



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, May 11, 2022

7:00 PM

Council Chambers

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 Concerning the Proposed Rezone of approximately 6.95 acres depicted as Lot 2 and Lot 3 of the Medical Park Subdivision, Senior Addition Preliminary Plat to Multiple-Family Residential](#)

V. NEW BUSINESS

1. [Approval of Draft Findings for Recommendation to City Council to Approve Rezone 22-05, a Rezone of Lot 1 C, USS 197, Plat 2007-15 from Rural Residential to Commercial Residential.](#)
2. [Approval of a Recommendation to City Council Concerning a Proposed Rezone of approximately 6.95 acres depicted as Lot 2 and Lot 3 of the Medical Park Subdivision, Senior Addition Preliminary Plat to Multiple-Family Residential and Adopt Findings](#)

VI. REPORTS

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

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 22-0215, **Version:** 1

ITEM TITLE:

Public Hearing Concerning the Proposed Rezone of approximately 6.95 acres depicted as Lot 2 and Lot 3 of the Medical Park Subdivision, Senior Addition Preliminary Plat to Multiple-Family Residential

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:

Street Address: 1300 East Hanagita Street

Legal Description: Portion of Medical Park, Plat 2006-2

Current Zoning District: Public Lands (P)

Proposed Zoning District: Multiple-Family Residential (R-C)

Property Owner: City of Valdez

Size: 6.95 Acres

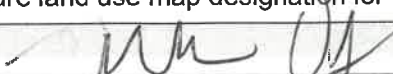
On April 21, 2022 the Planning Department received a rezone request from the City of Valdez to change the zoning on a portion of Medical Park, Plat 2006-2 to Multiple-Family Residential.

Notice of the meeting was published in the Copper River Record on April 28, 2022 and May 5, 2022, in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040 and published in KVAK's e-blast newspaper on April 25, 2022 and May 2, 2022. Notice of the meeting was mailed on April 26, 2022 to the 20 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2) and VMC 17.54.040.



FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

CITY OF VALDEZ
APPLICATION FOR REZONE

APPLICATION NUMBER	DATE 4/21/22
NAME OF APPLICANT City of Valdez - Mark Dettter, City Manager	
ADDRESS OF APPLICANT 212 Chenega Street Valdez, AK 99686	
DAYTIME PHONE (907) 834-3500	
LEGAL OWNER City of Valdez	
ADDRESS PO Box 307, Valdez, AK 99686	
PHONE NUMBER 907-834-3500	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS 1300 Hanagita St, Valdez, AK 99686 6.95 acre portion of the existing Medical Park (Proposed Lots 2 & 3 of Medical Park Senior Addition - pending final plat approval and recordation.)	
CURRENT ZONING Public Lands	
PROPOSED ZONING Multi-family Residential	
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE. Site of current Senior Center/Apartmetns and site of proposed senior housing facility. The 2 proposed lots that make up the requested rezone area total 6.95 acres.	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING? The City of Valdez desires to create more housing options for seniors. Allowing a rezone of this property will facilitate housing development in close proximity to the existing senior center and near medical and other services. This request aligns with the Plan Valdez future land use map designation for mixed-use development.	
SIGNATURE 	DATE 4/21/2022



City of Valdez
ALASKA
Planning Department

PUBLIC HEARING NOTICE

April 26, 2022

«OWNER»
«MADDRESS»
«CITY», «STATE» «ZIP»

Re: Rezone Application – 1300 Meals Avenue

«OWNER»,

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, May 11, 2022 at 7:00 pm in the City Council Chambers at 212 Chenega Ave.

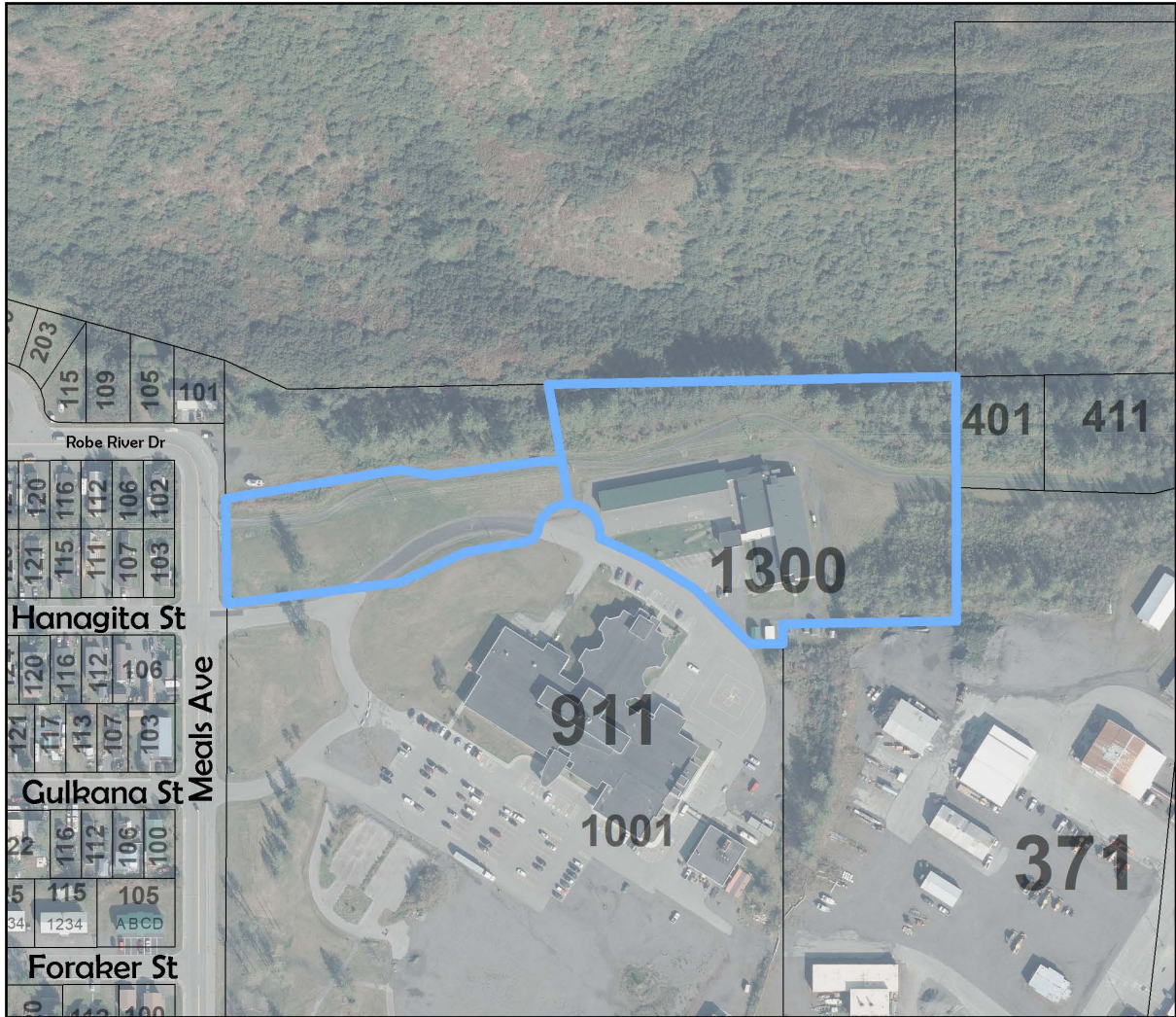
The purpose of the hearing is to take public testimony concerning a rezone application for an approximately 6.95-acre portion of Medical Park, Plat 2006-2 (hospital property) from Public Lands Zoning District to Multi-Family Residential Zoning District. The applicant and property owner is City of Valdez.

