

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Minutes

Wednesday, June 22, 2022

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER****II. ROLL CALL**

Present 7 - Chair Donald Haase
Commission Member Rhonda Wade
Commission Member Harold Blehm
Commission Member Roger Kipar
Commission Member Stephen Goudreau
Commission Member Brandon Reese
Commission Member Chris Watson

Also Present 3 - Planning Director Kate Huber
Senior Planner & GIS Technician Paul Nylund
Administrative Assistant Jared Chase

III. PUBLIC BUSINESS FROM THE FLOOR**IV. NEW BUSINESS****1. Approval of Final Plat for Rydor Subdivision 2022 Replat (Subdivision #22-05), Creating Parcels A-1-A and A-1-B**

MOTION: Commission Member Wade moved, seconded by Commission Member Kipar, to Approve final plat for Rydor Subdivision 2022 replat (Subdivision #22-05), creating Parcels A-1-A and A-1-B.

The motion carried by the following vote after the following discussion occurred.

Discussion: Chair Haase pointed out that most of the discussion needed on this topic occurred prior to the preliminary plat approval at a past meeting.

Yays: 6 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, Commission Member Goudreau, and Commission Member Watson

Recused: 1 - Commission Member Reese

2. Approval of a Recommendation to City Council to Grant a 2610 Foot Long and 20 Foot Wide Utility Easement on City of Valdez Owned Tract A-2 of ASLS 2004-6, Within Sections 23 and 24 T9S R5W C.R.M.

MOTION: Commission Member Kipar moved, seconded by Commissioner Wade, to Approve a recommendation to City Council to grant a 2610 foot long and 20 foot wide utility easement on City of Valdez owned Tract A-2 of ASLS 2004-6, within sections 23 and 24 T9S R5W C.R.M.

The motion carried by the following vote after the following discussion occurred.

Discussion: Commissioner Goudreau asked about the statement added by staff that the fiber optic line could have impact on future use of the land. Paul Nylund clarified that the easement being established is going around a small pond and so the easement dips into the property fairly far. Chair Haase asked the applicant if the 20ft easement was going to be large enough. The applicant noted that 20ft is plenty reasonable.

Yays: 7 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, Commission Member Goudreau, Commission Member Reese, and Commission Member Watson

3. Discussion: Possible Comprehensive Plan Amendment - Commercial Uses in Rural Residential Place Type

Discussion only.

Discussion: Planning Director Huber gave a presentation based on a previous request from the Commission regarding the comprehensive plan and option for allowing limited commercial uses in rural subdivisions. Ms. Huber proposed a couple of paths forward, including adding "neighborhood commercial" to the supporting land use options in the Rural Neighborhood Place Type. The currently adopted plan lists all commercial uses as incompatible in the Rural Neighborhood Place Type. Commissioners discussed preferred amendment options and requested that Ms. Huber bring forward a recommendation to Council to modify the comprehensive plan to add limited commercial uses as a supporting land use in the Rural Neighborhood Place Type. Staff will prepare this as a future agenda item for commission discussion and approval.

V REPORTS

1. Planning Director's Report

The Planning Director provided a verbal report to commissioners during the meeting.

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT