



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda - Final Planning and Zoning Commission

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Wednesday, May 24, 2023

7:00 PM

Council Chambers

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### Regular Meeting

#### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC BUSINESS FROM THE FLOOR

#### IV. PUBLIC HEARINGS

1. [Public Hearing for Conditional Use Permit 23-01 - A Request from Silver Ridge Properties LLC to Modify Previously Approved Conditional Use Permit 21-04](#)

#### V. NEW BUSINESS

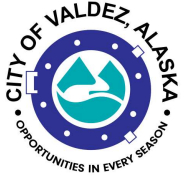
1. [Approval of Conditional Use Permit 23-01 - A Request from Silver Ridge Properties LLC to Modify Previously Approved Conditional Use Permit 21-04 for Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 \(1129, 1157, & 1175 W Egan Drive\) and Adopt Findings](#)

#### VI. REPORTS

1. [Planning Director's Report](#)

#### VII. COMMISSION BUSINESS FROM THE FLOOR

#### VIII. ADJOURNMENT



## Legislation Text

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**File #:** 23-0279, **Version:** 1

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**ITEM TITLE:**

Public Hearing for Conditional Use Permit 23-01 - A Request from Silver Ridge Properties LLC to Modify Previously Approved Conditional Use Permit 21-04

**SUBMITTED BY:** Bruce Wall, Senior Planner

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Public Hearing Only

**SUMMARY STATEMENT:**

The Silver Ridge Properties LLC has recently purchased Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive) and has requested a reduction in the minimum floor area that was approved in the Planned Unit Development (PUD). The approved plan states that the minimum floor area for each unit in a duplex or triplex on these lots will be 1,000 square feet. The applicant is requesting that it be changed to 750 square feet.



## CITY OF VALDEZ

### APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE
NAME OF APPLICANT	05/02/23
ADDRESS OF APPLICANT	Brnd Barnett
	PO Box 182 Valdez, AK 99686
DAYTIME PHONE	
SIGNATURE	255-2723
LEGAL OWNER	PSM [Signature]
ADDRESS	Silver Ridge Properties
	6090 Deep Lake Drive PO Box 182
	Valdez, AK 99686
PHONE NUMBER	
STREET ADDRESS:	255-2723
LEGAL DESCRIPTION:	1157/1129/1175 West Egan
	Lot 5 B/K1 Lot 4 B/K1
	Lot 3 B/K1 Saint Patricks Subdivision
CURRENT ZONING	
	RC
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED	
TEMPORARY	HOW LONG
PERMANENT	✓

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

It will have no effects. Its a small minor change.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

The owner Brad Barnett. Is trying to develop housing and rentals. That the town very much needs.

Why is this site especially suited to the Conditional Use proposed?

Its a brand new Subdivision. That has not had any construction yet.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

The Property was designed for triplexes. Its still triplexes. Just a 250 sq less a unit. Due to cost of construction.

Attach or include any other information you feel is relevant to this application

When this Subdivision and P.U.D was developed. At that time. There was no way to know exact building projects to occur. Due to unknowns in cost of construction. 56 1,000 sq units was a estimated footage.



## **NOTICE OF PUBLIC HEARING MODIFICATION OF SAINT PATRICK SUBDIVISION PLANNED UNIT DEVELOPMENT**

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, **May 24, 2023**, at 7:00 pm in the City Council Chambers at 214 Fairbanks Drive.

The purpose of the hearing is to take public testimony concerning a Conditional Use Permit application for the modification of an approved Planned Unit Development located on Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive). The applicant and property owner is Silver Ridge Properties LLC.

The applicant has requested a reduction in the minimum floor area that was approved in the Planned Unit Development (PUD). The approved plan states that the minimum floor area for each unit in a duplex or triplex on these lots will be 1,000 square feet. The applicant is requesting that it be changed to 750 square feet.

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Planning Department prior to the meeting. Submitted comments will be presented to the Planning & Zoning Commission. Submissions by email may be sent to: [planningdept@valdezak.gov](mailto:planningdept@valdezak.gov).

Anyone having questions concerning this notice, or who would like more detailed information should contact the Planning Department at 907-834-3401.





## **Proposed Modification of St. Patrick Subdivision Planned Unit Development**

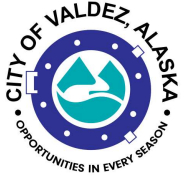
P & Z Commission Meeting  
May 24, 2023



0 125 250 500 Feet

Date: 5/3/2023

Subject Properties



## Legislation Text

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**File #:** 23-0280, **Version:** 1

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**ITEM TITLE:**

Approval of Conditional Use Permit 23-01 - A Request from Silver Ridge Properties LLC to Modify Previously Approved Conditional Use Permit 21-04 for Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive) and Adopt Findings

**SUBMITTED BY:** Bruce Wall, Senior Planner

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve the request from Silver Ridge Properties LLC to Modify Previously approved Conditional Use Permit 21-04 for Lots 3, 4, & 5, Block 1, St. Patrick's Subdivision, Plat 2023-1 (1129, 1157, & 1175 W Egan Drive) and adopt the proposed findings.

**SUMMARY STATEMENT:**

The Silver Ridge Properties LLC has requested a reduction in the minimum floor area that was approved in the Planned Unit Development (PUD). The approved plan states that the minimum floor area for each unit in a duplex or triplex on these lots will be 1,000 square feet. The applicant is requesting that it be changed to 750 square feet.

Findings:

With the reduction in the minimum floor area the approved PUD will remain consistent with the city code, comprehensive plan, and previously approved findings.



## CITY OF VALDEZ

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ADDRESS	Silver Ridge Properties
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PHONE NUMBER	
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	Lot 5 B/K1 Lot 4 B/K1
	Lot 3 B/K1 Saint Patricks Subdivision
CURRENT ZONING	
	RC
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED	
TEMPORARY	HOW LONG
PERMANENT	✓



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Why is this site especially suited to the Conditional Use proposed?

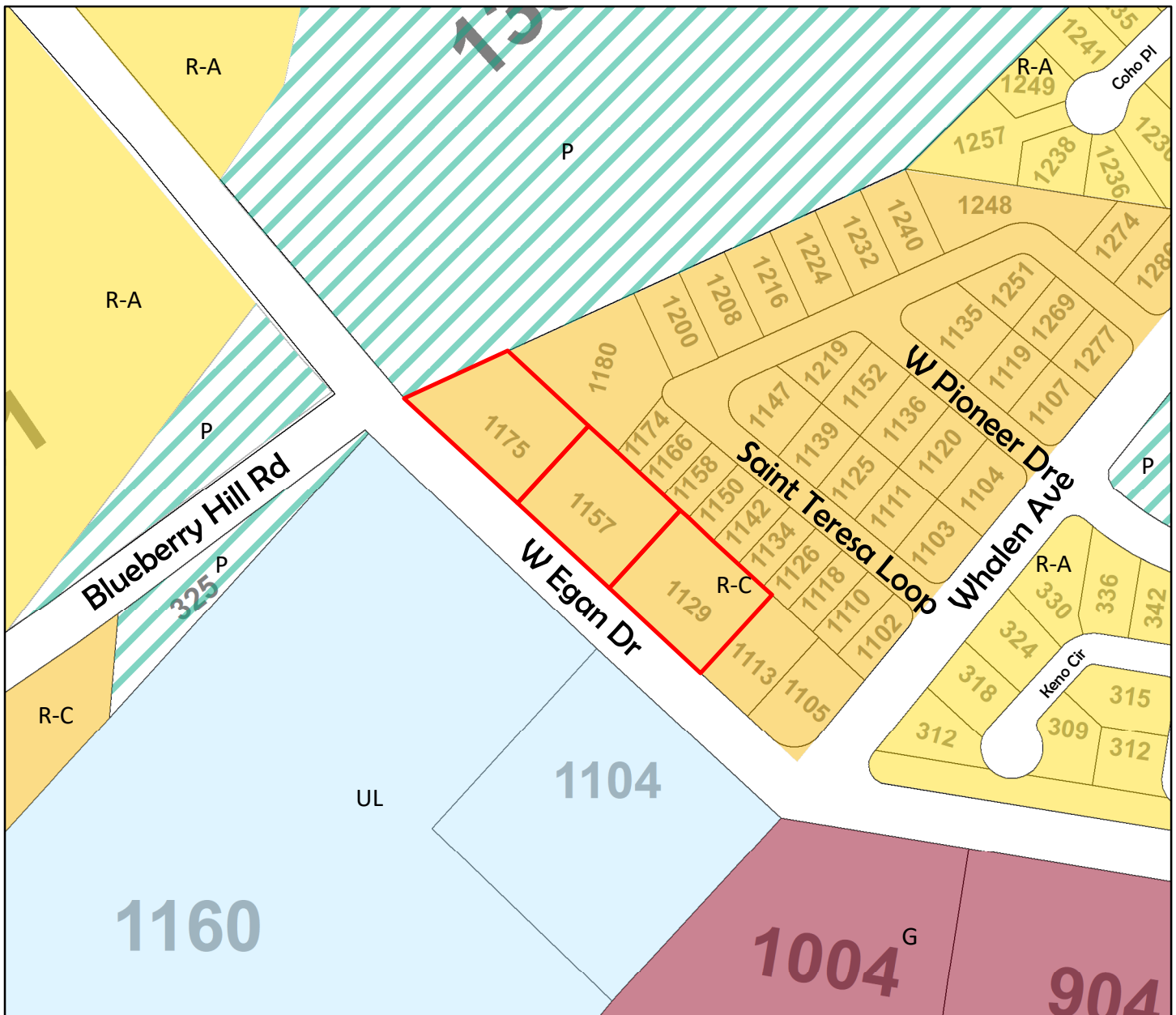
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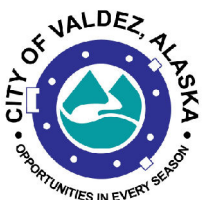


