

## **Regular Meeting**

### **City of Valdez**

212 Chenega Ave.

Valdez, AK 99686



### **Minutes – Draft**

**Wednesday, February 27, 2019 7:00 PM**

**Council Chambers**

**Planning and Zoning Commission**

## **Regular Meeting**

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

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

Commission Chair Jess Gondek called the meeting to order 7:02 P.M.

#### **II. ROLL CALL**

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

Excused 1 – Commission Member Grant Uren

Also Present – Rochelle Rollenhagen, Planning and Zoning Director  
Kate Huber, Sr. Planner  
Members of the Audience

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

Tabitha Swierk spoke regarding her report on the agenda. She was given two options from the building inspector to either cut holes and jeopardize the structure of the building or get an inspector to sign off. Mrs. Swierk stated that they have already tried to get an inspector to sign off on it, spending thousands of dollars and they could not get that accomplished. She briefed the Commission on the steps she had taken and the problems she had been having.

#### **IV. PUBLIC HEARINGS**

1. Public Hearing for Conditional Use Permit Application #19-02 from the City of Valdez for a Proposed Fire Station at 401 West Pioneer Drive (Lot 1, Block 6, Block 20, Mineral Creek Subdivision)

Nathan Duval, Capital Facilities Director stated Wolf Architecture and Chris Whittington Evans would give a presentation. Director Duval stated that the application was thorough but the presentation should clear up any other questions. Mr. Whittington Evans thanked the Planning Department personnel then gave the presentation to the Commission.

Jan Whalen, Valdez resident, spoke as a guardian for a woman who has severe

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disabilities and seizures, who lives on West Klutina. Ms. Whalen was concerned about sound and lights that might cause the seizures.

Public comments had been emailed to Kate Huber and she read both of them to the Commission.

There were no further comments from the public.

2. Public Hearing for Conditional Use Permit Application #19-01 from Roger Kipar for Gravel Extraction at 1500 Airport Road (Portion of Tract A, ASLS 79-116)

Commission Member Kipar stepped down from the dais.

Jessie Passin wanted to clarify the process that he had to go through in order to get gravel extraction permitting and stated that he wanted to make sure that all interested parties in the City of Valdez had fair and equal access to gravel extraction permitting.

There were no further comments from the public.

## **V. REPORTS**

1. Lot 1, Block 2, Northern Lights Phase II Subdivision  
3207 Aurora Drive Tabitha and Joshua Swierk

Chairman Gondek asked staff to take over the discussion. Director Rollenhagen asked the Commissioners if they had any questions relating to the report she had submitted. Commissioner Reese asked about the inspection order, how it happened and what had happened to the documentation. Commissioner Kipar stated that they could drill a hole and insert a camera. Director Rollenhagen explained there was spray foam so that idea would not work. Discussion continued on how to proceed.

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

Commissioner Wade wanted to know some information on the abatement program. Commissioner Kipar said he was approached by a citizen to do a lottery for the land under the yellow building. He explained the idea further.

## **VII. ADJOURNMENT**

Commission Chair Gondek adjourned the meeting at 7:51 p.m.