of a resolution. If the resolution is passed by the council, Gas Inc will then be required to have the property surveyed and a plat recorded which shows the width and location of the reduced width easement.

This action is in alignment with Plan Valdez, the City of Valdez 2021 Comprehensive Plan goal 3.2, Pursue a diverse and self-reliant economy. This goal is under the theme of Thriving & Sustainable Economy. Goal 3.2 states: Pursue a diverse and self-reliant local economy through working with local industries, workforce, education systems, entrepreneurs, and businesses to retain and attract businesses and residents who want to work and live in Valdez, year-round. Goal 3.2 Action A reads: Continue to work with and provide support for industries (both new and existing) to develop new opportunities that diversify and support the local economy.

DRAWING NO.

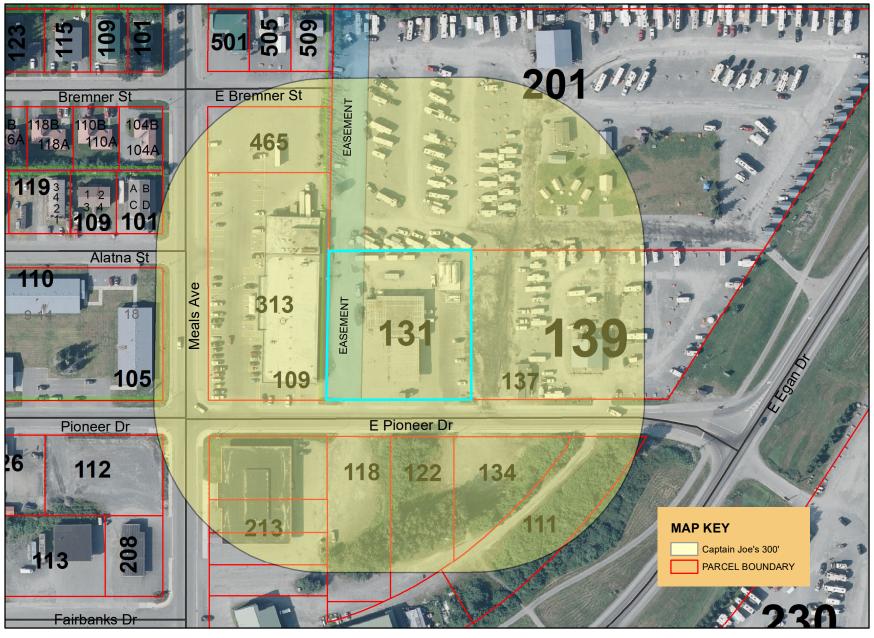
DRAWING NO. 76580.51

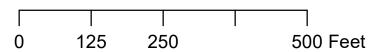


CAPTAIN JOE'S

300 FOOT RADIUS







Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

4.3 BK2

MEMORANDUM



TO:

Jeanne Donald, City Clerk

FROM:

David Dengel, David Dengel, David Dengel, David Dengel, David Manager/
Director of Community Devel.

DATE:

December 13, 1994

SUBJECT:

Platted Easements for Sleepy Hollow Addition

You asked for an interpretation of the 60' easement which runs between Lots 2 and 3 of Sleepy Hollow Addition recorded as Plat 77-3. The plat lists this only as a 60' easement. In reviewing the minutes of the January 12, 1977 Planning and Zoning Commission meeting, Barney Meyring representing the owners of the property, indicated that this easement was a 60' road easement and that the width was established to match other roadway right-of-way widths in the City.

Subsequent resubdivision of Lot 2 shows a 10' utility easement along the western edge of the lots that are created by Sleepy Hollow Addition #3.

I hope this provides the answer to the question which you posed.

PLANNING & ZONING COMMISSION MINUTES

Regular Meeting January 12, 1977

I. Call to Order

The regular meeting of the Valdez Planning and Zoning Commission was called to order at 7:42 p.m. by Chairman Moore in the council chambers in city hall.

II. Roll Call

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Responding to the call of the roll were Chairman Moore, Commissioners Wyatt, Misterek and Ellinger. Commissioners Quiroz, Evans and Richter were absent. Commissioner Quiroz was excused by prior request. There were approximately nine persons in the audience.

III. , Approval of Minutes

The minutes of the meeting of December 22, 1976 were approved as presented.

IV. Old Business

I. Port Valdez Subdivision - Plat Map Final Approval
The plat map of all Port Valdez Co. properties was submitted for final approval. Mr. Wayne Mabry representing the Port Valdez Co. was in the audience.

Following review of the plats, it was moved by Commissioner Misterek and seconded by Commissioner Wyatt that the plat maps be approved as submitted. Motion carried unanimously with three commissioners absent.

2. Sleepy Hollow Addition Subdivision - Block 19, M.C.S. and U.S.S. 636 and U.S.S. 635

The subdivision map was submitted for approval.

Commissioner Richter arrived at 7:53 p.m.

General discussion revealed that this submittal did not conform to the previous submittal inasmuch as there were additional lots to be subdivided and road easements designated which did not line up across Meals Avenue. Mr. Meyring, representing the owners, stated that the road easements were reserved on the map at 60 feet to conform to other streets in the area. Considerable discussion regarding access to and from U.S.S. 635 and U.S.S. 636 was held. The map as submitted showed the extension of Alatna Street offset approximately 60 feet, which is contrary to the subdivision code, Section 24-21(c).

The general feeling expressed was that the commission should only consider the subdivision as requested by the Church of Jesus Christ of Latter Day Saints.

It was moved by Commissioner Wyatt and seconded by Commissioner Ellinger that the commission act only on the L.D.S. subidivion from U.S.S. 636 of Mr. P. J. Matthew and Block 19, M.C.S. of Mr. Del Welch. Motion carried unanimously with two commissioners absent.

V. New Business

1. Subdivision - Lot 1, Block 29, M.C.S.
The proposed subdivision map of Lot 1, Block 29, M.C.S. was submitted for commission approval.

General discussion revealed that the map, as submitted, would create an illegal building of the existing residence due to the prohibition of residential units in the CBD except as housing for owners or managers of the adjacent business. The commission also questioned the availability of adequate parking for the businesses as required by the city code if the proposed subdivision were granted. Inasmuch as the plan was not submitted in time for adequate review by city staff and the commission, it was moved by Commissioner Misterek and seconded by Commissioner Wyatt to table this matter until it could be brought up to code for parking and for further information on the proposal. Motion carried unanimously with two commissioners absent.

VI. Public Business from the Floor
There was no one in the audience wishing to address the commission.

VII. Commission Business from the Floor
Commissioner Wyatt called attention to the parking of the T.S.I. bus across
the driveways of the post office which restricted access to the post office
and caused considerable congestion.

Commissioner Ellinger called attention to other trucks parking on Tatitlek Avenue which interfered with sight distances.

VIII. Adjournment

Meeting adjourned at 8:53 p.m.

ATTEST:

Chairman Sidney Moorn

58



City of Valdez

212 Chenega Ave. Valdez, AK 99686

Legislation Text

File #: 25-0304, Version: 1

ITEM TITLE:

Approval of Conditional Use Permit 25-02 - A request from Alderwood LLC to Allow a Recreational Vehicle Park on a portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E), 140 Airport Road, and Adopt Findings

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the request from Alderwood LLC for a recreational vehicle park on a portion of Tract II, ASLS 73-61, Survey 2007-5, and adopt the proposed findings.

SUMMARY STATEMENT:

Applicant: Alderwood LLC

Property Owner: State of Alaska, Department of Transportation and Public Facilities

Leaseholder: Alderwood LLC Street Address: 140 Airport Road

Legal Description: A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E)

Zoning District: Light Industrial (LI)

Existing Land Use: Manufactured Home Park

Access: Richardson Highway and Airport Road

VMC 17.12.090(C) states, "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."

Please see the attached staff report for details on the code requirements, staff's evaluation of the application, and the proposed conditions.



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

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

DATE 04-18-2025
NG A VARIANCE (I.E.
IG N/A

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

This mobile home park has been in place for a long	g time and utilizing nee space for tem	
would fit into the existing structure.		-
		-
Why is there a need in the are	ea for the Conditional	Use
equested? Wherever possible, sub		
actual data.		
We receive a lot of requests for summer parking fr	rom RV owners.	
At times seasonal workers request summer parkir	ng for RV's.	
	and the three Countries and the	
Why is this site especially suite	ed to the Conditional	use
proposed?		
The property is located right by the highway, easy	access.	
Why would the Conditional Use ha		on
surrounding property and uses?	ive no detrimental effects	on
surrounding property and uses?	ive no detrimental effects	on
-	ave no detrimental effects	on
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the	t borders the property to the north, he east, and a gas station borders	on
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the	t borders the property to the north, he east, and a gas station borders	on
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible.	
Surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other inform	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible.	
surrounding property and uses? The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible.	t to
The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application We, as a business operating a mobile home park we	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible. nation you feel is relevant would like to be able to offer accomoders.	t to
a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application We, as a business operating a mobile home park with the same as other Mobile Home Parks in the City.	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible. nation you feel is relevant would like to be able to offer accomode.	t to
The whole area is zoned light industrial, the airport a fuel transport company borders the property to the to the south. The Mobile home park is surrounded Attach or include any other informathis application We, as a business operating a mobile home park was a source.	t borders the property to the north, he east, and a gas station borders by vegetation and not very visible. nation you feel is relevant would like to be able to offer accomode.	t to

Please provide a narrative:

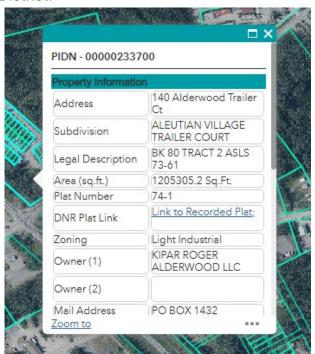
VMC 17.12.090(D)(3) – Please provide a narrative:

- That describes the location, proposed use(s), proposed site improvements, and zoning district.
- That describes the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site.
- That addresses the specific use standards for recreational vehicle parks contained in VMC 17.80.140.
- That addresses each of the approval criteria in VMC 17.12.090(C).