# **Proposed Modification of St. Patrick Subdivision Planned Unit Development**

P & Z Commission Meeting - May 24, 2023  
Current Zoning



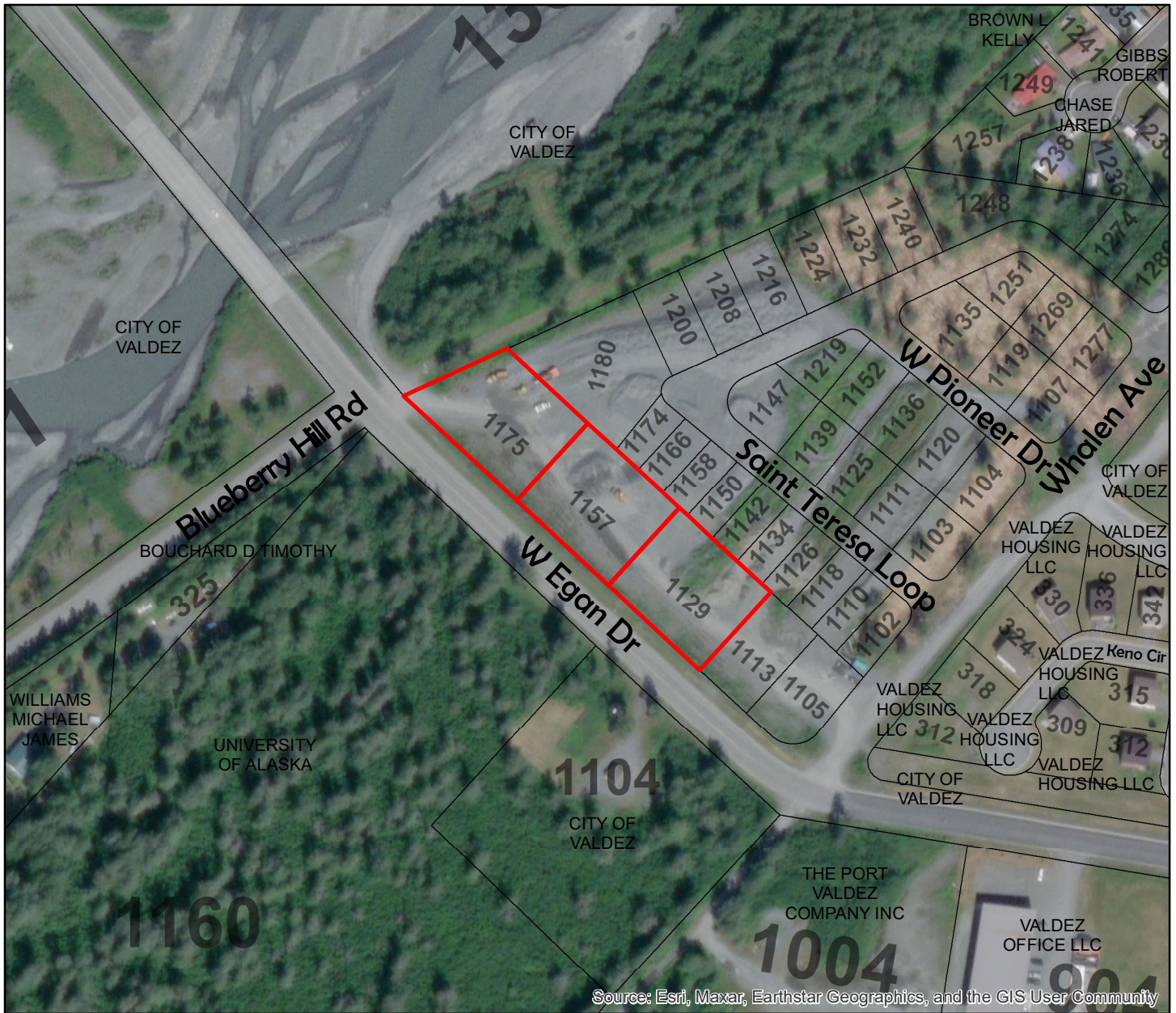
- Subject Properties
- Public Lands District (P)
- Single Family Residential District (R-A)
- Multiple-Family Residential District (R-C)
- Commercial Residential District (C-R)
- General Commercial District (G)
- Unclassified Lands District (UL)



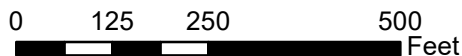
0 125 250 500 Feet

Date: 5/10/2023





# **Proposed Modification of St. Patrick Subdivision Planned Unit Development** **P & Z Commission Meeting - May 24, 2023**



Date: 5/11/2023

Subject Properties

## **The Development**

**Block 1** will be the Triplex Lots. The Triplex Lots vary in size, 0.390 to 0.825 acres. Each is size to accommodate the Structure, the Parking Requirements and On-site Snow Storage.

The Triplex Plan is One, Two and/or Three Bedroom Units ranging in size from the smallest of 1000 sf to the largest of 3000 sf units [for lots 1 & 2; and from the smallest of 750 sf to the largest of 3000 sf units for lots 3, 4, & 5.](#)

The type and size of each Triplex will be determined by the buyer. Below are a few examples:



Mixed Two- and Three-Bedroom Units



Three-Bedroom Units



One-Bedroom Units

See Exhibits C, D and E for proposed building setbacks and rough footprints.

Saint Patrick's Subdivision  
A Valdez Plan Unit Development

A cooperative project of  
Harris Sand and Gravel  
and  
Barnett Builders

Completed by:  
Allen Minish PE PLS  
Wrangell Mountain Technical Services  
PO Box 118  
Chitina, AK 99566  
907-259-2280

November 27, 2021



## **The Vision**

Saint Patrick's Subdivision, a proposed 14 acres mix residential development within Valdez, Alaska. The site of Saint Patrick's Subdivision is originally Tract P of Port Valdez Subdivision. This is a traditional subdivision design intended to create affordable housing in a city that needs additional housing.



The vision is to create four types of housing: triplex, duplex, zero lot-line, and single-family of mixed affordability.

The Subdivision will be developed in Phases.

Phase One is the construction of two Triplexes on the Triplex Lots of Block 1. These are five lots facing West Egan. These Lots already have water and sewer service stub over to the Lots.

Phase Two is the construction of the Water, Sewer, Storm Drain and Streets of the interior Blocks.

Phase Three is the construction of triplex, duplexes; zero lot-line homes and single-family homes as buyers/investors come forward.

## **The Development**

**Block 1** will be the Triplex Lots. The Triplex Lots vary in size, 0.390 to 0.825 acres. Each is size to accommodate the Structure, the Parking Requirements and On-site Snow Storage.

The Triplex Plan is One, Two and/or Three Bedroom Units ranging in size from the smallest of 1000 sf to the largest of 3000 sf units.

The type and size of each Triplex will be determined by the buyer. Below are a few examples:



Mixed Two- and Three-Bedroom Units



Three-Bedroom Units



One-Bedroom Units

See Exhibits C, D and E for proposed building setbacks and rough footprints.

**Block 2** will be Zero Lot Line Housing. These will be smaller foot print homes for the smaller lots.

The sizes will be 1250 sf to +3500 sf per house. Width of houses will be limited to a maximum of 35 feet per house. See Attachment F for proposed layout.



Two- or Three-Bedroom Houses



Three-Bedroom with Garage



Three-Bedroom with Garage



**Blocks 3, 4, 5 and 6** will be mixed housing with single family homes to be predominate but certain lots could be zero lot lines or duplex lots.

The lots sizes range from 8800 square feet to the 15309 square feet to accommodate buyer desires in a home size. The larger lots could be single family or duplex lots. There is one lot at 8123 square feet that will be limited on what single family structure can be placed on it or it could be part of a zero-lot line. Corner lots may have access to either street or both streets as needed or desired by the buyers except on Whalen no residential access directly to Whalen.

The rear of Lots 4, 5 and 6 of Block 6 and the Tract 1 have buried debris and a permanent building setback is noted on the plat.

See Attachments H, I AND J for proposed Single Family, Duplex and Zero Lot Line Layout.



## **General Landscaping and Grading**

The original Tract P contours are shown in Exhibit A. In 2020 and 2021 excavation have taken place that has reworked the entire tract. The intent is to import fill from Mineral Creek to raise the entire site 2 to as much as 6 feet to accommodate the proposed sewer and storm drain systems. Final contour will not be known until the engineering of Whalen Avenue Improvements are known then the sewer, water and storm drain systems can be designed. Once that is in place that will dictate the amount of fill required to ensure proper slopes and cover are met. The intent is to have all streets, sewers and storm drains drain toward Whalen Avenue. All structures will be raised so as to provide adequate drainage away from the structure.

There is no plan on installing any perimeter fencing around the entire site. The installation of fencing will be at the discretion of each homeowner.

Grass and Trees and any other landscaping will be at the discretion of each homeowner. This provides them the opportunity to create their own sense of style.

## **Utilities and Roads**

The development of the infrastructure will be contingent on the water and sewer main extensions on Whalen Drive. The city is planning on a new well to be located across Whalen Drive on the school property. The new well will be connected with a new water main to the water storage tank located on Meals Hill.

Water Main, Sewer Main and Storm Drain systems will be installed. Each of these will average approximately 2000 feet each. The actual sizing, location and depth cannot be determined until the improvements on Whalen Avenue are finalized or to be finalized at the same time.

Ten feet public utility easements will be along the road frontage to accommodate communication, electrical and street lighting. Actual size and location of each of these will be determined by the utility and as for street lighting by the design engineers during the street design.

Approximately 43,000 feet of paved road will be provided.

The intersection of Whalen Drive and West Egan Drive will be improved by adding 607 square feet to Whalen Drive to aid in intersection sight distance.

Lots on West Egan Drive have sewer and water and communication already.

See Exhibit B for proposed Water, Sewer and Storm Drain Locations.



## **Snow Storage and Snow in General**

Two large snow lots located at the corners of St. Teresa totaling over 58,000 square feet exceeds the required snow storage by 15,000 square feet.

Each lot is designed with on-site snow storage to the sides of the driveways.

The plan is to keep each building smaller than the building setbacks as a means to prevent shedding snow from impacting the neighboring lot.

## **Design**

The desired plan for the developers is to have the PUD approved, have the Subdivision approved so that work can start on the Triplex Lots this spring. This allows for the developers to generate some income to offset the development. This winter the water, sewer, storm drain and street designs will be accomplished with submittal to ADEC and the City for their approval. The designs will follow the City of Valdez Standard Specifications and Details. City require that the design of the infrastructure be accomplish before approval of the final subdivision it is requested this be waved since that would delay this project for a year.

