City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Minutes

Wednesday, September 25, 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 - Donald Haase
Brandon Reese
Rhonda Wade
Stephen Goudreau
Cherise Beatus
Caleb Metroka

Excused 1 - Maureen Radotich

Also Present 2 - Kate Huber - Community Development Director
Jared Chase - Administrative Assistant
Paul Nylund - Senior Planner
Nicole Chase - Planner

III. APPROVAL OF MINUTES

1. Planning & Zoning Meeting Minutes May 11, 2022
2. Planning & Zoning Meeting Minutes January 10th 2024

IV. PUBLIC HEARINGS

1. Public Hearing for Variance 24-02 - A Request from John Harris to allow construction of a personal garage within the required rear yard setback and which exceeds the maximum allowable height for accessory buildings in the zoning district at Lot 7A Harris North Mineral Creek Subdivision (360 Hanagita Street).
2. Public Hearing for Variance 24-03 - A Request from Alaska Guide Company, Inc. request to allow construction of a sign advertising Alaska Guide Company's business within the required front yard setback and which exceeds the maximum sign area allowable in Title 17 at Tract C USS 439 (115 Glacier Haul Road) owned by the City of Valdez

V. NEW BUSINESS

1. Variance 24-02 - A Request from John Harris to allow construction of a personal garage within the required rear yard setback and which exceeds the maximum allowable height for accessory buildings at Lot 7A Harris North Mineral Creek Subdivision (360 Hanagita Street).

MOTION: Commissioner Reese moved, seconded by Commissioner Wade, to allow the request from John Harris to allow construction of a personal garage within the required rear setback which exceeds the maximum allowable height for accessory building at Lot 7A Harris North Mineral Creek Subdivision (360 Hanagita Street).

DISCUSSION: Commissioners found that findings of staff were clear but ultimately the commission

decided that the unique characteristics of the lot in question are that this lot was originally two lots. If the lot lines were not combined than the placement of the structure wouldn't be an issue and Haase pointed out that the applicant shouldn't be punished for appropriately cleaning up his lot lines.

VOTE ON MOTION:

Yays: 6 - Goudreau , Reese, Wade, Haase, Beatus, and Metroka
Absent: 1 – Radotich

MOTION CARRIED

2. Variance 24-03 - A Request from Alaska Guide Company, Inc. request to allow construction of a sign advertising Alaska Guide Company's business within the required front yard setback and which exceeds the maximum sign area allowable in Title 17 at Tract C USS 439 (115 Glacier Haul Road) owned by the City of Valdez.

MOTION: Commissioner Reese, seconded by commissioner Goudreau to approve Alaska Guide Company, Inc. request to allow construction of a sign advertising Alaska Guide Company's business within the required front yard setback which exceeds the maximum sign area allowable.

DISCUSSION: Zack Sheldon with Alaska Guided Company explained some of his reasoning behind the sign designs and placement. Haase pointed out that the extreme width of the Richardson Highway right of way could qualify as an exceptional characteristic of the property. Mathew Brunton, who owns a similar business Chugach Mountain Institute, stated his case for how this exception would be unfair.

Yays: 3 - Reese, Wade, and Haase
Nays: 2 - Goudreau , and Beatus
Recused: 1 - Metroka
Absent: 1 – Radotich

MOTION FAILED

3. Approval of Preliminary Plat for Black Forest Subdivision, A Replat of Tract D, U.S. Survey No. 197 as per Plats 1975-6 & 1991-20. Creating Lots 1, 2, 3, 4, & 5 Black Forest Subdivision.

MOTION: Commissioner Beatus moved, seconded by Commission Member Goudreau , to approve preliminary plat for Black Forest Subdivision, A replat of Tract D, U.S. Survey No. 197 as per plats 1975-6 & 1991-20. Creating Lots 1, 2, 3, 4, & 5 Black Forest Subdivision.

DISCUSSION: Wade expressed some concerns regarding flooding and water drainage. Haase brought up some concerns about septic system in that location. The applicant, Scott Smith explained the overall plan to deal with the commissioners concerns.

VOTE ON MOTION

Yays: 6 - Goudreau , Reese, Wade, Haase, Beatus, and Metroka
Absent 1 – Radotich

MOTION CARRED

4. Approval of Preliminary Plat for Northern Lights Swierk Subdivision, a Subdivision of Lot 1 Block 2 Northern Lights Subdivision Phase 2, Plat 2005-9, Valdez Recording District. Creating Lots 1A, 1B, 1C, and 1D of Block 2 Northern Lights Subdivision.

MOTION: Commissioner Wade moved, seconded by Commission Member Goudreau , to Approve the Preliminary Plat for Northern Lights Swierk Subdivision, a subdivision of Lot 1 Block 2 Northern Lights Subdivision Phase 2, Plat 2005-9, Valdez Recording District. Creating Lots 1A, 1B, 1C, and 1D of Block 2 Northern Lights Subdivision.

DISCUSSION: Haase had a clarifying question for Nicole Chase about the zoning of this lot in regards to R1 versus R2.

Yays: 6 - Goudreau , Reese, Wade, Haase, Beatus, and Metroka
Absent: 1 – Radotich

MOTION CARRIED

5. Approval of Preliminary Plat for Duck Tail Subdivision, a Re-Plat of Tract D Duck Marsh Subdivision, Plat 2001-11, Creating Tracts D1, D2, and D3 Duck Tail Subdivision.

MOTION: Commissioner Reese moved, seconded by Commission Member Beatus, to Approve preliminary plat for Duck Tail Subdivision, a replat of Tract D Duck Marsh Subdivision, Plat 2001-11, creating Tracts D1, D2, and D3 Duck Tail Subdivision.

DISCUSSION: Haase pointed out a small correction with updating the plat to include the current mayor.

Yays: 6 - Goudreau , Reese, Wade, Haase, Beatus, and Metroka
Absent: 1 – Radotich

MOTION CARRED

VI. REPORTS

1. Report: Issuance of Temporary Land Use Permit #24-08 for the Keystone Skills Collective for 161 Galena Drive (Lot 31, Block 33 Mineral Creek Subdivision), 310 Galena Drive (Lots 15 & 16, Block 35, Mineral Creek Subdivision) and 180 Galena Drive (Lots 11 & 12, Block 35, Mineral Creek Subdivision) owned by the City of Valdez

2. Report: Issuance of Temporary Land Use Permit #24-09 for Wilson Brothers Distributing for Six Months, for a 1.44-acre portion of 226 S Harbor Drive, Tract G, Harbor Subdivision

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT