

Please provide a narrative:

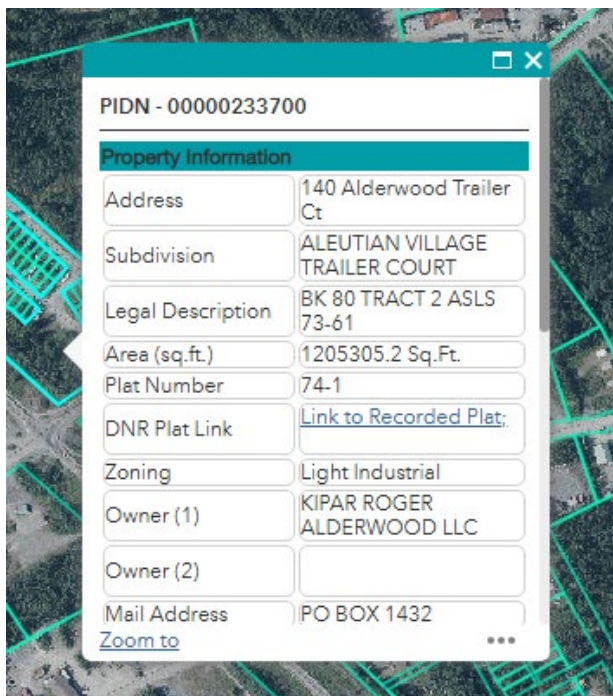
VMC 17.12.090(D)(3) – Please provide a narrative:

- That describes the location, proposed use(s), proposed site improvements, and zoning district.
- That describes the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site.
- That addresses the specific use standards for recreational vehicle parks contained in VMC 17.80.140.
- That addresses each of the approval criteria in VMC 17.12.090(C).

VMC 17.12.090(D)(4)(a) – Please provide a scaled drawing that depicts the proposed site layout, building locations, vehicular and pedestrian circulation, open space and recreation areas, parking layout, and any other information necessary to visually describe the proposed recreational vehicle park along with the existing uses.

VMC 17.88.030 – Please provide a snow storage plan.

- That describes the location, proposed use(s), proposed site improvements, and zoning District.



#### Proposed use:

We'd like to utilize vacant spots in ALDERWOOD to be able to park Mobile homes of various sizes.

#### Proposed site improvements:

We are not planning to improve anything; we would have mentioned this in the application.

#### Zoning district:

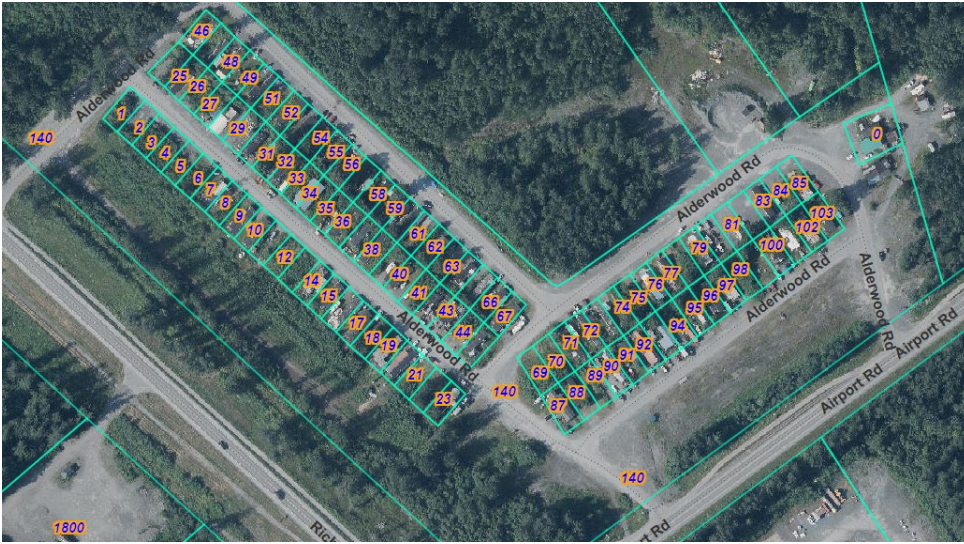
The zoning is light industrial.

That describes the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site.

Nothing is existing, we plan to Utilize empty spots suited for Mobile homes to park RV's. Mobile homes are traditionally about 14 feet wide and 70 feet long. The park is approved for such structures.

No RV is of that size. RV's are 8 feet wide and seldom longer than 40 feet, some very huge RV's are 45 feet long but still not wider than 8 feet.

Once more, Alderwood is an established site built for Mobile homes.



- That addresses the specific use standards for recreational vehicle parks contained in VMC 17.80.140.

#### 17.80.140 Recreational vehicle parks or campgrounds.

A. Purpose. The purpose of this section is to establish the site development and operations standards for campgrounds and recreational vehicle (RV) parks. These uses are intended to serve as a temporary housing or lodging for visitors.

B. Applicability. The standards herein apply to the establishment of new or expansions of existing campgrounds and RV parks.

#### C. Specific Use Standards.

1. Camping and RV Sites. Specific sites shall be designated for camping and RV parking pursuant to this subsection.

ANSWER: 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.

2. RV Site Width. The minimum width per RV site shall be ten feet plus the width of the RV.

ANSWER: Alderwood is an approved Mobile Home Park, each lot is 40 feet wide and 100 feet long.

3. Structures. One cabin is allowed on each camping site. Said structures shall be limited to five hundred square feet of habitable area.

ANSWER: We didn't know this. Thank you for the info.

4. Restrooms and Sanitation. 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.

ANSWER: 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.

5. Occupancy Limitations. Occupancy is limited to one hundred eighty consecutive days.

ANSWER: Understood

6. Retail Allowances. 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. (Ord. 24-01 § 1)

ANSWER: Thank you for the info.

17.12.090 Conditional use permits.

C. Approval Criteria. The planning and zoning commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The planning and zoning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest.

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.

ANSWER: 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.

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.

ANSWER: 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.

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 it which it is. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application.

ANSWER: the lots are 40 feet wide and 100 feet long, we do not plan to adjust any lots to accommodate RV's.

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.

ANSWER: We are not asking for anything new, we would like to be allowed to park smaller Structures/RV's in Alderwood.

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.

ANSWER: 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.

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.

ANSWER: 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.

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.

ANSWER: 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.

17.88.030

Snow Storage Plan:

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.

As you can see in the drawing Alderwood has excessive snow storage. If any spots in the park are utilized for RV parking no additional snow storage is required. Alderwood has snow storage for all spots occupied or vacant.



Areas in blue are snow storage.

Alderwood has combined about 8 acres of snow storage. This snow storage serves about 102 spots

Of 40 ft wide by 100 ft long parcels. The park is currently at about 50% capacity. We plan to utilize those empty spots.

Best regards.

Roger Kipar

Alderwood LLC

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