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 bwall@valdezak.gov.

Anyone having questions concerning this notice, or who would like more detailed information should contact the Planning Department at 907-834-3451.

Sincerely,

Bruce Wall, AICP
Senior Planner
City of Valdez | Planning Department
P.O. Box 307, Valdez AK 99686
☎ 907.834.3451 | ✉ bwall@valdezak.gov



Proposed Rezone to Multi-Family Residential



0 125 250 500
Feet

Date: 4/18/2022

Author: City of Valdez Planning

 Subject Property



Legislation Text

File #: 22-0220, **Version:** 1

ITEM TITLE:

Approval of Draft Findings for Recommendation to City Council to Approve Rezone 22-05, a Rezone of Lot 1 C, USS 197, Plat 2007-15 from Rural Residential to Commercial Residential.

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Approve draft findings, if the commission finds them to accurately represent their findings from the April 13, 2022 Commission Meeting.

SUMMARY STATEMENT:

During the April 13th Regular Meeting of the Planning & Zoning Commission, the commissioners present voted to approve a recommendation to City Council to rezone Lot 1C, USS 197, Plat 2007-15 from Rural Residential to Commercial Residential. This decision was made based on findings that were different from the proposed staff findings included in the agenda packet for the meeting.

When staff moved to place the rezone ordinance first reading on the City Council agenda, with a summary of the commission discussion regarding findings, the City Clerk requested a more formal report to Council. Staff has prepared this draft report based on the comments made by commissioners during the meeting on April 13, 2022.

When making a decision regarding an amendment to the current zoning map, the Planning & Zoning Commission must report in writing to the City Council on the three topics described in 17.54.030 below.

The commission should review the included code provisions and evaluate the proposed findings report to determine whether it accurately reflects the basis for the decision to recommend approval of the rezone during the meeting on April 13th. If staff has missed any points discussed in their draft, commissioners are encouraged to motion to amend the draft report prior to approval. Staff has included the agenda packet from the original meeting for your reference. The audio from the meeting is also available on the city agenda website.

The Planning Department has requested further guidance from the legal department regarding this process, should the commission need to develop a findings report during a meeting in the future.

Jake Staser, City Attorney, is working on a memo to the commission with some additional direction for the commission.

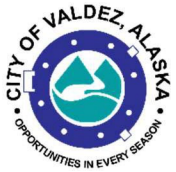
17.54.010 Authority.

Whenever the public necessity, convenience, general welfare, modifications to the comprehensive plan or good zoning practice requires, the city council may amend, supplement, modify, repeal or otherwise change these regulations and the boundaries of the districts in conformity with the provisions of this title and in accordance with the comprehensive plan.

17.54.030 Report from planning and zoning commission.

The planning and zoning commission shall report in writing to the city council on any proposed change or amendment, regardless of the manner in which such change is initiated. Such report shall include:

- A. Findings as to the need and justification for a change or amendment;*
- B. Findings as to the effect a change or amendment would have on the objectives of the comprehensive plan;*
- C. Recommendations as to the approval or disapproval of the change or amendment.*



City of Valdez

ALASKA

Planning Department

Amberg Rezone – Planning and Zoning Commission Findings

Date: May 11, 2022

To: City Council

From: Planning & Zoning Commission

General Information

Street Address: 7455 Richardson Highway
Legal Description: Lot 1C, USS 197, Plat 2007-15
Current Zoning District: Rural Residential (R-R)
Proposed Zoning District: Commercial Residential (C-R)
Property Owner: William Amberg
Size: 2.51 Acres

Findings and Conclusions

1. Procedure.

- a) On March 8, 2022 the City received a rezone request from William Amberg to change the zoning on Lot 1C, USS 197 to Commercial Residential.
- b) A public hearing was scheduled for April 13, 2022 to consider the zoning change.
- c) Notice of the meeting was published in the Copper River Record on March 31, 2022 and April 7, 2022, in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040.
- d) Notice of the publication was published in KVAK's e-blast newspaper on March 28, 2022 and April 7, 2022.
- e) Notice of the meeting was mailed on March 30, 2022 to the 10 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2) and VMC 17.54.040.

2. Reasons and justification for proposing such change. VMC 17.54.030(A)

- a) The applicant has indicated that the location of the property, availability of three phase power on the property, the existing Commercial Residential zoning adjacent to the property, and that the proposed rezone would support a better use of the property are all reasons that the proposed Commercial Residential zoning is more suited than the present Rural Residential zoning.
- b) There is already a large commercial greenhouse facility and other commercial uses in the vicinity and there is adjacent property zoned Commercial Residential and Commercial Neighborhood.

3. Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres. VMC 17.54.020(C)

- a) There are five parcels within the Commercial Residential zoning district in the vicinity of the subject property the proposed rezone would be an extension of these existing district boundaries.
 - b) The property size is 2.51 acres.
4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)
The Commission finds that the proposed rezone aligns with the objectives of the comprehensive plan. Specifically, the intent of the CR (commercial residential) zoning district, as described in VMC 17.26.010, includes commercial uses that will not detract from the rural residential uses.
5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050
- a) There is not anything in the record to indicate that the public necessity, convenience, or general welfare requires the rezone.
 - b) On November 2, 2021 the Valdez Comprehensive Plan was modified and it designated this area as within the Rural Neighborhood place type.
 - c) The current Rural Residential zoning of this property is consistent with the modified comprehensive plan.
 - d) The recent modification of the comprehensive plan does not require the proposed rezone.
 - e) The C-R (commercial residential) district is intended to allow commercial and light industrial uses of land which do not detract from the residential use of the land by introducing excess noise, increased safety hazards, air pollution or water pollution. VMC 17.26.010.
 - f) There is a history of commercial uses in this area, as well as some existing commercial uses on nearby lots that currently hold the C-R (commercial residential) district .
6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050
- The proposed rezone is in accordance with the comprehensive plan because the future land use map designates this lot as within the Rural Neighborhood place type and the Commercial Residential zoning district is compatible with the Rural Neighborhood place type in the comprehensive plan because VMC 17.26.010 states that the intent of the Commercial Residential district is to allow commercial and light industrial uses of land which do not detract from the residential use of the land.

Recommendation

The Planning and Zoning Commission recommends that the City Council approve the request to change the zoning on Lot 1C, USS 197 to Commercial Residential.



