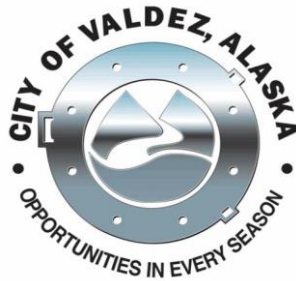


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes - Draft

Wednesday, April 11, 2018

7:00 PM

Regular Meeting

Council Chambers

## Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

## **I. CALL TO ORDER**

## **II. ROLL CALL**

**Present -** Chair Jess Gondek  
Commission Member Don Haase  
Commission Member Brandon Reese  
Chair Pro Tempore Harold Blehm  
Commission Member Grant Uren  
Commission Member Roger Kipar

**Also Present -** Director Rochelle Rollenhagen  
GIS/Senior Planner Paul Nylund  
Planning Technician Kate Huber  
Administrative Assistant Sue Moeller

## **III. APPROVAL OF MINUTES**

1. Approval of the Planning & Zoning Commission Regular Meeting Minutes of 03/14/2018.

MOTION: Commission Member Reese moved, seconded by Commission Member Kipar, to approve the Planning and Zoning Commission Regular Meeting Minutes of 03/14/2018. The minutes were approved as presented by the following vote:

**Yays:**7 - Commission Member Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

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

There was no public business from the floor.

## **V. NEW BUSINESS**

1. Approval of Preliminary Plat for Robe Lake Wilderness Estates Block 3 Replat (SUBD 18-01), Creating Lots 1-A, 4-A and 5-A, Block 3, Robe Lake Wilderness Estates.

MOTION: Commission Member Reese moved, seconded by Commission Member Kipar, to approve the Preliminary Plat for Robe Lake Wilderness Estates Block 3 Replat (SUBD 18-01), Creating Lots 1-A, 4-A and 5-A, Block 3, Robe Lake Wilderness Estates.

Commissioner Haase noted that as a neighbor to the group proposing the re-plat, it may be construed as a conflict of interest. There was no objection from the Commission, and Commissioner Haase remained at the dais.

Paul Nylund, GIS/Senior Planner, opened the discussion by saying that the re-subdivision of the parcels was a condition of their vacation of right-of-way and snow storage agreement. By vacating the right-of-way and the snow storage lot, they basically land-locked what is lot 4A on

the preliminary plat. They're creating a flag pole shaped lot on the west side of the property allowing for access off of Cummings Way. This makes the plat compliant with code. Commission Uren asked if, by combining the properties, they would have controlling interest of the subdivision for by-laws and amendments to the by-laws for land in the covenants. Mr. Nylund was not aware of the effect on the areas covenants, and pointed out that they were not adding any acreage to their property. Commissioner Blehm wondered if each property owner had just one vote regardless of the amount of property owned. Commissioner Reese pointed out that neighborhood covenants were private, and therefore outside of the responsibilities of the Commission.

After the discussion, the motion passed by the following vote:

Yays: 6 - Commission Member Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

2. Discussion Item: Alpetco Road Proposal, Request for Easement, Rydor Enterprises.

Commissioner Haase offered his support for the proposal despite the recommendation of the engineer. Commissioner Reese was also in support of the proposal, and felt that the recommendations of the engineering firm were a means by which the proposal could move forward and be done right. He added that there was a possibility of doing a legally binding promise to grant the easement pending environmental permitting and design. Commissioner Reese asked about the process – once an easement had been granted, what would happen if the route was not the best one for the easement? Nate Smith, Rydor Enterprises, responded that it was their intent to use local knowledge to guide the placement of the easement, walking the area to ensure the easement was put in the proper area with the idea of someday constructing a road.

Rochelle Rollenhagen, Director of Community Development, asked whether anyone knew of or had reviewed a plan developed in 2015 for this area. Mr. Smith responded that it was a feasibility study done by Snow Engineering, assessing three areas: Mile High, Sugar Loaf, and for the area purchased by Rydor Enterprises. Ryan McCune, Rydor Enterprises, stated that getting an engineer on the ground would be the best way to gather good information for a survey. Ms. Rollenhagen said she would try and locate that study for further review.

Commissioner Haase noted that one of the drivers for this proposal is that the City has been selling pieces of that property to residents in Corbin Creek. At one point around 2013, there was concern that some of the property for sale was coming awful close to the trails that were out there, so there is a need to establish a right-of-way, especially near the narrow neck that transitions to the dike as there is no other place for it to go.

Commissioner Kipar echoed that it would be great to bring in engineers to assess the most suitable place for access to the property, especially given that Rydor Enterprises has done the bulk of the work already. The only question he had was what action would come after granting the easement? And if the property was going to be partially surveyed, what else could we do with this land? How many one acre lots can we put up for sale as a cost recovery strategy?

Ms. Rollenhagen reminded the Commission that the Comprehensive plan was in the process

of being developed, and as this is such a large piece of property there will probably be a lot of public input on its proposed development. She encouraged Rydor Enterprises to attend the Comprehensive Plan Development meetings.

Mr. Smith offered to go out with whomever to identify where they thought the easement should be. Rydor Enterprises is available to do whatever it takes to move the process along, even to flying a helicopter over the area.

Mr. McCune asked who was working on the Comprehensive Plan at this point. He added that it would be nice to be involved in this, but sometimes follow-through was lacking.

Chair Gondek asked if Staff felt they had the proper amount of direction from the Commission to keep moving forward with this proposal. Ms. Rollenhagen asked what the Commission wanted to see next, adding that more work would be necessary before it was ready to be considered an action item. Commissioner Haase wanted to know if the Department had money to pay for the survey. When told it does not, he suggested that a written recommendation be developed asking the City Council for money to survey the area and progress the easement and Comprehensive Plan. Chair Gondek suggested modeling the recommendation after the work done previously on the bridge easement. Mr. Nylund reiterated that this was a large chunk of well placed City land that, once opened up, will go a long ways to helping with some of the land issues. That being said, the attachment in the agenda packet sums it up when it says that it's hard trying to dedicate areas after things had been developed. Public input is vital.

Mr. McCune and Mr. Smith estimated that there were between 450-500 one acre lots that were high and dry. Mr. Smith added that the area was popular for getting back to Hogback and other areas.

## **VI. REPORTS**

There were no reports presented.

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

Commission Kipar was impressed with the cooperation shown by the Commission in the desire to move this proposal forward. He also noted that years ago the sewer system was promised to be extended to Robe River – now, he said, the roads are in really bad shape. Perhaps both of these can be taken care of together.

## **VIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 8pm.