VMC 17.12.090(D)(4)(a) – Please provide a scaled drawing that depicts the proposed site layout, building locations, vehicular and pedestrian circulation, open space and recreation areas, parking layout, and any other information necessary to visually describe the proposed recreational vehicle park along with the existing uses.

VMC 17.88.030 – Please provide a snow storage plan.

• That describes the location, proposed use(s), proposed site improvements, and zoning District.



Proposed use:

We'd like to utilize vacant spots in ALDERWOOD to be able to park Mobile homes of various sizes.

Proposed site improvements:

We are not planning to improve anything; we would have mentioned this in the application.

Zoning district:

The zoning is light industrial.

That describes the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site.

Nothing is existing, we plan to Utilize empty spots suited for Mobile homes to park RV's. Mobile homes are traditionally about 14 feet wide and 70 feet long. The park is approved for such structures.

No RV is of that size. RV's are 8 feet wide and seldom longer than 40 feet, some very huge RV's are 45 feet long but still not wider than 8 feet.

Once more, Alderwood is an established site built for Mobile homes.



• That addresses the specific use standards for recreational vehicle parks contained in VMC 17.80.140.

17.80.140 Recreational vehicle parks or campgrounds.

- A. Purpose. The purpose of this section is to establish the site development and operations standards for campgrounds and recreational vehicle (RV) parks. These uses are intended to serve as a temporary housing or lodging for visitors.
- B. Applicability. The standards herein apply to the establishment of new or expansions of existing campgrounds and RV parks.
- C. Specific Use Standards.
- 1. Camping and RV Sites. Specific sites shall be designated for camping and RV parking pursuant to this subsection.

ANSWER: RV sites are a gravel pad which have water, sewer and electricity so RV's can get hooked up with utilities. The Alderwood MOBILE home park has a gravel surface, water, sewer and electricity available.

2. RV Site Width. The minimum width per RV site shall be ten feet plus the width of the RV.

ANSWER: Alderwood is an approved Mobile Home Park, each lot is 40 feet wide and 100 feet long.

3. Structures. One cabin is allowed on each camping site. Said structures shall be limited to five hundred square feet of habitable area.

ANSWER: We didn't know this. Thank you for the info.

4. Restrooms and Sanitation. Each campground and/or RV park shall provide restroom facilities for the occupants. Said facilities shall remain accessible to occupants twenty-four hours a day.

ANSWER: We do not plan on having a campground and have no intentions to have tents in the park, therefore we do not plan for restrooms. RV's have all facilities built in.

5. Occupancy Limitations. Occupancy is limited to one hundred eighty consecutive days.

ANSWER: Understood

6. Retail Allowances. Each campground or RV park may contain small retail stores and mobile vendors, intended to serve occupants of the campground or RV park and that are accessory and incidental to RV park operations. (Ord. 24-01 § 1)

ANSWER: Thank you for the info.

17.12.090 Conditional use permits.

- 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.
- 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.

ANSWER: Alderwood is an approved MOBILE HOME PARK that has been in place for about 40 years. It was approved to be a MHP and over its life never experienced any geophysical hazards or any of the other mentioned dangers.

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.

ANSWER: Alderwood MHP was connected to the City of Valdez water system, the park was approved to be a MHP and provides access to any and all emergency services, therefore this layout ensures the safety for its occupants as is. The MHP is connected to the city sewer system and to the CVEA power grid. Long

term safety has been proven during the parks long time existence and there has not been any of the above mentioned services that have not been respected.

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.

ANSWER: the lots are 40 feet wide and 100 feet long, we do not plan to adjust any lots to accommodate RV's.

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.

ANSWER: We are not asking for anything new, we would like to be allowed to park smaller Structures/RV's in Alderwood.

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.

ANSWER: We believe that you will be the judge of that, however, utilizing an existing business which is very similar to the plan will fit perfectly into the comprehensive plan.

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.

ANSWER: RV's are by nature very quiet, people drive slowly. They also do not create vibrations that could possibly disturb others. Alderwood has 2 public dumpsters which will serve as a disposal for trash RV's might produce.

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.

ANSWER: Alderwood has paved roads, vehicles come and go as expected in an MHP/RV park. The traffic is slow and presents very little hazard to motorists, and/or cyclists.

17.88.030

Snow Storage Plan:

Alderwood has been in existence for about 40 years, at no point in time was there a shortage of snow storage or even the need to push snow back with a dozer to make more room for snow storage.

As you can see in the drawing Alderwood has excessive snow storage. If any spots in the park are utilized for RV parking no additional snow storage is required. Alderwood has snow storage for all spots occupied or vacant.



Areas in blue are snow storage.

Alderwood has combined about 8 acres of snow storage. This snow storage serves about 102 spots

Of 40 ft wide by 100 ft long parcels. The park is currently at about 50% capacity. We plan to utilize those empty spots.

Best regards.

Roger Kipar

Alderwood LLC

Valdez, AK 99686



Conditional Use Permit – Proposed Findings and Proposed Conditions

July 9, 2025 Date: CUP 25-02 File:

To: Planning & Zoning Commission From: Bruce Wall, Senior Planner

Conditional Use: Recreational Vehicle Park or Campground

General Information

Alderwood LLC Applicant:

Property Owner: State of Alaska, Department of Transportation and Public Facilities

Leaseholder: Alderwood LLC Street Address: 140 Airport Road

A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E) Legal Description:

Light Industrial (LI) Zoning District:

Existing Land Use: Manufactured Home Park

Access: Richardson Highway and Airport Road

VMC 17.08

"Conditional use" means a provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to ensure their compatibility with permitted principal uses.

"Recreational vehicle park or campground" means a lot or portion of a lot where two or more recreational vehicles or tents are parked, camped, leased or rented for temporary occupancy for recreation or vacation purposes. A recreational vehicle park or campground may be improved or unimproved providing remote, rural or nonrural settings that may or may not include improvements and amenities such as water, showers, electricity, a dump station, cable television, internet service or similar services.

Project Description

Alderwood is a manufactured home park with about 100 spaces for mobile / manufactured homes. About 40 percent of the spaces are currently vacant. The applicant is requesting a conditional use permit for a recreational vehicle park to allow for the seasonal use of recreational vehicles in the vacant spaces within the park. No new spaces are being approved with this permit. Table 17.16.040-1 of the Valdez Municipal Code allows recreational vehicle parks in the light industrial zoning district if approved by a conditional use permit. The applicant is also requesting a variance to the specific use standards for recreational vehicle parks to allow them to not provide restroom facilities for the recreational vehicle park occupants.

Proposed Findings

Procedural Findings

- a) On April 21, 2025, the Community Development Department received a conditional use permit application from Alderwood LLC.
- b) On May 2, 2025, the Community Development Department requested additional information from the applicant.
- c) The applicant submitted the required narrative and a snow storage plan on May 28. 2025.
- d) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.090(E)(1).
- e) A public hearing was scheduled for July 9, 2025, to consider the Conditional Use Permit.
- f) Notice of the meeting was published in the Copper River Record on June 26, 2025.
- g) Notice of the publication was published in KVAK's e-blast newspaper on June 23, 2025 and June 30, 2025.
- h) Notice of the meeting was published on the City of Valdez website on June 23, 2025, in accordance with VMC 17.12.090(E)(5) and 17.12.160(C)(1).
- i) Notice of the meeting was mailed on June 23, 2025 to the 58 property owners in the park and within 300 feet of the subject property, in accordance with VMC 17.12.090(E)(5) and 17.12.160(C)(2).
- i) A document holder was posted on the Airport Road with public notice flyers on June 23, 2025, in accordance with VMC 17.12.090(E)(5) and 17.12.160(C)(3).
- 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. VMC 17.12.090(C)(1)
 - a) The narrative submitted by the applicant states, "Alderwood is an approved

- MOBILE HOME PARK that has been in place for about 40 years. It was approved to be a MHP and over its life never experienced any geophysical hazards or any of the other mentioned dangers."
- b) The western portion of the property, along Pipe Creek, is in the mapped Special Flood Hazard Area (SFHA); however, it is not in an area utilized by the existing manufactured home park except for a narrow portion of the roadway serving the park.
- c) Portions of the property are designated as wetlands in the National Wetlands Inventory; however, this is not in an area utilized for the existing manufactured home spaces in the park.
- d) Pipe Creek, which flows through the western portion of the property, is identified as an anadromous stream in the Alaska Anadromous Waters Catalog. (AWC 221-60-11410)
- e) Notice of the application was provided to the Alaska Department of Fish and Game.
- f) The property slopes slightly from an elevation of approximately 46 feet in the northeast corner of the property to an elevation of about 30 feet along the
- g) Portions of the property are in the mapped tsunami inundation area. The nearest evacuation shelter is located at the airport.
- h) The geography of the site is suitable for the proposed use.
- 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. VMC 17.12.090(C)(2)
 - a) The narrative submitted by the applicant states, "Alderwood MHP was connected to the City of Valdez water system, the park was approved to be a MHP and provides access to any and all emergency services, therefore this layout ensures the safety for its occupants as is. The MHP is connected to the city sewer system and to the CVEA power grid. Long term safety has been proven during the parks long time existence and there has not been any of the above mentioned services that have not been respected."
 - b) Notice of the application was provided to the following city departments: Fire, Police, Public Works, and the Building Official.
 - c) Condition of Approval Number 3 requires the permittee to provide restroom facilities that are accessible to park occupants 24 hours a day unless a variance to this requirement is obtained from the Planning and Zoning Commission.
 - d) Condition of Approval Number 3 prohibits the renting of spaces to recreational vehicles that do not have complete sanitation facilities unless the permittee provides restroom facilities that are accessible to park occupants 24 hours a day.

