

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes

Wednesday, June 12, 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 5 - Stephen Goudreau
 Brandon Reese
 Donald Haase
 Cherise Beatus
 Maureen Radotich
- Absent 2 - Rhonda Wade
 Caleb Metroka
- Also Present 2 - Kate Huber Community Development Director
 Jared Chase Administrative Assistant
 Bruce Wall Senior Planner & Floodplain Manager

III. APPROVAL OF MINUTES

1. P&Z Meeting Minutes from May 9th 2024
2. P&Z Meeting Minutes from August 24th 2023

IV. PUBLIC BUSINESS FROM THE FLOOR

V. PUBLIC HEARINGS

1. **Public Hearing CUP 23-03: Application from Alaska Corporation for Affordable Housing for a Conditional Use Permit for a Planned Unit Development**

Discussion: Member of the public Jim Pomplun, who is a neighbor across the street at 470 Shoup Ln, brought up a few points of concern. Specifically, he brought up the height of the planned buildings, parking concerns, sidewalks that lead to a street without an adjoining street sidewalk, roofs that aren't designed to shed now, inadequate snow storage, and overall fit with Valdez aesthetic. Chelsea Smith, the representative from Alaska Corporation for Affordable Housing, addressed Pomplun's concerns. Specifically Smith pointed out that parking is adequate to code without the need for street parking. Smith also pointed out that the roofs will be built strong enough to hold the snow with shingles to control snowshed. Smith also pointed out that part of managing the property will include proper maintenance. Roy Roundtree, the architect addressed some of Pomplun's concerns as well. Rountree pointed out that a sidewalk may be added to the plan in order to allow kids to have a little more safety walking to school. Susie Barron, who lives on Clark street, brought up a concern about this project lowering neighboring property values.

VI. NEW BUSINESS

1. **Approval of Conditional Use Permit 24-03 - A Request from Alaska Corporation for Affordable Housing for the Approval of a Planned Unit Development at Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 (700 West Clark Avenue) and Adopt Findings.**

MOTION: Commission Member Goudreau moved, seconded by Commission Member Reese, to Approve the request from Alaska Corporation for Affordable Housing for a Planned Unit Development at Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 (700 West Clark Avenue) and adopt findings and conditions.

Discussion: Reese had a roofing concern and suggested having the roof shed would be safer. Goudreau pointed out that he has a roof that doesn't shed, and it would likely be safer to keep the snow on the roof rather than have it slide. Haase brought up that the architect should be trusted to make sure it can hold our snow loads. Goudreau had a question about the applicant's decision to make some units 3 stories. Chelsea Smith explained that some of them will have 3 bedrooms rather than 2 bedrooms. Goudreau pointed out that the street may be a difficult design for snow removal. Nate Duval, Capital Facilities Director and Assistant City Manager for the City of Valdez, asked that the city record and make clear in an official manner that the City will not be responsible for snow removal along this driveway. Senior Planner Bruce Wall pointed out that other apartment complexes around town, such as Evergreen Vista and Sound View, all have a privately maintained drive, and this property would be subject to the same requirements. Resident Pomplun expressed concern that some items in the design that don't conform to typical Valdez housing, such as adequate parking, height of the buildings especially considering they are 10 ft from the property line, and adequate snow storage. Haase pointed out that 1.5 parking spaces is what code requires, and this plan meets that requirement.

Vote On Motion

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

Motion Carried

VII. REPORTS

1. **Community Development Director's Report: PRICE Grant Draft Application**

VIII. COMMISSION BUSINESS FROM THE FLOOR

Director Huber recapped the HUD PRICE Grant Application. She recapped the open houses that were held for the required public input. Director Huber answered some

questions commissioners had about the program.

IX. ADJOURNMENT