



Agenda Statement

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File created: 5/16/2019 **In control:** Planning and Zoning Commission
On agenda: 5/22/2019 **Final action:** 6/26/2019
Title: Approval of Conditional Use Permit #19-03 for Sheryl Beck and Todd Wegner to Place 2 Rental Cabins on Lot 1, Tract D, Port Valdez Subdivision

Sponsors:

Indexes:

Code sections:

Attachments: 1. CUP 1903 Sheryl Beck Todd Wegner Application, 2. CUP 1903 Sheryl Beck Todd Wegner Public Notification, 3. CUP 1903 Sheryl Beck Todd Wegner 300 Notification Letter, 4. CUP 1903 Sheryl Beck Todd Wegner Cabins Proposed Findings & Conclusions, 5. Chapter 17.26 C-R COMMERCIAL RESIDENTIAL DISTRICT

Date	Ver.	Action By	Action	Result
6/26/2019	1	Planning and Zoning Commission		

ITEM TITLE:

Approval of Conditional Use Permit #19-03 for Sheryl Beck and Todd Wegner to Place 2 Rental Cabins on Lot 1, Tract D, Port Valdez Subdivision

SUBMITTED BY: Kate Huber, Senior Planner

FISCAL NOTES:

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

RECOMMENDATION:

Approve Conditional Use Permit #19-03 for Sheryl Beck and Todd Wegner to Place 2 Rental Cabins on Lot 1, Tract D, Port Valdez Subdivision.

SUMMARY STATEMENT:

On March 15, 2019 the Planning Department received an application from Sheryl Beck and Todd Wegner for a conditional use permit (CUP) to place two (2) rental cabins on their parcel known as Lot 1, Tract D, Port Valdez Subdivision. Over the following month, staff collected the information required to proceed with the CUP application.

Per the requirements of Valdez Municipal Code (VMC), a public notice regarding this hearing was

published in the online Valdez Star for two weeks, starting on April 24, 2019 and May 1, 2019. The same notice was also posted in City Hall. A notification letter regarding this hearing was also mailed on April 22, 2019 to property owners within 300 feet of Lot 1, Tract D, Port Valdez Subdivision.

Please see the attached Proposed Findings and Conclusions report prepared by staff with more information about the proposed development and how it aligns with the Valdez Comprehensive Plan. The application and photos of the cabins are also attached with a site plan to show cabin location on the parcel. Each cabin is 192 square feet or 12'x16'.

If CUP #19-03 is granted by the Planning & Zoning Commission, the applicants must proceed with the standard building permit application process before the rental cabins can be placed on the property.

Property Information

Street Address: 80 Meals Hill Road

Legal Description: Lot 1, Tract D, Port Valdez Subdivision

Property Owner: Sheryl Beck and Todd Wegner

Current Uses: Undeveloped and used for access to other parcels

Zoning District: Commercial Residential

This 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)

Allowable Conditional Uses: Rental cabins

The commercial residential district allows for 39 different conditional uses, including rental cabins. (VMC 17.26.040) Rental cabins are defined in Valdez Municipal Code as "a single-family dwelling that does not exceed seven hundred square feet in total area and contains no more than one sleeping room or area, and is available for rent on a limited or long-term basis." (VMC 17.04.1235)

Adjacent Zoning Districts: Multi-family residential, waterfront commercial, and general commercial