

# **City of Valdez**

**212 Chenega Ave.  
Valdez, AK 99686**



## **Action Summary**

**Wednesday, January 8<sup>th</sup>, 2020**

**7:00 PM**

**Regular Meeting**

**Council Chambers**

**Planning and Zoning Commission**

## REGULAR AGENDA - 7:00 PM

### I. CALL TO ORDER

### II. ROLL CALL

Present: 7 - Commission Chair Jess Gondek  
Commissioner Don Haase  
Commissioner Brandon Reese  
Commissioner Steve Goudreau  
Commissioner Rhonda Wade  
Commissioner Harold Blehm  
Commissioner Roger Kipar

Also Present: 3 – Director, Kate Huber  
Planner, Nicole LeRoy  
Administrative Assistant, Danae Gilfillan

### III. APPROVAL OF MINUTES

#### 1. **Planning and Zoning Commission Regular Meeting Minutes of July 10, 2019.**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve the Planning and Zoning Commission Regular Meeting Minutes of July 10, 2019. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

YAYS: 7 Commission Chair Jess Gondek, Commissioner Don Haase,  
Commissioner Reese, Commissioner Goudreau, Commissioner Wade,  
Commissioner Blehm, Commissioner Kipar

#### 2. **Planning and Zoning Commission Regular Meeting Minutes of July 24, 2019**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve the Planning and Zoning Commission Regular Meeting Minutes of July 24, 2019. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

YAYS: 7 Commission Chair Jess Gondek, Commissioner Don Haase,  
Commissioner Reese, Commissioner Goudreau, Commissioner Wade,  
Commissioner Blehm, Commissioner Kipar

#### 3. **Planning and Zoning Commission Regular Meeting Minutes of September 25, 2019**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve the Planning and Zoning Commission Regular Meeting Minutes of September 25, 2019. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

YAYS: 7 Commission Chair Jess Gondek, Commissioner Don Haase, Commissioner Reese, Commissioner Goudreau, Commissioner Wade, Commissioner Blehm, Commissioner Kipar

**4. Planning and Zoning Commission Regular Meeting Minutes of October 23, 2019**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve the Planning and Zoning Commission Regular Meeting Minutes of October 23, 2019. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

YAYS: 7 Commissioner Gondek, Commissioner Don Haase, Commissioner Reese, Commissioner Goudreau, Commissioner Wade, Commissioner Blehm, Commissioner Kipar

**IV. PUBLIC BUSINESS FROM THE FLOOR**

**V. NEW BUSINESS**

**1. Approval of Conditional Use Permit Application #19-07 from Dunning Enterprises for a Towing, Salvage, Recycling, and Scrap Yard with Associated Structures for 10 years on the City of Valdez Owned Parcel Located at 596 Hobart Street (Lot 1, Block 1, Airport Industrial Subdivision)**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to Approve conditional use permit application #19-07 from Dunning Enterprises for a towing, salvage, recycling, and scrap yard with associated structures for 10 years on the City of Valdez owned parcel located at 596 Hobart Street (Lot 1, Block 1, Airport Industrial Subdivision) with the following conditions:

1. Phase I environmental site assessment is required to be completed prior to lease or sale of the property for conditional use. A Phase II ESA may be required, depending on the results of a Phase I Assessment.
2. Applicant required to install security cameras and signage to deter trespassing.
3. Applicant must maintain all conditional use activities at a 50' setback from the Hobart Street right-of-way. (VMC 17.38.040G)
4. Applicant must maintain an enclosure, no more than six feet in height, surrounding the conditional use area.
5. Applicant required to maintain a hazardous material disposal plan to ensure no contamination from vehicles and materials to be recycled.
6. The deconstruction of materials to be recycled, including the removal of fluids or any toxic or hazardous substances shall be restricted the shop structure.
7. Applicant required to install an approved septic system, appropriate for planned building that maintains compliance with Alaska Department of Environmental Conservation (ADEC) regulations and the City of Valdez municipal code.
8. Applicant required to maintain compliance with State of Alaska Department of Environmental Conservation by securing an Alaska Pollutant Discharge Elimination System (APDES) Multi-Sector General Permit (2015-MSGP), establishing an appropriate Storm Water Pollution Protection Plan (SWPP).

9. Conditional use permit #19-07 will only be valid, upon the approval by City Council of a lease or negotiated sale application from Dunning Enterprises.
10. Use of the conditional use permit must commence within twelve months after the effective date of the approval. (VMC 17.06.070). The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

YAYS: 6 Commission Chair Jess Gondek, Commissioner Don Haase,  
Commissioner Reese, Commissioner Goudreau, Commissioner  
Wade, Commissioner Kipar

NAYS: 1 Commissioner Blehm

**VI. REPORTS**

1. Interim Director's Report

**VII. COMMISSION BUSINESS FROM THE FLOOR**

**VIII. ADJOURNMENT**

With there being no further business the meeting adjourned at 7:41 p.m.