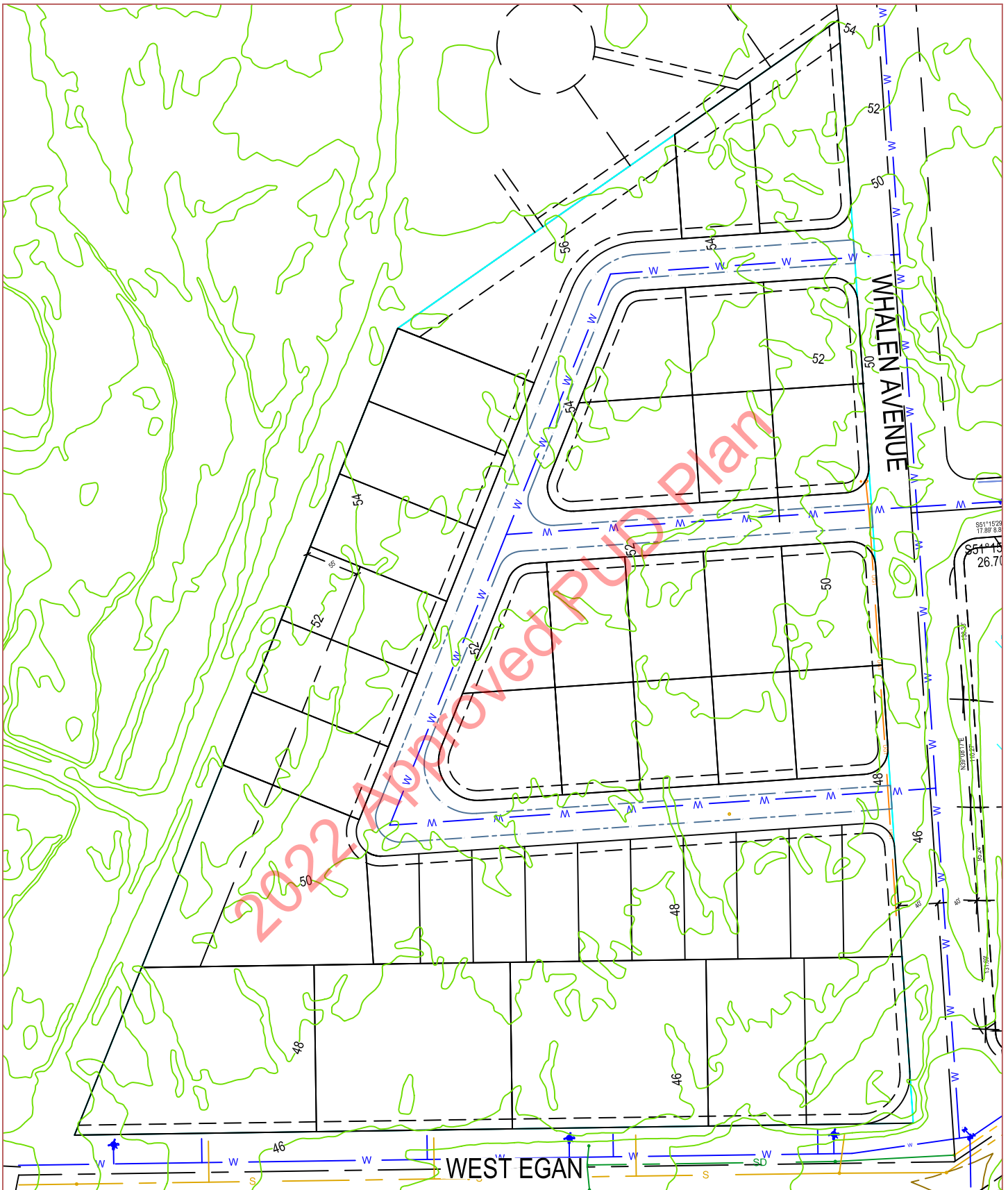
2022 Approved PUD 2021

## **Topography**

As stated in the General Landscaping the final subdivision topography will be dictated by the improvements on Whalen Avenue. The intent is for all street, sewers and storm drains will be flowing toward Whalen Avenue. Each lot with then be raised to ensure adequate drainage away from the houses in all directions. Slope backyards will drain toward storm drains or other adequate spaces that will not impact others or the environment.

See Attachment A for 2019 Topography.

2022 Approved PUD Plan



## EXHIBIT A

LEGAL DESCRIPTION:

SAINT PATRICKS SUBDIVISION  
2019 TOPOGRAPHIC

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

**Wrangell Mountain Technical Services**

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

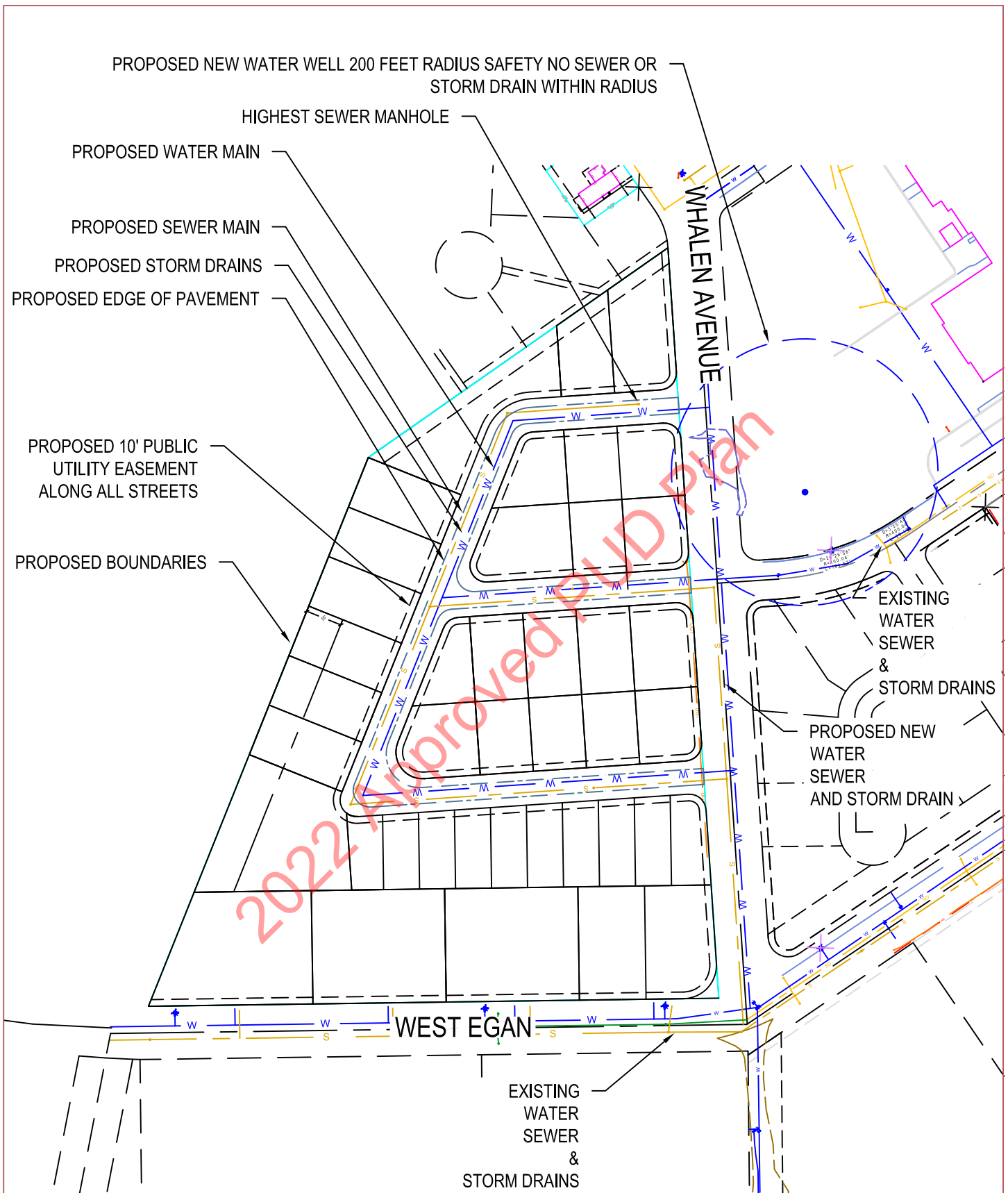
SCALE: N.T.S.

JOB#: 21004

DRAWING #:  
VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

REV#: 0



## EXHIBIT B

**Wrangell Mountain Technical Services**

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

SAINT PATRICKS SUBDIVISION  
UTILITIES

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 200'

PREPARED FOR:

