

Regular Meeting (Moved from 5/8/19 due to Municipal Election)



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Regular Meeting Minutes – Draft

Thursday, May 9, 2019

7:00 PM

Council Chambers

Planning and Zoning Commission

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REGULAR AGENDA - 7:00 PM-Meeting

I. CALL TO ORDER

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

II. ROLL CALL

Present – 6 – Commissioner Chair Jess Gondek
Commission Member Rhonda Wade
Commission Member Harold Blehm
Commission Member Donald Haase
Commission Member Roger Kipar
Commission Member Brandon Reese
Excused - Commission Member Grant Uren

Also Present – Community Development Director, Rochelle Rollenhagen
Sr. Planner, Kate Huber
Sr. Planner/GIS, Paul Nylund

III. PUBLIC BUSINESS FROM THE FLOOR

None

IV. PUBLIC HEARINGS

- 1. Public Hearing for Conditional Use Permit #19-03 Application from Sheryl Beck and Todd Wegner to Place 2 Rental Cabins on Lot 1, Tract D, Port Valdez Subdivision**

No discussion.

- 2. Public Hearing for Variance #19-01 Application from Mary Mehlberg for a 12-foot Tall Retaining Wall on Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision (543 & 555 Cliffside Court)**

No discussion.

V. NEW BUSINESS

- 1. Approval of Final Plat for Mary's Hill Subdivision (SUBD #19-02), a 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 final plat. The motion carried by the following vote after the following discussion occurred.

Regular Meeting (Moved from 5/8/19 due to Municipal Election)

No discussion.

VOTE ON THE MOTION

Yeas: 6 - Commissioner Reese, Commissioner Haase, Commissioner Gondek, Commissioner Wade, Commissioner Kipar, Commissioner Blehm

Excused: 1 – Commissioner Uren

2. Approval of Variance Application #19-01 from Mary Mehlberg for a 12-foot Tall Retaining Wall on Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision

MOTION: Commission Member Reese moved, seconded by Commission Member Haase, to approve variance application #19-01 from Mary Mehlberg for a 12-foot tall retaining wall on Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase asked if there were storm drains in the street. Sr. Planner Kate Huber stated that Public Works did not have any objections to the variance in regards to the street. Sr. Planner Nylund addressed some issues also. Commissioner Blehm thanked them for the drawings and said he had no objections. Mary Mehlberg handed out pictures of the wall. Sr. Planner Huber stated that the Building Inspector did not have any issues either.

VOTE ON THE MOTION

Yeas: 6 - Commissioner Reese, Commissioner Haase, Commissioner Gondek, Commissioner Wade, Commissioner Kipar, Commissioner Blehm

Excused: 1 – Commissioner Uren

3. Approve a Recommendation to City Council to Grant a 15ft Wide Utility Easement off the Northwest and Northeast Boundary of Robe River Subdivision, on City of Valdez Owned Tract F2 ASLS 79-116, Tract F ASLS 79-116, and Tract B ASCS 98-23, Within T9S R6W Section 12 C.R.M, and T9S R5 W Section 7 C.R.M.

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve a recommendation to City Council to grant a 15ft wide utility easement off the northwest and northeast boundary of Robe River Subdivision, on City of Valdez owned Tract F2 ASLS 79-116, Tract F ASLS 79-116, and Tract B ASCS 98-23, Within T9S R6W Section 12 C.R.M, and T9S R5 W Section 7 C.R.M. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase asked about the requirement for a greenbelt. Sr. Planner Nylund stated that there is not a greenbelt in the area. Commissioner Blehm asked if 15 feet was wide enough for the easement. Sr. Planner Nylund confirmed it was. Commissioner Kipar was happy to see the easement being dedicated. No further discussion.

VOTE ON THE MOTION

Regular Meeting (Moved from 5/8/19 due to Municipal Election)

Yeas: 6 Commissioner Reese, Commissioner Haase, Commissioner Gondek, Commissioner Wade, Commissioner Kipar, Commissioner Blehm

Excused: 1 - Commissioner Uren

4. Approval of Temporary Land Use Permit 19-05 for Christine O'Connor for the Roadside Potatohead Restaurant for Six Months on 325 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve temporary land use permit 19-05 for the Roadside Potatohead Restaurant and Christine O'Connor for six months for a 325 square foot portion of public right-of-way immediately adjacent to her restaurant at Lot 12, Block 40, Harbor Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Reese asked about the dunnage to separate the seating area from the roadway. Public Works did not comment on this per Sr. Planner Huber. The area was restriped so people would not be parking right next to the picnic tables. Commissioner Blehm reiterated the importance of public safety and stated that the Waterfront Master Plan should address these types of issues. Commissioner Kipar stated that the Fat Mermaid was already doing a similar outdoor seating area with the same permitting mechanism and said he thought the City should encourage businesses to grow to give the town more character. Director Rollenhagen stated that she would talk to Public Works to make sure they didn't have any concerns relating to public safety.

VOTE ON THE MOTION

Yeas: 6 Commissioner Reese, Commissioner Haase, Commissioner Gondek, Commissioner Wade, Commissioner Kipar, Commissioner Blehm

Excused: 1 – Commissioner Uren

VI. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Blehm stated that City Council would be having a work session to address the Emergency Management Plan and he wanted to be informed when that would be. Commissioner Wade asked about Rosie Bekins land in Alpine Woods and wanted to know the status. Director Rollenhagen stated that Public Works is not interested in buying their lot at this time. Commissioner Wade also brought up the potential for a new website for Planning and Zoning Commission and wanted to know the status. Director Rollenhagen said she has not had a chance to talk to the Clerk, Sheri Pierce about it yet. Commissioner Wade wanted to know what the purpose of Resolution 12-72 was and where a copy of it could be found. Sr. Planner Huber said that resolution set the permit application fees and she could provide Commissioner Wade with a copy. Commissioner Reese said that the new electrical poles along the Dayville Road would not be painted, they are industry standard. Commissioner Haase asked if the standard public notification area was 300 feet around the property line and was wondering if it would be beneficial to change the notification radius depending on the project

Regular Meeting (Moved from 5/8/19 due to Municipal Election)

and location. Director Rollenhagen addressed why the department adhered to the 300-foot radius directed by code. Commissioner Haase stated that a former Commissioner would be applying for the vacancy. May 28th, 2019 was announced as the possible date for the Emergency Management Planning Work Session. Commissioner Wade asked about the City Manager process and if they could attend work sessions on the hiring discussion. Director Rollenhagen stated that anyone could attend work sessions and that updates would be posted on the City website.

VII. ADJOURNMENT

Commissioner Gondek adjourned the meeting at 7:31 PM.