City of Valdez

ALASKA

Planning Department

Amberg Rezone – Proposed Findings

Date: April 13, 2022

File: Rezone 22-05

To: Planning & Zoning Commission

From: Bruce Wall, Senior Planner

General Information

Street Address: 7455 Richardson Highway
Legal Description: Lot 1C, USS 197, Plat 2007-15
Current Zoning District: Rural Residential (R-R)
Proposed Zoning District: Commercial Residential (C-R)
Property Owner: William Amberg
Size: 2.51 Acres

Project Description

On March 8, 2022 the City received a rezone request from William Amberg to change the zoning on Lot 1C, USS 197 to Commercial Residential. The official zoning map adopted by the City Council in 2021 indicates that this property is zoned Rural Residential.

Staff is recommending denial of the proposed rezone because it is not in accordance with the comprehensive plan. The future land use map designates this lot as within the Rural Neighborhood place type (Plan Valdez, page 25) and the designated primary use within this place type is detached single-family dwellings. Commercial land uses are identified as an incompatible land use in the Rural Neighborhood place type (Plan Valdez, page 13).

Findings

1. Procedure.

- a) On March 8, 2022 the City received a rezone request from William Amberg to change the zoning on Lot 1C, USS 197 to Commercial Residential.
- b) A public hearing was scheduled for April 13, 2022 to consider the zoning change.
- c) Notice of the meeting was published in the Copper River Record on March 31, 2022 and April 7, 2022, in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040.
- d) Notice of the publication was published in KVAK's e-blast newspaper on March 28, 2022.
- e) Notice of the meeting was mailed on March 30, 2022 to the 10 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2) and VMC 17.54.040.

2. Reasons and justification for proposing such change. VMC 17.54.030(A)

- The applicant has indicated that the location of the property, availability of three phase power on the property, the existing Commercial Residential zoning adjacent to the property, and that the proposed rezone would support a better use of the property are all reasons that the proposed Commercial Residential zoning is more suited than the present Rural Residential zoning.

3. Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres. VMC 17.54.020(C)

- a) There are five parcels within the Commercial Residential zoning district in the vicinity of the subject property the proposed rezone would be an extension of these existing district boundaries.
- b) The property size is 2.51 acres.

4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)

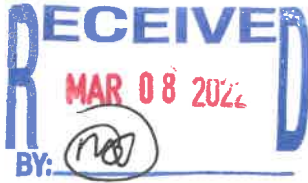
- The proposed rezone is inconsistent the objectives of the comprehensive plan. Objective 2.1.E of the Valdez Comprehensive Plan states, “Rezone parcels to align with the Future Land Use Map.” The future land use map designates this lot as within the Rural Neighborhood place type and the designated primary use within this place type is detached single-family dwellings. Commercial land uses are identified as an incompatible land use in the Rural Neighborhood place type.

5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050

- a) There is not anything in the record to indicate that the public necessity, convenience, or general welfare requires the rezone.
- b) On November 2, 2021 the Valdez Comprehensive Plan was modified and it designated this area as within the Rural Neighborhood place type.
- c) The current Rural Residential zoning of this property is consistent with the modified comprehensive plan.
- d) The recent modification of the comprehensive plan does not require the proposed rezone.
- e) The R-R (rural residential) district is intended to include lands where a full range of public services and utilities may not be available but topography and soil condition allow development at low population densities that can rely on on-lot water and sewer without creating a public health hazard. R-R districts are intended to protect low-density living, and to protect the rural character of the district. VMC 17.20.010
- f) The C-R (commercial residential) district is intended to allow commercial and light industrial uses of land which do not detract from the residential use of the land by introducing excess noise, increased safety hazards, air pollution or water pollution. VMC 17.26.010
- g) Good zoning practice encourages commercial uses closer to the center of towns; therefore, good zoning practice does not require the proposed rezone.

6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050

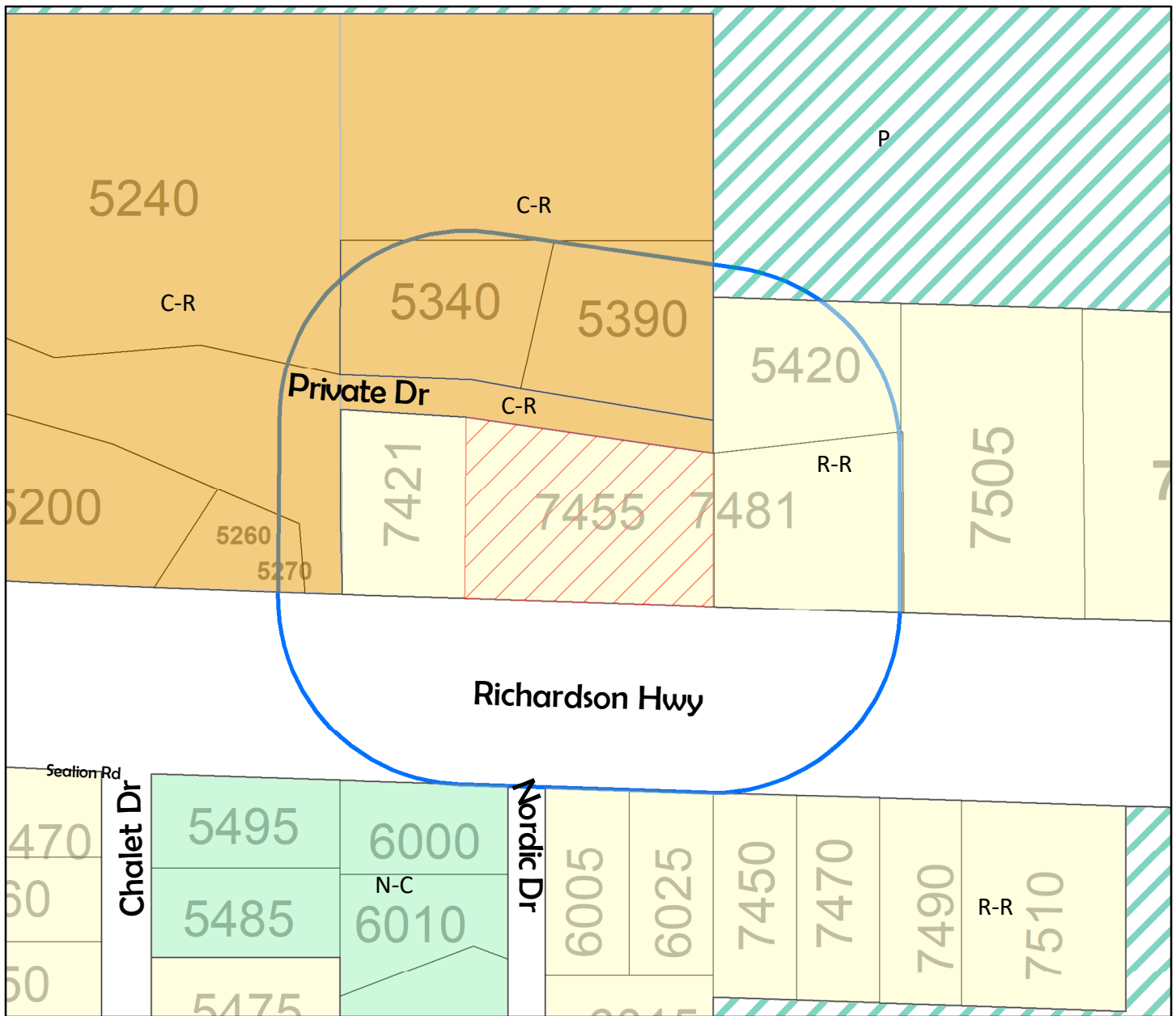
- The proposed rezone is not in accordance with the comprehensive plan because the future land use map designates this lot as within the Rural Neighborhood place type and the designated primary use within this place type is detached single-family dwellings. Commercial land uses are identified as an incompatible land use in the Rural Neighborhood place type.



FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

CITY OF VALDEZ
APPLICATION FOR REZONE

APPLICATION NUMBER	DATE 3/1/22
NAME OF APPLICANT William Amberg	
ADDRESS OF APPLICANT	
7455 Richardson Hwy, Valdez, AK 99686	
DAYTIME PHONE	907 255-0940
LEGAL OWNER	William J Amberg
ADDRESS	HC60 Box 40
	Copper Center, AK 99573
PHONE NUMBER	907 255-0940
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
7455 Richardson Hwy	
CURRENT ZONING	Rural Residential
PROPOSED ZONING	Commercial Residential
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	
7455 Rich Hwy, Lot 1C, Plat # 2007-15, Lot size 3 AC, Tax id 0197-030-001-3	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	
1) Location, Location, Location	
2) 3Ø Power (Commercial Power) at site	
3) CR Zoning already at Adjacent Lots	
4) Better use of Property	
SIGNATURE William Amberg	DATE 3/1/22



Rezone Request to Commercial Residential

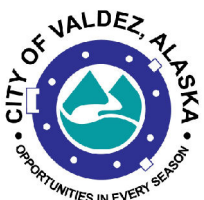
P & Z Commission Meeting

April 13, 2022



Current Zoning

- Commercial Residential (C-R)
- Neighborhood Commercial (N-C)
- Public Lands (P)
- Rural Residential (R-R)
- 300-Foot Notification Area
- Subject Property



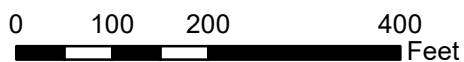
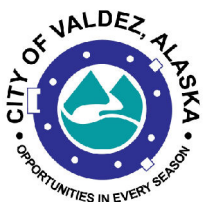
0 125 250 500 Feet

Date: 3/23/2022

Author: City of Valdez Planning

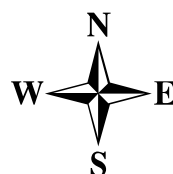


Rezone Request to Commercial Residential **P & Z Commission Meeting** **April 13, 2022**



Date: 3/24/2022

Author: City of Valdez Planning



Subject Property



Legislation Text

File #: 22-0216, **Version:** 1

ITEM TITLE:

Approval of a Recommendation to City Council Concerning a Proposed Rezone of approximately 6.95 acres depicted as Lot 2 and Lot 3 of the Medical Park Subdivision, Senior Addition Preliminary Plat to Multiple-Family Residential 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 recommendation of approval to City Council concerning the proposed rezone of 6.95 acres depicted as Lot 2 and Lot 3 of the Medical Park Subdivision, Senior Addition preliminary plat to Multiple-Family Residential and adopt the proposed findings.

SUMMARY STATEMENT:

Street Address: 1300 East Hanagita Street

Legal Description: Portion of Medical Park, Plat 2006-2

Current Zoning District: Public Lands (P)

Proposed Zoning District: Multiple-Family Residential (R-C)

Property Owner: City of Valdez

Size: 6.95 Acres

On April 21, 2022 the Planning Department received a rezone request from the City of Valdez to change the zoning on a portion of Medical Park, Plat 2006-2 to Multiple-Family Residential.

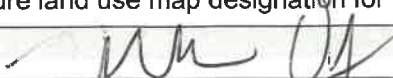
Please see the attached proposed findings prepared by staff with more information about the proposed rezone and how it meets the requirements of the city code and the comprehensive plan.

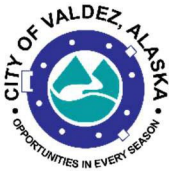


FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

CITY OF VALDEZ

APPLICATION FOR REZONE

APPLICATION NUMBER 22-06	DATE 4/21/22
NAME OF APPLICANT City of Valdez - Mark Detter, City Manager	
ADDRESS OF APPLICANT 212 Chenega Street	
Valdez, AK 99686	
DAYTIME PHONE (907) 834-3500	
LEGAL OWNER City of Valdez	
ADDRESS PO Box 307, Valdez, AK 99686	
PHONE NUMBER 907-834-3500	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
1300 Hanagita St, Valdez, AK 99686 6.95 acre portion of the existing Medical Park (Proposed Lots 2 & 3 of Medical Park Senior Addition - pending final plat approval and recordation.	
CURRENT ZONING Public Lands	
PROPOSED ZONING Multi-family Residential	
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	
Site of current Senior Center/Apartmetns and site of proposed senior housing facility.	
The 2 proposed lots that make up the requested rezone area total 6.95 acres.	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	
The City of Valdez desires to create more housing options for seniors. Allowing a rezone of this property will facilitate housing development in close proximity to the existing senior center and near medical and other services. This request aligns with the Plan Valdez future land use map designation for mixed-use development.	
SIGNATURE 	DATE 4/21/2022



City of Valdez

ALASKA

Planning Department

Amberg Rezone – Proposed Findings

Date: May 11, 2022

File: Rezone 22-06

To: Planning & Zoning Commission

From: Bruce Wall, Senior Planner

General Information

Street Address:	1300 East Hanagita Street
Legal Description:	Portion of Medical Park, Plat 2006-2
Current Zoning District:	Public Lands (P)
Proposed Zoning District:	Multiple-Family Residential (R-C)
Property Owner:	City of Valdez
Size:	6.95 Acres

Project Description

The City of Valdez is requesting to change the zoning on an approximately 6.95-acre portion of the hospital property to Multiple-Family Residential. The official zoning map indicates that this property is currently zoned Public Lands. On April 13, 2022 the Planning and Zoning Commission approved the preliminary plat for Medical Park Subdivision, Senior Addition. The requested rezone is for Lot 2 and Lot 3 of the preliminary plat.