HSG - BARNETT

JOB#: 21004

DRAWING #:  
VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

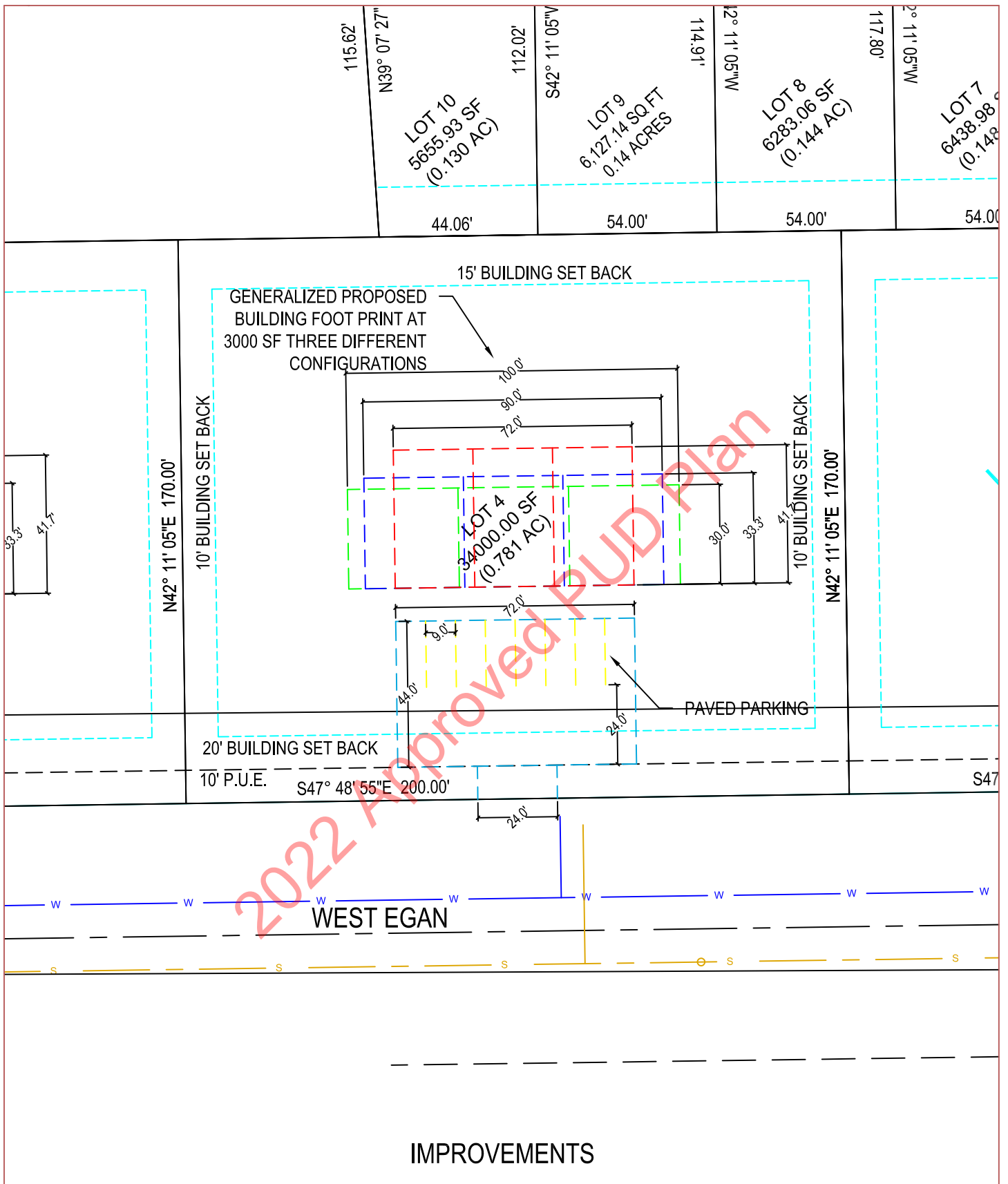
REV#: 0

The site plan shows two lots, LOT 1 and LOT 2, situated on West Egan. LOT 1 is on the right, measuring 72.0' wide and 41.5' deep, with an area of 17,163.66 SF (0.394 AC). LOT 2 is on the left, measuring 72.0' wide and 41.7' deep, with an area of 17,000.00 SF (0.390 AC). Both lots are surrounded by 15' building setbacks on the top and 10' on the sides. A 20' building setback is shown at the bottom of each lot. The frontage on West Egan is 56.34' for LOT 1 and 54.00' for LOT 2. A paved parking area with shared access to West Egan is located at the bottom right. The plan also shows a 10' P.U.E. (Public Utility Easement) and various setback lines (10', 15', 20'). The street frontage on Whalen Avenue is 117.50'. The plan includes a north arrow and a scale bar.

## EXHIBIT C

REV#: 0





## EXHIBIT D

LEGAL DESCRIPTION:

BLOCK 1 LOTS 3 & 4 (LOT 4 SHOWN)  
SAINT PATRICKS SUBDIVISION

Wrangell Mountain Technical Services

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

DATE: 11/22/21

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 40'

PREPARED FOR:

HSG - BARNETT

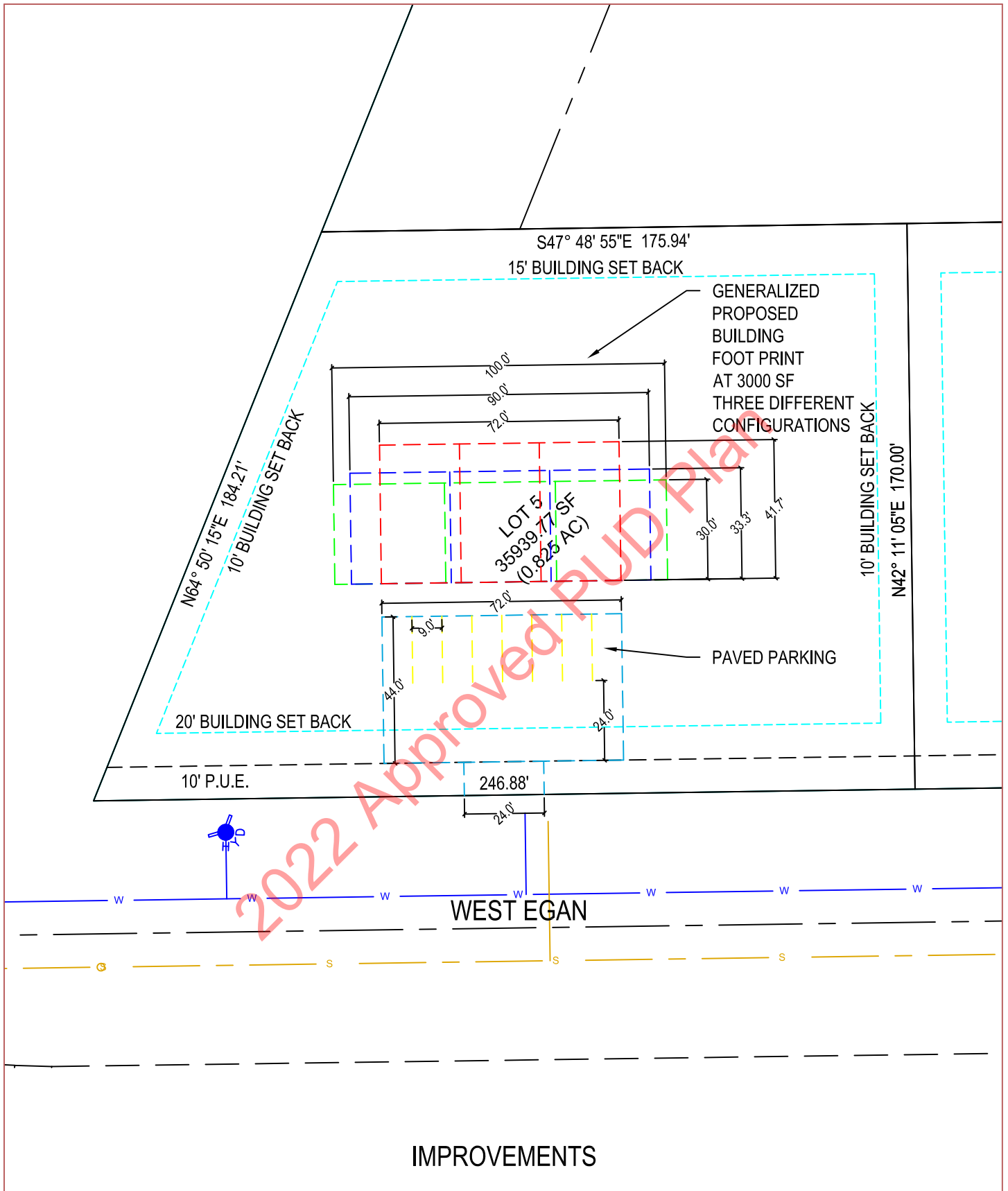
JOB#: 21004

DRAWING #:

VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

REV#: 0



## IMPROVEMENTS

### EXHIBIT E

**Wrangell Mountain Technical Services**

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

BLOCK 1 LOT 5  
SAINT PATRICKS SUBDIVISION

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

DATE: 11/22/21

JOB#: 21004

DRAWN: MINISH

DRAWING #: VALDEZ WEST OF HAZELET

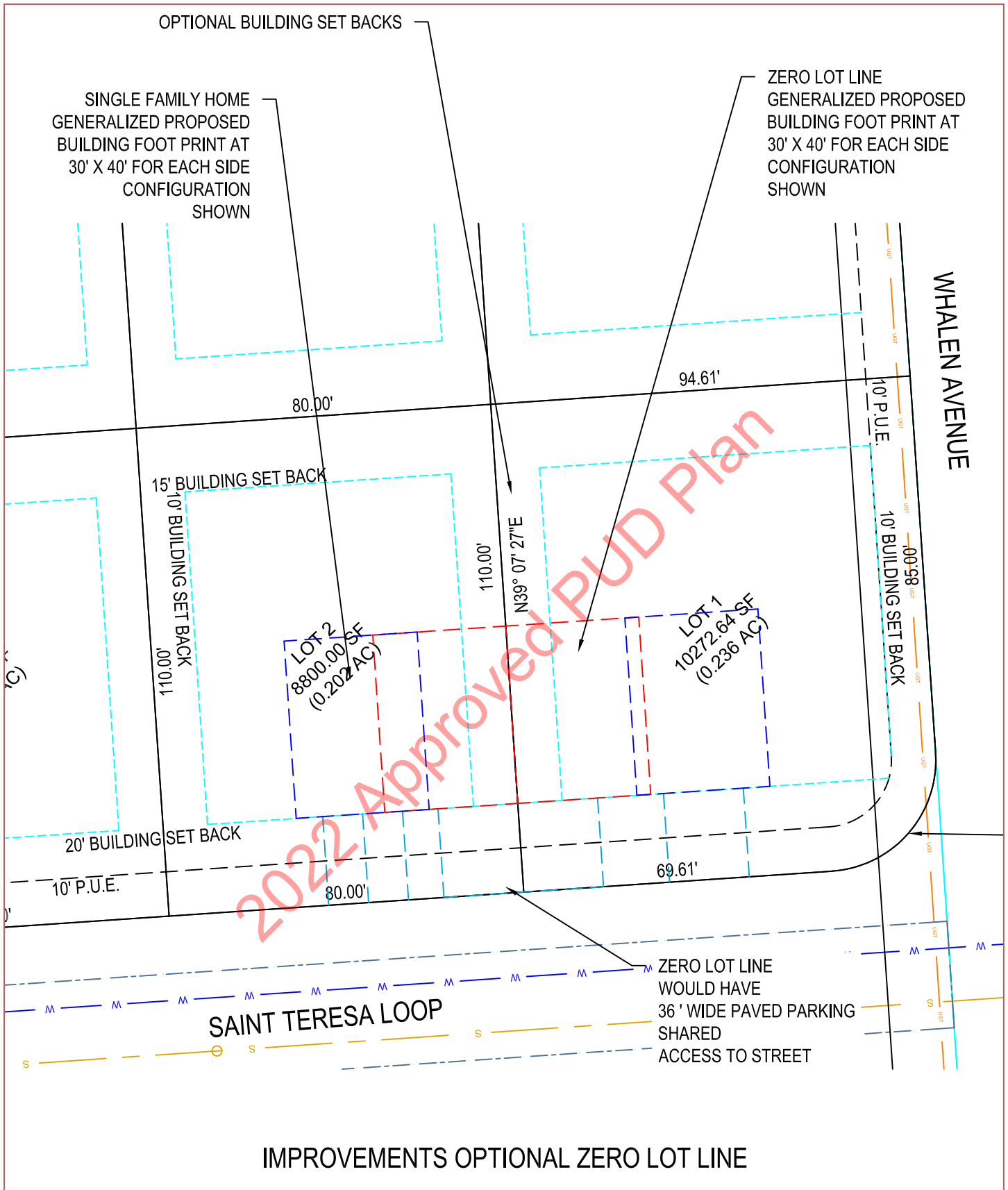
CHECK: MINISH

SCALE: 1" = 40'

SHEET: 1 OF 1

REV#: 0





# IMPROVEMENTS OPTIONAL ZERO LOT LINE

EXHIBIT G		Wrangell Mountain Technical Services			
LEGAL DESCRIPTION:		P.O.BOX 118, CHITINA, ALASKA 99566			
BLOCK 3 LOTS 1 AND 2		(907) 823-2280			
SAINT PATRICKS SUBDIVISION					
STREET ADDRESS:		DATE:	11/22/21	DRAWN:	MINISH
SAINT TERESA LOOP, VALDEZ ALASKA		CHECK:	MINISH	SCALE:	1" = 40'
PREPARED FOR:		DRAWING #:	VALDEZ WEST OF HAZELET	SHEET:	1 OF 1
HSG - BARNETT		JOB#:	21004	REV#:	0





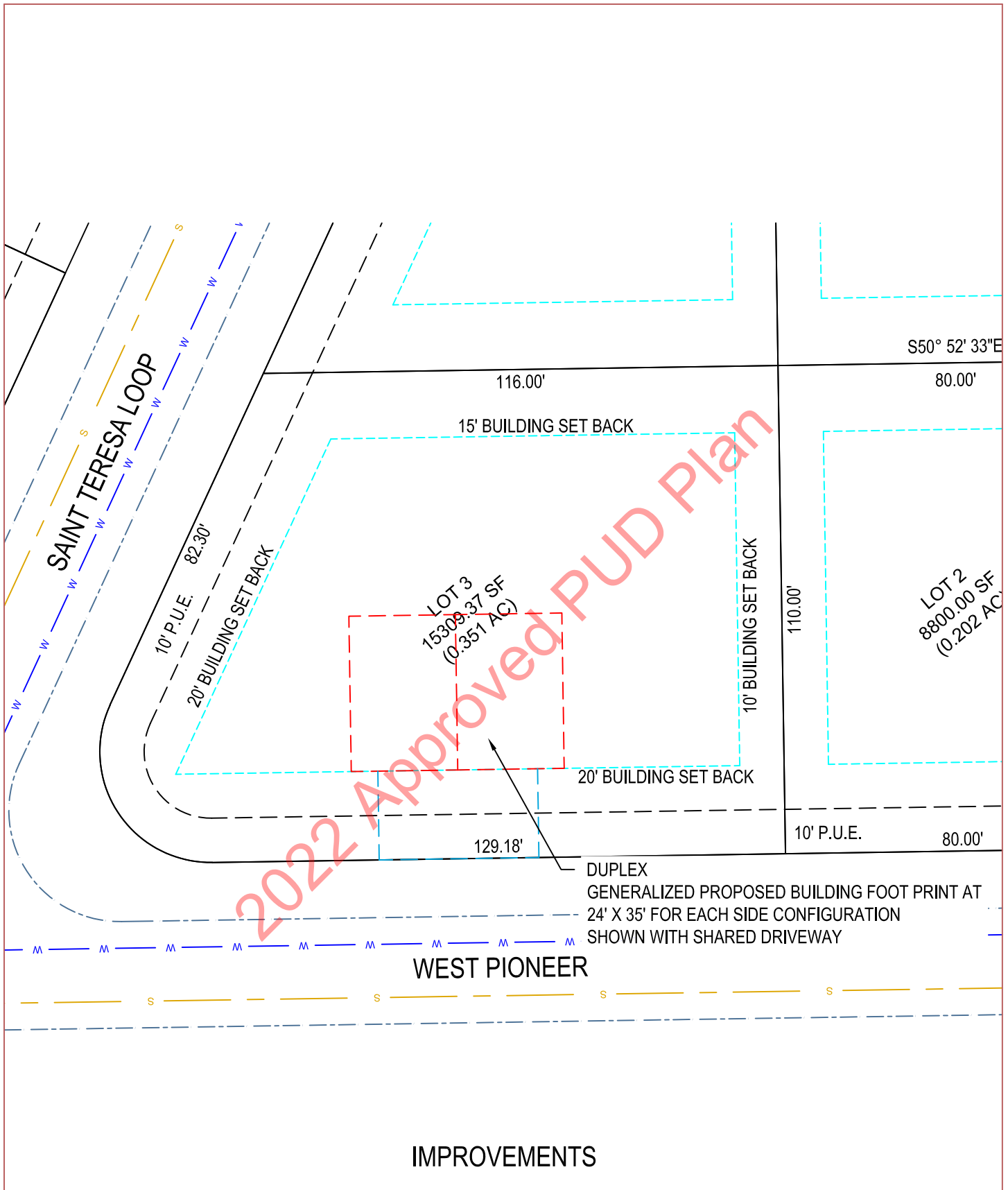
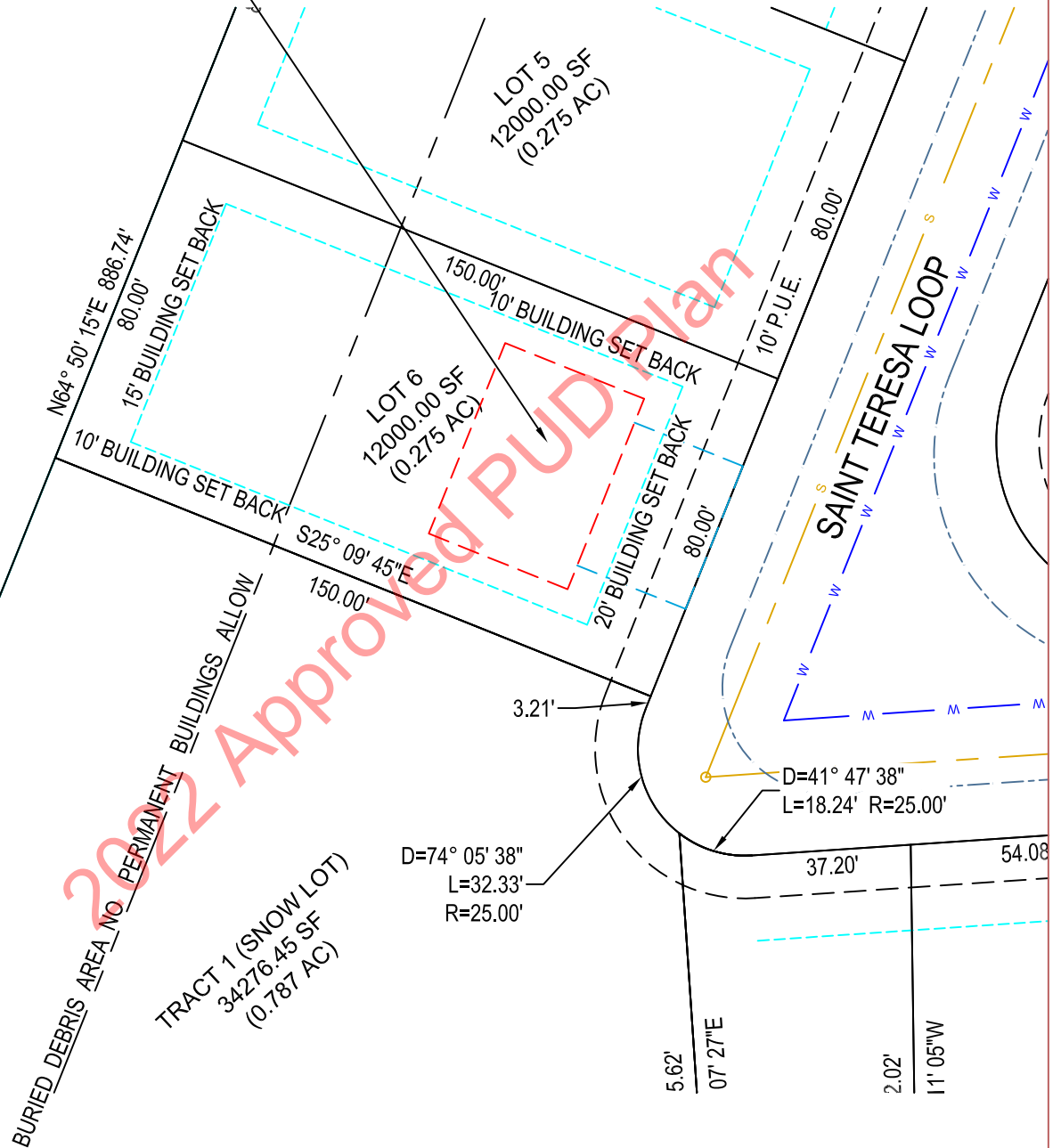


