

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Minutes

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 - Rhonda Wade
Donald Haase
Cherise Beatus
Maureen Radotich
Caleb Metroka
Christopher Moulton

Excused 1 - 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

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 Pressler 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 only extended on the west side of the Gas Inc lot.

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: Commissioner Moulton asked if other mobile home parks had the same allowable uses. Community Development Director Huber explained that other mobile home parks in town have the same allowable 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 for less than a year. Kipar also clarified to the commission that the tenants would be required to plug into power and sewer so that no generators disturb the neighborhood and sanitary conditions are met.

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 due to the item being so tied with the previous 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 pointed out that a rezone for this lot to such a similar use keeps this lot in conformance with the comprehensive plan.

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 such a well put together event.

VIII. COMMISSION BUSINESS FROM THE FLOOR

No commission business from the floor was presented.

IX. ADJOURNMENT