

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, July 9, 2025

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

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

Present 6 - Commission Member Rhonda Wade
Commission Chair Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka
Commission Member Christopher Moulton

Excused 1 - Commission Member Stephen Goudreau

Also Present 2 - Kate Huber Community Development Director
Jared Chase Administrative Assistant & Permit Specialist
Bruce Wall Senior Planner and Floodplain Manager
Paul Nylund Senior Planner & GIS Technician

III. APPROVAL OF MINUTES

1. **Approval of Minutes for Planning & Zoning Meeting of April 12, 2023**
2. **Approval of Minutes for Planning & Zoning Meeting of April 26, 2023**
3. **Approval of Minutes for Planning & Zoning Meeting of June 11, 2025**
4. **Approval of Minutes for Planning & Zoning Meeting of June 25, 2025**

Minutes were approved.

IV. PUBLIC BUSINESS FROM THE FLOOR

No public business from the floor was presented.

V. PUBLIC HEARINGS

1. **Public Hearing CUP 25-02: Application from Alderwood LLC for a Conditional Use Permit for a Recreational Vehicle Park**

No comments were made from the public.

2. **Public Hearing for an Application from Alderwood LLC for a Variance from the Specific Use Standards for a Recreational Vehicle Park**

No comments were made from the public.

3. **Public Hearing for the Rezone of 3281 Richardson Highway from General Commercial (G) to Neighborhood Mixed Use (NMU)**

No comments were made from the public.

VI. NEW BUSINESS

- 1. Approval of King Salmon Lane, as the Name for the Private Street Servicing the ACAH Planned Unit Development (Blueberry Terrace) on Lot 5 Evergreen Vista No. 1 Subdivision.**

MOTION: Commission Member Beatus moved, seconded by Commission Member Moulton, to Approve King Salmon Lane, as the name for the private street servicing the ACAH Planned Unit Development on Lot 5 Evergreen Vista No 1 subdivision.

DISCUSSION: No discussion or comments.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

- 2. Approval of recommendation to City Council for Releasing Public Access Interest in a 60 Foot Wide Easement That Extends North/South Across the Entire Western Side of Lot 5A Sleepy Hollow Addition No.4.**

MOTION: Commission Member Beatus moved, seconded by Commission Member Moulton, to Approve recommendation to City Council for releasing public access interest in the 60 Foot Wide Easement That Extends North/South Across the entire Western Side of Lot 5A Sleepy Hollow Addition No.4.

DISCUSSION: Logan Cressler representing Gas Inc was present for questions, but no commissioners had questions for the applicant. Chair Haase had a question for staff about the boundaries of the easement. Staff clarified that the public access easement boundaries.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

- 3. Approval of Conditional Use Permit 25-02 - A request from Alderwood LLC to Allow a Recreational Vehicle Park on a portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E), 140 Airport Road, and Adopt Findings**

MOTION: Commission Member Beatus moved, seconded by Commission Member Metroka, to Approve the request from Alderwood LLC for a recreational vehicle park on a portion of Tract II, ASLS 73-61, Survey 2007-5, and adopt the proposed findings.

DISCUSSION: Commission Member Moulton asked if other mobile home parks had the same allowable uses. Community Development Director Huber explained that another mobile home parks in town does have a similar use. Roger Kipar the applicant, clarified that he doesn't have any intention of turning the mobile home park into an RV park. The aim of this would be to help accommodate longer-term seasonal tenants such as seasonal workers or contractors who would be there temporarily. Kipar also clarified to the commission that the tenants would be required to plug into power and be contained units, so bathrooms would not be provided.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

4. Approval of Variance 25-01 - A request from Alderwood LLC to for a Variance to the Specific Use Standards to Allow a Recreational Vehicle Park Without the Provision of Restrooms and Adopt Findings

MOTION: Commission Member Beatus moved, seconded by Commission Member Metroka, to Approve the request from Alderwood LLC for a variance to the specific use standards that require the provision of restroom facilities in recreational vehicle parks at 140 Airport Road and adopt the proposed findings.

DISCUSSION: The commission had no discussion on this item.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

5. Approval of a Recommendation to the City Council Concerning the Proposed Rezone from General Commercial (G) to Neighborhood Mixed Use (NMU) of Lot 2, Tract 3, USS 3538, Plat 2003-7 and Adopt Findings

MOTION: Commission Member Beatus moved, seconded by Commission Member Moulton, to Approve a recommendation of approval to City Council concerning the proposed rezone of Lot 2, Tract 3, USS 3538, Plat 2003-7 and adopt the proposed findings.

DISCUSSION: Haase asked for clarification on the difference in allowable uses. Director Huber explained that the proposed future uses for the property are in alignment with the NMU district, which includes both residential and commercial uses.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton

Excused: 1 - Goudreau

MOTION APPROVED

VII. REPORTS

1. **Report: Issuance of Temporary Land Use Permit 25-07 for Valdez Softball Association for An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez**

Commissioners expressed their appreciation for a well put together event.

VIII. COMMISSION BUSINESS FROM THE FLOOR

No commission business from the floor was presented.

IX. ADJOURNMENT