

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Thursday, May 9, 2024

7:00 PM

Regular Meeting (Note Date Change)

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

- | | | |
|---------------------|-----|--|
| Present | 6 - | Commission Member Stephen Goudreau
Commission Member Rhonda Wade
Commission Member Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka |
| Absent | 1 - | Commission Member Brandon Reese |
| Also Present | 2 - | Community Development Director Kate Huber
Administrative Assistant Jared Chase
Senior Planner & GIS Technician Paul Nylund
Senior Planner & Floodplain Manager Bruce Wall |

III. APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting Minutes September 14th, 2022
2. Planning & Zoning Commission Meeting Minutes September 13th, 2023
3. Planning & Zoning Commission Meeting Minutes September 27th, 2023
4. Planning & Zoning Commission Meeting Minutes October 10th, 2023
5. Planning & Zoning Commission Special Meeting Minutes April 17th, 2024

IV. PUBLIC HEARINGS

1. Public Hearing for the Rezone of Certain Parcels Along Wood Way from Moderate Density Residential (R1) to Rural Residential (RR)
2. Public Hearing CUP 23-03: Application from Atlas Tower 1, LLC for Conditional Use Permit for a Wireless Communication Tower
3. Hearing for Conditional Use Permit 24-02 - A Request from Applicant to allow a Recreational Vehicle Park or Campground to be utilized as Seasonal Summer Worker Housing at Tract C USS 439 Subdivision (115 Glacier Haul Road).

V. NEW BUSINESS

- 1. Approval of a Recommendation to the City Council Concerning a Proposed Rezone from Moderate Density Residential (R1) to Rural Residential (RR) of Lot 6 of Block 1, Lots 1 & 2 of Block 2, Lot 1 of Block 7, Lot 1 of Block 8, and Lot 1 of Block 9, all in Corbin Creek Subdivision; and Adopt Findings**

MOTION: Goudreau moved, seconded by Beatus, to approve recommendation of approval to City Council concerning the proposed rezone of Lot 6 of Block 1, Lots 1 & 2 of Block 2, Lot 1 of Block 7, Lot 1 of Block 8, and Lot 1 of Block 9, all in Corbin Creek Subdivision to Rural Residential (RR) and adopt the proposed findings. The motion carried by the following vote after the following discussion occurred.

DISCUSSION: Goudreau asked about the difference between R1 and RR. Wall explained differences between them using the use table. Goudreau asked rezone applicant Jessica McMillen for the motive of the rezone. McMillen explained that RR prevents multi-family units from being built and keeps a more rural feel to the area. Haase asked about notifications sent to neighboring property owners. Wall explained the required notifications were sent to neighboring property owners. Wall also explained that the owners of the other lots requested for rezone by Ms. McMillen were sent a certified letter to ensure that they were aware of the application request and had the opportunity to ask questions or provide comment.

VOTE ON MOTION

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

Absent: 1 - Reese

MOTION CARRIED

- 2. Approval of Conditional Use Permit 24-01 - A Request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and Adopt Findings**

MOTION: Beatus moved, seconded by Goudreau, to approve the request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and adopt the proposed findings.

DISCUSSION: Goudreau asked the applicant why they can't put the tower in the nearby pipe yard. Jen Nelson, a representative from GCI, explained they looked in other areas but this location provided the best coverage. Goudreau, Haase, and Wade brought up some concerns about adding towers in the past that caused some public opposition. Haase, Goudreau and Metroka pointed out that even if these towers were considered an eyesore, the benefits of having them outweigh that. Additionally, it was pointed out that over time most of these towers are not noticed, especially with so much other

natural beauty in Valdez. Nelson also pointed out that one of the motivations for adding this tower is to give Valdez better access to emergency services, and the location of the tower accomplishes that.

MOTION TO AMEND: Goudreau moved, seconded Beatus, to Motion to Amend the request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and remove criterion 5 on page 293 of the agenda; have the wording is changed from 'is consistent' to 'is not inconsistent with the plan'; and include wording that it does not violate the scenic corridor.

DISCUSSION: Haase and Wall discussed that if P&Z were to approve the original motion an amendment would need to be made to the staff findings. A member of the public, Mr. Cho who is a neighbor of the property, pointed out concerns about the tower being an eye sore. Mr. Cho also suggested that approving this should be delayed to give neighbors more time. Wall pointed out that neighbors were notified. Wade was not opposed to postponing this.

VOTE ON AMENDMENT

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

Absent: 1 - Reese

AMENDMENT CARRIED

MOTION TO POSTPONE

Wade moved to postpone the agenda item. There was no second.

MOTION TO POSTPONE FAILED

MOTION TO Amend: Goudreau moved, seconded by Beatus, to Amend: the request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and adopt the proposed findings, as amended; To adopt the suggested conditions as written by staff if this item were to be approved.

DISCUSSION: Wade requested to know from the applicant if the tower is shared by other providers. The rep from GCI explained that the tower is designed to accommodate up to 4 carriers. It allows 911 services from all providers.

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

Absent: 1 – Reese

VOTE ON ORIGINAL MOTION AS AMENDED

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

Absent:1 – Reese

MOTION CARRIED

3. **Approval of Conditional Use Permit 24-02 - A Request from Alaska Guide Company for a Recreational Vehicle Park or Campground to be Utilized as Seasonal Summer Worker Housing at Tract C USS 439 Subdivision (115 Glacier Haul Road) and Adopt Findings and Conditions**

MOTION: Beatus moved, seconded by Goudreau, to Approve the request from Alaska Guide Company for a Recreational Vehicle Park or Campground to be utilized as seasonal summer Worker Housing at Tract C USS 439 Subdivision (115 Glacier Haul Road) and adopt the proposed findings and conditions.

DISCUSSION: Goudreau had questions for the applicant about sanitation issues, specifically without running water. Zack Sheldon explained that those improvements cost are too great at this time, but a plan is in place to keep people staying there sanitary. Haase expressed concerns about the requirement for potable water. Sheldon explained his solution for that. Wade brought up concerns about annual flooding. Wall pointed out how the public can monitor the river directly from the flow gage. Wall also acknowledged that the applicant’s business and those staying on this location work on the lake that causes the flooding and are likely some of the most informed of flooding danger.

VOTE ON MOTION

Yays: 4 - Goudreau Wade, Haase, and Beatus

Absent: 1 - Reese

Recused: 2 - Radotich, and Metroka

MOTION CARRIED

4. **Approval of Preliminary Plat of Alaska State Land Survey No. 2021-07. A Municipal Entitlement Selection - ADL 58905.**

MOTION: Beatus moved, seconded by Goudreau, to Approve Preliminary Plat for Alaska State Land Survey No. 2021-07, ADL 58905

DISCUSSION: Goudreau asked what brought up this item. Nylund explained that this is one of the last pieces of land, previously owned by the state, left to be surveyed. Haase pointed out a few clerical corrections on the plat.

VOTE ON MOTION

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

Absent:1 - Reese

MOTION CARRIED**VI. REPORTS****1. Community Development Director's Report**

A plan was discussed to bring Meeting Minutes up to date. Update for commissioners that commissioner training will be held in July. Summary housing subcommittee projects. Update on housing projects that are being completed around town, and specifically an update on the completion of the new senior housing facility. Update on upcoming available grant from HUD call the HUD PRICE Grant, which could provide funds to remove and replace trailers/mobile homes.

VII. COMMISSION BUSINESS FROM THE FLOOR**VIII. ADJOURNMENT**