



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Thursday, September 11, 2025

6:30 PM

Council Chambers

Work Session - Housing Subcommittee Recommendations

WORK SESSION AGENDA - 6:30 pm

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. [Work Session: Discussion of Housing Subcommittee Recommendation – Purchase of Parcels in St. Patrick Subdivision](#)



Legislation Text

File #: 25-0392, **Version:** 1

ITEM TITLE:

Work Session: Discussion of Housing Subcommittee Recommendation - Purchase of Parcels in St. Patrick Subdivision

SUBMITTED BY: City Council Housing Subcommittee

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

The Housing Subcommittee, composed of Mayor Fleming, Council Member Devens and Council Member Witte, met to discuss options moving forward to achieve the City Council priority of increasing the housing stock in Valdez by the fall of 2027. Developing a new subdivision would be costly and take time. Efforts to encourage development in the existing St. Patrick Subdivision would achieve more timely outcomes.

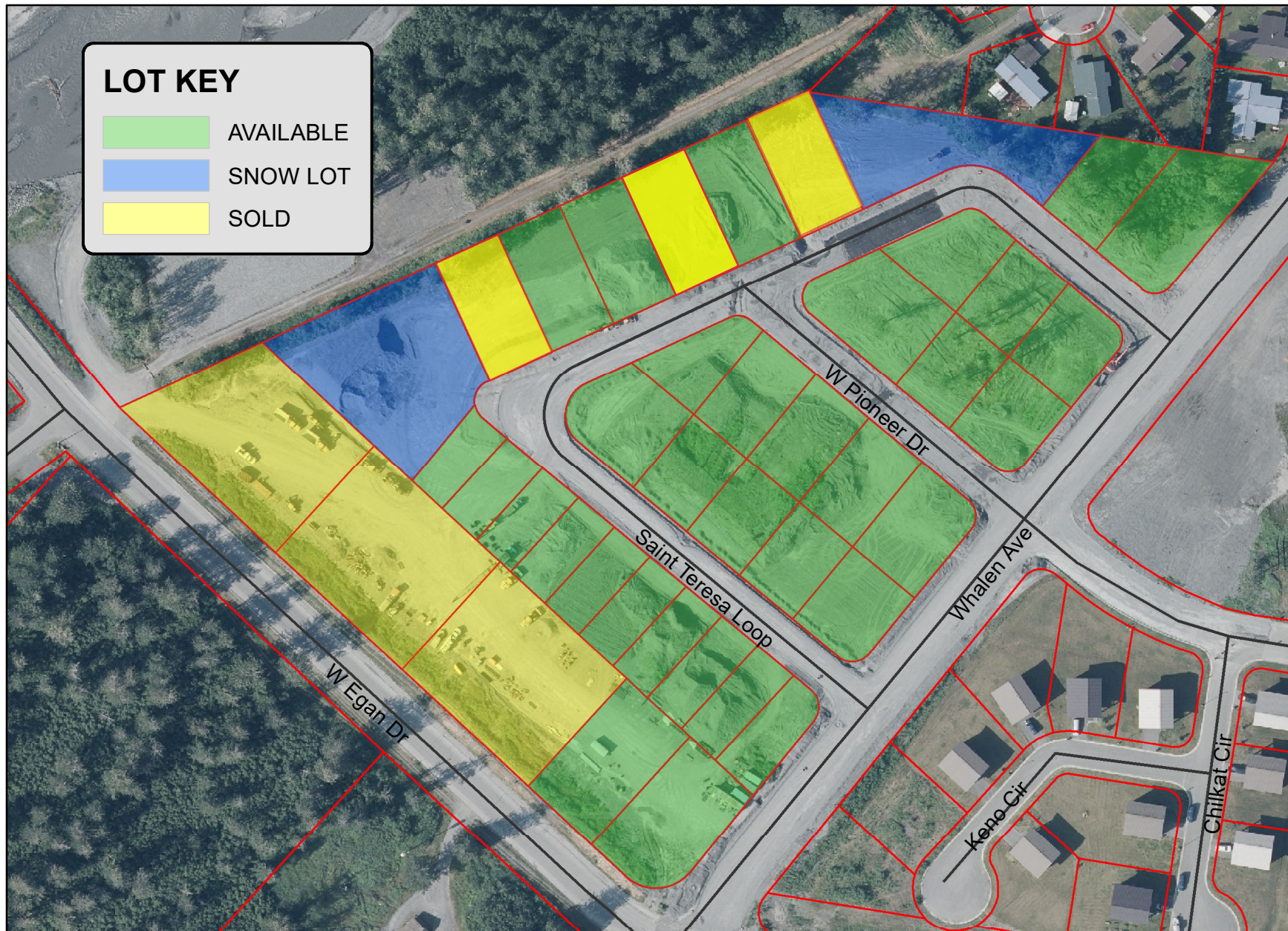
A map of available lots and the listed sale price is attached for review. Owner Bill Harris has indicated that if the city were to purchase all the lots there would be a discount on the listed sale price.

Lots could be used for U.S. Coast Guard housing, teacher or professional housing, auctioned off to the general public, or developed and sold as housing units, among many other options.

The Housing Subcommittee recommendation is to pursue the purchase of the subdivision and use the lots to incentivize near future development.



