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Hi Bruce & Co.

The layout and use for 1803 & 1829 Homestead Rd. was in place before I acquired the business and properties, and I have only ever maintained it as I encountered it. Again, we are aiming to keep the situation the exact same way that it has been on this land since 2008. No material, structural, or environmental changes are to be made to this property. We are simply requesting approval of a Boat Charter Service and also a Recreational Vehicle Park or Campground to be used as Worker Housing. I have been encouraged by the planning office that this would be the most suitable way for us to structure the plan, and that to do so, we'll need to secure a conditional use permit, as well as to replat/consolidate the two adjacent lots (1803 & 1829 Homestead Rd.) into one single property.

Having this been said, I have developed a narrative and will now speak to how the proposal complies with specific use standards, as well as the conditional use criteria.

Looking at the satellite property map provided, we aim to keep the property as-is, with the small two-story home (20'x30'), garage (36'x52'), shed (30'x20'), kayak rack (12'x12'), sauna (north of the kayak rack -8'x8'), tent platforms (10'x12' each), schoolbus (west of the garage), and parking (south and southwest of the house, as well as on occasion in front of the garage and/or south of the small outbuilding/shed) where they are all situated in that property map. As of this moment, there are no proposed building plans. This layout has proven to be very low-impact on the land, and much of the equipment we own lives in the garage and shed, out of sight. The



worker housing infrastructure (e.g., kitchen/bathrooms/water/septic) is already in place, and there is currently no plan or need to make any changes to it.

As for the conditional use criteria:

- 1, In that the subject site has already operated under the proposed conditional use plan since before my time (via assurance from the old owner, I honestly thought we've been compliant all this time!), without any adverse effects, the subject site in its current form has already proven to produce no negative effects. It has, however, served as a great, simple home for seasonal employees who have all positively contributed to this community. In the summer, during our operating season, when employees are present (for only 4 months out of the year), and when the vegetation grows all around the tents and bus, it is hard to even see them, as they are almost fully camouflaged by the greenery. The tents and bus therefore minimally impact the landscape, and actually blend in well. Thus, the proposed use suits the site quite well.
- 2, Infrastructure regarding utility, sanitation, and public service needs are more than adequate and need not change. In the garage, employees have good access to a kitchen with refrigeration and an oven, and two full bathrooms offering decent opportunity to upkeep proper hygiene at all hours of the day. Water and septic are hooked up, and smoke detectors and fire extinguishers are also available.
- 3, Again, I am trying to secure a conditional use permit allowing for the existing use of the site (1803) to continue. Simultaneously, we need to replat the land to remove the property line between 1803 and 1829 (or Parcel B) Homestead Rd., thus combining the two properties into one, which will then allow for the current accessory use to continue across the entire swath. In that there is a primary residence located at 1803 Homestead Rd., granted 1829 Homestead Rd. can be added to it, the accessory uses in their current format should comply with the current local zoning district standards.
- 4, We are not currently planning to expand or build a new campground or RV park. Our current layout appears to meet all of the Specific Use Standards for Recreational Parks or Campgrounds as well as Worker Housing.
- 5, Our proposed conditional use will comply with all the applicable specific use standards included in Valdez's Administration and Enforcement Code Chapter 17.06 and 17.13.030. Our



campsites appear to meet all the specific use standards for an RV Park and Campground. For instance, each tent site is limited to the 500sf of habitable area, restrooms are provided and accessible at all hours of the day and night, and campers are present less than 180 days per year. As for the snow removal plan, we do not have employees present when snow is a factor. Even still, during the winter and spring, we have a good system for removing snow and creating access to important areas such as doorways, windows, fuel tanks and overhang shed zones that require periodic clearing. Please see property drawing for snow removal plan.

6, All of our employees go through an extensive application process and are thoroughly vetted prior to their hiring. We do background checks and ensure that anyone slated to live on the property is respectable, well-mannered, and conscious of not producing any negative externalities. Beyond that, everyone goes through an introductory meeting each spring which covers the rules of the property, which include remarks on keeping sound and any other form of disruption at bay. We also hold monthly meetings which address any concerns that may come up in this regard. Many of our employees use bikes that we provide for them to get to and from work at our office in town. Ultimately, we practice and remain ever-mindful of nuisance mitigation on our property.

7, We have ample space on our property to provide good access for our workers, as well as their vehicles and bikes.

I hope this all helps and makes sense! Please let me know what questions come up.

Please pardon any undue pressure to get this done. Again, given that we are aiming for a closing date of July 15 of this year for the sale of the business and property -all pending proof of compliance from the City of Valdez, I greatly appreciate your guidance in helping us navigate our way through this process in as timely a manner as is possible.

My Best,

Tim Duffy

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