



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.