St Patrick's Subdivision Ownership 9.8.2025



0 125 250 500 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Block	Lot	Street	Address	Size Acres	List Price	\$/acre
1	1	W. Egan	1105	0.394	\$ 98,000	\$ 248,730.96
1	2	W. Egan	1113	0.39	\$ 98,000	\$ 251,282.05
1	3	W. Egan	1129	0.781	N/A	\$ -
1	4	W. Egan	1157	0.781	N/A	\$ -
1	5	W. Egan	1175	0.825	N/A	\$ -
2	1	St. Teresa Loop	1102	0.172	\$ 42,000	\$ 244,186.05
2	2	St. Teresa Loop	1110	0.166	\$ 42,000	\$ 253,012.05
2	3	St. Teresa Loop	1118	0.162	\$ 42,000	\$ 259,259.26
2	4	St. Teresa Loop	1126	0.159	\$ 42,000	\$ 264,150.94
2	5	St. Teresa Loop	1134	0.155	\$ 42,000	\$ 270,967.74
2	6	St. Teresa Loop	1142	0.151	\$ 42,000	\$ 278,145.70
2	7	St. Teresa Loop	1150	0.148	\$ 42,000	\$ 283,783.78
2	8	St. Teresa Loop	1158	0.144	\$ 42,000	\$ 291,666.67
2	9	St. Teresa Loop	1166	0.141	\$ 42,000	\$ 297,872.34
2	10	St. Teresa Loop	1174	0.13	\$ 42,000	\$ 323,076.92
3	1	St. Teresa Loop	1103	0.236	\$ 90,000	\$ 381,355.93
3	2	St. Teresa Loop	1111	0.202	\$ 90,000	\$ 445,544.55
3	3	St. Teresa Loop	1125	0.202	\$ 90,000	\$ 445,544.55
3	4	St. Teresa Loop	1139	0.202	\$ 90,000	\$ 445,544.55
3	5	St. Teresa Loop	1147	0.285	\$ 92,000	\$ 322,807.02
3	6	St. Teresa Loop	1219	0.186	\$ 80,000	\$ 428,981.88
3	7	W. Pioneer	1152	0.235	\$ 90,000	\$ 382,978.72
3	8	W. Pioneer	1136	0.235	\$ 90,000	\$ 382,978.72
3	9	W. Pioneer	1120	0.235	\$ 90,000	\$ 382,978.72
3	10	W. Pioneer	1104	0.275	\$ 90,000	\$ 327,272.73
4	1	W. Pioneer	1107	0.236	\$ 90,000	\$ 381,355.93
4	2	W. Pioneer	1119	0.202	\$ 90,000	\$ 445,544.55
4	3	W. Pioneer	1135	0.351	\$ 94,000	\$ 267,806.27
4	4	St. Teresa Loop	1251	0.225	\$ 80,000	\$ 355,555.56
4	5	St. Teresa Loop	1269	0.202	\$ 90,000	\$ 445,544.55
4	6	St. Teresa Loop	1277	0.236	\$ 90,000	\$ 381,355.93
5	1	St. Teresa Loop	1268	0.395	\$ 90,000	\$ 227,848.10
5	2	St. Teresa Loop	1274	0.24	\$ 80,000	\$ 333,333.33
Tract 2		St. Teresa Loop	1248	0.534	N/A	\$ -
6	1	St. Teresa Loop	1240	0.275	N/A	\$ -
6	2	St. Teresa Loop	1232	0.275	\$ 90,000	\$ 327,272.73
6	3	St. Teresa Loop	1224	0.275	N/A	\$ -
6	4	St. Teresa Loop	1216	0.275	\$ 90,000	\$ 327,272.73
6	5	St. Teresa Loop	1208	0.275	\$ 90,000	\$ 327,272.73
6	6	St. Teresa Loop	1200	0.275	N/A	\$ -
Tract 1		St. Teresa Loop	1180	0.757	N/A	\$ -
			Totals	12.02	\$ 2,482,000.00	\$ 269,080.10



St. Patrick Subdivision Planned Unit Development Standards

The St. Patrick Subdivision was developed as a Planned Unit Development (PUD) through the Conditional Use Permit process. PUD 21-04 was approved in 2021 for the 14-acre mixed-density residential development. The zoning of all the lots in the subdivision is high-density residential (R2). PUD 21-04 allows four types of housing construction: triplex, duplex, zero lot line (also known as 2-unit townhome), and detached residential. The type of allowable housing within the PUD is restricted by block. Block 1 allows for duplex or triplex construction. Block 2 allows for zero-lot line construction. Blocks 3-6 allows for zero-lot line, duplex, or detached residential construction.

At the time the PUD was approved in 2021, the development options set forth in the plan were less restrictive than the underlying zoning district. The City of Valdez zoning code was updated with ordinance 24-01 which revised the list of allowable uses in the high-density residential zoning district (R2), removed maximum lot coverage percentage restrictions, loosened setback requirements, and increased maximum structure heights.

Pursuant to Valdez Municipal Code 17.84.010 (A) *Purpose*. “A planned unit development (PUD) is a type of conditional use permit that allows for design flexibility of the city’s zoning dimensional standards with the intent to achieve better project design than could be otherwise achieved through the direct application of those standards. A PUD is different from a variance in that a PUD grants flexibility from ordinance standards in exchange for some community benefit pursuant to the review criteria herein. PUD designs and project elements shall align with the comprehensive plan in terms of community vision, land use compatibility, housing variety (as applicable), and environmental conservation.”

PUD 21-04 regulating Saint Patrick Subdivision is more restrictive than the underlying R2 zoning district with respect to allowable uses, required minimum open space per lot, required residential unit size, maximum structure height, maximum and minimum allowable lot coverage, and maximum allowable density. The owner of the subdivision could make a request to have PUD 21-04 revoked and revert to the development standards of the R2 zoning district.