- e) The application materials together with the conditions of approval demonstrate that the utility, sanitation, and public service needs will be met.
- 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 in which it is located. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application. VMC 17.12.090 (C)(3)
 - a) The narrative submitted by the applicant states, "the lots are 40 feet wide and 100 feet long, we do not plan to adjust any lots to accommodate RV's."
 - b) The subject property is in the Light Industrial (LI) district.
 - c) The existing park is in compliance with the dimensional standards in the Light Industrial district. No new structures are planned with the approval of the conditional use permit.
- 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. VMC 17.12.090(C)(4)
 - Specific sites shall be designated for camping and RV parking pursuant to this subsection.
 - a) The narrative submitted by the applicant states, "RV sites are a gravel pad which have water, sewer and electricity so RV's can get hooked up with utilities. The Alderwood MOBILE home park has a gravel surface, water, sewer and electricity available."
 - b) The applicant has not designated any specific sites for RV Parking.
 - c) It appears that this requirement is intended for the approval of new undeveloped parks and has less applicability for this application because it has already been developed for manufactured/mobile homes.
 - The minimum width per RV site shall be ten feet plus the width of the RV.
 - d) The narrative submitted by the applicant states, "Alderwood is an approved Mobile Home Park, each lot is 40 feet wide and 100 feet long."
 - e) The 40-foot width exceeds the minimum width requirement.
 - One cabin is allowed on each camping site. Said structures shall be limited to five hundred square feet of habitable area.
 - f) The applicant has not proposed any new structures and no cabins are being approved with this conditional use permit. If the permit desires cabins in the future a conditional use permit amendment is required pursuant to VMC 17.12.090(F).
 - Each campground and/or RV park shall provide restroom facilities for the occupants. Said facilities shall remain accessible to occupants twenty-four hours a day.

- g) The narrative submitted by the applicant states, "We do not plan on having a campground and have no intentions to have tents in the park, therefore we do not plan for restrooms. RV's have all facilities built in."
- h) Condition of Approval Number 3 requires the permittee to provide restroom facilities that are accessible to park occupants 24 hours a day unless a variance to this requirement is obtained from the Planning and Zoning Commission.
- Occupancy is limited to one hundred eighty consecutive days.
 - i) Condition of Approval Number 5 prohibits the use of the park for recreational vehicles for more than 180 consecutive days.
- Each campground or RV park may contain small retail stores and mobile vendors, intended to serve occupants of the campground or RV park and that are accessory and incidental to RV park operations.
 - The applicant has not proposed any retail stores or mobile vendors and none are being approved with this conditional use permit. If the permit desires retail stores or mobile vendors in the future a conditional use permit amendment is required pursuant to VMC 17.12.090(F).
- 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. VMC 17.12.090(C)(5)
 - a) The narrative submitted by the applicant states, "We believe that you will be the judge of that, however, utilizing an existing business which is very similar to the plan will fit perfectly into the comprehensive plan."
 - b) The Future Land Use Map in Plan Valdez, the comprehensive plan for the City of Valdez, depicts the subject properties within the Mixed-Use Center place type.
 - c) The comprehensive plan states that commercial uses are primary land uses in the Mixed-Use Center place type.
 - d) The Future Land Use Map depicts the Gateway Corridor Overlay place type along Airport Road from the Richardson Highway to Hanger Way and includes the subject property and other properties adjacent to the road.
 - e) The Gateway Corridor Overlay place type is described as, "Protects and improves the aesthetic and visual character of the land directly adjacent to roadway corridors." It further states, "The underlying place type continues to be a compatible use with an emphasis on creating a positive visual experience along the corridor while providing for continued safe and efficient use of the roadway."
 - f) The proposed use of the property as a recreational vehicle park will maintain the visual and aesthetic character of the land.
 - g) In reviewing the comprehensive plan, it does not appear that the proposed recreational vehicle park will be inconsistent with its goals and policies in terms of land uses, development character, and scale.

- 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. VMC 17.12.090(C)(6)
 - a) The narrative submitted by the applicant states, "RV's are by nature very quiet, people drive slowly. They also do not create vibrations that could possibly disturb others. Alderwood has 2 public dumpsters which will serve as a disposal for trash RV's might produce."
 - b) It is not anticipated that the proposed use will create any nuisances related to excessive noise, lighting, vibration, traffic, debris and litter, or outdoor material storage.
- 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. VMC 17.12.090(C)(7)
 - a) The narrative submitted by the applicant states, "Alderwood has paved roads, vehicles come and go as expected in an MHP/RV park. The traffic is slow and presents very little hazard to motorists, and/or cyclists."
 - b) The existing park has an access road connecting to the Richardson Highway and two access roads connecting to Airport Road.
 - c) Notice of the application was provided to the Alaska Department of Transportation and Public Facilities.
 - d) The proposed use and its associated site improvements will provide adequate site access for motor vehicles, pedestrians, and cyclists.
 - e) The proposed use will not create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.

8. Snow Storage:

- a) The narrative submitted by the applicant states, "Alderwood has been in existence for about 40 years, at no point in time was there a shortage of snow storage or even the need to push snow back with a dozer to make more room for snow storage."
- b) The applicant has submitted a snow storage plan as required by VMC 17.88.030(C).
- c) The snow storage plan was provided to various city departments and other agencies along with other application materials.
- d) The snow storage plan indicates that there will not be a reduction in the available parking spaces for snow storage.
- e) The snow storage plan has been reviewed by Community Development staff, and they have determined that the plan provides adequate space to reasonably handle expected snow storage needs on the site.

f) Condition of Approval Number 4 requires that the intersection visibility triangle be maintained as required by VMC 17.88.050.

VMC 17.12.090(E)(7)

The Planning and Zoning Commission shall conduct a public hearing to review the conditional use application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, adopt findings of fact (from staff or establishing their own), and take action on the application. The Commission may approve, approve with conditions, or deny the application.

Conditions

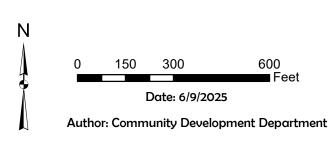
- 1. The conditional use permit is for A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E) for a Recreational Vehicle Park.
- 2. The conditional use permit is effective upon approval.
- 3. The permittee shall provide restroom facilities that are accessible to park occupants 24 hours a day unless a variance to this requirement is obtained from the Planning and Zoning Commission. If a variance is granted the permittee shall not rent spaces for recreational vehicles that do not have complete sanitation facilities unless the permittee provides restroom facilities that are accessible to park occupants 24 hours a day.
- 4. The permittee shall only rent spaces that were previously established within the manufactured home park.
- 5. The permittee shall maintain the intersection visibility triangle as required by VMC 17.88.050.
- 6. The use of the park for recreational vehicles shall not exceed 180 consecutive davs per vear.
- 7. The conditional use permit must be utilized within twelve months after the effective date of approval. In the event construction work is involved, it must commence within the stated period and must be diligently prosecuted to completion.
- 8. The use must be consistent with the submitted application, narrative, and site plan. Any substantial change to the use requires approval pursuant to VMC 17.12.090(F).

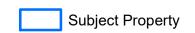
Staff Recommendation

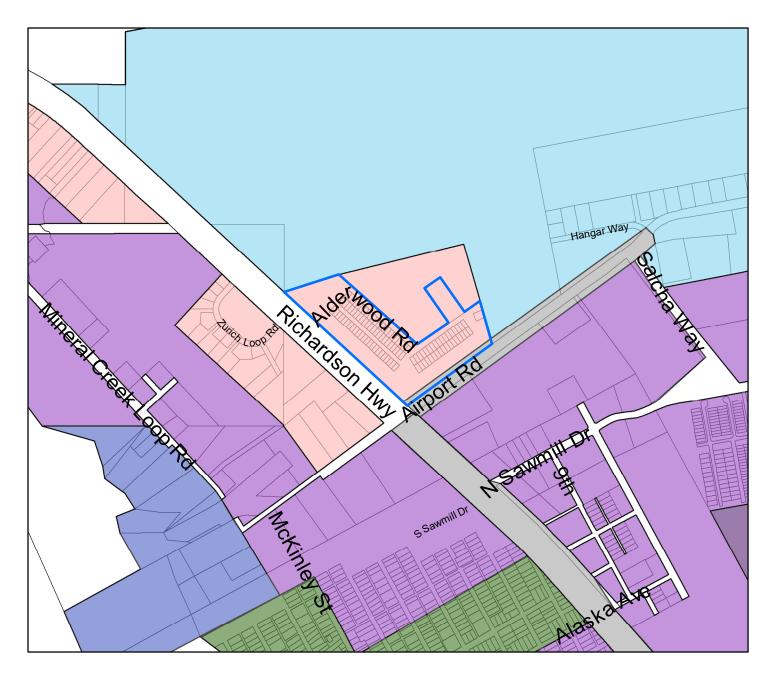
Staff recommends that CUP 25-02 be approved by the Planning & Zoning Commission.



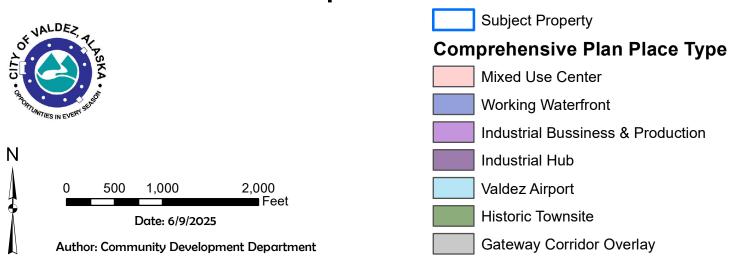
Conditional Use Permit for Recreational Vehicle Park Variance from Specific Use Standards 2023 Aerial Photo

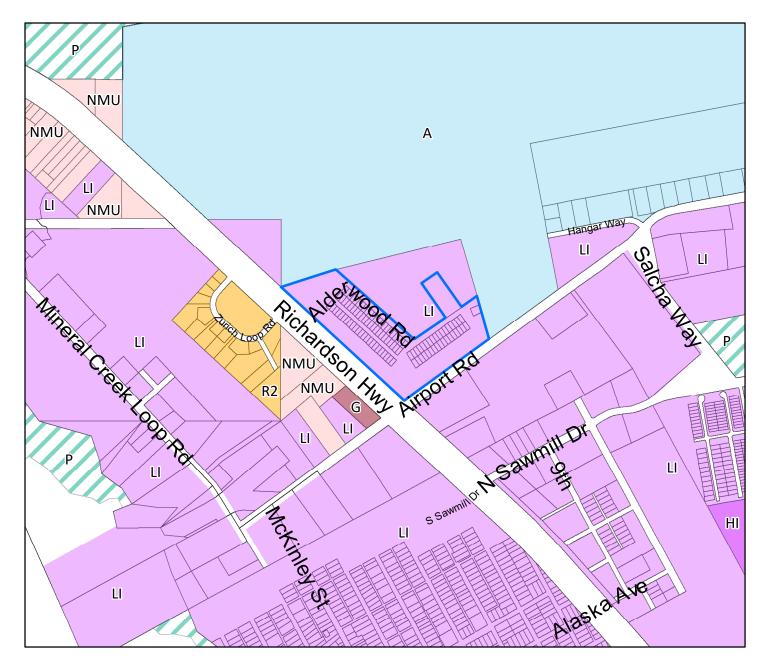




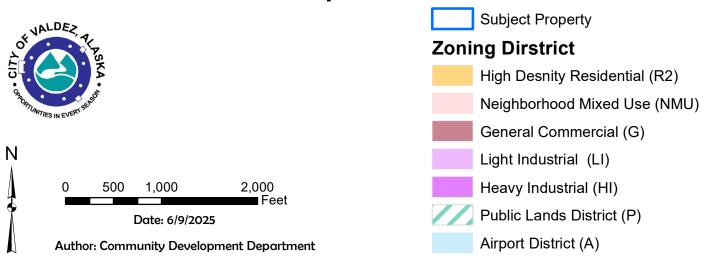


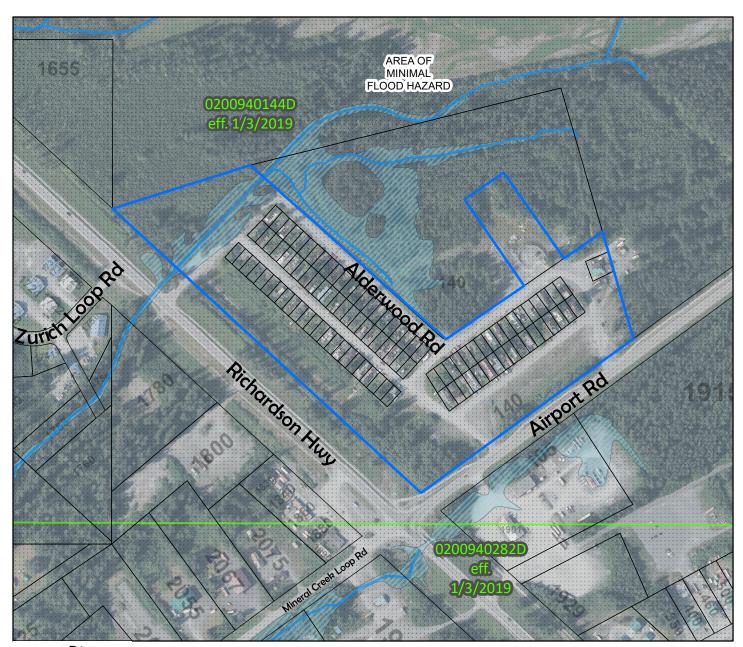
Conditional Use Permit for Recreational Vehicle Park Variance from Specific Use Standards

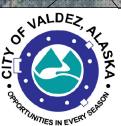




Conditional Use Permit for Recreational Vehicle Park Variance from Specific Use Standards







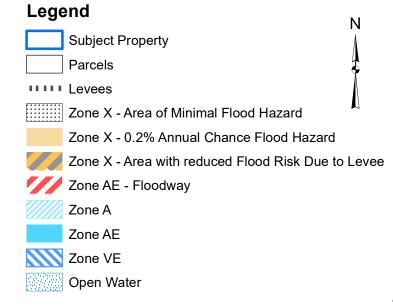
City of Valdez Flood Hazard Data

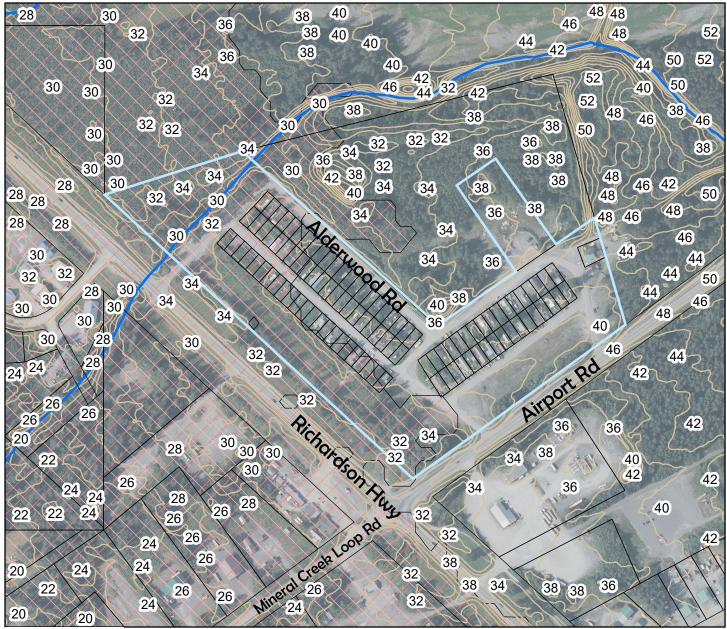


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Date: 6/9/2025

Author: Community Development





OF VALDEZ, PLASKA

City of Valdez Flood Hazard Data



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Date: 6/9/2025

Author: Community Development

Legend

Anadromous Stream
Two-Foot Contours
Subject Property
Parcels
Tsunami Inundation Zone

N



City of Valdez

212 Chenega Ave. Valdez, AK 99686

Legislation Text

File #: 25-0305, Version: 1

ITEM TITLE:

Approval of Variance 25-01 - A request from Alderwood LLC to for a Variance to the Specific Use Standards to Allow a Recreational Vehicle Park Without the Provision of Restrooms and Adopt Findings

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the request from Alderwood LLC for a variance to the specific use standards that require the provision of restroom facilities in recreational vehicle parks at 140 Airport Road and adopt the proposed findings.

SUMMARY STATEMENT:

Applicant: Alderwood LLC

Property Owner: State of Alaska, Department of Transportation and Public Facilities

Leaseholder: Alderwood LLC Street Address: 140 Airport Road

Legal Description: A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E)

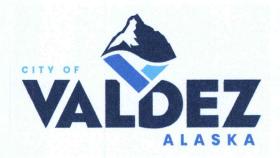
Zoning District: Light Industrial (LI)

Existing Land Use: Manufactured Home Park

Access: Richardson Highway and Airport Road

VMC 17.12.100(I) The planning and zoning commission shall conduct a public hearing to review the variance application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and take action on the application. The commission may approve, approve with conditions, or deny the application.

Please see the attached staff report for details on the code requirements, staff's evaluation of the application, and the proposed conditions.



