

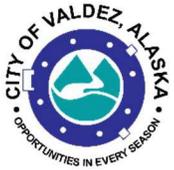


FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72



CITY OF VALDEZ
APPLICATION FOR REZONE

APPLICATION NUMBER	DATE 6/22/2022
NAME OF APPLICANT	City of Valdez
ADDRESS OF APPLICANT	PO Box 307, Valdez, AK 99686
DAYTIME PHONE	907-835-4313
LEGAL OWNER	City of Valdez
ADDRESS	PO Box 307, Valdez, AK 99686
PHONE NUMBER	907-835-4313
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
Parcel B, Alaska Tideland Survey 10, Plat 98-35	
4380 McKinley Street	
CURRENT ZONING	Public Lands and unzoned
PROPOSED ZONING	Light Industrial
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	
8 acres consisting of tideland, upland, and filled tideland. The property has been used as a barge loading facility.	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	
About half of the parcel does not currently have a zoning designation and the other half is zoned Public Lands. The properties recent usage and proposed usage is more suited for the Light Industrial zoning district and will be an expansion of the adjacent Light Industrial Zone.	
SIGNATURE	DATE
<i>Mr. [Signature]</i>	<i>6/22/22</i>



City of Valdez

ALASKA

Planning Department

COV Barge Lease Site Rezone – Proposed Findings

Date: July 13, 2022

File: Rezone 22-07

To: Planning & Zoning Commission

From: Bruce Wall, Senior Planner

General Information

Street Address:	4380 McKinley Street
Legal Description:	Parcel B, ATS 10, Plat 98-35
Current Zoning District:	Public Lands (P) and Unzoned
Proposed Zoning District:	Light Industrial (L-I)
Comp. Plan Place Type:	Working Waterfront
Property Owner:	City of Valdez
Size:	8 Acres

Project description

The City of Valdez is requesting to change the zoning on Parcel B of Alaska Tideland Survey 10 to Light Industrial. The official zoning map indicates that this property is partially zoned Public Lands and partially unzoned. The city council has recently approved this property to be leased. The resolution approving the lease states, “This lease approval is conditional upon the approval of a rezone of the property from Public Lands to Light Industrial.”

Proposed Findings & Conclusions

1. Procedure.

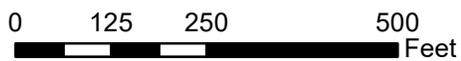
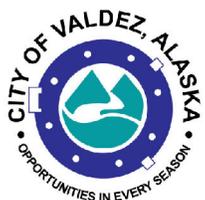
- a) On June 22, 2022 the Planning Department received a rezone request from the City of Valdez to change the zoning on Parcel B, ATS 10, Plat 98-35 to Light Industrial.
- b) A public hearing was scheduled for July 13, 2022 to consider the zoning change.
- c) Notice of the meeting was published in the Copper River Record on June 30, 2022.
- d) Notice of the publication was published in KVAK’s e-blast newspaper on June 27, 2022 and July 5, 2022 in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040.
- e) The only property owner within 300 feet of the subject property is the City of Valdez.

2. Reasons and justification for proposing such change. VMC 17.54.030(A)

- The application states, “About half of the parcel does not currently have a zoning designation and the other half is zoned Public Lands. The property’s recent usage and proposed usage is more suited for the Light Industrial zoning district and will be an expansion of the adjacent Light Industrial zone.”
3. Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres. VMC 17.54.020(C)
- The subject property contains 8 acres and will be an extension of the adjacent Light Industrial zoning district.
4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)
- a) The proposed rezone is consistent the objectives of the comprehensive plan and will help implement the plan.
 - b) Goal 2.1, Action B, Plan Valdez, states, “Rezone City of Valdez parcels to align with the future land use map.”
 - c) The future land use map with the comprehensive plan designates this property as within the Working Waterfront place type, rezoning the property will align the parcel with the future land use map.
 - d) Goal 3.1, Action A, Plan Valdez, states, “Continue to advocate for the core economies (shipping, fishing, oil, tourism).”
 - e) Rezoning the parcel will allow it to be used for shipping purposes.
5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050
- a) The rezone will be implementing the recently modified comprehensive plan. The City of Valdez comprehensive plan was updated in 2021. This update includes a future land use map that designates this property as within the Working Waterfront place type.
 - b) Changing the zoning district so that the entire parcel is zoned Light Industrial will be implementing the comprehensive plan by making the zoning consistent with how it is indicated on the future land use map.
 - c) The rezone of the parcel to Light Industrial is consistent with its recent and intended use as a barge facility.
6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050
- The proposed rezone is in accordance with the comprehensive plan because the future land use map designates this property as within the Working Waterfront place type and light industrial and waterfront industrial are designated as supporting land uses within this place type.



