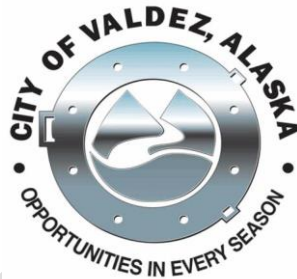


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Wednesday, May 10, 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 Pro Tempore Gondek at approximately 7:00pm.

II. ROLL CALL

Present 5 - Chair Pro Tempore Jess Gondek
Commission Member Brandon Reese
Commission Member Harold Blehm
Commission Member Kristian Fagerberg
Commission Member Victor Weaver

Excused 2 - Chair Donald Haase
Commission Member Roger Kipar

Also Present 3 – Director Lisa VonBargen, Sr. Planner/GIS Technician AnnMarie Lain,
and Administrative Assistant Selah Bauer

III. APPROVAL OF MINUTES

There were no new minutes to approve.

IV. PUBLIC APPEARANCES

There were no public appearances from the floor.

V. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. UNFINISHED BUSINESS

There was no unfinished business at this time.

VIII. NEW BUSINESS

1. Approval of a Recommendation to Council to Dispose of Lot 11, Block 7, Robe River Subdivision for Public Sale by Sealed Bid.

Attachments: [3310 Eagle AvenueAppraisal.PDF](#)

[318-1984-84-2.pdf](#)

[3310 Eagle Ave.pdf](#)

[VMC Chapter4.pdf](#)

Motion to approve made by Commissioner Fagerberg, and seconded by Commissioner

Weaver.

Commissioner Blehm noted that the location of the property needs to be corrected in the appraisal paperwork as it states the property is in Alpine Woods. Senior Planner/GIS Technician AnnMarie Lain noted another area that needed to be corrected and said that if the Commission approved the recommendation, the title company would be able to release a clear title on June 28, due to a seven year required timeline for foreclosed properties. Motion carried by the following vote:

Yays: 5- *Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Fagerberg, Commission Member Weaver*

Absent: 2 - *Chair Haase, and Commission Member Kipar*

2. Approval of Tideland Lease with Valdez Fisheries Development Association for Approximately 3.5 Acres of ATS 564 and Parcel A, ATS 564

Attachments: [LeaseApplication_VFDA.pdf](#)
[LyndonVFDA_Final.pdf](#)

Motion was made by Commissioner Fagerberg to approve, with a second by Commissioner Reese.

Commissioner Weaver recused himself from the vote, as he has a conflict of interest. No discussion ensued regarding the subject.

Yays: 4- *Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Fagerberg*

Abstain: 1- *Commission Member Weaver*

Absent: 2 - *Chair Haase, and Commission Member Kipar*

3. Approval of Tideland Lease with Lynden for Approximately 4 Acres of ATS 564

Attachments: [LeaseApplication_Lynden.pdf](#)
[LyndonVFDA_Final.pdf](#)

MOTION: Commission Member Fagerberg moved, seconded by Commission Member Weaver, to Approve Tideland Lease with Lynden for Approximately 4 Acres of ATS 564. The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm asked if there were going to be any “spillover” on the property by the neighboring entities. Any conflicts with the fisheries? Mr. Mike Wells, Executive Director of the Valdez Fisheries Development Association, replied that he did not believe there would be any

conflict. VFDA is looking to level out some of the tidelands to get more net pen storage. So for the majority of the time – March thru mid September, the Fisheries won't have any net pens over there anyway. Motion carried after the following vote:

Yays: 5- Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Fagerberg, Commission Member Weaver

Absent: 2 - Chair Haase, and Commission Member Kipar

4. Approval of Land Lease with Mega Trucking, LLC for Tract B, ASLS 98-26, a 6.82 parcel along Richardson Hwy.

Attachments: [TractB_ASLS9826_LeaseApplication.pdf](#)
[MegaTrucking_Application.pdf](#)
[ASLS 9826_Patent.pdf](#)
[SOA Business License 2016-2017.pdf](#)

MOTION: Commission Member Blehm moved, seconded by Commission Member Reese, to Approve Land Lease with Mega Trucking, LLC for Tract B, ASLS 98-26 a 6.82 parcel along Richardson Hwy. The motion carried after the following discussion:

Commissioner Fagerberg recused himself from this agenda item, as he has a conflict of interest in that he may work for a competing company.

Commissioner Reese asked if the vegetation at the highway level going to be removed, or will there be some screen hiding the construction pit/equipment. Mr. Jessie Passin, Mega Trucking stated that it has been advised that a 50 foot buffer be maintained. Commissioner Reese then asked if a wetlands permit was needed in that area. Mr. Passin answered that the group had been working with DNR in getting all the permits they need to proceed.

With regards to the actual area involved within the lease parameter, Senior Planner/GIS Technician AnnMarie Lain pointed out that the aerial imagery from the City GIS and the aerial imagery from the State GIS may differ slightly, which is why there is a map accuracy disclosure in the right hand corner of the document. Ultimately the lessee will be responsible for making sure that they're operating within the boundaries of the actual plat. The GIS aerial imagery is a representation of the area, but not necessarily survey grade.

Commissioner Blehm brought up some concern regarding the approach to the highway as it appeared very steep; also, oncoming traffic would need to be made aware of the trucks with a light or sign or something due to the lack of visibility. He also asked about the permit from DNR for the Mineral Extraction-what was the status of that? Mr. Passin replied that he was hoping all the permits would be available last week, but that did not happen. Commissioner Blehm suggested that an alternate entry to the leased property would be beneficial and suggested the State land near the pit. Mr. Passin said that that driveway was zigzag to the pit and would

require additional permitting. He went on to say that the current leasing area wasn't on a corner, and there was visibility both directions, so it presented the best option at this time.

Director VonBargen noted that one of the requirements of this lease is that Mega Trucking will be responsible for meeting the needs of the gravel extraction plan for the southern Glacier Stream that is going on now. Ms. Lain clarified that the lease under discussion was not a gravel extraction lease; it was a straight up land lease to store equipment and extracted gravel from the streambed. Mr. Passin identified a front end loader and an excavator as the only equipment that would usually be stored on the property.

Mr. Passin will verify that extracting/mining are included in Mega Trucking's business registration.

Commission Blehm asked that since the land is zoned Public, is it allowed to be used for gravel extraction? Ms. Lain responded that Public land is eligible for a Conditional Use Permit allowing for the extraction of natural resources. It is staff's opinion, she added, that if code allows for the extraction of natural resources, it would also allow for the storage of natural resources. Depending on the legal opinion, this may require a CUP or a rezone request on the part of the lessee.

Chair Pro Tempore called for a vote on the lease approval.

Yays: 4 - Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Weaver

Abstain: 1-Commissioner Fagerberg

Absent: 2 - Chair Haase, and Commission Member Kipar

IX. REPORTS

Lisa Von Bargen said she has officially taken a City Manager job in Wrangell, Alaska. She said she is sad to go, but this is a great career opportunity for her. Commissioner Reese thanked her for her service to the City, and the Commissioners congratulated her on her new job.

X. COMMISSION BUSINESS FROM THE FLOOR

There was no commission business from the floor.

XI. ADJOURNMENT

There being no further business, Chair Pro Tempore Gondek adjourned the meeting at approximately 8pm.