



Legislation Text

File #: 19-0212, **Version:** 1

ITEM TITLE:

Public Hearing for Conditional Use Permit #19-03 Application from 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:

N/A - Public Hearing

SUMMARY STATEMENT:

The purpose of this public hearing is to allow the public to comment on the conditional use permit (CUP) application submitted by Sheryl Beck and Todd Wegner for the placement of two rental cabins on their property known as Lot 1, Tract D, Port Valdez Subdivision. See the attached application for more information including cabin location and dimensions.

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.

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 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