

Regular Meeting – Draft Minutes



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Wednesday, April 24, 2019

**7:00 PM
Council Chambers**

Meeting Minutes – Draft

Planning and Zoning Commission

Regular Meeting – Draft Minutes

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Chair Pro-Temp Harold Blehm called the meeting to order 7:09PM in the Council Chambers.

II. ROLL CALL

Present: 5 – Commissioner Donald Haase
Commissioner Roger Kipar
Commissioner Rhonda Wade
Commissioner Harold Blehm
Commissioner Brandon Reese

Excused: 2 – Commissioner Grant Uren
Commissioner Jess Gondek

Also Present: Rochelle Rollenhagen, Planning Department Director,
Paul Nylund, Sr. Planner/GIS
Kate Huber, Sr. Planner
Nicole LeRoy, Planning Technician

III. PUBLIC BUSINESS FROM THE FLOOR

None

IV. NEW BUSINESS

1. Approval of Preliminary Plat for Mary's Hill Subdivision (SUBD #19-02), Resubdivision of Lot 54 and Lot 55 Block 2, Mineral Creek Heights Phase 2, Plat #93-5 V.R.D, Creating Lot 54A Block 2, Mary's Hill Subdivision.

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

Commissioner Kipar wanted to know what staff had to say on this matter. Sr. Planner Paul Nylund stated it was a simple lot line removal.

VOTE ON THE MOTION

Yeas: 5 - Commissioner Haase, Commissioner Kipar, Chair Pro-Temp Blehm, Commissioner Wade, Commissioner Reese

Excused: 2 – Commissioner Uren and Commissioner Gondek

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2. Approval to Conduct the Public Hearing and Action to Grant a Variance for Mary Mehlberg for a Twelve Foot (12') Retaining Wall on Her Parcels Currently Known as Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision at the Meeting on May 9, 2019

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve request from Mary Mehlberg to hold the public hearing and commission decision regarding variance application 19-01 on May 9, 2019. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase said he did not want to hold up the project and wanted to know proper procedure. Sr. Planner Kate Huber stated that it would generally take two meetings for the variance to be approved, but for extenuating circumstances the public hearing and the decision could occur at the same meeting per the Clerk's office, assuming the Commission voted to take this action at an earlier meeting. Commissioner Blehm wanted to know if the retaining wall was engineered. Sr. Planner Kate Huber stated that the discussion on the retaining wall could not happen at that meeting due to the public hearing needing to be held first. She explained the hearing and the decision would be on the same date and staff had been working with the applicant to insure an informed decision could be made by the Commission at that time.

VOTE ON THE MOTION

Yeas: 5 - Commissioner Haase, Commissioner Kipar, Commissioner Blehm, Commissioner Wade, Commissioner Reese

Excused: 2 – Commissioner Uren and Commissioner Gondek

3. Approval of Recommendation to City Council to Authorize a Gravel Lease for RSR Contracting, LLC on a Portion of Tract A, ASLS 79-116 (1500 Airport Road)

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve a recommendation to City Council regarding approval of a gravel lease application for RSR Contracting, LLC on a Portion of Tract A, ASLS 79-116 (1500 Airport Road). The motion carried by the following vote after the following discussion occurred.

Commissioner Kipar stepped down from the dais to recuse himself from the vote, since he was the applicant requesting to lease. Sr. Planner Kate Huber addressed the Commissioners and explained that staff had recommended a decrease in lease term approved from ten years to five. Sr. Planner Huber explained the final decision would go to City Council after the Commission approved the recommendation.

VOTE ON THE MOTION

Yeas: 4 - Commissioner Haase, Commissioner Blehm, Commissioner Wade, Commissioner Reese

Excused: 2 – Commissioner Uren and Commissioner Gondek

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Recused: 1 – Commissioner Kipar

4. Approval of a Request from Silver Bay Seafood to Allow the Temporary Use of Recreational Vehicles as Employee Housing in the Light Industrial Zoning District as a Conditional Use, on Lot 2, ATS 621

This item was removed at the request of the submitter.

5. Approval of Temporary Land Use Permit #19-03 for Alyeska Pipeline Service Company, Agent for TAPS owners, for Six Months, for a Seventeen (17) Acre Portion of Tract D Section 34 ASCS 98-30

MOTION: Commission Member Reese moved, seconded by Commission Member Wade, to approve temporary land use permit #19-03 for Alyeska Pipeline Service Company, Agent for TAPS owners, for six months, for a seventeen (17) acre portion of Tract D Section 34 ASCS 98-30. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase stated a potential conflict of interest since he worked for a contractor of Alyeska. No Commissioners objected to Commissioner Haase voting on the item. Commissioner Reese stated that he saw trucks going back and forth from the area already and asked if they were staging or had started their project. Planning Technician, Nicole LeRoy, stated that most of the work was supposed to be done on the Alyeska Pipeline right-of-way and the application was just to use city land adjacent temporarily. She clarified that the applicant did not have authorization to use city property until the Commission and City Council approved. Commissioner Blehm wanted to make sure that the land was returned to the original state after the work was over and said he was glad Alyeska had requested permission to do this. Commissioner Haase asked if the project would affect hiking in the area and public access. Discussion continued. Commissioner Kipar asked why the temporary land use application was not signed. Director Rollenhagen stated it was accidental oversight and that staff would make sure the application was signed before they issued the approved permit. Commissioner Kipar said he had no objection to approving the application, as long as the application was signed. He also wanted to know how they would handle the potential environmental impact of the proposed work. Director Rollenhagen stated the Commission could amend the motion if they wanted to include something additional. Discussion continued. Commission Members suggested the city have a project manager to inspect the site before and after the work to make sure there was no environmental impact but did not amend the motion to require this as a condition.

VOTE ON THE MOTION

Yeas: 5 - Commissioner Haase, Commissioner Kipar, Commissioner Blehm, Commissioner Wade, Commissioner Reese

Excused: 2 – Commissioner Uren and Commissioner Gondek

6. Approval of Temporary Land Use Permit #19-04 for Alyeska Pipeline Service Company, Agent for TAPS owners, for Six Months, for a 1.6 Acre Portion of Tract D Section 33 ASCS 98-30

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MOTION: Commission Member Reese moved, seconded by Commission Member Kipar, to approve temporary land use permit #19-04 for Alyeska Pipeline Service Company Agent for TAPS owners, for six months, for a 1.6 acre portion of Tract D Section 33 ASCS 98-30. The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm stated that the application was for land adjacent to the area they had just approved. No further discussion occurred.

VOTE ON THE MOTION

Yeas: 5 - Commissioner Haase, Commissioner Kipar, Commissioner Blehm, Commissioner Wade, Commissioner Reese

Excused: 2 – Commissioner Uren and Commissioner Gondek

IV. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar discussed his gravel pit and issues relating to it in regards to city land. Commissioner Kipar brought up the need for a gravel master plan again. Commissioner Wade brought up the new power poles on Dayville Road and said they were obnoxious and asked if the City had a plan to camouflage them. Commissioner Reese commented on the need for a gravel master plan as well and emphasized that it was prudent to move forward on it to allow people to extract gravel easily. Director Rollenhagen addressed this issue. Commissioner Haase asked when the Kipar gravel lease would be on the City Council agenda. Director Rollenhagen responded and reminded the Commissioners that the next Planning and Zoning meeting would be on Thursday and not Wednesday due to City Council and Kimley-Horn meetings on the Comprehensive Plan. Director Rollenhagen announced Commissioner Uren's resignation and said that the Commission position would be advertised.

V. ADJOURNMENT

Chair Pro-Temp Blehm adjourned the meeting at 7:55 PM.