

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Commission Members
Present:

*Chair Don Haase
Chair Pro-Tempore Jess Gondek
Commission Member Roger Kipar
Commission Member Harold Blehm
Commission Member Kristian Fagerberg
Commission Member Brandon Reese*

Commission Members
Absent:

Commission Member Steven Cotter

Also Present:

*Sr. Office Assistant Keri Talbott
Staff Advisor Lisa Von Bargaen*

II. ROLL CALL

III. APPROVAL OF MINUTES

MOTION: Commission Member Kristian Fagerberg moved, seconded by Commission Member Brandon Reese, to approve of regular meeting minutes from June 8th, 2016.

- 1. Approval of Regular Meeting Minutes from June 8th, 2016**

IV. PUBLIC APPEARANCES

V. PUBLIC BUSINESS FROM THE FLOOR

No members of the public were in attendance when Public Appearances was mentioned on the agenda. Mr. Dwain Dunning joined the meeting after it had started. He was invited to speak during the Reports item on the agenda.

VI. PUBLIC HEARINGS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

- 1. Approve (SUBD 16-04) Preliminary Plat of ATS 621 Subdivision.
Applicant: Jason C. Wells**

MOTION: Commission Member Roger Kipar moved, seconded by Chair Pro-Tempore Jess Gondek, to approve (SUBD 16-04) Preliminary Plat of ATS 621 Subdivision. Applicant: Jason C. Wells.

VOTE ON THE MOTION: 6 yeas, 1 absent (Steven Cotter). MOTION CARRIED.

Ms. Von Bargaen stated that this item had been to the Ports and Harbors Commission and they approved it. This is to split the property in two so that the existing roadway may continue to be right where it is at. Chair Haase stated that there are some blank spaces on the forms that still need to be filled out. Ms. Von Bargaen stated that they would have to fill in the meander line.

2. Preliminary Approval of (SUBD 16-05) Alaska State Land Survey No. 2004-6. Applicant: City of Valdez.

MOTION: Chair Pro-Tempore Jess Gondek moved, seconded by Commission Member Harold Blehm, to approve Preliminary Approval of (SUBD 16-05) Alaska State Land Survey No. 2004-6. Applicant: City of Valdez..

VOTE ON THE MOTION: 6 yeas, 1 absent (Steven Cotter). MOTION CARRIED.

Chairman Haase stated that this property does touch his on one corner. He wanted it stated for the record, but did not see a conflict. Commissioner Reese asked if there was more information that could be provided in regards to future plans. Ms. Von Bargaen stated that there are no future plans right now. Once the entitlement is done, the City would start the Master Planning Process.

IX. REPORTS

Ms. Von Bargaen stated that she wanted to let them know that Ms. Lain had spoken to Public Works Director Rob Comstock and he advised her that the material is being stockpiled out there in case of a flood. It is there so that it can be put in the water. Large pieces of concrete. Commissioner Reese stated he saw them used the other day.

Ms. Von Bargaen gave a brief overview of what happened with the outburst at the Valdez Glacier. There is an ice dam at the top of tributary glacier on the right side off the main glacier. A lake has formed behind it. The water was high enough that it lifted up the glacier and the lake started to drain. Dr. Gabriel Wolken works for the Alaskan Geotechnical Survey with the Department of Natural Resources

VALDEZ PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

Wednesday June 22, 2016

Page 3

came down from Fairbanks. They have been studying the Valdez Glacier Lake, and stream for the past four years. They have the historical data and he came down and gave a report to the City Council last night. He and Ms. Lain went out today check the gauge on the lake. They collected the gauge and are downloading it and will have to take it back. That data should be available early August. It is estimated that 16 thousand olympic sized swimming pools water was released.

Commissioner Reese questioned if the material all needed to be stored on the right side of the road. Access to it would be just as easy stored on the left side of the road. It would be nice to have the piles of concrete stored in more of the landfill type of areas. Ms. Von Bargaen stated that Community Development could ask public works.

