



City of Valdez

ALASKA

Community Development Department

McMillen Rezone – Proposed Findings

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

General Information

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

Current Zoning District: Moderate Density Residential (R1)

Proposed Zoning District: Rural Residential (RR)

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

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

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

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

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

Application Description

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

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

Ordinance 24-01 17.04.040(C)(1)

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

Proposed Findings & Conclusions

1. Procedure.

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

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

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

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

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

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

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