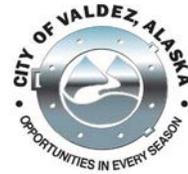


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes – Draft

Wednesday, September 25, 2019

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

**REGULAR AGENDA - 7:00 PM**

**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: 6 Chair Jess Gondek  
Commissioner Don Haase  
Commissioner Brandon Reese  
Commissioner Steve Goudreau  
Commissioner Rhonda Wade  
Commissioner Harold Blehm

Excused: 1 Commissioner Roger Kipar

Also Present: 3 Paul Nylund, Sr. Planner  
Nicole LeRoy, Planning Technician  
Danae Gilfillan, Administrative Assistant

**III. APPROVAL OF MINUTES**

**1. Planning and Zoning Regular Meeting Minutes of January 23, 2019**

MOTION: Commissioner Haase moved, seconded by Commissioner Goudreau, to approve the Planning and Zoning Commission regular meeting minutes of January 23, 2019. The motion carried by the following vote after the following discussion occurred.

There was no discussion

VOTE ON THE MOTION:

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

Excused: 1 Commissioner Kipar

**2. Planning and Zoning Regular Meeting Minutes of April 24, 2019**

MOTION: Commissioner Haase moved, seconded by Commissioner Goudreau, to approve the Planning and Zoning regular meeting minutes of April 24, 2019. The motion carried by the following vote after the following discussion occurred.

There was no discussion.

VOTE ON THE MOTION:

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

Excused: 1 Commissioner Kipar

**3. Planning and Zoning Regular Meeting Minutes of May 9, 2019**

MOTION: Commissioner Haase moved, seconded by Commissioner Goudreau, to approve the Planning and Zoning regular meeting minutes of May, 2019. The motion carried by the following vote after the following discussion occurred.

There was no discussion.

VOTE ON THE MOTION:

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

Excused: 1 Commissioner Kipar

**IV. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**V. PUBLIC HEARINGS**

**1. Public Hearing for Kennel License #19-01 and Grooming Home Occupation Submitted by Christina Mitvitnikoff dba FUR-ologist’s LAB-oratory Located at 120 Hanagita Street**

Chair Gondek opened the public hearing. Ms. Michelle Baker, Valdez resident, spoke in favor of approval. Mr. Tom McAlister, Valdez resident, also spoke in favor of approval. There being no further input, Chair Gondek closed the public hearing.

**VI. NEW BUSINESS**

**1. Approval of a Recommendation to the Chief of Police to Authorize Kennel License #19-01 Grooming as Home Occupation Submitted by Christina Mitvitnikoff and FUR-ologist’s LAB-oratory Located at 120 Hanagita Street**

MOTION: Commissioner Haase moved, seconded by Commissioner Reese, to approve a recommendation to the Chief of Police to authorize kennel license #19-01 submitted by Christina Mitvitnikoff dba FUR-ologist's LAB-oratory located at 120 Hanagita Street. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase and Commissioner Reese had no comments. Commissioner Goudreau asked if the grooming was going to be done in a separate room. Ms. Christina Mitvitnikoff said the grooming would be done in a room separate from the rest of the house. There was no further comment.

VOTE ON THE MOTION:

Yays: 6 Commissioner Gondek, Commissioner Haase, Commissioner Reese  
Commissioner Goudreau, Commissioner Wade, Commissioner Blehm

Excused: 1 Commissioner Kipar

**VII. COMMISSION BUSINESS FROM THE FLOOR**

Commissioners Haase and Reese had nothing to add. Commissioner Goudreau noted that Harris Sand and Gravel had left some rock at the base of water tower hill and he was concerned that when the snow cover came, and children sledged down the hill, they would unknowingly hit the rock and be injured. He said he had contacted Harris Sand and Gravel regarding getting the material moved.

Commissioner Wade commented that she felt the Commission was being underutilized, and said she wished there were more items on the agenda. She said the commission bylaws stated they were an advisory group to the governing body, City Council. She said she felt it was a good time to evaluate the role of the Commission with a new city manager having recently been hired. She said she wanted to see a work session with the city manager, and City Council and discuss improving efficiency and production. She noted she was not interested in serving for city administration, she was there for the public.

Commissioner Blehm had nothing to add.

Chair Gondek said he agreed with Commissioner Wade, and said those concerns had been brought up in the past. He said he would like to see a work session with the ongoing City Manager as well. He requested that Commissioner Wade put her thoughts into writing.

Mr. Paul Nylund, Senior Planner, said he agreed with Commissioner Wade and said he would like to see the Commission more involved in planning. He said it sounded like the new City Manager had a good background in planning, and he said there was also opportunity for change with a new department head as well.

Commissioner Reese said he did not want to wait until the new department head and new city manager started, he thought they could start the process with Interim Director Kate Huber and Interim City Manager Roxanne Murphy. He said he was hesitant to delay any further.

Commissioner Goudreau suggested they have a work session and asked if Ms. Huber was aware of the Commission's goals. Commissioner Reese replied she was.

Commissioner Wade asked if the planning commission could be a part of the hiring process for the new planning director. Commissioner Wade remarked that she felt any "gray areas" of code enforcement should always defer to the applicant's favor, assuming there was no life safety concern.

Commissioner Goudreau asked if Commissioner Wade was referring to getting involved in code revision. Commissioner Wade replied she was not, and was talking about hiring a new planning director that worked with applicants and used discretion when enforcing the ordinance.

Chair Gondek said he felt this was a good discussion, and said he felt a work session was in order to allow the public to be notified of the discussion.

Commissioner Reese said he felt denying applicants should not be the end, it should be able getting to yes and serving the public. Chair Gondek said he agreed, and would like to hear the new City Manager's perspective.

## **VIII. ADJOURNMENT**

There being no further business, Chair Gondek adjourned the meeting at 7:26 p.m.