APPLICATION FEE \$50.00 WAIVED 2013 PER RESOLUTION #12-72

CITY OF VALDEZ APPLICATION FOR VARIANCE

APPLICATION NUMBER	DATE 06/03/2025
NAME OF APPLICANT Alderwood LLC	
MAILING ADDRESS OF APPLICANT Po Box 727	7, Valdez, AK 99686
LOCATION OF SUBJECT PROPERTY: LEGAL D	ESCRIPTION AND STREET
ADDRESS	
140 Airport Rd, Valdez, AK 99686	
PHONE 907-201-2341	
SIGNATURE Ruly	
PROPERTY OWNER DOT	
MAILING ADDRESS Alaska Department of Transport	ation & Public Facilities
ZONING DISTRICT Northern Region Office, Statewick	de Aviation Leasing,
2301 Peger Rd Fairbanks, AK 9	9709
PROVISIONS OF ZONING ORDINANCE REQUIR	RING A VARIANCE:
CODE SECTION NUMBER	
VARIANCE REQUESTED:	

CITY OF VALDEZ VARIANCE APPLICATION PAGE 1 OF 2 REVISED 6/2/2025

ner propertie	rtaining to the property which may affect to development, which do not generally apples in the same zoning district.	
ning regulati necessary ha	-	or
	nd to provide spaces for tents and so restrooms eeded. RV's are self contained.	
	ne granting of the variance will not result in	
aterial damag	ne granting of the variance will not result in e or prejudice to other properties in the vicinit ntal to the public health, safety or welfare.	у
aterial damag r be detrimer	e or prejudice to other properties in the vicinit	y
aterial damag r be detrimer	e or prejudice to other properties in the vicinit	y
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Variance – Proposed Findings

The variance procedures are established to allow applicants to seek deviations and modifications from certain requirements of this title to overcome unique site impediments and area conditions. Deviations or waivers to the city's development standards may be specifically necessary to accommodate infill projects, adaptive use activities, and redevelopment projects in established areas of the city where existing site and area conditions may limit an applicant's ability to fully comply with city requirements. Variances are intended to allow applicants to seek regulatory relief through a public hearing process. VMC 17.12.100(A)

Date: July 9, 2025 File: Variance 25-01

To: Planning & Zoning Commission From: Bruce Wall, Senior Planner

General Information

Applicant: Alderwood LLC

Property Owner: State of Alaska, Department of Transportation and Public Facilities

Leaseholder: Alderwood LLC Street Address: 140 Airport Road

Legal Description: A portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E)

Zoning District: Light Industrial (LI)

Existing Land Use: Manufactured Home Park

Access: Richardson Highway and Airport Road

Description

Alderwood is a manufactured home park with about 100 spaces for mobile/manufactured homes. About 40 percent of the spaces are currently vacant. The applicant has requested a conditional use permit for a recreational vehicle park to allow for the seasonal use of recreational vehicles in the vacant spaces within the park. One of the specific use standards for RV parks require the provision of restroom facilities for the occupants. The zoning code allows the planning and zoning commission to approve a variance to the specific use standards in the code. VMC 17.12.100(C)(1)(a)(vi)

The applicant is requesting a variance to VMC 17.80.140(C)(4) that requires, "Each campground and/or RV park shall provide restroom facilities for the occupants. Said facilities shall remain accessible to occupants twenty-four hours a day."

Proposed Findings

Procedural Findings

- a) On June 3, 2025, the Community Development Department received a variance application from Alderwood LLC.
- b) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.100(F)(1).
- c) A public hearing was scheduled for July 9, 2025, to consider the variance.
- d) Notice of the meeting was published in the Copper River Record on June 26, 2025.
- e) Notice of the publication was published in KVAK's e-blast newspaper on June 23, 2025 and June 30, 2025.
- f) Notice of the meeting was published on the City of Valdez website on June 23, 2025, in accordance with VMC 17.12.100(G) and 17.12.160(C)(1).
- g) Notice of the meeting was mailed on June 23, 2025 to the 58 property owners in the park and within 300 feet of the subject property, in accordance with VMC 17.12.100(G) and 17.12.160(C)(2).
- h) A document holder was posted on Airport Road with public notice flyers on June 23, 2025, in accordance with VMC 17.12.100(G) and 17.12.160(C)(3).
- 1. **Criterion 1:** There are exceptional physical characteristics or conditions pertaining to the property which may affect intended land use or development thereon which do not generally apply to other properties in the same zoning district. VMC 17.12.100(D)(1)
 - a) Most variance requests are related to the dimensional standards in the code. This criterium was originally intended for variances of dimensional standards.
 - b) The property has been developed as a manufactured home park with water, sewer, and electricity provided to each of the spaces in the manufactured home park.
 - c) The developed condition of the manufactured home park allows for the rental of the existing vacant spaces to be rented to recreational vehicles. This is not applicable to most properties in the light industrial zoning district.
- 2. **Criterion 2:** The strict application of the provisions of this title would result in practical difficulties or an unnecessary hardship to the applicant. VMC 17.12.100(D)(2)
 - a) The application states, "We do not intend to provide spaces for tents and so restrooms would not be needed. RV's are self contained".
 - b) The conditional use permit allowing the recreational vehicle park contains the condition that "if a variance is granted the permittee shall not rent spaces for recreational vehicles that do not have complete sanitation facilities unless the permittee provides restroom facilities that are accessible to park occupants 24 hours a day.
 - c) It would be an unnecessary hardship for the applicant to provide restroom facilities if all of the recreational vehicles that utilize the park have complete sanitation facilities in the vehicles.

- 3. **Criterion 3:** The granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. VMC 17.12.100(D)(3)
 - a) The property has been developed as a manufactured home park with water, sewer, and electricity provided to each of the spaces in the manufactured home park.
 - b) The provision of water and sewer to each rental space will protect the public health, safety, and welfare along with the permit condition prohibiting the permittee from renting spaces to recreational vehicles that do not contain complete sanitary facilities.
 - c) It is not anticipated that granting of the variance will result in material damage or prejudice to surrounding properties or to the mobile home owners within the mobile home park.
- 4. **Criterion 4:** The granting of the variance or administrative adjustment will not be contrary to the goals, policies, and objectives of the comprehensive plan VMC 17.12.100(D)(4)
 - a) The application states, "The Alderwood Mobile home park is not set up for tents or other structure with no facilities. It would create a hardship to build tent sites or anything else where a public restroom would be required. Public restrooms also need to lot of maintenance."
 - b) In reviewing the comprehensive plan, it does not appear that the granting or the variance will be contrary to the goals, policies, and objectives of the comprehensive plan.

Staff Recommendation

Staff recommends that Variance 25-01 be approved by the Planning & Zoning Commission.



City of Valdez

Legislation Text

File #: 25-0306, Version: 1

ITEM TITLE:

Approval of a Recommendation to the City Council Concerning the Proposed Rezone from General Commercial (G) to Neighborhood Mixed Use (NMU) of Lot 2, Tract 3, USS 3538, Plat 2003-7 and Adopt Findings

SUBMITTED BY: Kate Huber, Community Development Director

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

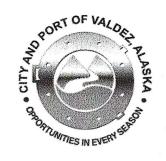
RECOMMENDATION:

Approve a recommendation of approval to City Council concerning the proposed rezone of Lot 2, Tract 3, USS 3538, Plat 2003-7 and adopt the proposed findings.

SUMMARY STATEMENT:

Magdalena and James McCay have applied to change the zoning at 3281 Richardson Highway to Neighborhood Mixed Use (NMU). The official zoning map indicates that this property is currently zoned General Commercial (G).

Please see the attached proposed findings prepared by staff with more information about the proposed rezone and the requirements of the city code.



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

CITY OF VALDEZ APPLICATION FOR REZONE

APPLICATION NUMBER	DATE 6/16/2025		
NAME OF APPLICANT PLAGDALENA 2 JA	IMES MCCAY		
ADDRESS OF APPLICANT PO Box 1293	VALDEZ AK 9968		
home address: 455 9th Street			
DAYTIME PHONE 907 - 255 5515			
LEGALOWNER MAGDALENA & JAMES MICCAY			
ADDRESS PO. BOX 1293 VALD	EZ AK 99686		
	. 1		
PHONE NUMBER 907 255 5515			
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS			
3281 Richardson Highway Lot 2, Plat # 2003-7, Lot size 7.75 AC, Zone G			
Lot 2, Plat # 2003-7, lot size 7.75 AC, Zone G			
CURRENT ZONING			
PROPOSED ZONING Neighborhood	Mixed USE		
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.			
Lot size 7.75 AC			
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?			
see attached	,		
	1		
SIGNATURE DATE	6 16 2025		

ComDev/DATA/FORMS/P & Z Forms/Rezone Application 3/15/10

We are submitting this request to rezone our property in Valdez, Alaska, from General Use to Neighborhood Mixed Use. This change is essential to support our long-term development vision, which includes building a small-footprint townhouse community with garages specifically designed to accommodate RVs and boats—a type of housing that reflects the unique lifestyle and needs of Valdez residents.

