

# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Minutes

Wednesday, July 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** 7 - Donald Haase  
 Stephen Goudreau  
 Brandon Reese  
 Rhonda Wade  
 Cherise Beatus  
 Maureen Radotich  
 Caleb Metroka

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

**III. APPROVAL OF MINUTES**

1. **Meeting Minutes from P&Z Meeting 6/12/2024**
2. **Meeting Minutes from P&Z Meeting 2/14/2024**

**IV. PUBLIC HEARINGS**

1. **Public Hearing CUP 24-05: Application from Tim Duffy for a Conditional Use Permit for a Boat Charter Service and a Recreational Vehicle Park & Campground to be Utilized as Seasonal Worker Housing**

**Discussion:** Lloyd Kompkoff, neighbor of the property voiced some concerns related to noise and sanitation. The applicant Tim Duffy explained that the operation is already ongoing and this is just an effort to get compliant so no new impacts are expected.

2. **Public Hearing for Variance - 24-01 - A Request from Orion Construction, Inc. on behalf of Valdez Senior Housing Associates, LLC to Construct a Covered Parking Structure Encroaching into the Side Yard Setback at Lot 3 Medical Park Subdivision Senior Addition**

**Discussion:** Janace Johnson, neighbor of the property had a question about the proposed structure. Nate Duval Capitol Facilities Director explained that the reason why this variance is required is due to a zoning change, specifically a change in the setbacks. The project originally was compliant with the old setback requirements but is out of compliance with the new setback requirements.

**V. NEW BUSINESS**

1. **Approval of Conditional Use Permit 24-05 - A Request from Tim Duffy to Allow a Boat Charter Service and a Recreational Vehicle Park & Campground to be Utilized as Seasonal Worker Housing at Lot 4 and Parcel B, D8 Subdivision no.1, Plat 83-12 (1803 and 1829 Homestead Road) and Adopt Findings**

**MOTION:** Commissioner Reese moved, seconded by Commissioner Beatus, to Approve the request from Tim Duffy to allow a Boat Charter Service and a Recreational Vehicle Park & Campground to be utilized as seasonal Worker Housing at Lot 4 and Parcel B, D8 Subdivision no.1, Plat 83-12 (1803 and 1829 Homestead Road) and adopt the proposed findings.

**DISCUSSION:** Commissioner Radotich had a question about the septic system on the property. Duffy explained that the old septic system is capped off and decommissioned. The property is currently on city water and sewer. Wade had a question about allowed capacity. Duffy explained that they have about 1 person per tent and no change to that number is expected.

**Vote On the Motion:**

**Yays:** 7 - Goudreau, Reese, Wade, Haase, Beatus, Radotich, and Metroka

**MOTION CARRIED**

2. **Approval of Preliminary Plat for D8 Alaska Sea Kayak Subdivision, a Re-Plat of Lot 4 and Parcel B of D8 Subdivision Plat 83-12, Creating Lot 4A, D8 Alaska Sea Kayak Subdivision.**

**MOTION:** Commissioner Reese moved, seconded by Commissioner Wade, to Approve the preliminary plat for D8 Alaska Sea Kayak Subdivision, a re-plat of Lot 4 and Parcel B of D8 Subdivision Plat 83-12, creating Lot 4A D8 Alaska Sea Kayak Subdivision.

**DISCUSSION:** Commissioner Radotich had a question about the size of the lot. Haase and Duffy explained that the original developer combined two lots, one of which was purchased from the city and originally platted to be a road if that subdivision expands. Commissioner Haase had a clarifying note of the surveyor about the size of the utility easement on the back side of the property, and the zoning listed on the preliminary plat. Jess Gondek voiced his support for this project.

**Vote On Motion:**

**Yays:** 7 - Goudreau, Reese, Wade, Haase, Beatus, Radotich, and Metroka

**MOTION CARRIED**

3. **Approval of Variance 24-01 - A Request from the Orion Construction on behalf of Valdez Senior Housing Associates, LLC to Construct a Roof Structure Encroaching into the Side Yard Setback at Lot 3, Medical Park Subdivision Senior Addition (104 E Hanagita Street)**

**MOTION:** Commissioner Reese moved, seconded by Commissioner Wade, to Approve Variance 24-01 and adopt recommended findings.

**DISCUSSION:** Commissioner Wade requested clarification on how far into the new setback. Nicole Chase clarified that they are requesting a 6 foot variance. Commissioner Haase pointed out that the reason this is even required is because of the zoning code changed halfway through this approval process.

**Yays:** 7 - Goudreau, Reese, Wade, Haase, Beatus, Radotich, and Metroka

**MOTION CARRIED**

**VI. REPORTS**

1. **Community Development Director's Report**

Huber gave a verbal report. Huber updated the commissioners on the PRICE HUD Grant. Huber also notified the commissioners of commissioner training that will be available in August.

**VII. COMMISSION BUSINESS FROM THE FLOOR**

No commission business from the floor was presented.

**VIII. ADJOURNMENT**