



Legislation Text

File #: 17-0633, **Version:** 1

ITEM TITLE:

Public Hearing on Application for Rezone #17-01 Rezoning Parcels A, B, and C, ATS 564 from the Unclassified and Public Zoning Districts to the Light Industrial Zoning District, Submitted by the City of Valdez.

SUBMITTED BY: Rochelle Rollenhagen, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Public Hearing Only.

Y STATEMENT:

The City of Valdez has submitted an application for rezone of Parcels A, B, and C, ATS 564 from the Unclassified and Public Zoning Districts to the Light Industrial Zoning District. Contingent upon this rezone are tideland leases for Valdez Terminal LLC (Lynden Transport) and the Valdez Fisheries Development Association. This is a public hearing only.

The authority to make amendments to modify the boundaries of the zoning districts is given to City Council by Valdez Municipal Code (VMC). A proposed amendment requires a report from the Planning and Zoning Commission which includes findings as to the need and justification for a change or amendment, findings as to the effect a change or amendment would have on the objectives of the comprehensive plan, and a recommendation as to the approval or disapproval of the change or amendment.

The authorization for Rezone as outlined in VMC 17.54 is outlined below:

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.

17.54.020(C) Minimum Area: 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, not including street or alley rights-of-way.

Per notification requirements in VMC, a 300ft notification was mailed on November 10, 2017. A public hearing notification was published for two consecutive weeks prior to the public hearing.