

## **Work Session & Regular Meeting**

# **City of Valdez**

212 Chenega Ave.

Valdez, AK 99686

## **Meeting Minutes**

**Wednesday, February 13, 2019**

**7:00 PM**

## **Planning and Zoning Commission**

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### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

Commissioner Chair Gondek called the meeting to order at 7:00 PM in City Council Chambers.

#### II. ROLL CALL

Present: 6 – Commission Chair Jess Gondek  
Commission Member Rhonda Wade  
Commission Member Harold Blehm  
Commission Member Donald Haase  
Commission Member Roger Kipar  
Commission Member Brandon Reese

Excused 1 – Commission Member Grant Uren

Also Present: Planning Director, Rochelle Rollenhagen

#### III. APPROVAL OF MINUTES

Approval of Planning and Zoning Commission Regular Meeting Minutes  
of November 14, 2018

**MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to Approve Planning and Zoning Commission regular meeting minutes of November 14, 2018. The motion carried by the following vote after the following discussion occurred.**

#### **VOTE ON THE MOTION**

Yeas: 5 – Commissioner Gondek, Commissioner Wade, Commissioner Blehm, Commissioner Haase and Commissioner Kipar.

Excused: 1 – Commissioner Uren.

#### IV. PUBLIC BUSINESS FROM THE FLOOR

Ms. Tabitha Swierk, Valdez resident, addressed the Council regarding property located at 3207 Aurora. She brought up the issues she was having with the property regarding building permits and their property's septic system. Ms. Swierk pointed out that the house plans had listed hold downs and requested a variance or waiver on the rebar inspection. Ms. Swierk said the home has survived the test of time for 11 years, was 99% finished, it just needed toilets and sinks installed. Ms. Swierk said it had survived the recent 6.9 earthquake that year with the roof fully loaded with snow and wind speeds of 96 mile per hour. She said all the doors opened smoothly and no cracks were in the sheetrock. Ms. Swierk said she was requesting a certificate of

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occupancy permit so they could legally live in their home. Ms. Rollenhagen addressed Tabitha and told her to speak to Mr. Jay Yunker, the Building Inspector. Mr. Josh Swierk, Valdez resident, then addressed the Commission and explained the issues they were having and explained that in order to comply with the requests they would have to tear the walls of the house down. Mr. Swierk said the areas they would need inspected to receive their certificate of occupancy were impossible to get to, and said the inspection paperwork was not in the file in the Planning Department. Chair Gondek stated that a variance needed to be done in the Planning Department not in public business from the floor during the meeting. It was requested to be brought back as an agenda item for the next meeting.

### V. NEW BUSINESS

1. Approval of Final Plat for Leimomi Subdivision (SUBD #18-02), a Re-subdivision of Lot 1A Replat of USS 3939 Lots 1 and 2 Plat #86-5, Valdez Recording District, Creating Lots 1B and 2A Leimomi Subdivision.

**MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to V. NEW BUSINESS. The motion carried by the following vote.**

#### VOTE ON THE MOTION

Yeas – 6 Commissioner Gondek, Commissioner Wade, Commissioner Reese, Commissioner Blehm, Commissioner Haase and Commissioner Kipar.

Excused – 1 Commissioner Uren

2. Approval of Final Plat for Block 20 Mineral Creek Subdivision Fire Station Replat (SUBD #19-01), Creating Lot 1 Block 6 of Block 20 Addition No. 2 Mineral Creek Subdivision.

**MOTION: Commission Member Kipar moved, seconded by Commission Member Haase, to approve the final plat. The motion carried by the following vote after the following discussion occurred.**

#### VOTE ON THE MOTION

Yeas – 6 Commissioner Gondek, Commissioner Wade, Commissioner Reese, Commissioner Blehm, Commissioner Haase and Commissioner Kipar.

Excused – 1 Commissioner Uren

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3. Approval of Recommendation to Council to Sell by Negotiation a 100 Acre Parcel of City Owned Land within ASLS 79-116 to Rydor Enterprises

**MOTION: Commission Member Kipar moved, seconded by Commission Member Haase, to approve the final plat. The motion carried by the following vote after the following discussion occurred.**

### VOTE ON THE MOTION

Yeas – 6 Commissioner Gondek, Commissioner Wade, Commissioner Reese, Commissioner Blehm, Commissioner Haase and Commissioner Kipar.

Excused – 1 Commissioner Uren

Nate Smith and Ryan McCune presented a slide presentation on behalf of Rydor Enterprises. Commissioner Kipar stated that the original land sold over 12 years ago, and that no development had occurred since and did not bode well for their record. He said the presentation looked good but questioned where Rydor Enterprises was going to acquire funds for their project. He emphasized that he wanted to insure the City would not be selling the 200 acres of land that would remain undeveloped. Commissioner Kipar wanted a condition be added to the approval negotiation to require them to develop the land. Discussion continued.

### V.COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar stated that investing in the Valdez was good and that he felt the City should support Rydor Enterprises. Commissioner Blehm stated that not all of the agenda information was appearing on the City website. Commissioner Wade commented on the comprehensive plan revision process and stated that Rydor Enterprises should not be held up due to the lack of an adopted comprehensive plan. Commissioner Wade also brought up the number of abandoned vehicles in the community and asked what the City intended to do about them. Commissioner Gondek requested that all members of the meeting speak one at a time, for clarity of communication and said he would make sure everyone had a chance to speak.

### VI.ADJOURNMENT

Commissioner Gondek adjourned the meeting at 9:28 PM.