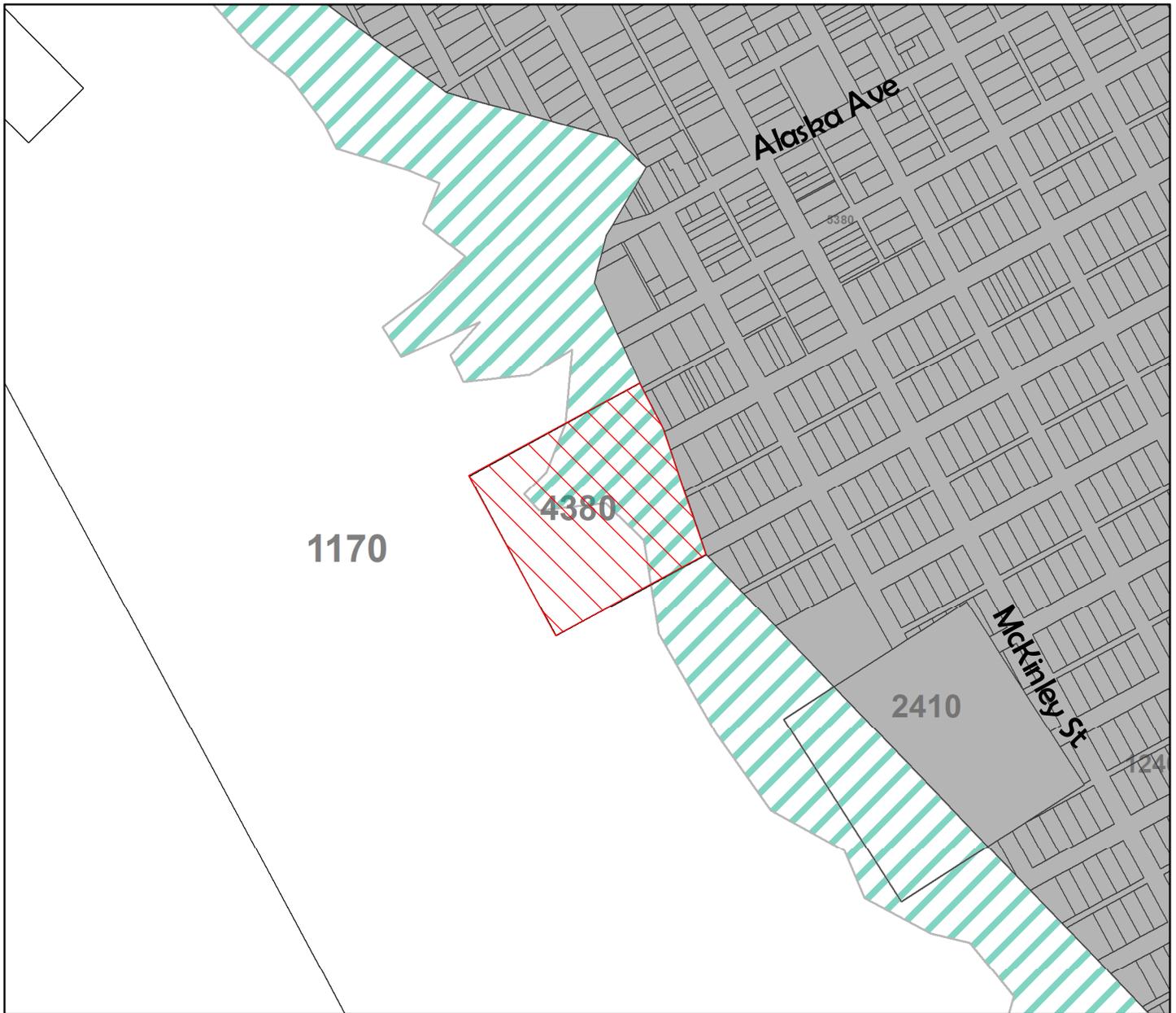
Proposed Rezone to Light Industrial



Date: 5/18/2022

Author: City of Valdez Planning

 Subject Property



Proposed Rezone to Light Industrial



Date: 5/18/2022

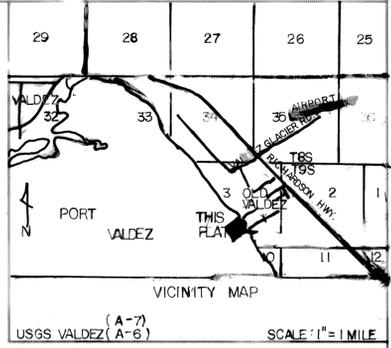
Author: City of Valdez Planning

 Subject Property

Current Zoning

 Light Industrial (L-I)

 Public Lands (P)



ACKNOWLEDGEMENT of NOTARY
STATE OF ALASKA, THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF November
BEFORE ME, A NOTARY OF THE PUBLIC IN AND FOR THE STATE OF
ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
David C. Cobb
WHO SIGNED THIS PLAT AS OWNER OF THIS PROPERTY.
NOTARY OF THE PUBLIC Sheri L. Caples
MY COMMISSION EXPIRES 11/18/2001



CERTIFICATE of OWNERSHIP and DEDICATION

WE City of Valdez DO HEREBY
CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND
DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF
LAND DIVISION AND DEDICATE ALL THE EASEMENTS SHOWN HEREON
TO THE PUBLIC IN PERPETUITY FOR USE AS ROAD AND UTILITY
EASEMENTS.

SIGNED David C Cobb DATE 11/16/98
