

Regular Meeting Minutes – Draft



City of Valdez

212 Chenega Ave

Valdez, AK 99686

Meeting Minutes- Draft

Wednesday, April 10, 2019

7:00 PM

Council Chambers

Planning and Zoning Commission

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REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Commissioner Jess Gondek called the meeting to order 7:02 PM in the Council Chambers.

II. ROLL CALL

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

Excused – Commission Member Grant Uren
Commission Member Brandon Reese

Also Present – Community Development Director – Rochelle Rollenhagen
Planner Nicole LeRoy
Senior Planner Kate Huber
Administrative Assistant – Danae Gilfillan

III. PUBLIC BUSINESS FROM THE FLOOR

None

IV. NEW BUSINESS

1. Approval of Temporary Land Use Permit #19-01 for Copper Valley Telecom for Six Months, for Lots 4 & 5 of Block 2, Robe River Subdivision

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve the Temporary Land Use Permit #19-01 for Copper Valley Telecom for Six Months, for Lots 4 & 5 of Block 2, Robe River Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase corrected a typo in the temporary land use permit draft. No further discussion occurred.

VOTE ON THE MOTION:

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

Excused: 2 – Commissioner Uren, Commissioner Reese

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2. Approval of Temporary Land Use Permit #19-02 for Karen Ables for Fat Mermaid Restaurant for Six Months on 600 Square Feet of Public Right of Way Immediately Adjacent to Lot 1A, Block 39A, Harbor Subdivision

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve the Temporary Land Use Permit #19-02 for Karen Ables for Fat Mermaid Restaurant for Six Months on 600 Square Feet of Public Right of Way Immediately Adjacent to Lot 1A, Block 39A, Harbor Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm asked if the proposal was the same as Karen Ables had put forward last year and asked when the next meeting for the Waterfront Master Plan would be. He stated that parking and the need for outdoor restaurant seating was an ongoing issue and wanted to make sure that is was discussed in the Waterfront Master Plan. He also discussed road access and issues related to it. Ms. Rollenhagen addressed the Commissioners and stated that Ms. Ables would be required to comply with the Americans with Disabilities Act. No further discussion occurred.

VOTE ON THE MOTION

Yeas: 5 - Commissioner Haase, Commissioner Kipar, Commissioner Gondek, Commissioner Wade, Commissioner Blehm.

Excused: 2 – Commissioner Uren, Commissioner Reese

3. Approval of Exception 19-01 for a Five Foot (5') Encroachment into the Ten Foot (10') Required Side Yard Setback and Utility Easement for Billie J. Comer for a Single-Family Residence Located at 714 N. Moraine Drive (Lot 9, Block 13 of Black Gold No. 1, Division II Subdivision)

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve Exception 19-01 for a Five Foot (5') Encroachment into the Ten Foot (10') Required Side Yard Setback and Utility Easement for Billie J. Comer for a Single-Family Residence Located at 714 N. Moraine Drive (Lot 9, Block 13 of Black Gold No.1, Division II Subdivision). The motion carried by the following vote after the following discussion occurred.

Commissioner Haase thanked Sound Realty for bringing this forward as a housecleaning item. Senior Planner Kate Huber stated that the appropriate public notifications were completed. No further discussion occurred.

VOTE ON THE MOTION

Yeas: 5 - Commissioner Haase, Commissioner Kipar, Commissioner

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Gondek, Commissioner Wade, Commissioner Blehm.

Excused: 2 – Commissioner Uren, Commissioner Reese

V. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar discussed the need for a gravel extraction master plan. He went on to discuss the Valdez Glacier Lake area and issues related to the flooding each year. Commissioner Blehm encouraged people to attend the next Waterfront Master Plan meeting. He then mentioned the recent KCHU interview that Mayor O'Neil and Council Member Moulton had done. Commissioner Wade wanted to make sure that notification was done to the applicants that were on the agenda. She then asked about land availability. Director Rollenhagen stated that an RFP would be presented to the Economic Development Commission for review before it would be presented to City Council. She thanked Commissioner Blehm for reminding everyone of the Waterfront Master Plan Monday at 7PM at the Civic Center. She then told all the members that they were eligible for vests and if they wanted one to call the department with their sizes. Kimley-Horn would be in town May 20th and 23rd and would be presenting information to Council.

VI. ADJOURNMENT

Commissioner Gondek adjourned the meeting at 7:18 PM.