

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - DRAFT

Wednesday, January 10, 2024

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 Brandon Reese
 Commission Member Rhonda Wade
 Commission Member Donald Haase
 Commission Member Cherise Beatus
 Commission Member Maureen Radotich
 Commission Member Caleb Metroka

Absent 1 - Commission Member Stephen Goudreau

Also Present 2 - Planning Director Kate Huber
 Administrative Assistant Jared Chase
 Senior Planner and Floodplain Manager Bruce Wall
 Planner Nicole Leroy

III. PUBLIC HEARINGS

1. Public Hearing: Repeal and Replacement of Title 17 Zoning Code and Official Zoning Maps

The following Valdez residents spoke on the topic:

- Jim Gifford
- Bill Comer
- Lisa Von Bargaen
- Roger Kipar
- Ken Lares

IV. NEW BUSINESS

1. Approval of Recommendation to City Council for the Repeal and Replacement of Valdez Municipal Code Title 17 - The Valdez Zoning Code and Official Zoning Maps

MAIN MOTION: Commissioner Beatus moved, seconded by Commissioner Wade, to Approve Recommendation to City Council for the Repeal and Replacement of Valdez Municipal Code Title 17 - The Valdez Zoning Code and Official Zoning Maps.

Commissioner Haase requested clarification on the portion of Title 17 regarding mobile homes built pre 1976 and post 1976. Director Huber noted a provision had been added stating no pre 1976 mobile homes would be allowed to be brought into the community, but existing mobile homes could be moved between lots in town. Commissioner Wade expressed concerns regarding having mobile homes in so many districts. Director

Huber clarified the change came forth during development of the comprehensive plan to address the housing shortage.

MOTION TO AMEND: Commissioner Wade, seconded by Commissioner Reese, motioned to amend and remove mobile home usage from R1, R2, and MNU to where they were allowed in the current code.

Commissioner Wade expressed concern over reducing current home values.

Commissioner Radotich noted mobile homes were good starter homes.

Commissioner Haase stated his favor of keeping the code as was, because of the work and process it took to get to this point.

Commissioner Reese expressed concerns if someone were to build a home it would be very discouraging for the builder to have a mobile home placed on the neighboring lots.

Commissioner Wade pointed out how it would affect future investors in the community.

Commissioner Radotich mentioned in general Valdez is for less regulation, but adding a restriction on mobile home placement would be adding more regulation.

Director Huber explained which zones mobile homes were currently allowed.

VOTE ON THE AMENDMENT:

Yays 2: Reese, Wade.

Nays 4: Haase, Beatus, Radotich, and Metroka.

Absent 1: Goudreau.

MOTION FAILED.

MOTION TO AMEND: Commissioner Wade moved, seconded by Commissioner Reese to amend and limit conditional uses to 60-day period or it moved automatically to an appeal process without a decision being made.

Commissioner Haase pointed out the process was in current code but not mentioned in the new code. Commissioner Wade agreed it was a crucial part of the process but suggested our current code, which allowed 60 days, needed to be shorted to 30 days.

Commissioner Radotich pointed out a 60-day timeframe may be more reasonable to allow proper public notice times. City Clerk Sheri Pierce approved amending the amendment from 30 days back to 60 days.

VOTE ON THE AMENDMENT:

Yays 6: Reese, Wade, Haase, Beatus, Radotich, and Metroka.

Absent 1: Goudreau.

MOTION CARRIED.

Commissioner Wade she felt comfortable passing the main motion as was because of the appeals process. Director Huber outlined the process once this approval to recommend was passed.

MOTION TO AMEND: Moved by Commissioner Wade seconded by Commissioner Reese, to amend section 17.04.120 section G6 to read no permanent alteration shall occur without permission of City Staff or Planning Director.

VOTE ON THE AMENDMENT

Yays: 6 - Reese, Wade, Haase, Beatus, Radotich, and Metroka.

Absent: 1 – Goudreau.

MOTION CARRIED.

MOTION TO AMMEND: Commissioner Wade seconded by Commissioner Radotich, to add religious institutions under 17.013.90 section F1.

Commissioner Haase suggested the section of code regarding electronic signs should include religious institutions, and possibly more institutions.

Commissioner Radotich pointed out even if the wording was changed, the request for the signs still had to be approved by staff.

VOTE ON THE AMENDMENT:

Yays 6: Reese, Wade, Haase, Beatus, Radotich, and Metroka.

Absent 1: Goudreau.

MOTION CARRIED.

VOTE ON MAIN MOTION AS AMENDED

Yays 6: Reese, Wade, Haase, Beatus, Radotich, and Metroka.

Absent 1: Goudreau.

MOTION CARRIED.

V. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Beatus gave notice of upcoming scheduling conflicts.

VI. ADJOURNMENT