



Legislation Text

File #: ORD 19-0006, **Version:** 1

ITEM TITLE:

#19-06 - Amending the Zoning Map to Effect a Change to a Portion of ASLS 79-94, 1570 Dayville Road, from Unclassified Lands to Public Lands. Second Reading. Adoption.

SUBMITTED BY: Rochelle Rollenhagen, Planning Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Adopt Ordinance #19-06 to amend the zoning map to effect a rezone for a portion of ASLS 79-94, 1570 Dayville Road from the Unclassified Lands Zoning District to the Public Lands Zoning District.

SUMMARY STATEMENT:

On May 14, 2019, the Planning and Zoning Department received rezone application submitted by Copper Valley Electrical Association. The application requires a rezone from the Unclassified Zoning District to the Public Lands Zoning District to fulfill the recreation section of their Federal license at the Solomon Gulch dam. CVEA proposes construction of a pavilion covered picnic table near the dike up the John Hunter Memorial Trail, sometimes referred to locally as the Solomon Gulch Trail. VMC 17.44.020 Unclassified Lands District states that prior to the development of unclassified lands, the land must be rezoned following procedures outlined in VMC 17.54. The Public Lands Zoning District allows for this recreational use as well as the Solomon Gulch Dam, dike and spillway.

This portion of ASLS 79-94 is well within the requirements of VMC 17.54.020, which requires a two-acre minimum for zoning district changes, as the area contains approximately 750 acres. The surrounding area is undeveloped and unzoned. The proposal is in conformance with the City of Valdez Comprehensive Plan.

The City of Valdez Planning and Zoning Commission held a public hearing on this request at their June 26, 2019, meeting. The Commission unanimously voted to approve a recommendation that this ordinance for rezone be approved by City Council. Required notification was sent to surrounding property owners within a 300-foot radius of the proposed rezone on May 31, 2019, and again on June 14, 2019. Notification was also published in the Valdez Star on May 29 and June 5, 2019, and posted in City Hall.

No public comment was received in writing or at the public hearing.