



Conditional Use Permit – Proposed Findings and Proposed Conditions

Date: July 9, 2025
File: CUP 25-02
To: Planning & Zoning Commission
From: Bruce Wall, Senior Planner
Conditional Use: Recreational Vehicle Park or Campground

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

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).
 - j) 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 highway.
- 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.
 - j) 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 days per year.
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.