

PLANNING & ZONING COMMISSION MINUTES

Regular Meeting

January 12, 1977

I. Call to Order

The regular meeting of the Valdez Planning and Zoning Commission was called to order at 7:42 p.m. by Chairman Moore in the council chambers in city hall.

II. Roll Call

Responding to the call of the roll were Chairman Moore, Commissioners Wyatt, Misterek and Ellinger. Commissioners Quiroz, Evans and Richter were absent. Commissioner Quiroz was excused by prior request. There were approximately nine persons in the audience.

III. Approval of Minutes

The minutes of the meeting of December 22, 1976 were approved as presented.

IV. Old Business1. Port Valdez Subdivision - Plat Map Final Approval

The plat map of all Port Valdez Co. properties was submitted for final approval. Mr. Wayne Mabry representing the Port Valdez Co. was in the audience.

Following review of the plats, it was moved by Commissioner Misterek and seconded by Commissioner Wyatt that the plat maps be approved as submitted. Motion carried unanimously with three commissioners absent.

2. Sleepy Hollow Addition Subdivision - Block 19, M.C.S. and U.S.S. 636 and U.S.S. 635

The subdivision map was submitted for approval.

Commissioner Richter arrived at 7:53 p.m.

General discussion revealed that this submittal did not conform to the previous submittal inasmuch as there were additional lots to be subdivided and road easements designated which did not line up across Meals Avenue. Mr. Meyring, representing the owners, stated that the road easements were reserved on the map at 60 feet to conform to other streets in the area. Considerable discussion regarding access to and from U.S.S. 635 and U.S.S. 636 was held. The map as submitted showed the extension of Alatna Street offset approximately 60 feet, which is contrary to the subdivision code, Section 24-21(c).

The general feeling expressed was that the commission should only consider the subdivision as requested by the Church of Jesus Christ of Latter Day Saints.

It was moved by Commissioner Wyatt and seconded by Commissioner Ellinger that the commission act only on the L.D.S. subdivision from U.S.S. 636 of Mr. P. J. Matthew and Block 19, M.C.S. of Mr. Del Welch. Motion carried unanimously with two commissioners absent.

V. New Business

I. Subdivision - Lot 1, Block 29, M.C.S.

The proposed subdivision map of Lot 1, Block 29, M.C.S. was submitted for commission approval.

General discussion revealed that the map, as submitted, would create an illegal building of the existing residence due to the prohibition of residential units in the CBD except as housing for owners or managers of the adjacent business. The commission also questioned the availability of adequate parking for the businesses as required by the city code if the proposed subdivision were granted. Inasmuch as the plan was not submitted in time for adequate review by city staff and the commission, it was moved by Commissioner Misterek and seconded by Commissioner Wyatt to table this matter until it could be brought up to code for parking and for further information on the proposal. Motion carried unanimously with two commissioners absent.

VI. Public Business from the Floor

There was no one in the audience wishing to address the commission.

VII. Commission Business from the Floor

Commissioner Wyatt called attention to the parking of the T.S.I. bus across the driveways of the post office which restricted access to the post office and caused considerable congestion.

Commissioner Ellinger called attention to other trucks parking on Tatitlek Avenue which interfered with sight distances.

VIII. Adjournment

Meeting adjourned at 8:53 p.m.


Chairman Sidney Moore

ATTEST:

