



# Annual Report

---

**To:** City Council  
**From:** City of Valdez | Community Development Office  
**Title:** 2017 Annual Report

---

In 2017 the Community Development Department for the City of Valdez had a unique opportunity to develop an entirely new team from the ground up. The purpose of this report is to introduce City Council to Community Development Staff and provide a summary of the departments accomplishments in 2017.



**Left to Right:** Rochelle Rollenhagen (Sr. Planner). Paul Nylund (Sr. Planner/GIS Technician), Kate Huber (Planning Technician), Sue Moeller (Sr. Administrative Assistant), April Mathews (GIS Manager).



Jay Yunker (Building Inspector).

## Meet the Staff

Sue Moeller joined the Community Development team as the Sr. Administrative Assistant in the Spring of 2017. With 16 years of experience working for the local telephone company, she keeps the department running efficiently and smoothly.

With over ten years of experience as a valued employee for the City of Valdez, Paul Nylund joined the department as the Senior Planner/GIS Technician in July of 2017. With a Bachelors of Science in Natural Resource Management, Paul utilizes his intricate working knowledge of city infrastructure to help the community with development projects.

Senior Planner Rochelle Rollenhagen joined the team in June of 2017. Her educational background includes a Bachelors of Science in Geography and Land Use Planning. She has over 33 years of experience working as a Planner, which includes work in four other Alaskan communities!

Jay Yunker joined the team as the Building Inspector in July of

2017. With over 35 years of experience in the Construction Industry he has both Commercial and Residential Building Inspector Certifications.

Kate Huber joined the team in the Spring of 2017. As our Planning Technician performing all zoning reviews, she is certified as both a Permit Technician and Zoning Inspector.

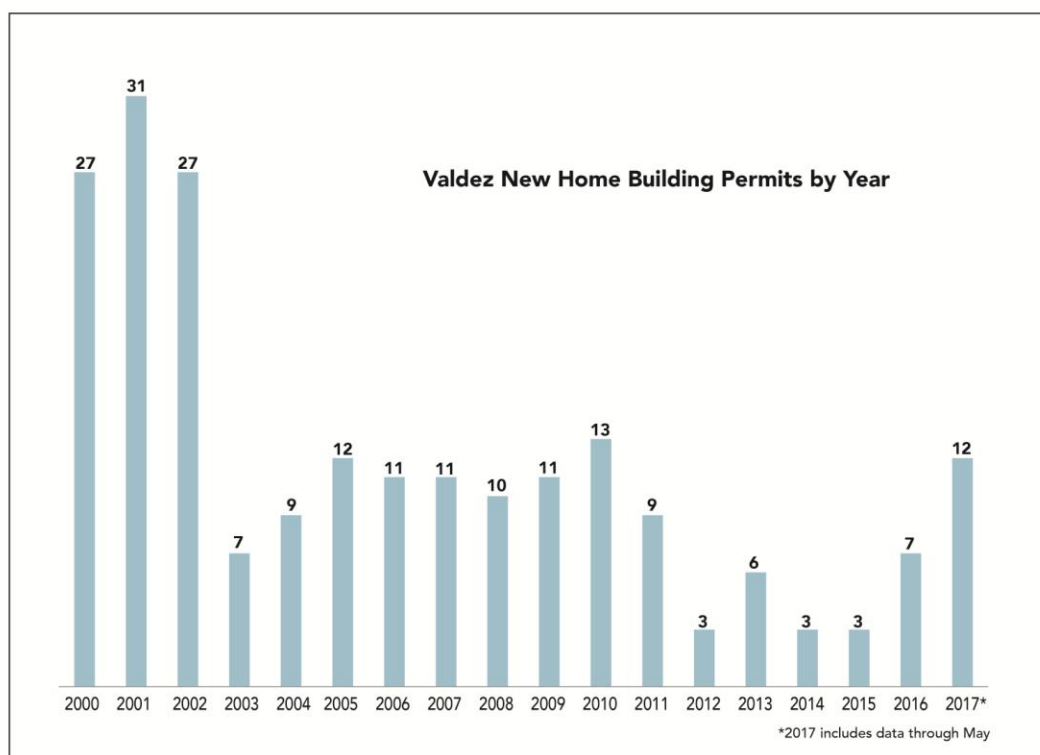
As required by FEMA, all Community Development employees received certifications in 2017 for Incident Command System training at the 100, 200, 700, and 800 levels. Staff also received training on workplace diversity, workplace violence, drug-free workplace, and blood borne pathogens.

## Community Development

This was a banner year for development in Valdez. The department issued 12 new Residential Building permits and processed five new plats through subdivision approval via the Planning and Zoning Commission. In addition the department processed three floodplain development permits, two City easement requests, one approval for the sale of City land, one variance, one exception, one conditional use permit, and one rezone request.

The number of overall residential building permits issued has increased in both number and valuation over the last three years. The valuation of commercial building permits issued, not including City projects, has more than doubled the highest valuation for commercial development in the last five years!

YEAR	# of Residential Building Permits Issued	Total Valuation of Residential Work Permitted	# of Commercial Building Permits Issued	Total Valuation of Commercial Work Permitted
2015	53	\$648,153.00	40	\$3,4697,132.00
2016	83	\$2,125,595.00	31	\$670,745.00
2017	98	\$9,054.384.00	62	\$13,215,498.00



## Variance

(An exception to a standard of a zoning district but not to the use restriction of that zoning district, and then only when unusual physical characteristics of the lot make application of the standard an undue hardship.)

## Exception

(Evidence suggests the building was erected in good faith and every intent of meeting code.)

## Approval of Land Sales

## Floodplain Development Permit

(A permit obtained before construction or development begins within any area of the special flood hazard area.)

## Conditional Use Permit

(Permitting of certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional safeguards are applied.)

## Rezone

(A Zoning Map Amendment made in conformity with the provisions of code; and in accordance with the Valdez Comprehensive Plan.)

## Easement

(An interest in land owned by another that entitles the easement holder to a specified limited use or enjoyment.)

# Subdivision

(The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.)