EXHIBIT I		Wrangell Mountain Technical Services			
LEGAL DESCRIPTION:		P.O.BOX 118, CHITINA, ALASKA 99566			
BLOCK 4 LOT 3 SAINT PATRICKS SUBDIVISION		(907) 823-2280			
STREET ADDRESS:		DATE:	11/22/21	DRAWN:	MINISH
SAINT TERESA LOOP, VALDEZ ALASKA		CHECK:	MINISH	SCALE:	1" = 30'
PREPARED FOR:		DRAWING #:	VALDEZ WEST OF HAZELET	SHEET:	1 OF 1
HSG - BARNETT		JOB#:	21004	REV#:	0

GENERALIZED PROPOSED  
BUILDING FOOT PRINT AT  
35x48 FEET CONFIGURATION



## IMPROVEMENTS

### EXHIBIT J

**Wrangell Mountain Technical Services**

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

LEGAL DESCRIPTION:

BLOCK 6 LOT 6  
SAINT PATRICKS SUBDIVISION

STREET ADDRESS:

WEST EGAN, VALDEZ ALASKA

PREPARED FOR:

HSG - BARNETT

DATE: 11/22/21

JOB#: 21004

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 40'

DRAWING #:  
VALDEZ WEST OF HAZELET

SHEET: 1 OF 1

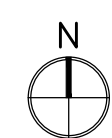
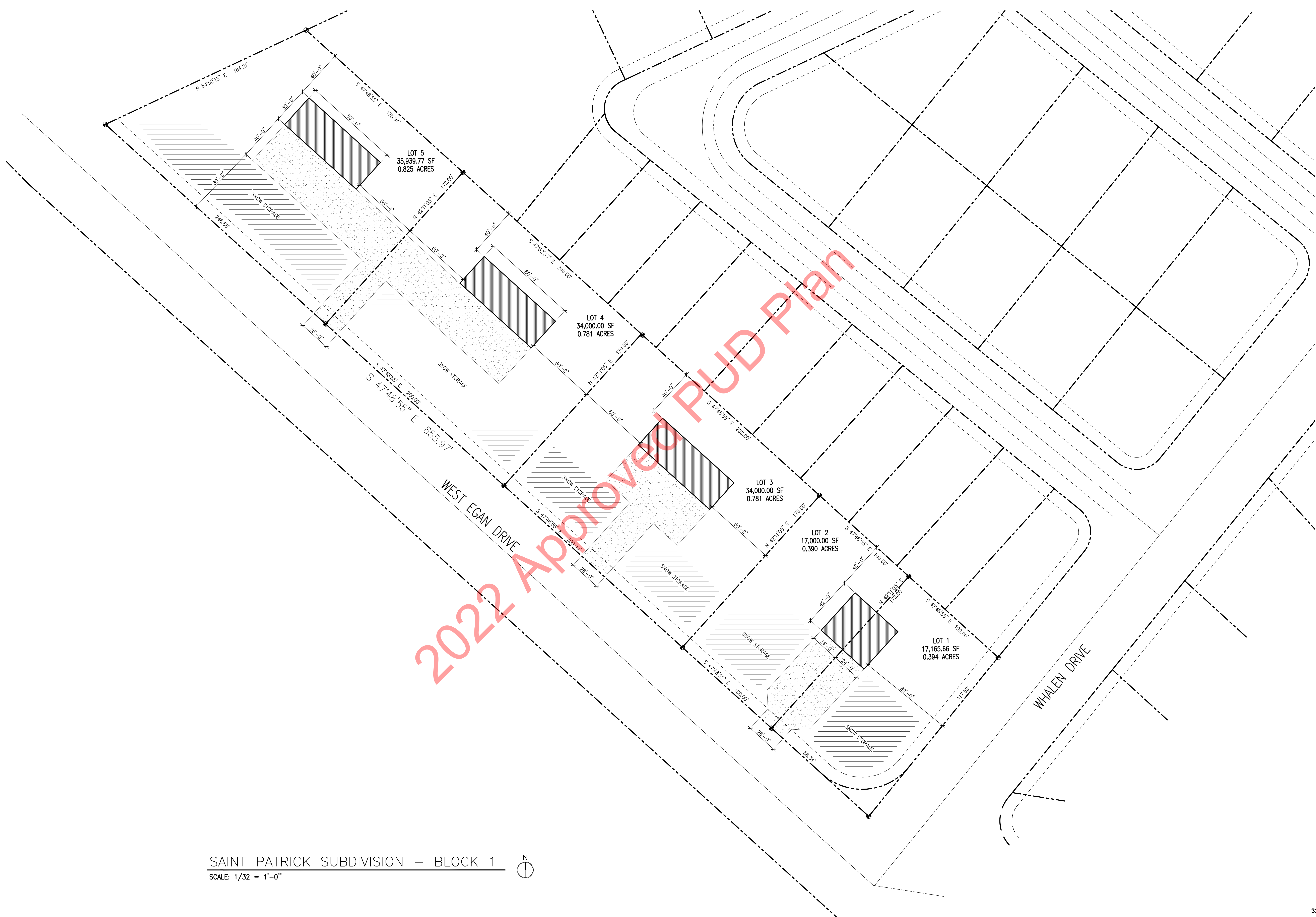
REV#: 0

Table 1

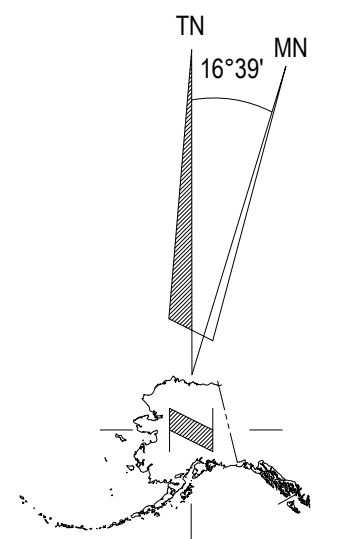
Block	Lot	Lot Size	Dwelling Type	Maximum	Dwelling Units		Lot Coverage		Parking & Driveways	Floor Area		Open Space	Open Area (Dwelling Units per		
		(Square Feet)		Height	Minimum	Maximum	Minimum	Maximum	Maximum (SF)	Minimum	Maximum	(Square Feet)	Minimum	Minimum	Maximum
1	1	17,166	Duplex/Triplex	35	2	3	2,000	6,866	1,536			8,763	8,763	5.08	7.61
	2	17,000	Duplex/Triplex	35	2	3	2,000	6,800	1,536			8,664	8,664		
	3	34,000	Duplex/Triplex	35	2	3	2,000	13,600	1,536			18,864	18,864		
	4	34,000	Duplex/Triplex	35	2	3	2,000	13,600	1,536			18,864	18,864		
	5	35,940	Duplex/Triplex	35	2	3	2,000	14,376	1,536			20,028	20,028		
2	1	7,488	Zero Lot Line	35	1	1	1,200	2,621	500			4,367	4,367	5.82	5.82
	2	7,219	Zero Lot Line	35	1	1	1,200	2,526	500			4,192	4,192		
	3	7,063	Zero Lot Line	35	1	1	1,200	2,472	500			4,091	4,091		
	4	6,907	Zero Lot Line	35	1	1	1,200	2,417	500			3,989	3,989		
	5	6,751	Zero Lot Line	35	1	1	1,200	2,363	500			3,888	3,888		
	6	6,595	Zero Lot Line	35	1	1	1,200	2,308	500			3,787	3,787		
	7	6,439	Zero Lot Line	35	1	1	1,200	2,254	500			3,685	3,685		
	8	6,283	Zero Lot Line	35	1	1	1,200	2,199	500			3,584	3,584		
	9	6,127	Zero Lot Line	35	1	1	1,200	2,144	500			3,483	3,483		
	10	5,656	Zero Lot Line	35	1	1	1,200	1,980	500			3,176	3,176		
3	1	10,273	Varies*	35	1	2	1,000	3,595	500			6,177	6,177	4.24	8.48
	2	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	3	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	4	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	5	12,960	Varies*	35	1	2	1,000	4,536	500			7,924	7,924		
	6	8,123	Varies*	35	1	2	1,000	2,843	500			4,780	4,780		
	7	10,232	Varies*	35	1	2	1,000	3,581	500			6,151	6,151		
	8	10,232	Varies*	35	1	2	1,000	3,581	500			6,151	6,151		
	9	10,232	Varies*	35	1	2	1,000	3,581	500			6,151	6,151		
	10	11,966	Varies*	35	1	2	1,000	4,188	500			7,278	7,278		
4	1	10,273	Varies*	35	1	2	1,000	3,595	500			6,177	6,177	4.24	8.48
	2	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	3	15,309	Varies*	35	1	2	1,000	5,358	500			9,451	9,451		
	4	9,804	Varies*	35	1	2	1,000	3,431	500			5,873	5,873		
	5	8,800	Varies*	35	1	2	1,000	3,080	500			5,220	5,220		
	6	10,273	Varies*	35	1	2	1,000	3,595	500			6,177	6,177		
5	1	17,215	Varies*	35	1	2	1,000	6,025	500			10,690	10,690	4.24	8.48
	2	10,457	Varies*	35	1	2	1,000	3,660	500			6,297	6,297		
6	1	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300	4.24	8.48
	2	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	3	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	4	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	5	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
	6	12,000	Varies*	35	1	2	1,000	4,200	500			7,300	7,300		
Tract 1		34,276	Snow Storage					0	0			34,276	34,276		
Tract 2		24,120	Snow Storage					0	0			24,120	24,120		

\* Block 3, 4, 5 and 6 may have zero-lot line, duplex or single family

Net Acreage	12.08	Net Density	3.11	5.16		
Gross Acreage	14.14	Gross Density	3.11	4.95	27.7%	193.9%



