



## Agenda Statement

**File #:** 19-0311 **Version:** 1  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 7/18/2019 **In control:** Planning and Zoning Commission  
**On agenda:** 7/24/2019 **Final action:** 7/24/2019  
**Title:** Public Hearing for Conditional Use Permit #19-05 Application from Berth II, Inc. for the Construction of a Boat and Marine Equipment Repair Facility on their Parcel Known as Lot 5, Block 40, Harbor Subdivision (238 Kobuk Drive)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CUP 1905 Berth II Marine Repair Facility Application 27 June 19, 2. 238 Kobuk Drive Map, 3. CUP 1905 Berth II Marine Repair Facility Public Notice Posting, 4. CUP 1905 Berth II Marine Repair Facility Affidavit of Mail

Date	Ver.	Action By	Action	Result
7/24/2019	1	Planning and Zoning Commission		

### **ITEM TITLE:**

Public Hearing for Conditional Use Permit #19-05 Application from Berth II, Inc. for the Construction of a Boat and Marine Equipment Repair Facility on their Parcel Known as Lot 5, Block 40, Harbor Subdivision (238 Kobuk Drive)

**SUBMITTED BY:** Kate Huber, Senior Planner

### **FISCAL NOTES:**

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

### **RECOMMENDATION:**

N/A - public hearing only

### **SUMMARY STATEMENT:**

The purpose hearing is to allow the public to comment on the conditional use permit (CUP) application submitted by Berth II, Inc. for the construction of a boat and marine equipment repair facility on their parcel known as Lot 5, Block 40, Harbor Subdivision (238 Kobuk Drive).

### **Property Information**

**Street Address:** 238 Kobuk Drive

**Legal Description:** Lot 5, Block 40, Harbor Subdivision

**Property Owner:** Berth II, Inc

**Existing Uses:** Undeveloped other than a single conex used for storage.

**Zoning District:** General commercial

The general commercial district is intended to include those areas which are heavily exposed to automobile traffic. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a “strip” fashion is discouraged. (VMC 17.30.010)

**Allowable Conditional Uses:** Boat and marine equipment repair facilities, boat storage, commercial planned unit developments, limited marijuana cultivation facilities (only in conjunction with a marijuana retail store or a retail store), marijuana manufacturing facilities (only in conjunction with a marijuana retail store or a retail store, playgrounds, recreational vehicle campground. (VMC 30.12.050)

A public notice regarding this hearing was submitted for publication in the online Valdez Star for two consecutive weeks beginning on July 10, 2019. The same notice was also posted in City Hall. Notification letters were mailed to property owners within 300 feet of the affected parcel on July 8, 2019.