Our project will be implemented in **phases over the next several years**, starting with necessary groundwork and infrastructure:

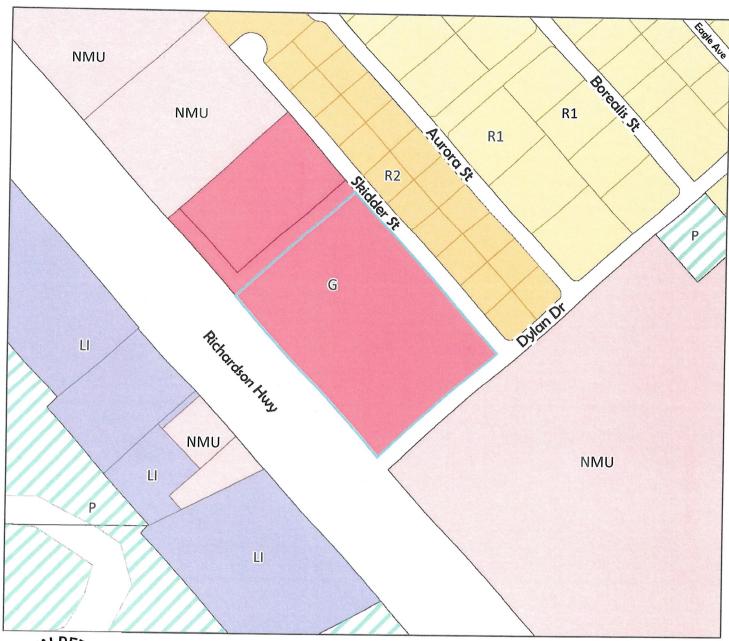
- In the **next 14 months**, we plan to:
 - Clear a portion of the land;
 - o Set up a mobile home and office space;
 - o Construct a shop to support our existing transportation business.
- In parallel, we intend to **subdivide the property into three parcels** by the end of **2025**, laying the foundation for the residential portion of the development.
- Over the **next five years**, we will gradually **relocate all existing connexes** from the property and focus on **designing and constructing the townhouse units**, with the intent of enhancing neighborhood character and providing valuable residential options.

Through detailed research and consultation with the City's Community Development Department, we have determined that the Neighborhood Mixed Use zoning designation is the most appropriate fit for our phased development plan. This zoning will allow us to:

- Responsibly transition the land into a mixed-use residential area;
- Support housing that integrates secure storage for recreational vehicles;
- Maintain compatibility with surrounding land use;
- Align with the City's goals for long-term community development and livability.

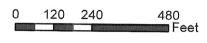
The current **General Use** zoning does not support this vision, limiting our ability to develop in a way that meets both our business objectives and community needs.

We are committed to thoughtful, compliant, and sustainable development and look forward to working with the City of Valdez, Planning and Zoning Commission and City Council as this project moves forward.





City of Valdez Zoning Districts



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Date: 6/6/2025 Author: Community Development



Moderate Density Residential (R1)

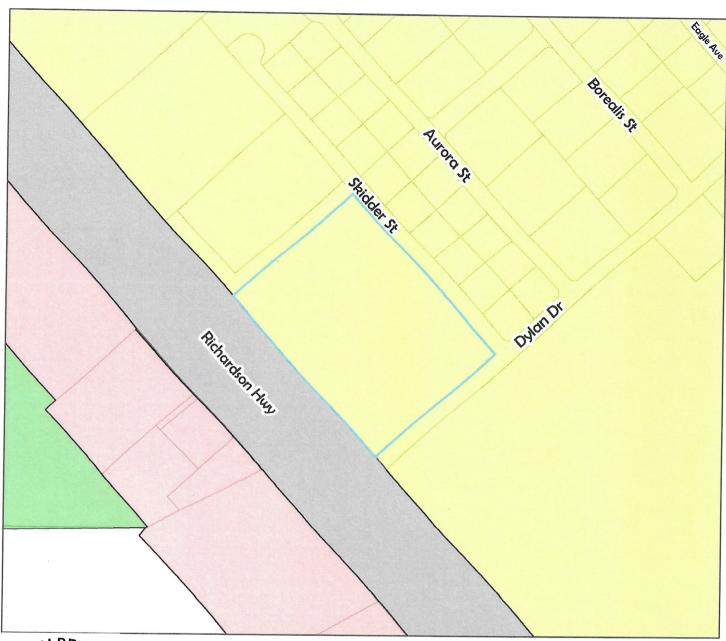
High Density Residential (R2)

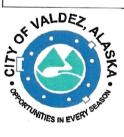
Neighborhood Mixed Use (NMU)

General Commercial (G)

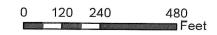
Light Industrial (LI)

Public Lands District (P)





City of Valdez Future Land Use Map



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Date: 6/6/2025 Author: Community Development





McCay Rezone - Proposed Findings

Date: July 9, 2024 File: Rezone 25-01

To: Planning & Zoning Commission

From: Kate Huber, Community Development Director

General Information

Applicant: Magdalena and James McCay
Property Owner: Magdalena and James McCay
Property Address: 3281 Richardson Highway

Legal Description: Lot 2, Tract 3, USS 3538, Plat 2003-7

Current Zoning District: General Commercial (G)

Proposed Zoning District: Neighborhood Mixed Use (NMU)

Comp. Plan Place Type: Residential Neighborhood

Vicinity Zoning:

East: Neighborhood Mixed Use (NMU)

West: Neighborhood Mixed Use (NMU) and General Commercial (G)

North: Moderate Density Residential (R2)

South: Neighborhood Mixed Use (NMU) and Light Industrial (LI)

Access: Richardson Highway and Dylan Drive with additional frontage on

Skidder Street

VMC 17.44.010 states:

The G district includes those areas which are heavily exposed to automobile traffic and where public utilities are available. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and autorelated service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a "strip" fashion is discouraged.

VMC 17.36.010 states:

The NMU district is intended primarily for areas with utilities that include residential and supporting commercial and institutional uses that serve the convenience shopping needs for local residents. Business establishments should be developed in a small and compact format to serve adjacent neighborhoods. Both vertical and horizontal mixed-use

configurations are encouraged. Some nonresidential uses are allowed as conditional uses so that their compatibility with surrounding neighborhoods can be evaluated on a case-by-case basis. All uses shall be compatible in terms of scale and design.

The differences in the allowed uses can be found in VMC 17.16.040, Table 17.16.040-1. The differences in the dimensional standards can be found in VMC 17.16.060 Table 17.16.060-1.

Application Description

Magdalena and James McCay have submitted an application requesting to change the zoning on 7.759 acres to Neighborhood Mixed Use (NMU). The official zoning map indicates that this property is currently zoned General Commercial (G).

A portion of the property is being utilized by the city for snow storage. A conditional use permit was approved on January 12, 2005 for boat storage on the property. The property is also being utilized for self-storage, which is not an approved use. The applicant intends to place a mobile or manufactured home on the property for a personal residence and construct a shop to support their existing business.

Over the next several years they intend to remove the shipping containers that are being utilized as self-storage from the property and begin constructing additional residences with garages designed to accommodate RVs and boats. These proposed uses are more consistent with the Neighborhood Mixed Use zoning district than the current General Commercial zoning district.

There are five parcels in the vicinity that are currently zoned Neighborhood Mixed Use.

Environmental Conditions

The property is relativly flat with the elevation between 32 feet and 34 feet. There are not any mapped Special Flood Hazard Areas on the property or mapped wetlands. The United States Army Corps of Engineers' National Levee Database depicts this property as being in a leveed area. Property protected by a levee is subject to flooding if the levee fails or is overtopped. The property is located in the mapped tsunami inundation area. Tsunami evacuation shelters are located at the airport and at the 10-mile fire station. The Alaska Anadromous Waters Catalog indicates that there is an anadromous stream located on the property that was identified in 1995. (AWC 221-60-11380-2055) There are not any streams or stream channels currently located on the property.

VMC 17.12.080(E)(6)

The planning and zoning commission shall conduct a public hearing to review the application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to city council. Following the hearing, the community development department shall update its staff report to include the planning and zoning commission's recommendation.

VMC 17.12.080(E)(7)

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

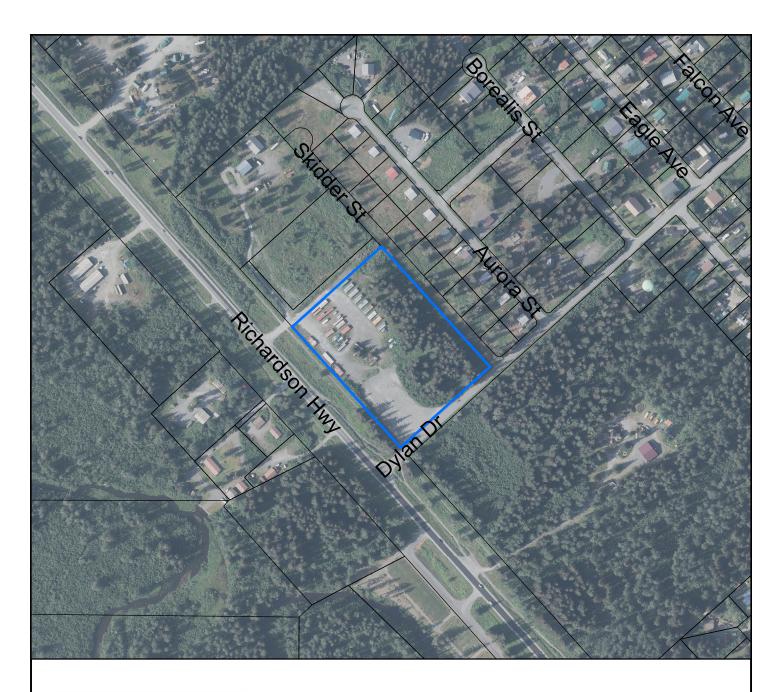
Procedure.

