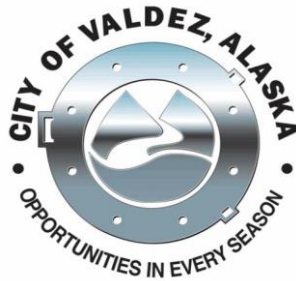


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## **Meeting Minutes – Draft**

### **Planning and Zoning Commission**

**Wednesday, February 14, 2018**

**6:00 PM**

**Work Session  
Goal Setting**

**7:00 PM**

**Regular Meeting  
Council Chambers**

## **REGULAR AGENDA - 7:00 PM**

### **I. CALL TO ORDER**

Chair Haase called the meeting to order at approximately 7:05pm.

### **II. ROLL CALL**

Present: Chair Haase, Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

Also Present: Paul Nylund, Community Development Interim Director  
Sue Moeller, Sr. Administrative Assistant

### **III. ELECTION OF CHAIR AND CHAIR PRO TEMPORE**

With one nominee for Chair and one for Chair Pro Tempore, the Planning and Zoning Commission elected Jess Gondek Chair and Harold Blehm as Chair Pro Tempore with the following vote:

Yays: Retiring Chair Haase, Retiring Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

Upon tally of the vote, Chair Gondek assumed the chairing of the meeting.

### **IV. APPROVAL OF MINUTES**

#### **1. Approval of the Planning & Zoning Commission Regular Meeting Minutes of January 10, 2018.**

MOTION: Commissioner Haase moved, seconded by Commission Member Reese, to approve the Planning & Zoning Commission Regular Meeting Minutes of January 10, 2018. The minutes were approved as presented by the following vote:

Yays: Commission Member Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

#### **2. Approval of the Planning & Zoning Commission Regular Meeting Minutes of January 24, 2018**

MOTION: Commissioner Haase moved, seconded by Commission Member Reese, to approve the Planning & Zoning Commission Regular Meeting Minutes of January 24, 2018. The minutes

were approved as presented by the following vote:

Yays: Commissioner Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

## **V. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

## **VI. NEW BUSINESS**

1. Approve a Recommendation to City Council for Purchase of 120 Acres of UAA Land Located Along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve a recommendation to the City Council for Purchase of 120 Acres of UAA Land Located along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

The motion carried by the following vote after the following discussion occurred:

Paul Nylund, Interim Director, directed the Commission to the Legislative Text for the staff advocating for this recommendation. The area is a very popular recreational area with skiers, bikers and hikers, and is considered a major attraction in Valdez. Mr. Nylund pointed out that the land use permit that the City currently has with the University of Alaska, and has had since 1993, could be revoked at any time. The price the University was asking seemed reasonable. For the City to have ownership of the property would allow for improvements on the trails if necessary.

Commissioner Blehm agreed that the price seemed really good. His concern was that if there were improvements made to the trail, there would be additional traffic through Mineral Creek Subdivision. A plan to address parking and traffic needs to be taken into consideration with the increased usage of the trails. Commissioner Blehm recommended acting quickly to purchase the property.

Mr. Nylund clarified that by 'improvements' his thought was more of a picnic structure or possibly a comfort station at the trailhead, not major types of road work.

Commissioner Kipar asked about the ownership of the property adjacent to the U of A acreage. Mr. Nylund identified the City and the State as owners of the tracts around this parcel, as well as some private holdings. Commissioner Blehm noted that, in the past, neither the City nor the State had expressed great interest in maintaining the road – one of the State's reasons being that Butler Bridge cannot support the weight of road maintenance equipment. This would be the same for the City's equipment.

Yays: Commissioner Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

## **VII. REPORTS**

### **1. Municipal Entitlement Report**

Interim Director Paul Nylund explained that this Municipal Entitlement report was recently presented to the City Council. Municipal Entitlements have been going on since the 70's: the most recent surveys, the Keystone West survey (1240 acres), the Salmonberry Ridge survey had been turned in and should be returned shortly, and Mineral Creek Island survey is anticipated to be in this summer. The next areas to be targeted include Mineral Creek, two parcels around Dayville Road, and a small area around the Valdez Glacier Stream. Out of all the area that Valdez selected in the Municipal Entitlement program, Director Nylund said that the City is very close to having all the property conveyed to the City. The progress being made fits right in with the priorities of both the City Council and the Planning and Zoning Commission.

## **VIII. COMMISSION BUSINESS FROM THE FLOOR**

Commissioner Kipar thanked the City for the extension of the snow removal operation on Dump road all the way to the glacier. It really opens up access to the glacier year around. Referring back to comments made during the work session, Commission Kipar added that if business owners were willing to donate their services for clearing or trail maintenance, the City would have to help out by making sure all the permits were in place.

Commissioner Blehm thanked staff their hard work and he encouraged staff to continue working towards Commission and Council goals..

Commissioner Reese echoed Commissioner Blehm's encouragement to staff.

The next meeting is scheduled for February 28<sup>th</sup>, with a work session about goals to be scheduled prior to the regularly scheduled meeting.

Commissioner Kipar suggested that the Commission meet with the Council for a joint work session to determine goals. He felt that a joint meeting would streamline the process of submitting recommendations to the Council, and encourage the development of a more proactive relationship between the two groups. Chair Gondek stated that he knew what Commissioner Kipar's intent was, but given that the Commission already had access to the goals set forth by the Council, he wondered how effective a meeting would be. Martha Barberio, Director of Economic Development, suggested a joint meeting with their Commission. She said the ED Commission was struggling with their goals; there is a housing problem and one of her recommendations to the ED Commission was to have a joint work session with the P&Z Commission. Director Barberio felt that coming to a consensus on recommendations would strengthen the information given to the Council. The Planning and Zoning Commission agreed that a joint work session would be beneficial and should be scheduled for some time in March.

## **VIII. ADJOURNMENT**

There being no further business for the Commission, Chair Gondek adjourned the meeting at approximately 7:55pm.