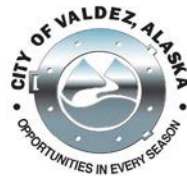


## **City of Valdez**

212 Chenega Ave.  
Valdez, AK 99686



**Meeting Minutes - DRAFT**

**Wednesday, July 10, 2019**

**7:00 PM**

**Regular Meeting**

**Council Chambers**

**Planning and Zoning Commission**

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

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

**II. ROLL CALL**

Present: 5- Chair Jess Gondek  
Commissioner Don Haase  
Commissioner Steve Goudreau  
Commissioner Rhonda Wade  
Commissioner Harold Blehm

Excused: 2 - Commissioner Brandon Reese  
Commissioner Roger Kipar

Also Present: 2 - Rochelle Rollenhagen, Director  
Danae Gilfillan, Administrative Assistant

**III. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**IV. NEW BUSINESS**

- 1. Approval of Final Plat for Ade Robe Lake Subdivision (SUBD #19-03), a Replat of Lot 8 and Lot 9, Block 4, Robe Lake Alaska Subdivision ASLS79-146, Creating Lot 8A, Robe Lake Ade Subdivision, ASLS 79-146.**

MOTION: Commissioner Haase moved, seconded by Commissioner Goudreau to approve final plat for Ade Robe Lake Subdivision (SUBD #19-03), a replat of Lot 8 and Lot 9, Block 4, Robe Lake Alaska Subdivision SLS79-146, creating Lot 8A, Robe Lake Ade Subdivision, ASLS 79-146. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase said he was in favor of approval. Commissioners Goudreau, Wade, and Blehm had nothing to add. Ms. Rochelle Rollenhagen, Planning Department Director said it was a simple subdivision combining two lots. There being no further discussion, Chair Gondek invited a vote on the motion.

VOTE ON THE MOTION:

Yays: 5 - Chair Gondek, Commissioner Haase, Commissioner Goudreau, Commissioner Wade, and Commissioner Blehm

Excused: 2 - Commissioner Reese, and Commissioner Kipar

- 2. Approval of Recommendation to City Council to Authorize a Lease with the Valdez Community Garden for a .69 Acre Portion of Medical Park Subdivision**

MOTION: Commissioner Haase moved, seconded by Commissioner Blehm, to

approve a recommendation to City Council to authorize a lease with the Valdez Community Garden for a .69 Acre Portion of Medical Park Subdivision. The motion passed by the following vote after the following discussion occurred.

Commissioner Haase said he was in favor of approval. Commissioners Blehm, Wade, and Goudreau had no comments. Chair Gondek remarked he was also in favor of approval. There being no further discussion, Chair Gondek invited a vote on the motion.

**VOTE ON THE MOTION:**

Yays: 5 - Chair Gondek, Commissioner Haase, Commissioner Goudreau, Commissioner Wade, and Commissioner Blehm

Excused: 2 - Commissioner Reese, and Commissioner Kipar

**V. REPORTS**

1.

**Report: Temporary Land Use Permit 19-07 Issued to Haltness Equipment for a 1.5 Acre Portion of Parcel 2, ASLS 79-116 (800 Glacier Haul Road) for 30 Days**

Ms. Rollenhagen said this agreement had been issued as an emergency temporary land use permit. She explained that under Valdez Municipal Code, agreements to use City property for less than 30 days could be administratively issued so long as they were reported following their issuance to the commission. Ms. Rollenhagen explained that Valdez Glacier Stream was encroaching on the lessee's materials at his existing gravel lease, and he needed to move his items to avoid them being taken by the river. Ms. Rollenhagen said the temporary land use permit site was at the former Chugach Materials gravel lease. Ms. Rollenhagen said the Planning Department would be working on a long term solution for him for his storage problem.

Commissioner Wade asked if the Chugach Materials site had been previously operated by Mr. Dean Cummings. Ms. Rollenhagen it had, but that that lease had since expired. Commissioner Wade asked if that property was available for lease. Ms. Rollenhagen said the property had been the subject of litigation matters, and said she was not sure if that had been resolved yet. She said she had checked with the City Attorney to make sure the Haltness temporary land use permit was an option and he had agreed it was. Ms. Rollenhagen said she could ask the Attorney if the area was available for lease. She noted there was some debris on the property including an abandoned mobile home, but said the site was gated.

Commissioner Wade asked if that had been left over from the previous lease. Ms. Rollenhagen said it was. Commissioner Haase thanked staff for working quickly with the public.

Commissioners Blehm and Goudreau had nothing to add.

**VI. COMMISSION BUSINESS FROM THE FLOOR**

Commissioners Haase and Goudreau had nothing to add.

Commissioner Wade said she had noticed increased recreation at Robe Lake during the unseasonably warm summer. She said on a nice day, there were around 100 people using the lake, with no outhouse at the location. She said she was concerned about the lack of sanitation services at Robe Lake, and said she had brought up the issue in the past. She said she wanted to see an outhouse placed there seasonally for health and safety.

Ms. Rollenhagen said she would bring this issue up at the next Director's meeting. Commissioner Wade reiterated that she felt something should be done.

Commissioner Goudreau asked Mr. Rollenhagen what process should be taken to accomplish this. Ms. Rollenhagen said the City did not own the area. Commissioner Wade said they should contact the state land permitting office, and get permission to place an outhouse. Commissioner Wade said she had brought the issue up repeatedly over the years, including to the Economic Development Department. Ms. Rollenhagen said she would bring this concern to the City Manager.

Commissioner Goudreau asked what it would take to get a permanent structure constructed at Robe Lake. Ms. Rollenhagen said the City would have to wait for the city to own the land through municipal entitlement.

Chair Gondek had nothing to add except to welcome Commissioner Goudreau to the Commission.

## **VII. ADJOURNMENT**

There being no further business, Chair Gondek adjourned the meeting at 7:14 p.m.