Proposed Findings & Conclusions

1. Procedure.

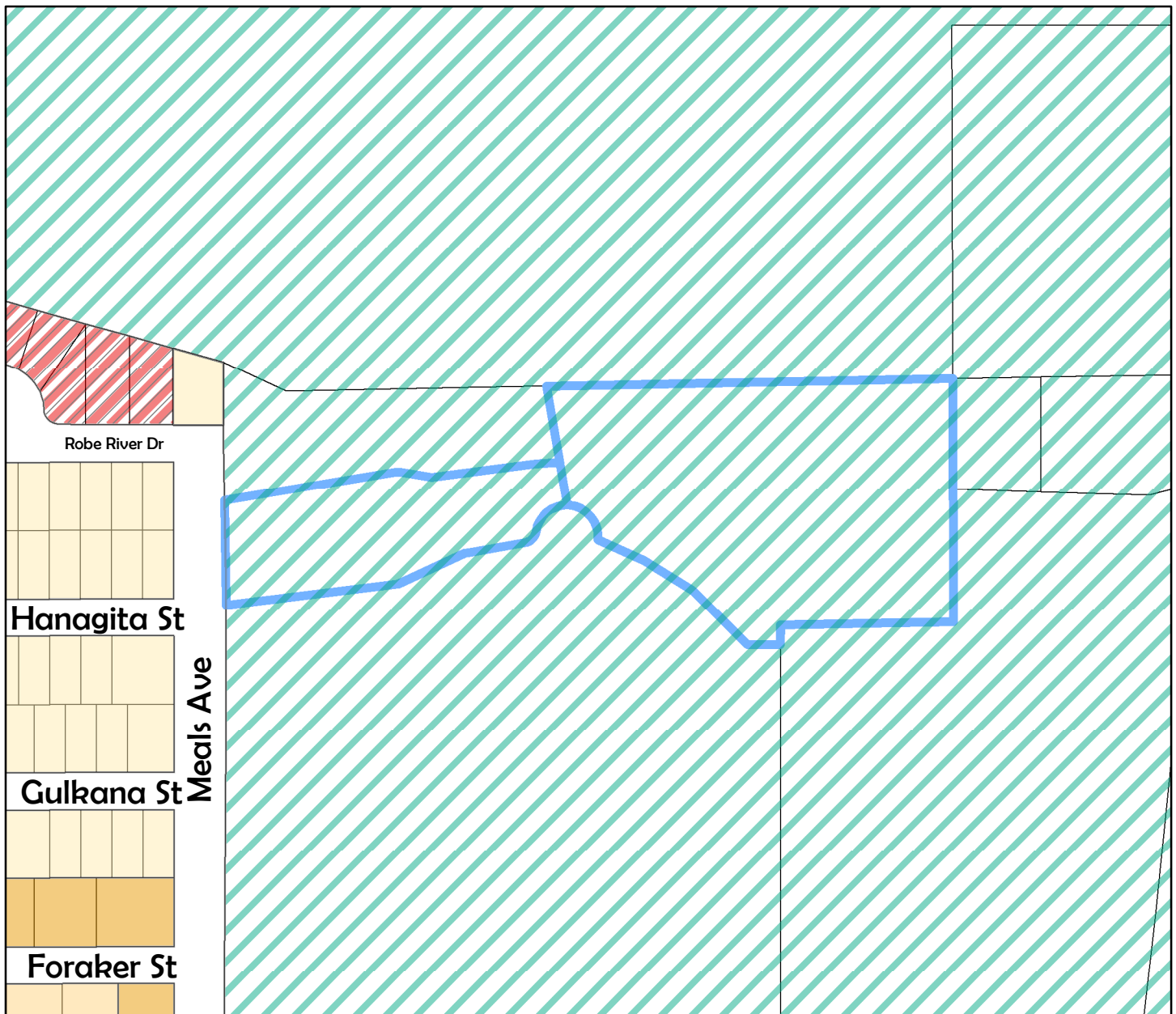
- a) On April 21, 2022 the Planning Department received a rezone request from the City of Valdez to change the zoning on a portion of Medical Park, Plat 2006-2 to Multiple-Family Residential.
- b) A public hearing was scheduled for May 11, 2022 to consider the zoning change.
- c) Notice of the meeting was published in the Copper River Record on April 28, 2022 and May 5, 2022, in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040.
- d) Notice of the publication was published in KVAK's e-blast newspaper on April 25, 2022 and May 2, 2022.
- e) Notice of the meeting was mailed on April 26, 2022 to the 20 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2) and VMC 17.54.040.

2. Reasons and justification for proposing such change. VMC 17.54.030(A)

- The application states, "The City of Valdez desires to create more housing options for seniors. Allowing a rezone of this property will facilitate housing development in close proximity to the existing senior center and near

medical and other services. This request aligns with the Plan Valdez future land use map designation for mixed-use development.”


3. Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres. VMC 17.54.020(C)
 - a) Lot 2 of the proposed plat contains approximately 5.06 acres. Lot 3 of the proposed plat contains approximately 1.89 acres.
 - b) The total area of the proposed rezone is approximately 6.95 acres.
 - c) Tract A of the proposed plat contains approximately 1.81 acres and is proposed to remain zoned Public Lands and is adjacent to a larger property to the north that is zoned Public Lands.
4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)
 - The proposed rezone is consistent the objectives of the comprehensive plan. Goal 2.1 of Plan Valdez states, “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.” “The City of Valdez will focus growth near existing infrastructure to support development in a fiscally sound manner, where the market forces will be the strongest for new residential and employment development.” The property proposed for a rezone is located where facilities, infrastructure, and services are existing and have the capacity for additional dwelling units.
5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050
 - a) The proposed rezone is required for public necessity, convenience, and general welfare.
 - b) There is a need for additional housing options in Valdez and a rezone is required to allow construction of affordable senior housing on the subject property.
 - c) The Public Lands district is intended to contain major open space areas, watershed management areas and major public and quasi-public, recreational, educational and institutional uses, including private lands and uses that are essentially public in character and of specific value to the entire community. VMC 17.12.010
 - d) The 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. This district is intended primarily for single- and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited commercial needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-C district. VMC 17.18.010
6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050
 - The proposed rezone is in accordance with the comprehensive plan because the future land use map designates this property as within the Mixed-Use Center place type and multi-family residential is designated as a supporting land use within this place type.

