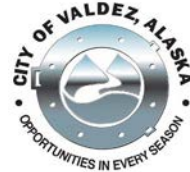


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes – Final

Wednesday, September 23rd, 2020

7:00 PM

Regular Meeting

Council Chambers

**Planning and Zoning Commission**

**REGULAR MEETING****I. CALL TO ORDER**

Chair Gondek called the meeting to order at 7:00 p.m. in Valdez City Council Chambers.

**II. ROLL CALL**

**Present**      **7 -** Chair Jess Gondek  
Commission Member Donald Haase  
Commission Member Brandon Reese (phone)  
Commission Member Harold Blehm (phone)  
Commission Member Stephen Goudreau  
Commission Member Roger Kipar (phone)  
Commission Member Rhonda Wade (phone)

**Also Present 3 -** Director, Kate Huber  
City Manager, Mark Detter  
Assistant City Manager, Roxanne Murphy  
Administrative Assistant, Danae Gilfillan

**III. APPROVAL OF MINUTES****1. Planning and Zoning Commission Regular Meeting Minutes of June 24, 2020**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau to approve attached meeting minutes. The motion carried by the following vote after the following discussion occurred.

Minutes were approved as presented.

VOTE ON THE MOTION:

Yays: 7 - Commissioner Haase, Commissioner Gondek, Commissioner Reese, Commissioner Blehm, Commissioner Goudreau, Commissioner Kipar, and Commissioner Wade

**2. Planning and Zoning Commission Special Meeting Minutes of July 1, 2020**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau to approve attached meeting minutes. The motion carried by the following vote after the following discussion occurred.

Minutes were approved as presented.

VOTE ON THE MOTION:

Yays: 6 - Commissioner Haase, Commissioner Gondek, Commissioner Reese, Commissioner Blehm, Commissioner Goudreau, Commissioner Kipar, and Commissioner Wade

Absent: 1 - Commissioner Blehm (temporarily disconnected from meeting)

**3. Planning and Zoning Commission Regular Meeting Minutes of July 8, 2020**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau to approve attached meeting minutes. The motion carried by the following vote after the following discussion occurred.

Minutes were approved as presented.

VOTE ON THE MOTION:

Yays: 6 - Commissioner Haase, Commissioner Gondek, Commissioner Reese, Commissioner Goudreau, Commissioner Kipar, and Commissioner Wade

Absent: 1 - Commissioner Blehm (temporarily disconnected from meeting)

**IV. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**V. NEW BUSINESS****1. Plan Valdez Comprehensive Plan Update Presentation**

Corvus Design presented an update on the Comprehensive Plan revision process to the Planning and Zoning Commission.

Ms. Kate Huber, Planning Director, thanked everyone for joining. She introduced Mr. Chris Mertl of Corvus Design. Mr. Mertl also introduced Ms. Melani Schijvens with Rain Coast Data and said she would be presenting a demographics report. Mr. Mertl described the comprehensive plan revision process generally, and the public participation methods Corvus would be utilizing. He said that once they had a draft plan, they would bring it to the Planning Commission for comment, then to the City Manager, and finally to Council for adoption.

Mr. Mertl summarized some of what they had heard from the public throughout the process so far. This included an importance on small town spirit values, access to recreation, protecting Valdez's culture and history, economy and jobs, as well as concerns that it was hard to attract healthcare workers, and concerns of the impact of winter on mental and physical health. He noted that they were aware that there was some public meeting fatigue, since this was round two the project.

Ms. Schijvens presented demographics statistics that showed population decline in Valdez since 2012. She said historically Valdez consisted of around 4,000 people. She added that the statistics she presented represented pre-pandemic numbers. She added that Valdez was the wealthiest community in Alaska, and the second to highest in median income.

She said the department of labor was projecting decreases in population in the coming years. She also noted that Valdez was 87% white and 8% Alaska Native. Ms. Schijvens showed slides comparing this to the rest of Alaska. Ms. Schijvens spoke about the different economic sectors, including the impacts on the seafood industry.

No commissioners had questions for Ms. Schijvens after the end of her presentation.

Mr. Mertl said Corvus had identified seven themes to be the basis of the Comprehensive Plan categories. These were livable built environment, environmental stewardship, thriving and stable economy, connectedness and transportation, healthy living, resiliency, and collaboration.

He said they had identified housing development, lack of entertainment and transportation as top needs to address. Mr. Mertl also presented the firm's plan to divide the zoning into district categories and work within the existing zoning code. He emphasized that these concepts wouldn't be going forward without more input from the public.

Commissioner Goudreau asked who the CPAC was and how large and diverse of a group they represented. Ms. Huber replied the CPAC stood for Comprehensive Plan Advisory Committee and consisted of nine members, who were appointed during the previous comprehensive plan revision effort undertaken in 2017.

Mr. Mertl said they had made an effort to include Alaska Native representation on the CPAC.

Ms. Huber said there were a variety of different industries represented on the CPAC.

Mr. Mertl said they had wanted to be inclusive as part of all their community outreach efforts, and were always striving for greater public participation. He added that staff had been instrumental in identifying key stakeholder groups to reach out to.

Chair Gondek asked if any other commissioners had any questions.

Chair Gondek thanked Corvus for presenting.

## **VI. REPORTS**

### **1. Planning Director's Report**

Ms. Huber introduced new senior planner Bruce Wall. She said Mr. Wall joined the City in August and moved from Soldotna, Alaska. Ms. Huber also announced that city owned parcel 596 Hobart Street was up for sale by bid, as approved by City Council. Ms. Huber said the land sale was being advertised throughout the city.

Commissioner Goudreau asked if they had received any bids. Ms. Huber replied they had not yet received any.

Ms. Huber said staff was working on processing a few land use and land sale applications that they would be bringing to the Commission shortly and that they were also working on updating the city's zoning maps with any changes that had been made since 1996. She added that they were also working on bringing GIS mapping services online to the public.

## **VII. COMMISSION BUSINESS FROM THE FLOOR**

Commissioner Goudreau had nothing to add.

Commissioner Haase thanked Corvus Design for presenting, and commented that he was excited for GIS to go live to the public.

Commissioner Kipar had nothing to add. Commissioner Wade asked who would be working on code revisions when that time came.

Ms. Huber said the Planning Commission would have an opportunity to review any proposed changes. She added that any code changes would be publically noticed with public hearings before City Council and there would be ample opportunity for public input.

## **VIII. ADJOURNMENT**

There being no further business, Chair Gondek adjourned the meeting at 8:08 p.m.