Commissioner Kipar stated that there are also piles and piles of asphalt on the side of the road. He questioned if the City planned to dump asphalt into the river as well? There are huge amounts of piles dirt. He questioned if they are planning on using that for the river as well? Dump Haul road is now a dump road. Commissioner Kipar stated he did not want to see this road become an extension of the landfill. He urged Ms. Von Bargaen to drive down the road to see how bad it has become. Ms. Von Bargaen stated she would check into why all the material is being stored in the same area and report back.

Mr. Dunning questioned if Dr. Wolken would be monitoring the Lowe River the same as the Glacier Stream? Ms. Von Bargaen stated they have asked Dr. Wolken to fly over the Lowe River with the Orthogramatic instrumentation, but it was not something he could accomplish in the time he was here. He has nine other projects he is working on. He was able to fit the Glacier into his schedule because it is part of the current research project they are working on.

1. Verbal Report from Staff: Dump Haul Road

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar stated he would like Ms. Von Bargaen to speak in regards to Valdez Emergency Plans. What kind of form of Emergency Preparedness do we have? Ms. Von Bargaen questioned in regards to what? Commissioner Kipar stated his reason is that when the Valdez Glacier stream was ready to take out the road, he tried to call the public works director to get information from him. He called the police department to see if Valdez had declared a state of emergency. He learned the Mayor needs to declare emergencies. Had the Mayor declared a state of emergency? Ms. Von Bargaen stated no, not for the Valdez Glacier Stream.

VALDEZ PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

Wednesday June 22, 2016

Page 4

Commissioner Kipar stated that when the water levels raise that high there should be a form of notification in the area. At least four families would be threatened. He has a large amount of money invested in equipment on this road. Notification that the river is at a very high stage would be very helpful.

Ms. Von Bargaen stated that there is an emergency operation plan in which all manner of emergencies are addressed. The City follows these plans when there is an imminent threat. The police department has a very robust plan they follow, especially when they feel the need for evacuation and notification for residents. If the threat is imminent to property or life, the police department will make those rounds at regular intervals.

Commissioner Kipar asked if it would be advisable for him to put up a sign at his gravel pit with his phone number? Ms. Von Bargaen stated that it would be very helpful. Commissioner Kipar stated that he was verifying that for the Valdez Glacier Stream there was no emergency declared. Ms. Von Bargaen stated that was correct. Commissioner Kipar stated that to his understanding you could not dump old concrete into the river unless it was an emergency.

Ms. Von Bargaen explained there is a difference between declaring an emergency and doing emergency work in the river. Declaring an emergency is more of the financial side of things. It gives the City the ability to waive certain procurement regulations like hiring people and purchasing things on an emergency basis. After the emergency then the City would have to apply after the fact for permits with the State. If the City does emergency work in the rivers because of a flooding incident, it requires the City to notify the appropriate resources agencies and let them know an emergency situation is going on and the City is doing certain things.

Ms. Von Bargaen stated that all kinds of options are being looked at in regards to flooding. The Mayor has asked for a flood task force to be put together. The first meeting for that group will be late July or early August. This group will help administration look at all these issues and work through them. More permanent solutions are being looked at.

Commissioner Fagerberg asked if a report could be brought at the next meeting for an update on Airport Industrial Subdivision? Ms. Von Bargaen stated they could bring a report to the next meeting. Ms. Von Bargaen stated that the City had received notification that they were able to receive \$850k in loan funds for this development. It is on the priority list for one of loans the City had applied for.

Commissioner Reese stated he had a question on the projects going on with the City. How did Meals Ave not get done before the State started on their project? The coordination has not been up to par. Ms. Von Bargaen stated that the traffic

VALDEZ PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

Wednesday June 22, 2016

Page 5

pattern over the last two days have been a huge issue. It is being dealt with right now. The Capital Facilities manager was meeting today with the project manager for the State project.

Chairman Haase stated he would like Ms. Von Bargaen to let staff know his appreciation of all they have done with all the flooding. He questioned if Mr. Wegner's application would be back on the agenda for next time? Ms. Von Bargaen stated that Mr. Wegner's, and Mr. Swierks would be coming back at the next meeting, and hopefully they would be able to get something going for Mr. Dunning in the short time.

XI. ADJOURNMENT

There being no further business Chairman Haase adjourned the meeting at 7:49 P.M.