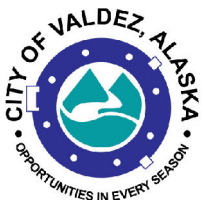


Proposed Rezone to Multiple-Family Residential



Current Zoning

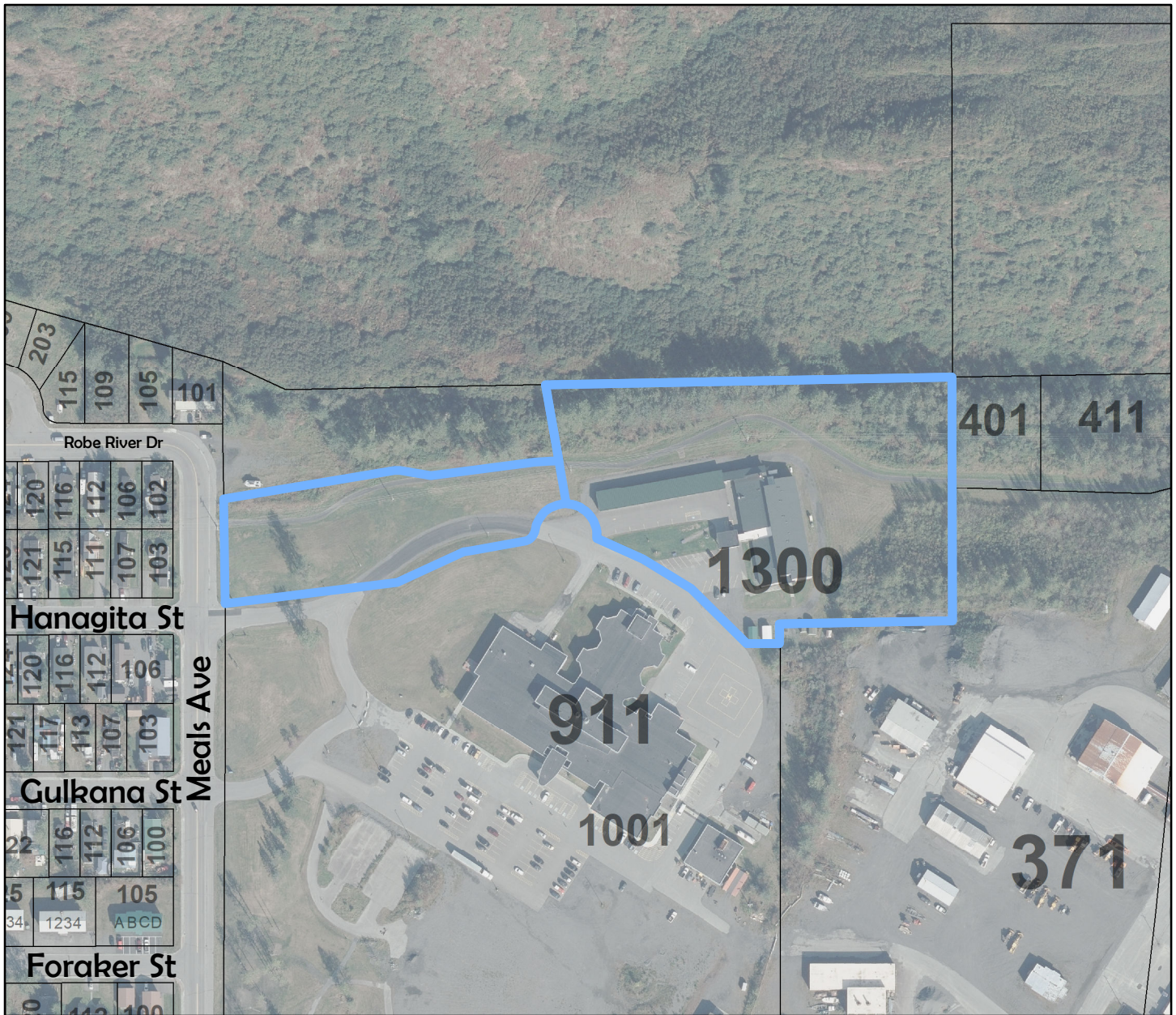
-  Avalanche Hazard
-  Public Lands
-  Single & Two-Family Residential
-  Multiple-Family Residential
-  Residential Mobile Home
-  Subject Property



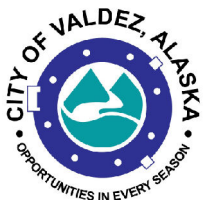
0 125 250 500
Feet

Date: 4/18/2022

Author: City of Valdez Planning



Proposed Rezone to Multiple-Family Residential

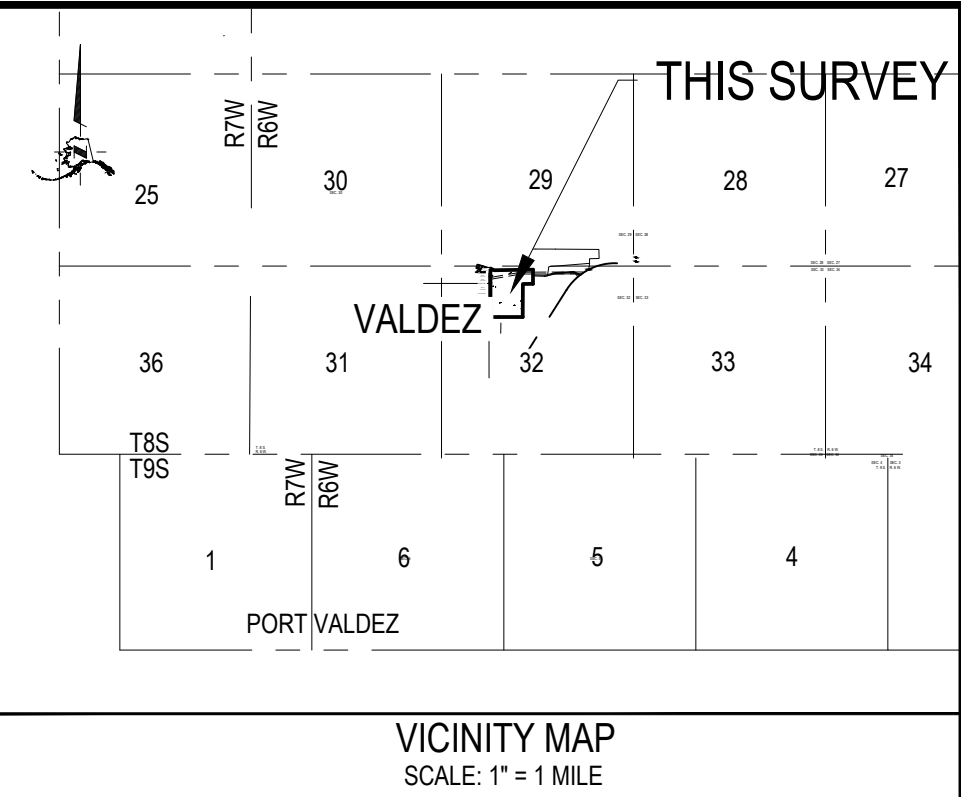
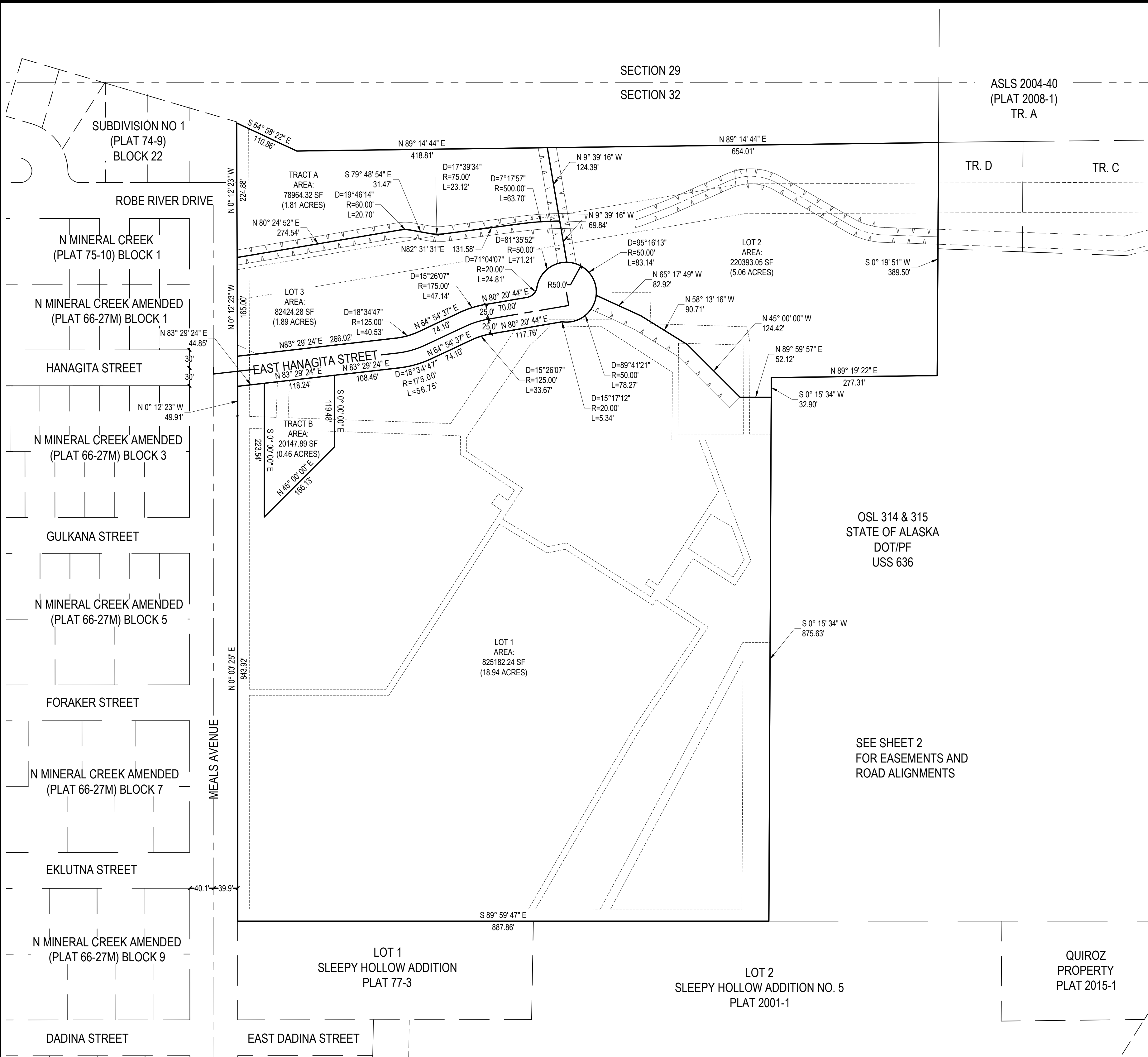