DATE _____

CERTIFICATE of REGISTERED LAND SURVEYOR

I Clyde E. Rull REGISTERED LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY
PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES AND
BEARINGS SHOWN HEREON ARE CORRECT TO THE BEST OF MY
BELIEF.

SIGNED Clyde E. Rull
REGISTERED LAND SURVEYOR 3098-S



PLANNING and ZONING COMMISSION

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THIS COMMISSION
AND IS HEREBY APPROVED.

SIGNED [Signature] DATE 11/13/98
CHAIRMAN
PLANNING AND ZONING COMMISSION

CERTIFICATE of PAYMENT OF TAXES

I Sheri Caples, CITY CLERK FOR THE CITY
OF VALDEZ, ALASKA, DO HEREBY CERTIFY THAT ALL TAXES LEVIED
AGAINST THE PROPERTY REPRESENTED BY THIS PLAT ARE PAID AS
OF November 16, 1998

CITY CLERK Sheri Caples DATE 11/16/98



PREPARED FOR
CITY OF VALDEZ
P.O. BOX 307
VALDEZ, AK.
99686

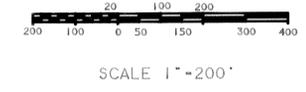
SURVEYOR:
CERCO ENGINEERING
P.O. BOX 513
VALDEZ, AK.
99686

SUBDIVIDE AT5 10
into
PARCELS A&B AT5 10
SEC. 3 T9S R6W
C.R.M.

FILE: A:\AT510-1 DRAWN & CHECKED:
LMM CER

SURVEYED: 7-6-98 SCALE: 1" = 200'

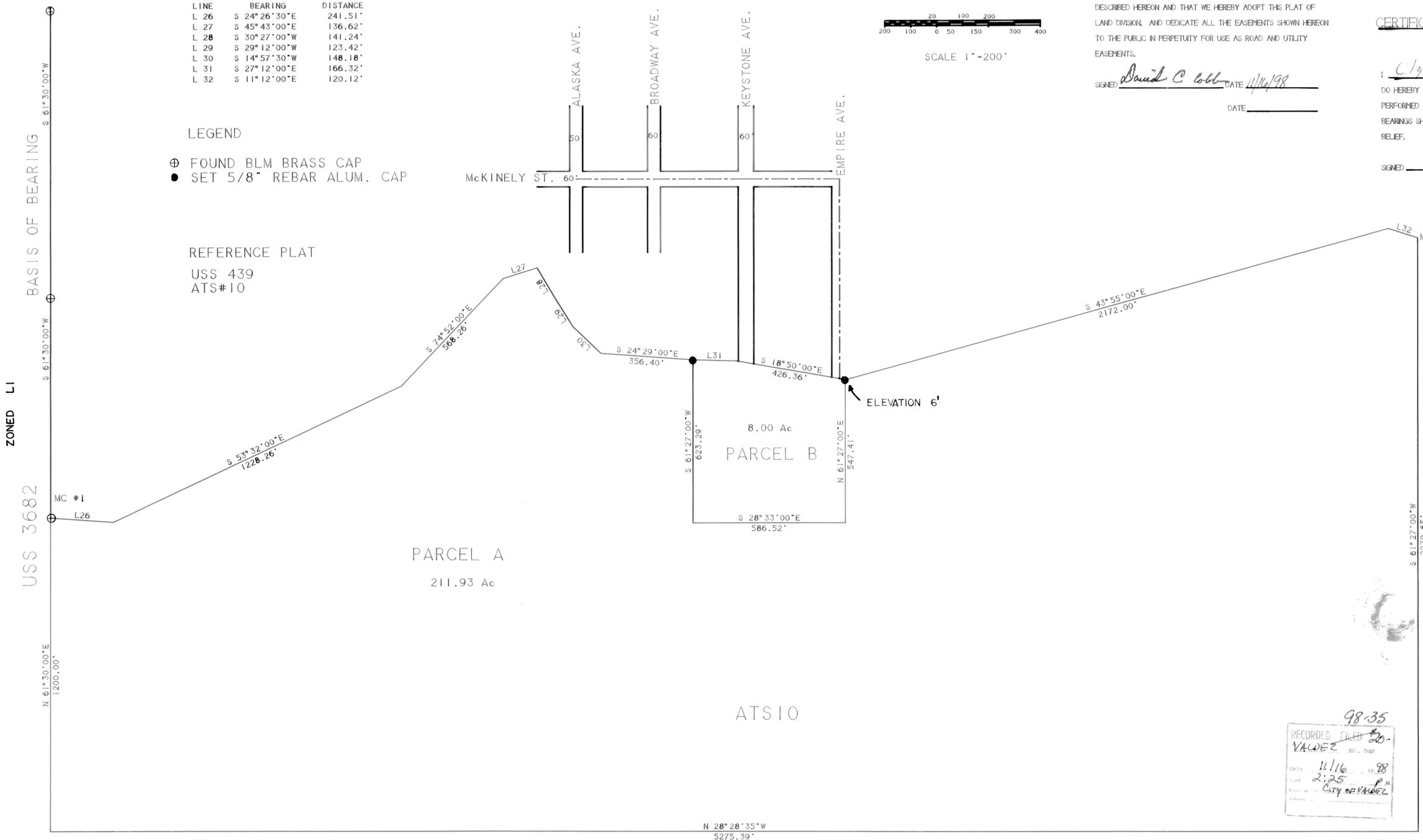
98-35
RECORDED FILED 20-
VALDEZ
DATE 11/16 1998
TIME 2:25 PM
CITY OF VALDEZ



LINE	BEARING	DISTANCE
L 26	S 24° 26' 30" E	241.51'
L 27	S 45° 43' 00" E	136.62'
L 28	S 30° 27' 00" W	141.24'
L 29	S 29° 12' 00" W	123.42'
L 30	S 14° 57' 30" W	148.18'
L 31	S 27° 12' 00" E	166.32'
L 32	S 11° 12' 00" E	120.12'

- LEGEND
- ⊕ FOUND BLM BRASS CAP
 - SET 5/8" REBAR ALUM. CAP

REFERENCE PLAT
USS 439
ATS#10



ZONED LI

USS 439

BASIS OF BEARING

ZONED LI

USS 3682

ATS10

PORT VALDEZ