

# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes – DRAFT

Wednesday, August 29, 2018

7:00 PM

Regular Meeting

Council Chambers

## Planning and Zoning Commission

**REGULAR AGENDA - 7:00 PM****I. CALL TO ORDER**

Chair Gondek called the Planning & Zoning meeting to order at 7:00 p.m. in Valdez City Council Chambers.

**II. ROLL CALL**

Present: 6 - Commissioner Chair Jess Gondek  
Commissioner Don Haase  
Commissioner Grand Uren  
Commissioner Rhonda Wade  
Commissioner Harold Blehm  
Commissioner Roger Kipar

Excused: 1 - Commissioner Reese

Also Present: 2 - Rochelle Rollenhagen, Planning Director  
Kate Huber, Senior Planner

**III. APPROVAL OF MINUTES**

None.

**IV. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**V. NEW BUSINESS**

**1. Approval of Recommendation to Postpone a Conditional Use Permit  
Application Submitted by Roger Kipar for a Gravel Quarry on part of ASLS  
79-116, Glacier Haul Dump Road.**

MOTION: Commissioner Haase moved, seconded by Commissioner Uren, to postpone the public hearing until September 12<sup>th</sup>, 2018

Chair Gondek asked if the item was truly a public hearing. Ms. Rochelle Rollenhagen, Community Development Director clarified that the item would have been the public hearing if it were going forward but that she was recommending postponement of the public hearing until the September 12<sup>th</sup> meeting due to an incomplete application from the applicant. She said someone would need to make a motion to postpone, and there would need to be a second, to bring the item to the floor.

Chair Gondek asked if there was any discussion on the motion to postpone. Commissioner Kipar said he would need to excuse himself from the discussion

since he was the conditional use permit (CUP) applicant. Commissioner Kipar said he would like the opportunity to speak as the applicant, and not as a commissioner. Chair Gondek announced Commissioner Kipar was declaring a conflict of interest, as he was the CUP applicant. Chair Gondek asked Commissioner Kipar to keep his discussion on related to the item's postponement.

Commissioner Kipar said he had he had gone through many meetings with Ms. Rollenhagen regarding his application, and said he had not been informed of the intent to postpone a vote on his CUP application. He said that the department heads that needed to comment on the application, such as the Capital Facilities and Public Works Directors had never been available to comment on the application. Commissioner Kipar said he felt they needed to move forward, as the CUP application process and discussion had been going on for many months. He expressed his disappointment that the item was being recommended for postponement.

Ms. Rollenhagen said it had been challenging to coordinate to get the necessary commenters available for the meeting. She added that Commissioner Kipar's application had been incomplete when it was submitted.

Commissioner Kipar replied he had submitted the missing information. Ms. Rollenhagen replied he had submitted some additional information, but that it did not provide enough details for the Commission to make a sound decision. She said he needed more details in his erosion and sedimentation plan. She reiterated that Public Works and Capital Facilities Departments had been unavailable for the meeting but that she had received feedback from the Commissioners that they wished to see other department heads comment on applications. Ms. Rollenhagen said the item needed to be postponed until the September 12<sup>th</sup> meeting in order to provide the Commission with enough information to make an informed decision. Commissioner Kipar said he had clarified that the application was complete with Ms. Rollenhagen prior to the meeting.

Chair Gondek said Commissioner Kipar and Ms. Rollenhagen could meet privately during business hours to discuss how to move forward. Commissioner Kipar said he would like to oppose the postponement.

Commissioner Haase said he felt for the applicant, but given the incomplete application, the Commission did not have enough information to make a decision. Commissioner Kipar questioned if the City of Valdez wanted his business anymore.

Chair Gondek said he could understand how Commissioner Kipar felt that way, but that it was not that the town didn't want his business, they just needed the information to make a proper decision. Commissioner Kipar asked if he could be assured his CUP application would make it on the agenda for September 12<sup>th</sup>, 2018. Ms. Rollenhagen assured him it would be. Commissioner Kipar said he

hoped he could meet with Ms. Rollenhagen about it prior to the meeting. Ms. Rollenhagen said they would meet.

Commissioner Wade emphasized the need to look at options for gravel extraction in Valdez and said she understood Commissioner Kipar's frustration.

Chair Gondek thanked Commissioner Kipar for his comments.

**VOTE ON THE MOTION:**

Yays: 5 - Commission Chair Gondek, Commissioner Haase,  
Commissioner Uren, Commissioner Wade, Commissioner Blehm,

Recused: 1 – Commissioner Kipar

Excused: 1 - Commissioner Reese

**2. Approval of Recommendation to City Council for Approval of Resolution Consenting to Assignment of Leasehold Interest from the Estate of Betty J. Wells to Crowley Fuels, LLC for an 8,400 square foot Portion of USS 495 Tidelands**

MOTION: Commissioner Haase moved, seconded by Commissioner Kipar to approve the resolution consenting to assignment of leasehold interest from the Estate of Betty J. Wells to Crowley Fuels, LLC for an 8,400 square foot portion of USS 495 Tidelands.

Commissioner Kipar said he would like staff to speak about the item. Ms. Kate Huber, Senior Planner, replied that the proposed lease assignment did not represent much of a change in property management as Crowley had been subleasing from Betty J. Wells for almost twenty years. She explained the assignment would result in the City directly leasing to Crowley rather than going through an intermediary. Ms. Huber noted that the Ports and Harbor Commission had approved a recommendation to approve the lease transfer.

Chair Gondek asked Ports and Harbor Director Mr. Jeremy Talbot if he wished to speak to the item. Mr. Talbot replied that he felt Crowley was getting a good deal.

**VOTE ON THE MOTION:**

Yays: 6 - Commissioner Chair Gondek, Commissioner Haase,  
Commissioner Uren, Commissioner Wade, Commissioner Blehm,  
Commissioner Kipar

Excused: 1- Commissioner Reese

## **VI. REPORTS**

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

Commissioner Haase, Commissioner Uren, Commissioner Wade, and Commissioner Blehm had nothing to add.

Commissioner Kipar said he felt the City of Valdez did not have enough emphasis on customer service, and that they could do more to assist the public. He said the process he experienced as a private citizen trying to get something done was very frustrating. He said overall, he felt the City was unsupportive to new businesses. He said he wanted to advance his business, not only for his own benefit, but for the benefit of the whole community by giving people an alternative RV park option on his property. He explained he needed the gravel extraction CUP to obtain the raw material in order to build his business and said he felt no one was interested in hearing his business plan and supporting his business endeavors.

## **VIII. ADJOURNMENT**

There being no further business Chair Gondek adjourned the meeting at 7:20 p.m.