0 125 250 500 Feet

Date: 4/18/2022

Author: City of Valdez Planning

 Subject Property



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE CITY OF VALDEZ HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL LOTS, BLOCKS AND RELATED INTERESTS CONTAINED WITHIN THE MEALS HILL SUBDIVISION, AS DEPICTED ON THIS PLAT. THE CITY OF VALDEZ APPROVES THIS SURVEY AND PLAT, AND HEREBY DEDICATES OR RESERVES FOR PUBLIC USE, AS DEPICTED ON THE PLAT, ALL PUBLIC EASEMENTS, PUBLIC UTILITY EASEMENTS, RIGHTS-OF-WAY, AND SNOW STORAGE AREAS THAT ARE DEPICTED ON THE PLAT, OR ARE THE SUBJECT OF ITS PLAT NOTES.

SHARON SCHEIDT
MAYOR, CITY OF VALDEZ
PO BOX 307
VALDEZ, AK 99686
907-834-3408

DATE

ATTEST:

SHERI PIERCE, MMC, CITY CLERK

DATE

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

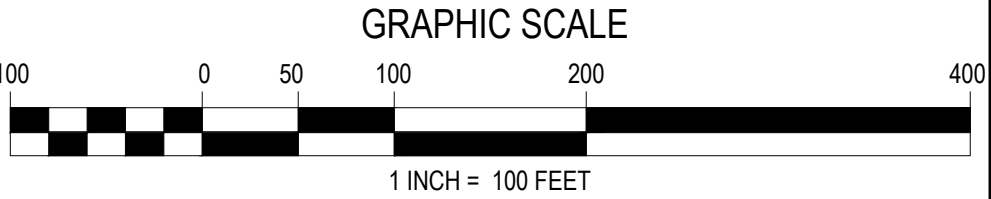
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

DON HASSE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ, ALASKA

DATE

LEGEND

- FOUND PRIMARY GLO/BLM MONUMENT
FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
FOUND REBAR
SET SECONDARY MONUMENT
SET PRIMARY MONUMENT SURVEY CONTROL
SUBDIVISION BOUNDARY
SUBDIVISION BOUNDARY MEANDER LINES
ACCESS EASEMENTS
ADL EASEMENT
UTILITY EASEMENTS
PUBLIC UTILITY EASEMENT
- P.U.E.



NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REF. PLATS: 84-3, 96-12, 2003-29, 2006-2 VALDEZ R.D.
- REF. FIELD BOOK: 22-01.
- UTILITY EASEMENTS ARE OF MAIN LINES ONLY. LOCATION DETERMINED FROM ACTUAL SURVEY DATA, LOCATES, OLDER AS-BUILTS FROM TIME OF CONSTRUCTION OR THE CITY OF VALDEZ UTILITY BOOK.
- ALL SNOW REMOVAL FROM LOTS 1 THROUGH 3 MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
- PER VMC 16.24.070 THIS LOTS 1 AND 2 OF THIS SUBDIVISION FALLS WITHIN TSUNAMI WAVE RUN UP ZONE AND IS IDENTIFIED AND LABELED AS "TIDAL WAVE RUN UP AREA".
- EAST HANAGITA STREET IS DESIGNATED AS A LOCAL ROAD AND DESIGN LIMITED TO 10 MPH SPEED LIMIT TO MATCH EXISTING HOSPITAL AND SENIOR CENTER EXISTING SPEED LIMIT. THE TANGENT BETWEEN TWO OF THE CURVES IS LESS THAN VMC 16.16.170 (38) ALLOWS. INSTALLING A SHORTER DISTANCE BETWEEN TWO CURVES IS AN ACCEPTABLE PRACTICE TO REDUCE TRAFFIC SPEED AND AIDS IN THE ENFORCING THE REDUCED SPEED LIMIT TO 10 MPH (REFERENCE: NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS; FEDERAL HIGHWAY ADMINISTRATION AND AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS).
- SEE ADDITIONAL NOTES ON SHEET 2.