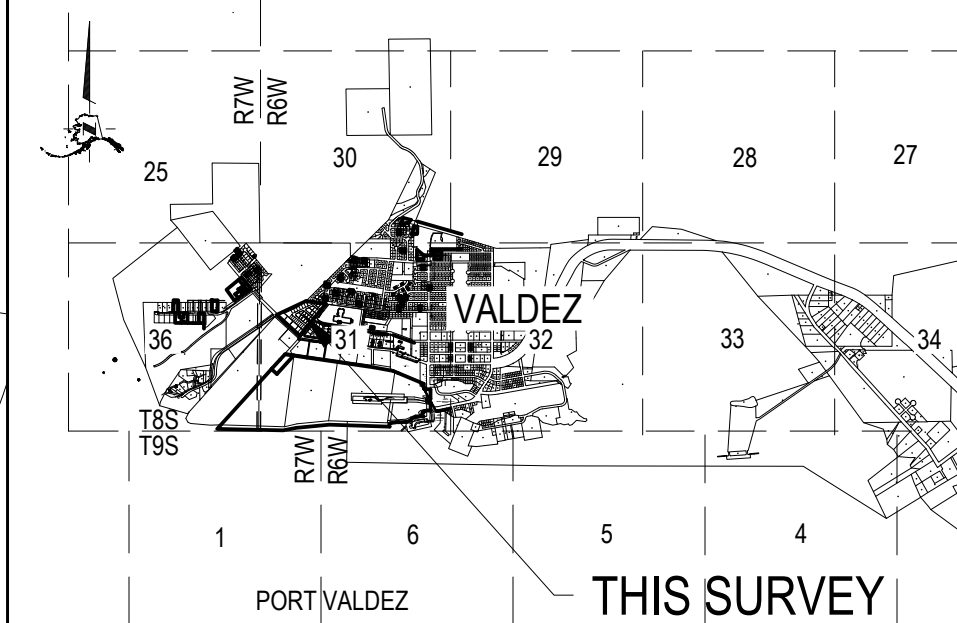




MAGNETIC DECLINATION  
4/12/2021 PER NGDC.NOAA.GOV  
16°39' ±0°28' CHANGING BY  
0°14' WEST PER YEAR

#### NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 77-1 VALDEZ R.D.
4. REF. FIELD BOOK: 20-01 & 21-01.
5. TOTAL STREET AREA 43,016 SF.
6. BLOCK 1 IS ACCESSIBLE FROM WEST EGAN.
7. BLOCKS 2 THROUGH 6 ARE TO ACCESS INTERIOR SUBDIVISION STREETS. NO DRIVEWAYS PERMITTED TO WHALEN DRIVE.



#### VICINITY MAP

SCALE: 1" = 1 MILE



#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF ST. PATRICK SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

WILLIAM P. HARRIS  
PO BOX 1127  
VALDEZ, AK 99686  
907-831-0287

DATE

#### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF

BY: , PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:

#### TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO CERTIFY THAT AS CITY-OWNED LAND, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PIERCE, MMC, CITY CLERK  
CITY OF VALDEZ, ALASKA

DATE

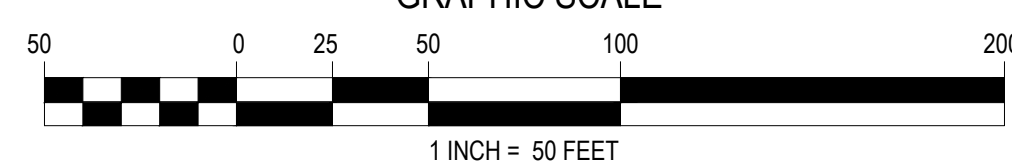
#### PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

JESS GONDEK  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ, ALASKA

DATE

#### GRAPHIC SCALE

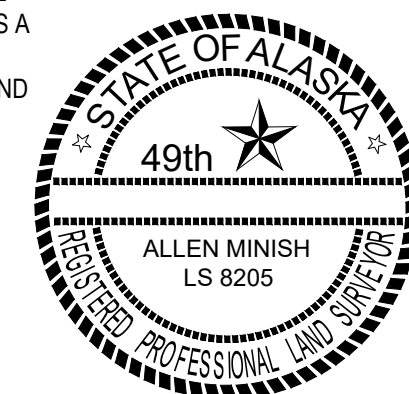


#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: REGISTRATION NO. 8205 S

ALLEN MINISH  
REGISTERED LAND SURVEYOR



SURVEYOR:  
WRANGELL MOUNTAIN TECHNICAL SERVICES  
PO BOX 118, CHITINA, AK 99566 (907) 823-2280

A PLAT OF  
ST. PATRICK SUBDIVISION

CREATING LOTS 1-8 OF BLOCK 1; LOTS 1-12 OF BLOCK 2; LOTS 1-10 OF BLOCK 3;  
LOTS 1-6 OF BLOCK 4; LOTS 1 AND 2, BLOCK 5; LOTS 1-6 OF BLOCK 6;  
AND TRACTS 1 AND 2

A RE-PLAT OF  
TRACT P PORT VALDEZ SUBDIVISION PER PLAT 77-1  
LOCATED WITHIN SURVEYED  
SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST  
COPPER RIVER MERIDIAN, ALASKA  
CONTAINING ±615,368.58 Sq. Ft. (±14.127 ACRES)  
VALDEZ RECORDING DISTRICT, ALASKA

DRAWN BY: ADM	DATE OF SURVEY: START: 2019 END: 2022	WMTS PROJECT # 21004
CHECKED BY: ADM	SCALE: 1" = 50'	DRAWING NAME: VALDEZ WEST OF HAZLETT
DATE: 11/22/21		





Conditional Use Permit – Proposed Findings and Proposed Conditions

VMC 17.04.420 Conditional use.

“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.

VMC 17.04.420 Planned unit development

“Planned unit development” means a group or combination of dwellings and associated uses developed as a functional unit under conditional use procedures, the plan of which may not conform to the regulations established in any one or more zoning districts with respect to lot size, mixture of uses, density, lot coverage or required open space.

Date: December 22, 2021  
File: CUP 21-04  
To: Planning & Zoning Commission  
From: Bruce Wall, Senior Planner  
Conditional Use: Planned Unit Development

General Information

Applicant: William P. Harris  
Property Owner: William P. Harris  
Street Address: 1105 W Egan Drive  
Legal Description: Tract P, Port Valdez Subdivision, according to Plat 77-1  
Zoning District: Multiple-Family Residential (R-C)  
Existing Land Use: Vacant  
Adjacent Land Uses: North: Residential  
East: Residential and Elementary School  
South: Vacant and City Well  
West: Mineral Creek  
Access: Egan Drive and Whalen Avenue Right-of-Way

Project Description

The applicant is requesting a conditional use permit (CUP) for a planned unit development (PUD). The property is 14.127 acres and, after a rezone of a portion of the property earlier this year, is zoned Multiple-Family Residential (R-C). The concept plan indicates that the PUD will consist of 39 residential lots and 2 snow storage lots.

Planned unit developments (PUDs) are intended to encourage the development of parcels of land as integrated units and to allow for flexibility of design.

The application states, “The vision is to create four types of housing: triplex, duplex, zero lot-line, and single-family of mixed affordability.”

The application indicates that there will be between 44 and 79 dwelling units constructed on these proposed 39 residential lots.

### Planned Unit Development Approval Process

The approval of a CUP for a PUD is a two-step process. The application for the planned unit development included a concept plan of the development that contains all of the information required in VMC 17.50.060(D). If the planning and zoning commission approves the concept plan the applicant will have one year to submit a final plan for the planning and zoning commission’s approval. Extensions to the one-year deadline may be granted by the planning and zoning commission. The final plan will include detailed engineering drawings and all of the information included in the concept plan in their finalized, detailed form. It is anticipated that a preliminary subdivision plat will be submitted for the development at the same time as the final plan for the PUD.

### Findings

#### 1. Procedure

- a) On November 22, 2021, the Planning Department received the conditional use permit application for the subject property.
- b) On November 27, 2021, the applicant submitted revised application material that corrected some clerical errors.
- c) Planning staff reviewed the application and accompanying information against the application requirements of VMC 17.06.040, VMC 17.50.030 and VMC 17.50.060 and determined that the application was complete.
- d) A public hearing was scheduled to consider this application for December 22, 2021.
- e) Notice of the meeting was published in the Copper River Record on December 16, 2021.
- f) Notice of the meeting was published in KVAK’s E-Blast Newspaper on December 6, 2021 and December 13, 2021, in accordance with VMC 17.06.060(B)(1).
- g) Notice of the meeting was mailed on December 8, 2021 to the 21 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2).
- h) In accordance with VMC 17.50.030(A) Notice of this application was sent on December 8, 2021 to the City public works department for water and sewer and snow removal, City building inspector, State highway department, local electric utility, City fire department, local telephone utility, and cable TV utility.

#### 2. The proposed development is in harmony with the purpose and intent of the zoning ordinance of the City of Valdez, Alaska. VMC 17.06.040(A)

- a) Title 17 of the Valdez Municipal Code is intended to regulate the use of land and improvements by districts in accordance with the city comprehensive plan and to provide for orderly development; to lessen street congestion; to promote fire safety and public order; to protect the public health and general welfare; to provide safe, aesthetic surroundings and living conditions; to prevent overcrowding; and to stimulate systematic development of transportation, water, sewer, school, park and other public facilities. VMC 17.02.020
- b) The R-C (multiple-family residential) district is intended to include lands for urban development which are provided with a full range of public utilities, including sewers, water, electricity and street drains or are intended to be provided with such facilities in the future. VMC 17.18.010
- c) The proposed PUD is located where there are existing city services. Sewer, water, and other utilities are located along West Egan Drive and can be extended to the proposed interior lots via Whalen Avenue. A new City well

is being installed on the adjacent school property. The proposed PUD is adjacent to an existing collector road and adjacent to Hermon Hutchens Elementary School.