- a) On June 17, 2024 the Community Development Department received a rezone application from Magdalena and James McCay to change the zoning on the subject property to Neighborhood Mixed Use.
- b) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.080(E)(1).
- c) A public hearing was scheduled for July 9, 2024, to consider the zoning change.
- d) Notice of the meeting was published in the Copper River Record on June 26, 2025.
- e) Notice of the publication was published in KVAK's e-blast newspaper on June 23, 2025 and June 30, 2025.
- f) Notice of the meeting was published on the City of Valdez website on June 23, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(1).
- g) Notice of the meeting was mailed on June 23, 2025 to the 16 property owners within 300 feet of the subject property, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(2).
- h) A document holder was posted on the Richardson Highway with public notice flyers on June 23, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(3).
- 2. Consistency with the Comprehensive Plan and its goals and policies. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(b)
 - a) Goal 2.1, Action E in Plan Valdez, the comprehensive plan for the City of Valdez, is, "Rezone parcels to align with the Future Land Use Map."
 - b) VMC 17.04.030(A) states, "The comprehensive plan of the city of Valdez is the primary policy document to guide land use ... decisions within the city."
 - c) VMC 17.04.030(B) states, "The comprehensive plan shall provide guidance for actions including, but not limited to, rezoning as referenced herein."
 - d) The Future Land Use Map depicts the subject property within the Residential Neighborhood place type.
 - e) Residential uses are listed as primary and supporting uses in the Residential Neighborhood place type with commercial uses listed as incompatible land uses.
 - f) The Neighborhood Mixed Use zoning district allows more commercial uses than are allowed in the Rural Residential and Moderate Density Residential zoning districts.
 - g) The Neighborhood Mixed Use zoning district allows fewer commercial uses than are allowed in the current zoning district of General Commercial.
 - h) The area across the highway from the subject property is depicted on the comprehensive plan future land use map as Mixed-Use Center place type.

- i) Although the subject property is displayed on the future land use map with the Residential Neighborhood place type, the proposed rezone is consistent with the place types displayed in the immediate vicinity of the subject property, across the Richardson Highway and with the current zoning of multiple parcels to the north, south, and across the Richardson Highway.
- j) Although the proposed rezone to Neighborhood Mixed Use is not consistent with the Residential Neighborhood place type depicted on the future land use map for the subject property, Neighborhood Mixed Use is consistent with the place type more consistent than the current zoning of General Commercial.
- k) Community Development staff consulted with the city attorney on this rezone application. The city attorney gave the opinion that the rezone request "is consistent with the guidance provided by the Comprehensive Plan and does not require amendment of the Comprehensive Plan."
- The Future Land Use Map depicts the Gateway Corridor Overlay place type along the Richardson Highway and includes the subject property and other properties adjacent to the road.
- m) The Gateway Corridor Overlay place type is described as, "Protects and improves the aesthetic and visual character of the land directly adjacent to roadway corridors." It further states, "The underlying place type continues to be a compatible use with an emphasis on creating a positive visual experience along the corridor while providing for continued safe and efficient use of the roadway."
- n) The proposed rezone of the property will not change the visual or aesthetic character of the land and will help facilitate the property owner's plan to remove the existing selfstorage business and replace with housing units.
- o) Goal 2.2 in Plan Valdez is, "Encourage redevelopment and new development".
- p) The rezone to Neighborhood Mixed Use is consistent with the goals and action items in Plan Valdez.
- 3. Potential impact on public services. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(c)
 - a) The property currently has a connection to city water.
 - b) The developer to the north is planning to extend city water and other utilities down Skidder Street, which abuts the property.
 - c) A new individual septic system will serve the proposed home to be relocated to the property.
 - d) Notice of the application was provided to the following city departments: Fire, Police, Public Works, and the Building Official.

Staff Recommendation

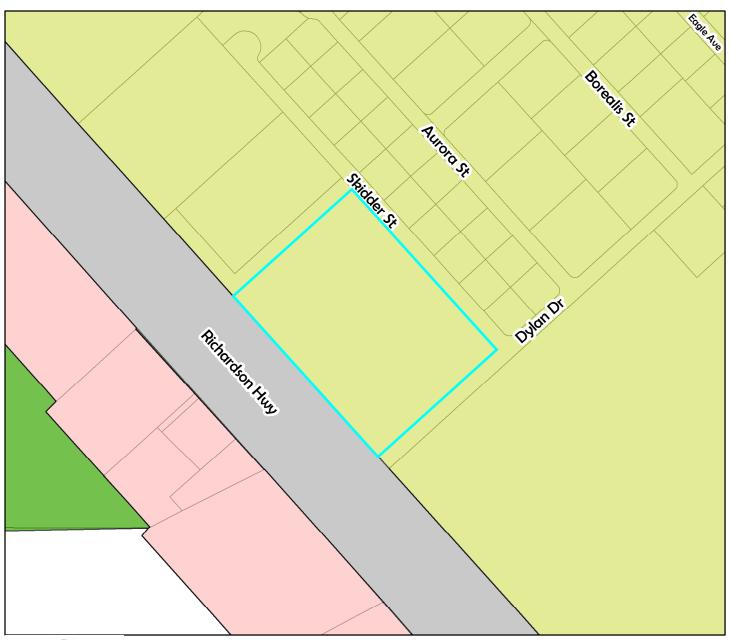
Staff recommends that the Planning & Zoning Commission forward Rezone 25-01 to the City Council with the recommendation of approval.

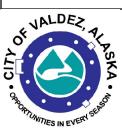




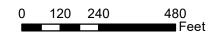
Rezone Request from General Commercial (G) to Neighborhood Mixed Use (NMU)







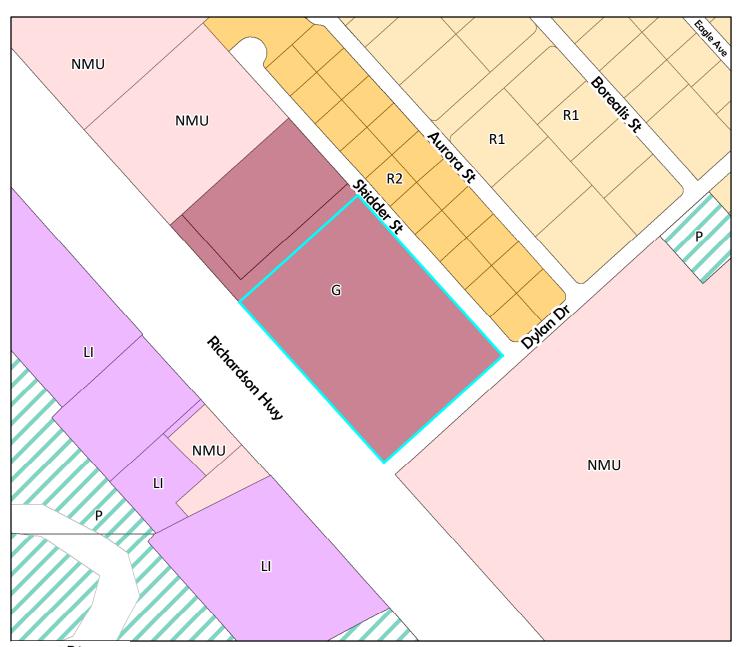
City of Valdez Future Land Use Map

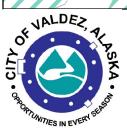


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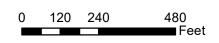
Date: 6/6/2025 Author: Community Development







City of Valdez Zoning Districts



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development





City of Valdez

Legislation Text

File #: 25-0307, Version: 1

ITEM TITLE:

Report: Issuance of Temporary Land Use Permit 25-07 for Valdez Softball Association for An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez

SUBMITTED BY: Nicole Chase, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

N/A - receive and file

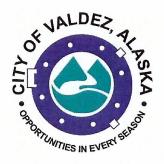
SUMMARY STATEMENT:

Valdez Softball Association received temporary land use permit 25-07 for use of an approximately 4-acre portion of 3100 Richardson Highway, Tract D 79-116 for July 3rd-July 7th, 2025 for parking and temporary camping association with a softball tournament scheduled to take place on July 4th-6th at a portion of the Gold Fields softball complex (see attached permit and designated area shown in Exhibit A).

Chief of Police and Parks and Recreation Director were solicited for comments on the application and had no concerns.

Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.

Per resolution #23-43, this permit was exempted from permit fees as a community celebration less than 10 days in duration.



<u>CITY OF VALDEZ</u> TEMPORARY LAND USE PERMIT AGREEMENT

Permit No. 25-07

This Temporary Land Use Permit Agreement (hereinafter referred to as Permit) is entered into this day of June, 2025 by and between the CITY OF VALDEZ, an Alaska municipal corporation (hereinafter referred to as "Valdez"), whose address is P.O. Box 307, Valdez, Alaska, 99686, and VALDEZ SOFTBALL ASSOCATION, INC, (hereinafter referred to as "Permittee"), whose address is PO Box 1112, Valdez, Alaska 99686.

WITNESSETH:

1. <u>Permit</u>. Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property belonging to Valdez pursuant to the terms of this Permit Agreement:

An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D ASLS 79-116 Gold Fields Softball Fields (See Exhibit "A")

- 2. <u>Term and Termination</u>. Permittee may use the Property for the purposes set forth herein beginning on the 3rd day of July, 2025 and continuing until the 7th day of July, 2025. In no circumstance shall this Permit exceed six months in duration. The City of Valdez, may at its sole discretion terminate this Permit at any time for any reason with 30 days' written notice to Permittee. Permittee shall vacate the property within thirty days from receiving written notification from the City of Valdez.
- 3. <u>Use</u>. Permittee shall use the Property for parking and temporary camping associated with a softball tournament scheduled to take place on July 4th-July 6th at a portion of the Gold Fields Softball Fields shown in Exhibit A Use of the Property under this Permit shall not adversely impact public access or Valdez operations. No permanent structures shall be erected on the property; and no permanent alteration of the land shall occur.