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

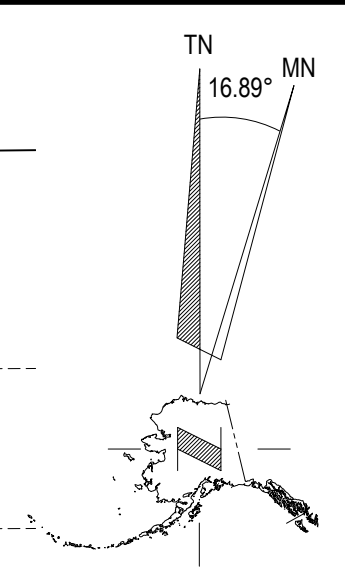
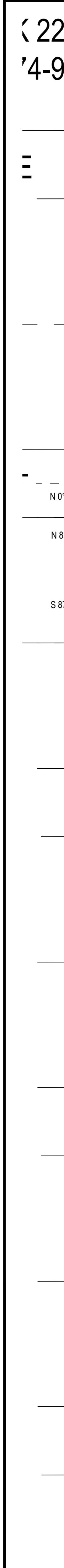
ALLEN MINISH
REGISTERED LAND SURVEYOR



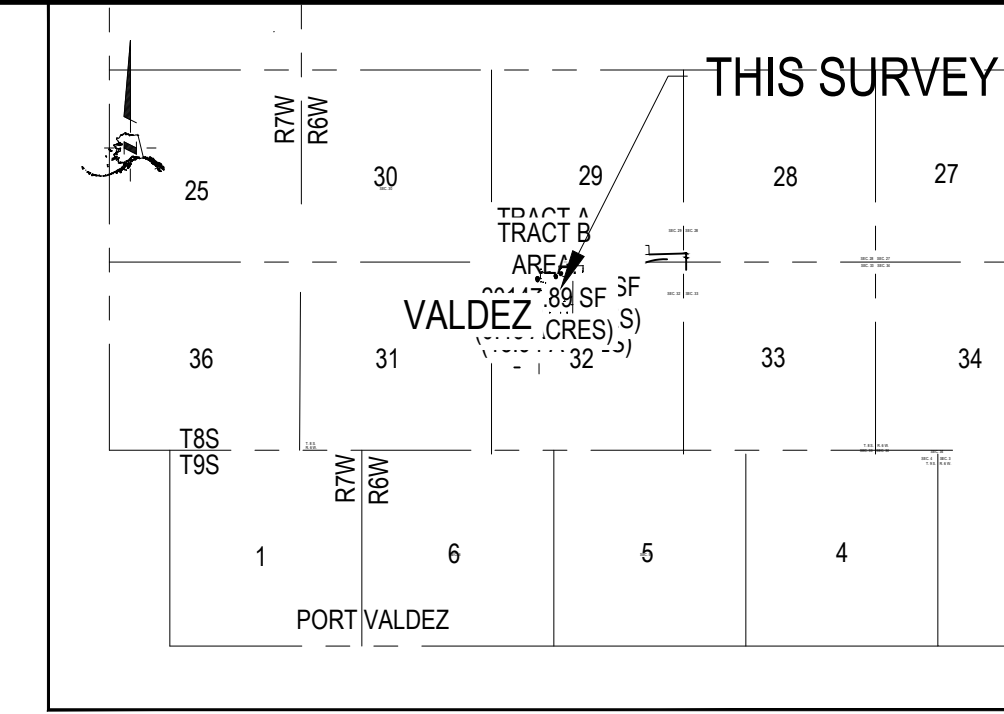
SHEET 1 OF 2

SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL)		
A PLAT OF VALDEZ 2022 MEDICAL AND SENIOR SUBDIVISION CREATING LOTS 1, 2, 3 AND TRACTS A AND B		
A RE-PLAT OF MEDICAL PARK SUBDIVISION PLAT 2006-2 WHICH IS A RE-PLAT OF THE FOLLOWING ASLS 82-141 PLAT 84-3, ASLS 95-28 PLAT 96-12, ASLS 2003-29 PLAT 2006-2 AND PORTIONS OF USS 636 AND USS 637; LOCATED WITHIN SURVEYED SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±7,971,738.11 FT ² (±183,006 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 3/23/2022	DATE OF SURVEY: START: 2013 END: 2022	WMTS PROJECT # 22001
CHECKED BY: ADM DATE: 3/23/2022	SCALE: 1" = 100'	DRAWING NAME: 22001 VALDEZ SENIOR CENTER

22
4-9



MAGNETIC DECLINATION
10/13/20 PER NGDC NOAA GOV
16.76° ±0.46° CHANGING BY
0.24° W PER YEAR



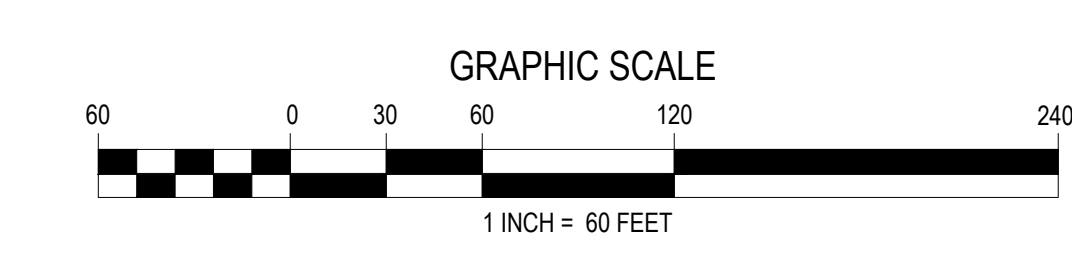
VICINITY MAP
SCALE: 1" = 1 MILE

NOTES

1. PUBLIC UTILITY EASEMENTS ALONG EXTERIOR SUBDIVISION BOUNDARIES ARE PARALLEL TO THAT BOUNDARY.
2. EASEMENTS WITHIN EAST HANAGITA STREET ARE SHOWN FOR CLARIFICATION OF THE ORIENTATION OF THE EASEMENT GOING INTO AND OUT OF THE RIGHT OF WAY.
3. THE BIKE PATH EASEMENT IS 25 FEET WIDE AND ORIENTED TO THE CENTERLINE OF THE EXISTING BIKE PATH OR THE REROUTED PORTION OF THE BIKE PATH BETWEEN TRACT A AND LOT 3. THE BOUNDARY BETWEEN TRACT A AND LOT 3 IS TO BE THE CENTERLINE OF THE PROPOSED REROUTE PORTION OF THE BIKE PATH.
4. BEGINNING ALIGNMENT OF EAST HANAGITA STREET IS BASED ON THE SURVEYED OF THE EXISTING ASPHALT EDGES AND THEN CALCULATED THE CENTERLINE AT THE BOUNDARY.
5. THE SIGN EASEMENT WITHIN LOT 3 IS FOR THE EXISTING SENIOR CENTER SIGN. SIGN EASEMENT FALLS UNDER VMC SECTION 16.08.030 (I) OTHER PERTINENT DATA AND SECTION 16.12.020 (E) (IV).

LEGEND

- FOUND PRIMARY GLO/BLM MONUMENT
- FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
- FOUND REBAR
- SET SECONDARY MONUMENT
- SET PRIMARY MONUMENT SURVEY CONTROL
- SUBDIVISION BOUNDARY
- SUBDIVISION BOUNDARY MEANDER LINES
- ACCESS EASEMENTS
- ADL EASEMENT
- UTILITY EASEMENTS
- PUBLIC UTILITY EASEMENT



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL)		
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DRAWN BY: ADM DATE: 3/23/2022	DATE OF SURVEY: START: 2013 END: 2022	WMTS PROJECT # 22001
CHECKED BY: ADM DATE: 3/23/2022	SCALE: 1" = 60'	DRAWING NAME: 22001 VALDEZ SENIOR CENTER

SHEET 2 OF 2



Legislation Text

File #: 22-0218, **Version:** 1

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:

Report only. Receive and file.

SUMMARY STATEMENT:

The Planning Director will provide a verbal report during the meeting.