3. The proposed development will not be injurious to public health, safety or welfare. VMC 17.06.040(C)
  - a) Notice of the application was provided in accordance with VMC 17.06.060(B) and VMC 17.50.030(A).
  - b) No comments have been received that would indicate that the proposed development will endanger the public health, safety or general welfare.
  - c) Planning staff have reviewed the application and have not found anything to indicate that it will be injurious to public health, safety or welfare.
4. The proposed development will not be detrimental to other properties or uses in the vicinity. VMC 17.06.040(C)
  - a) A residential subdivision is located north of the subject property; Hermon Hutchens Elementary School, school district offices, a city well, and a residential subdivision is located east of the subject property; a city well is located south of the proposed PUD; and a trail is located immediately adjacent to the west side of the property.
  - b) Other uses in the vicinity include residential subdivisions along with some commercial uses along West Egan Drive.
  - c) Residential dwellings are generally considered to be compatible and complementary to the existing uses in the vicinity.
  - d) Nothing in the application indicates that the proposed development will be detrimental to other properties or uses in the vicinity.
  - e) No comments have been received that would indicate that the proposed development will be detrimental to other properties or uses in the vicinity.
5. The proposed development is in accordance with the comprehensive plan. VMC 17.06.040(C)
  - a) The 2021 Valdez Comprehensive Plan designates the place type of the subject property as New Townsite Neighborhood.
  - b) The comprehensive plan states, “The New Townsite Neighborhood place type will continue to reflect its origins as a planned town site, characterized by single-family detached homes. As the area continues to mature, the inclusion of more duplexes, townhomes, accessory dwelling units, and small scale multi-family housing is expected.”
  - c) The proposed PUD’s mixture of single-family dwellings, zero lot line dwellings, and small-scale multi-family dwellings is compatible with the New Townsite Neighborhood place type described in the comprehensive plan.
  - d) Goal 2.1 of the comprehensive plan states, in part, “Prioritizing and concentrating development where facilities, infrastructure, and services have the existing capacity and in areas where the Police and Fire Departments are best able to respond will improve service and reduce operation and maintenance costs.”
  - e) The proposed PUD is located in an area where facilities, infrastructure, and services have the existing capacity. Sewer, water, and other utilities are located along West Egan Drive and can be extended to the proposed interior lots via Whalen Avenue. A new City well is being installed on the adjacent school property. The proposed PUD is adjacent to an existing collector road and the police station and new fire station are less than a mile away.
  - f) Goal 2.3 of the comprehensive plan states, “Quality housing is housing that meets community needs including a range of incomes, housing types, and locations; and is built with longevity in mind.” “Various housing options will enable residents to find suitable local housing regardless of income level.”
  - g) The housing in the proposed development will provide for a range of incomes and various housing types.
  - h) There is no evidence in the record to indicate that the proposed development is in conflict with any provisions of the comprehensive plan.

6. The general criteria set forth for uses specified in Title 17 (Zoning) of the Valdez Municipal Code will be met. VMC 17.50.020

- a) The subject property is zoned Multiple-Family Residential (R-C).
- b) VMC 17.18.020(A) indicates that single-family, two-family and multiple-family dwellings are permitted outright in the Multiple-Family Residential district.
- c) VMC 17.18.040(F) indicates that the Planning and Zoning Commission may grant a conditional use permit for a planned unit development.
- d) VMC 17.18.070 provides for the minimum setbacks within the Multiple-Family Residential district. The submitted concept plan indicates that these minimum setbacks will be met.
- e) VMC 17.18.080 and 17.18.090 provides for maximum lot coverage and maximum building height within the Multiple-Family Residential district. The submitted concept plan indicates that these maximums will be met.
- f) VMC 17.18.070 provides for minimum lot requirements in the Multiple-Family Residential district. Although many of the lots do not meet these minimum lot requirements, a PUD is intended to allow for flexibility of design by allowing lots which may not conform to the regulations established in its zoning districts with respect to lot size.
- g) The submitted concept plan shows that adequate space for off-street parking can be provided in connection with the conditional use in accordance with the requirements set forth in VMC 17.48.100.

7. General evaluation criteria. VMC 17.50.020

- a) Topography and soil stability. Portions of the property have recently been excavated with material stockpiled on site. The topography shown in the concept plan is based on the topography in 2019, prior to the excavation taking place. The map indicates that there is approximately a 1.5% slope across the property with the high point be along the northern property line and the low spot being near the intersection of Whalen Avenue and West Egan Drive. The application indicates that the intent is to import fill from Mineral Creek to raise the entire site from 2 feet to as much as 6 feet. This will allow all streets, sewers, and storm drains to drain toward Whalen Avenue. Because of this imported fill, the building code requires that a soils compaction test be completed prior to the construction of any buildings on the property. Condition number 2 will ensure that this takes place. The proposed plat that accompanied the application indicates an area along the western boundary of the property that contains buried debris. The buried debris has the potential to affect soil stability. Condition number 3 requires that this notation be carried to the final plat.
- b) Utilities and service requirements. The proposed PUD is located in an area where utilities and services have previously been established. Sewer, water, and other utilities are located adjacent to the property, along West Egan Drive, and can be extended to the proposed interior lots via Whalen Avenue. A new City well is being installed on the adjacent school property. The PUD will require a subdivision plat. VMC 16.20.020 requires that water, sanitary sewer, and other facilities be provided to each lot prior to final subdivision plat approval.
- c) Lot characteristics. A PUD is intended to allow for flexibility of design by allowing lots which may not conform to the regulations established in its zoning districts with respect to lot size. The minimum lot width in the Multiple-Family Residential district is 100 feet. The proposed lots in blocks 3, 4, 5 and 6 were designed with a minimum lot width of 80 feet. Lot widths of 80 feet are very common within the city and those lots accommodate both single-family and two-family dwellings. The designed width is suitable for the intended use. The minimum lot area in the Multiple-Family Residential district is 8,800 square feet for one or two units. The proposed lots in block 2 were designed with a minimum lot width of approximately 54 feet and a minimum area of about 5,650 square feet. These lots are intended for zero lot line dwellings. Exhibit F of the concept plan depicts how the structures would be placed on these lots and how the structures would still be well within the minimum setback requirements. The application indicates that the maximum lot coverage and maximum building heights of the Multiple-Family Residential district will be met.
- d) Use characteristics. The proposed PUD is a residential development. No uses are anticipated that would affect adjacent uses.

- e) Community appearance. The proposed use as a residential development is not anticipated to have a visual impact on the community.

8. Specific standards for residential planned unit developments. VMC 17.50.060(F)

- a) Public water and sewer facilities or approved on-site facilities shall be available or shall be provided as part of the site development.
- Public water and sewer facilities are available along West Egan Drive. Exhibit B of the concept plan indicates that water and sewer lines will be provided to each lot within the proposed development via Whalen Avenue. Condition number 4 requires that city water and city sewer be installed prior to final plat or that a bond be filed in accordance with VMC 16.20.030.
- b) The proposed uses within the proposed PUD are permitted uses within the Multiple-Family Residential district.
- c) Maximum project ground floor area shall not exceed forty percent of the gross land area.
- The concept plan indicates that the maximum ground floor area will be 27.7 percent of the gross land area. The concept plan indicates that this requirement will be met.
- d) Total open area shall be at least one hundred ten percent of the total ground floor area.
- The concept plan indicates that the total open area of the development will be at least 193.9 percent of the total ground floor area. This calculation excluded all driveways and parking areas as open area. The concept plan indicates that this requirement will be met.
- e) No common open space for the sole benefit, use and enjoyment of present and future residents of the development is being proposed.
- f) No perimeter screening or additional setbacks are being proposed for the development.
- g) Dimensional requirements may be varied from the requirements of the district within which the PUD is located. All departures from those requirements shall be evaluated against the following criteria. A minimum lot width is intended to prevent the construction of long, narrow buildings with inadequate privacy, light and air. Where the design is such that light, air and privacy can be provided, especially for living spaces and bedrooms, a narrower lot width may be permitted.
- The minimum lot width in the Multiple-Family Residential district is 100 feet. The proposed lots in blocks 3, 4, 5 and 6 were designed with a minimum lot width of 80 feet. These lots are intended for single-family dwellings, two-family dwellings, or zero lot line dwellings. The designed width is suitable for the intended use of single-family dwellings, two-family dwellings, and zero lot line dwellings. The proposed lots in block 2 were designed with a minimum lot width of approximately 54 feet. These lots are intended for zero lot line dwellings. Exhibits F through J of the concept plan depicts how light, air and privacy can still be provided on these lots.

Decision of the Commission

The Planning & Zoning Commission may approve, conditionally approve, or deny the concept plan for the PUD. The commissioners' own independent review of information submitted at the public hearing and additional

information requested provides the basis for the decision. The decision needs supportive findings based on factors associated with the same questions answered in staff's findings.

VMC 17.50.020 states that the planning and zoning commission may consider any or all of the following criteria and may base conditions or safeguards upon them. The general criteria for considering the conditions, if any, under which permission for a particular conditional use shall or shall not be granted in a district in which that use is specified in the district regulations are as follows:

- Topography, slope and soil stability, geophysical hazards, surface and subsurface drainage and water quality, and the probable effects of the proposed conditional use upon these factors.
- Utilities and services requirements of the proposed conditional use, including sewers, storm drainage, water, fire protection, access and electrical power; the planning and zoning commission may request the assistance of public officials with knowledge of the relevant public utility and service systems in evaluating the probable effects of the proposed use of public systems, and may consider the costs of enlarging, upgrading or extending public utility or service systems for the proposed use in establishing conditions under which the use shall be permitted.
- Lot or tract characteristics, including minimum lot size, minimum yard requirements, maximum lot coverage by all buildings or structures, and maximum height of buildings or structures.
- Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, numbers of persons, traffic volumes, off-street parking and loading facilities, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements.
- Community appearance, such as landscaping, fencing and screening, depending upon the specific use and its visual impact on the community.

#### Staff Recommendation

Staff recommends that the concept plan for CUP #21-04 be approved by the Planning & Zoning Commission with the following conditions.

#### Conditions

1. The conditional use permit is only effective following Planning and Zoning Commission approval of the final plan for the PUD.
2. Soil compaction tests in accordance with adopted building codes shall be completed prior to the construction of any buildings on the property where native soils have been disturbed or where fill has been placed.
3. The final subdivision plat shall contain a notation prohibiting permanent structures in the area along the western boundary of the property that contains buried debris.
4. City water and city sewer shall be installed prior to each final plat; alternatively a bond may be filed in accordance with VMC 16.20.030.
5. The use must be consistent with the submitted application and plan. Any substantial change to the plans or building proposal shall require resubmission to the Planning and Zoning Commission.
6. The conditional use permit must be utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion.





## Legislation Text

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**File #:** 23-0281, **Version:** 1

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**ITEM TITLE:**

Planning Director's Report

**SUBMITTED BY:** Kate Huber, Planning Director

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

Planning Director will provide verbal report during the meeting.