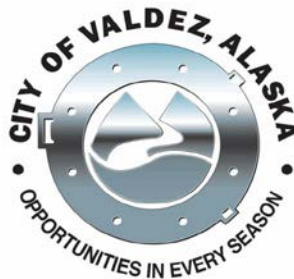


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Tuesday, November 22, 2016

12:00 PM

Regular Meeting - Moved from 11/23

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 12:00 PM

I. CALL TO ORDER

Chairman Haase called the meeting to order at 12:01 p.m. in Valdez City Council Chambers.

II. ROLL CALL

Present 4 - Chair Donald Haase
Commission Member Brandon Reese
Commission Member Harold Blehm
Commission Member Victor Weaver

Excused 3 - Chair Pro Tempore Jess Gondek
Commission Member Kristian Fagerberg
Commission Member Roger Kipar

Also Present 3 - Sr. Office Assistant Selah Bauer
Director of Community & Economic Development Lisa Von Bargaen
Sr. GIS Planning Tech AnnMarie Lain

III. APPROVAL OF MINUTES

1. Approval of Regular Meeting Minutes of November 9th, 2016.

MOTION: Commission Member Reese moved, seconded by Commission Member Blehm, to approve the regular meeting minutes of November 9th, 2016. The motion carried by the following vote after the following discussion occurred.

Yays: 4 - Chair Haase, Commission Member Reese, Commission Member Blehm, and Commission Member Weaver

Excused: 3 - Chair Pro Tempore Gondek, Commission Member Fagerberg, and Commission Member Kipar

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. NEW BUSINESS

1. Approval of Final Plat (SUBD #16-07) of Cline Subdivision. Applicants: Mark & Karen Cline.

MOTION: Commission Member Reese moved, seconded by Commission Member Weaver, to approve final Plat (SUBD #16-07) of Cline Subdivision. The motion carried by the following vote after the following discussion occurred.

Yays: 4 - Chair Haase, Commission Member Reese, Commission Member Blehm, and Commission Member Weaver

Excused: 3 - Chair Pro Tempore Gondek, Commission Member Fagerberg, and Commission Member Kipar

2. Approval of Preliminary Plat (SUBD #16-08) of South Harbor 2016 Subdivision. Applicants: Silverbay Seafoods Inc. and City of Valdez.

MOTION: Commission Member Blehm moved, seconded by Commission Member Weaver, to

approve Preliminary Plat (SUBD #16-08) of South Harbor 2016 Subdivision. The motion carried by the following vote after the following discussion occurred.

Yays: 4 - Chair Haase, Commission Member Reese, Commission Member Blehm, and Commission Member Weaver

Excused: 3 - Chair Pro Tempore Gondek, Commission Member Fagerberg, and Commission Member Kipar

3. Approval of Preliminary Plat (SUBD #16-10) of Winter Park Phase IV Subdivision. Applicant: The Port Valdez Company, Inc.

MOTION: Commission Member Reese moved, seconded by Commission Member Weaver, to approve Preliminary Plat (SUBD #16-10) of Winter Park Phase IV Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm stated there appeared to be a few things left out of the plat, like sidewalks, for the new Winter Park Subdivision. Ms. AnnMarie Lain, City GIS Technician, explained sidewalks were not planned for that area, thus they are not included.

Community Member Steve Searles said he, and maybe others in his neighborhood, would like to purchase parcels of land behind their houses which would serve as greenbelt space between the two housing developments. Commissioner Weaver said he doesn't see a problem with this idea, as far as zoning is concerned. However, Ms. Lisa Von Barga, Community and Economic Development Director, explained there is a minimum lot size which must be taken into consideration. She suggested residents submit a new plat for their houses requesting the greenbelt land, as long as it fits the minimum lot size and zoning requirements.

Community Member Steve Searles said he has a problem with the proposed size of the new lots, because they are huge and make his lot seem tiny. He also stated, if the City is going to manage the streets of the new subdivision, it could be expensive and difficult for snow removal.

Commissioner Weaver asked staff if making changes to the plat to allow for a strip of greenbelt area would mandate a new Planning & Zoning preliminary hearing. Ms. Von Barga explained, if the sale of the parcels for greenbelt area took place, property owners would need to have their property re-platted to add the additional land. This process would require a Planning & Zoning Commission hearing.

Yays: 4 - Chair Haase, Commission Member Reese, Commission Member Blehm, and Commission Member Weaver

Excused: 3 - Chair Pro Tempore Gondek, Commission Member Fagerberg, and Commission Member Kipar

VI. REPORTS

There were no reports.

VII. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Blehm reiterated Ms. Von Bargaen's statements regarding the Alaska Planning Association (APA) conference and explained his attendance at the event was worthwhile.

Ms. Von Bargaen explained Cook Inlet Housing representatives presented information on the housing market and market rate housing developments during the APA conference. She stated they presented a spreadsheet of public sector in-kind incentives which would make a project viable. She stated data in the spreadsheet is based off the Anchorage housing market, but the process would be useful in Valdez. Ms. Von Bargaen explained she spoke with Cook Inlet Housing about coming to Valdez and giving a similar report with Valdez-based data and an affordable housing tax-credit project. She explained she would prefer the presentation be a joint work session between the Planning & Zoning and Economic Development Commissions. The information will assist in analysis of community housing needs and set a baseline for future housing projects in Valdez.

Commissioner Blehm explained one of the APA directors outlined ways commissioners could accidentally get into legal trouble while conducting commission business. He stated he would appreciate training for all commissioners in the future.

Ms. Von Bargaen explained Planning & Zoning commissioners do not regularly conduct site inspections in Valdez. She said the City Council conducts site visits prior to making decisions in many cases. The Council site visit process is organized, no more than three council members are present, and information from the visits are shared with the rest of the council during the next regular meeting. She believes commissioners should have a similar process in the future.

VIII. ADJOURNMENT

There being no further business, Chairman Haase adjourned the meeting at 12:27 p.m.