- 4. <u>Permittee Not a Lessee</u>. No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by the City of Valdez to Permittee in that certain property (not to exceed two acres) described in paragraph 1 above. The City of Valdez shall maintain all right, title, and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.
- 5. <u>Fee</u>. Pursuant to resolution #23-43 fees for this Agreement have been waived by Valdez City Council passed and approved August 15, 2023.
- 6. <u>Insurance Requirement</u>. The Permittee shall, at its own expense, purchase, maintain and otherwise keep in force the following insurance for the duration of this Agreement. The City shall be notified immediately prior to any termination, cancellation, or any other material change in such insurance. The Permittee shall provide the City a Certificate of Insurance prior to the commencement of any activity undertaken in connection with this Temporary Land Use Permit Agreement. Failure to provide adequate proof of insurance prior to the occupation of the Property will result in revocation of the Permit.

Event Liability Insurance: Covering the Permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this Temporary Land Use Permit Agreement.

Minimum limits: \$1,000,000 Each Occurrence

\$100,000 Damage to Rented Premises

\$5,000 Medical Payments

\$1,000,000 Personal & Adv Injury \$2,000,000 General Aggregate

\$2,000,000 Products and Completed Operations Aggregate

The City of Valdez shall be included as an Additional Insured.

Workers' Compensation: Permittee shall maintain Workers' Compensation and Employer's Liability Insurance.

Minimum Limits:

- 1. Workers' compensation statutory limit
- 2. Employer's liability:

\$100,000 bodily injury for each accident

\$100,000 bodily injury by disease for each employee

\$500,000 bodily injury disease policy limit

<u>Waiver of Subrogation</u>. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.

- 7. <u>Maintenance</u>. Permittee agrees to maintain the property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.
- 8. <u>Mechanic's Liens</u>. Permittee shall pay all costs for construction done by it or caused to be done by it on the Property as permitted by this Permit. Permittee agrees not to construct any permanent structures on the property.
- 9. <u>Utilities</u>. Permittee shall be solely liable for and shall timely pay when due all expenses and fees for all utilities used or consumed with respect to the Property. The Permittee shall be required to provide and maintain sanitary facilities to include, but not be limited to, port-a-potties and garbage dumpsters.
- 10. <u>Exculpation of Valdez</u>. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.
- 11. <u>Indemnity</u>. Permittee shall hold the City of Valdez harmless from and against any and all damages arising out of any damage to any persons or property occurring in, on, or about the Property.
- 12. <u>Condemnation</u>. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking. Any condemnation award shall belong to and be paid to The City of Valdez, and Permittee hereby assigns to the City of Valdez Permittee's interest therein.
- 13. <u>No Encumbrance or Assignment Permitted.</u> Permittee shall not voluntarily encumber its interest in this Permit or in the Property or attempt to assign all or any part of the Property, or allow any other person or entity, except its authorized representatives, to occupy or use all or any part of the Property.
- 14. <u>Default</u>. The occurrence of any of the following shall constitute a default under this Permit by Permittee:
- (a) Failure to pay fees when due, if the failure continues for fifteen (15) days after written notice for payment;
 - (b) Any default in or failure to perform any term, covenant, or condition of this Permit;

- (c) The cessation by Permittee of the operation of the Permittee's business located on the Property for a period of thirty (30) days;
- (d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereafter amended, the insolvency of Permittee, or any similar situation.
- 15. <u>Remedies</u>. In the event of any default by Permittee under the provisions of paragraph 14 of this Permit, all of Permittee's rights hereunder shall immediately terminate; and the City of Valdez may, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.
- 16. <u>Valdez' Entry on Premises</u>. The City of Valdez shall have the right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the Property.
- 17. <u>Notices</u>. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change its address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.
- 18. <u>Modification, Amendment, Waiver</u>. No delay or omission in the exercise of any right or remedy of the City of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing, specifically referring hereto, and authorized by both parties.
- 19. <u>Governing Law/Jurisdiction</u>. This Permit shall be governed by, interpreted, and enforced in accordance with the laws of the State of Alaska and the laws of the United States, as applicable. The venue for all litigation arising out of or relating to this Agreement shall be Valdez, Alaska. The parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Alaska and waive any defense of *forum non conveniens*.
- 20. <u>Miscellaneous</u>. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns, and successors in interest. The enforceability, invalidity, or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid, or illegal.

21. Environmental Contamination. All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, Permittee shall immediately notify the Valdez office of the Department of Environmental Conservation of the same. Permittee shall be responsible for all costs associated with remediation in the event of spillage of toxic product on the property.

IN WITNESS WHEREOF the parties have caused this Permit to be executed by their duly authorized officers the day and year first above written.

CITY OF VALDEZ, ALASKA PERMITTEE: VALDEZ SOFTBALL ASSOCATION, INC.

Signed by:

, kate Huber

Kate Huber, Community Development Director

6/18/2025 | 5:11 PM AKDT Date:

By: 2747273CB37E4CA...

Josh Curry, President

6/18/2025 | 12:45 PM AKDT

Approved as to Form:

BRENA, BELL & WALKER, P.C.

Attorneys for the City of Valdez

By:

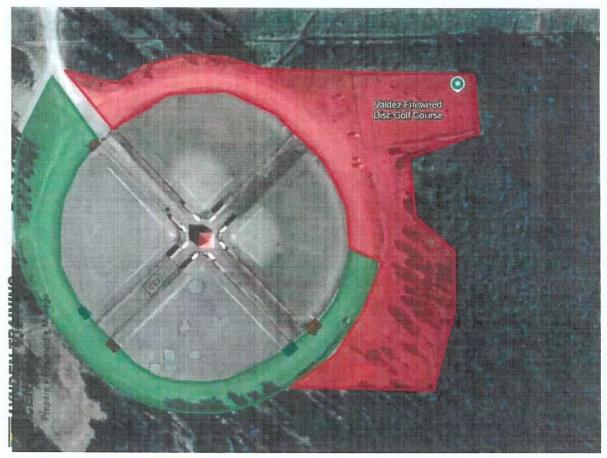
Jon S. Wakeland

By: Mu

Sheri L. Pierce, MMC, City Clerk



Exhibit "A"



Green = Camping

RED = No comping

TEMPORARY LAND USE PERMIT NO. <u>25-07</u>



June 7, 2024

Bruce Wall Senior Planner City of Valdez P.O. Box 307 Valdez, AK 99686 Sent via email to bwall@valdezak.gov

Re: Letter dated June 5, 2024

Mr. Wall,

We appreciate the careful consideration that has already gone into the review of our Conditional Use Permit Application. We would like to offer the following narrative in response to your outlined concerns.

Regarding Ordinance 24-01 17.09.020(B)(2) regarding "Design Excellence:" When originally designing the concept on this lot, triplexes were considered. Triplex configurations would be allowable under the current zoning standards. However, triplex designs severely disadvantage the middle ADA accessible units. These units would have little to no natural light in their living spaces and be required to share walls with two neighbors. In a city that experiences such a vast winter with snow and darkness, it is imperative that all residents experience as much natural daylight as possible.

Our duplex design allows daylight on three sides with the only shared wall being that of the garages, making a more desirable unit. The duplex design also ties in with the residential neighborhoods on two sides of the property, allowing for a more esthetically pleasing extension of their community as opposed to a higher density building configuration.

The passthrough street versus a cul-de-sac design allows for ease of use for emergency vehicles, as there is no need for first responders to coordinate turning their vehicles around in emergency situations.

Building Type BB contains both side and rear facing rooflines. The side-shedding roofline is atop the second story and does not affect any emergency egress, as there are no bedrooms below it on the main level. The rear-shedding roofline is above one of the bedrooms. Since these plans are only at 10% completion, by making a slight modification to have the egress window on the side, rear snow shed will not pose an issue for egress. We anticipate using shingle roofs to control snow shed and we will also put the fence closer to the property line.



With the modifications of the location of the egress window and the fence, any concerns of the site not meeting design excellence should be alleviated.

Regarding Ordinance 24-01 17.13.030: The road depicted in the plans is intended to be a private road with no additional responsibility added to the Public Works department of the City of Valdez. It will be the owner's responsibility to maintain snow clearance and unit access in the winter months. Ownership will be purchasing necessary snow removal equipment in order to do so. In addition to the indicated snow storage areas, the parking spaces located in between each pair of buildings may be used as overflow of snow storage, should it become necessary (up to six spaces). This will not impact the parking for the units, as each unit has a garage and space to park an additional vehicle in each driveway. Please see the attached sketch plan.

We hope that this explanation provides the clarity needed for your committee's consideration and approval of our Conditional Use Permit application. We look forward to continuing this conversation about how we can bring desirable affordable housing units to your community.

Should you have any additional questions or concerns, please feel free to contact me directly.

Thank you,
DocuSigned by:

Chelsea Smith

Criessed Smith
Operations & Development Manager
907-330-8401
csmith@acah.us



