

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Minutes

Wednesday, July 13, 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 5 - Chair Donald Haase
Commission Member Rhonda Wade (Online)
Commission Member Harold Blehm
Commission Member Roger Kipar
Commission Member Chris Watson

Absent 2 - Commission Member Stephen Goudreau
Commission Member Brandon Reese

Also Present 3 - Planning Director Kate Huber (Online)
Senior Planner and Floodplain Manager Bruce Wall
Administrative Assistant Jared Chase

III. PUBLIC BUSINESS FROM THE FLOOR**IV. PUBLIC HEARINGS**

1. **Public Hearing Concerning a Proposed Rezone of Lots 3D and 3F, USS 3563, Plat 2000-4 to Commercial Residential and Adopt Findings**

No public comment received.

2. **Public Hearing Concerning a Proposed Rezone of Parcel B of Alaska Tideland Survey 10 to Light Industrial and Adopt Findings**

No public comment received.

V. NEW BUSINESS

1. **Approval of Preliminary Plat for Tract C, USS 439 (Subdivision #22-06) a replat of a Portion of USS 439, Creating Tract C, USS 439**

MOTION: Commission Member Kipar moved, seconded by Commission Member Blehm, to Approve preliminary plat for Tract C, USS 439 (Subdivision #22-06) a replat of a portion of USS 439, creating Tract C, USS 439.

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

Discussion: Chair Haase asked about plat note 5, referring to the snow lot requirements. The surveyor, Allen Minish, clarified that he added the note because they didn't do a snow lot for the subdivision.

Yays: 5 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, and Commission Member Watson

Absent: 2 – Commission Member Goudreau, Commission Member Reese.

2. Approval of a Recommendation to City Council Concerning a Proposed Rezone of Lots 3D and 3F, USS 3563, Plat 2000-4 to Commercial Residential and Adopt Findings

MOTION: Commission Member Kipar moved, seconded by Commission Member Watson, to Approve recommendation of approval to City Council concerning the proposed rezone of Lots 3D and 3F, USS 3563, Plat 2000-4 to Commercial Residential and adopt the proposed findings.

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

Discussion: No discussion occurred.

Yays: 5 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, and Commission Member Watson

Absent: 2 – Commission Member Goudreau, Commission Member Reese.

3. Approval of a Recommendation to City Council Concerning a Proposed Rezone of Parcel B of Alaska Tideland Survey 10 to Light Industrial and Adopt Findings

MOTION: Commission Member Kipar moved, seconded by Commission Member Watson, to Approve recommendation of approval to City Council concerning the proposed rezone of Parcel B of Alaska Tideland Survey 10 to Light Industrial and adopt the proposed findings.

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

Discussion: Commission member Blehm requested an explanation of why the parcel should be zoned light industrial over waterfront industrial. Mr. Wall explained that the wording within light industrial covers all waterfront industrial uses, therefore the uses cover a broader range of uses. Ms. Huber explained that both light industrial and waterfront industrial would comply with the comprehensive plan. Mr. Wall further explained that part of the decision to zone this parcel light industrial was to match the wording on the current lease.

Yays: 5 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, and Commission Member Watson

Absent: 2 – Commission Member Goudreau, Commission Member Reese.

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT