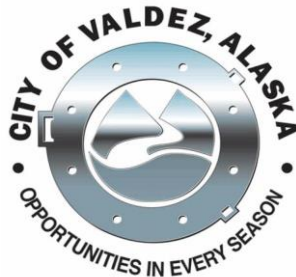


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Wednesday, August 9, 2017

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

The meeting was called to order by Chair Haase at 7pm.

II. ROLL CALL

Present 6 –Chair Donald Haase
 Chair Pro Tempore Jess Gondek
 Commission Member Kristian Fagerberg
 Commission Member Roger Kipar
 Commission Member Harold Blehm
 Commission Member Victor Weave

Excused 1 - Commission Member Brandon Reese

Also Present 3 –Director AnnMarie Lain
 Sr. GIS Planning Tech Paul Nylund
 Janessa Ables, Port Operations Manager

III. APPROVAL OF MINUTES

MOTION: Made by Commissioner Kipar and seconded by Commissioner Weaver to approve the Planning & Zoning Commission Regular Meeting Minutes of July 26, 2017. There was no discussion.

Motion passed with the following vote:

Yays: 6 - Chair Haase, Chair Pro Tempore Gondek, Commission Member Blehm, Commission Member Fagerberg, Commission Member Kipar, Commission Member Weaver

Absent:1 - Commission Member Reese

Attachments: [P&Z Regular Meeting 07-26-17](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. PUBLIC HEARINGS

There were no public hearings scheduled.

VI. NEW BUSINESS

1. Airport Industrial Subdivision Redevelopment Timeline

Attachments: [Draft Project Timeline](#) [Draft New Zoning District flowchart](#) [AIS Concept Acreage AIS](#)

Director Lain indicated that these were basically the same materials that were presented during the work session earlier this year, although the timeline has been updated and the project is in draft. Director Lain wanted everyone to make sure that the material accurately reflects the way the Commission wants to move forward. There was a lot of work done in 2015/2016 – the draft zoning district is attached. There was a question as to whether to keep the name of area PBR (Plane, Boat & RV) district or rename. As there was no discussion or disagreement about the name, it remains the same: PBR District.

Commissioner Haase asked why there was both red and blue printing on the proposed Chapter for the PBR District. Director Lain stated that the colors represented ideas added on different meeting dates.

Commissioner Kipar commented on Section 17.00.030 (Permitted accessory uses and structures), subsection C regarding the private storage of trucks up to 2.5 tons and skid steers or track loaders up to two thousand pounds. He suggested that the Commission do away with the weight restriction, thus doing preventing any unnecessary violations, as a lot of the snow removal equipment used around town weigh more than the limits on the restrictions. Director Lain added that the intent was to offer larger lots in order to store larger vehicles. Commissioner Gondek pointed out that as there were no weight restrictions for the plane or RV component of this Chapter, it would be unfair to add them just for trucks and other large road equipment.

Commissioner Kipar wanted to know how to prohibit one of these properties from turning into a junk yard. Director Lain said that the Code states what is allowed, and junk yards are allowed on land zoned Heavy Industrial, which the PBR District is not. Commissioner Kipar, noting how difficult it is to enforce zoning violations, encouraged the addition of a ‘Prohibited Use’ clause. Director Lain will run this through the legal department. Commissioner Haase pointed out that the list of uses did not require that the vehicles stored be operable. He asked how the rest of the Commission felt about the proposed uses. Commissioner Gondek thought that the description of uses was not representative of other descriptions in the Code.

Commissioner Haase encouraged the Commission to stick with the timeline and get this draft to Council, so the land can be put on the market. In the process, there will be a Public Hearing, so actions to the draft, if any, can be discussed and incorporated at that time. Director Lain stated that staff was committed to achieving the goals set by the Commission, and getting land on the market was a top priority. Director Lain verified that the draft was approved by the Commission to send out, and will initiate the next step of presenting a report to the City Council.

VII. REPORTS

1. Natural Hazard Mitigation Plan Update

Attachments: [LHMP Valdez May 9 2008 Revised 2014 Hazard Mitigation Working Document](#) [FEMA Expiration letter HAZ MIT Plan](#) [HAZ MITIGATION PLAN Required information](#)

Rochelle Rollenhagen, Senior Planner noted that while the Hazard Mitigation plan was out of date (as of 2013), there had been a lot of work done by Lisa VonBargen. Ms. Rollenhagen intends to use the new format as a starting point for updating f the Hazard Mitigation Working Document. Ms. Rollenhagen noted that FEMA was looking for a lot of public input and Ms. Rollenhagen was looking to the Commission as to how to proceed to accomplish a plan that fits with what FEMA wants and the Community needs. Ms. Rollenhagen would like to see the plan finished by the end of the year if possible, noting that the big task ahead was going to be the Vulnerability Assessments on all the topic hazards. Perhaps a group representative of Valdez (individuals and businesses, Parks and Rec., Harbors, businesses, LEPC) would be beneficial to making this a good product. Input from the Commissioners on how to proceed would be welcome, and could be incorporated into the plan. There was interest on the part of the Commission to form a subcommittee, and that will be presented as an action item and votes on in an upcoming meeting.

2. Mega Trucking LLC Temporary Land Use Permit 17-02 Report

Attachments: [Mega Trucking TLUP 1702 Application](#) [Mega Trucking Temp Land Use Permit 1702](#)

Commissioner Kipar questioned whether the property lines as boundary for the permit will be evident, as there is just the one driveway into multiple pits. Ms. Lain noted that the property lines have been surveyed and it's up to Mega Trucking to abide by those lines. Those lines should be flagged, but director Lain will follow up on the lines being identified. Commissioner Blehm noted the permit dates covered a three week period. Director Lain said that when the conditional use permit is over, the lease Mega Trucking applied for will begin.

VIII. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar thanked Ms. Lain for her ongoing work keeping the Commission's goals moving forward. He also mentioned that he would like to see a work session on how to best process abatement issues. Ms. Lain explained that she is working on developing a work session with legal regarding how best to process and work with abatement issues.

Commissioner Blehm noted that given the department's changes, he's pleased with what is and has been getting done.

Commissioner Weaver agreed with Commission Kipar regarding desiring a work session addressing the role of the Commission with regards to abatement issues. A lot of the questions came down to legal issues.

Commissioner Fagerberg was wondering if the commission could get a report on Aleutian. Director Lain will ask the City Manager for an update.

Commissioner Haase announced that he will be out for the month of October.

Director Lain noted that the Council approved a contract with Kimley Horn. Tasks being organized include engaging the community of Valdez in a branding and marketing process, and updating the City's Comprehensive Plan. The process will start with an engagement meeting on September 23rd, which is the same date as the next scheduled meeting of the P&Z Commission. Director Lain would like input for planning purposes: perhaps the P&Z commission can approve a work session with Kimley Horn and attend the Workshop meeting? Kimley Horn will be contacting the Commission regarding the City's Comprehensive Plan, and the Community Workshop could be a good information gathering opportunity. Director Lain will talk with the City Clerk to determine how best to accomplish the Commission attending the Valdez community Workshop Re-visioning Project should they so desire.

VIII. ADJOURNMENT

There being no further business, Chair Haase adjourned the meeting at about 7:45pm.