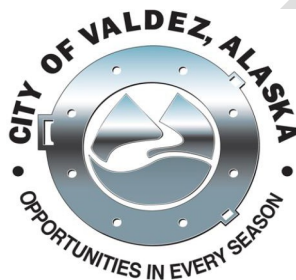


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes

Wednesday, April 28, 2021

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

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

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

II. ROLL CALL

Present 7 - Chair Jess Gondek
Commission Member Harold Blehm
Commission Member Donald Haase
Commission Member Brandon Reese
Commission Member Stephen Goudreau
Commission Member Roger Kipar - *By Telephone*
Commission Member Rhonda Wade

Also Present 3 - Administrative Assistant Sandra Mobley
Planning Director Kate Huber
Planning Technician Nicole LeRoy - *By Telephone*
Senior Planner Paul Nylund - *By Telephone*
Assistant City Manager Roxanne Murphy

III. APPROVAL OF MINUTES**1. Planning & Zoning Commission Regular Meeting Minutes of April 14, 2021.**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve Planning & Zoning Commission Regular Meeting Minutes of April 14, 2021. The motion carried by the following vote after the following discussion occurred.

Mr. Haase noted the minutes didn't reflect the vote on the amendment to New Business Item 2. Ms. Huber confirmed it should be included.

Commission Member Harold Blehm mentioned Commission Member Rhonda Wade was present. Ms. Huber confirmed Ms. Wade was present.

VOTE ON THE MOTION:

Yays: 7 - Chair Gondek, Commission Member Blehm, Commission Member Haase, Commission Member Reese, Commission Member Goudreau, Commission Member Kipar, Commission Member Wade

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. NEW BUSINESS

1. **Preliminary Approval of Subdivision #21-01 - Alaska State Land Survey No. 2009-10. A Municipal Entitlement Selection - Mineral Creek Islands - ADL 201084.**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve Preliminary Subdivision #21-01 - Alaska State Land Survey No. 2009-10 - A Municipal Entitlement Selection - Mineral Creek Islands - ADL 201084. The motion carried by the following vote after the following discussion occurred.

Mr. Nylund noted that the typical 50' public access easement required wasn't included for Ammunition Island because it is a secure facility. Following State of Alaska review the survey will be brought back to the Commission as a Final Plat.

VOTE ON THE MOTION:

Yays: 7 - Chair Gondek, Commission Member Blehm, Commission Member Haase, Commission Member Reese, Commission Member Goudreau, Commission Member Kipar, Commission Member Wade

2. **Approval of Temporary Land Use Permit #21-07 for Fat Mermaid Restaurant for 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 Reese, to approve temporary land use permit #21-07 for Fat Mermaid Restaurant for 600 square feet of public right-of-way immediately adjacent to Lot 1A Block 39A Harbor Subdivision with conditions. Motion carried.

VOTE ON THE MOTION:

Yays: 7 - Chair Gondek, Commission Member Blehm, Commission Member Haase, Commission Member Reese, Commission Member Goudreau, Commission Member Kipar, Commission Member Wade

VI. REPORTS

1. **Planning Director's Report**

Ms. Huber reported that City Council has approved the remodel project for Council Chambers. Beginning May 19th, meetings will be held at the Civic Center. Ms. Huber reminded commissioners of the Joint Work Session with City Council to be held in the Council Chambers April 29, 2021 at 6:00 p.m. The draft Comprehensive Plan will be presented followed by a three-week public comment period following the meeting

VII. COMMISSION BUSINESS FROM THE FLOOR

Commission member Kipar commented on inconsistencies with the response to COVID-19 around the state. He noted that Valdez seems to take it seriously and that he hopes the situation is over soon.

Commission Member Kipar asked if waiver of lease fees for this season has been considered.

Ms. Huber responded that the process for waiving fees for Temporary Land Use Permits requires a resolution by City Council, at the request of the applicant. Assistant City Manager Roxanne Murphy explained that the City of Valdez has gone to great lengths to accommodate the business community during COVID-19. Programs include marketing grants, general funding, a COVID Conscience program and assistance for Federal grant applications. Commission Member Harold Blehm spoke about his attendance of Part Two of the AK APA P&Z Commissioner training. He expressed appreciation for the presentation by Valdez City Clerk, Sheri Pierce.

Commission Member Wade spoke about the recent events organized by the Valdez Motor Sports Club and Alaska Motor Mushers and expressed appreciation for the events of this type in Valdez.

Commission Member Goudreau thanked the staff for their work on the draft Comprehensive Plan. He talked about the commercial buildings the City is planning to demolish. He expressed a desire to have the parcels sold with the buildings in tact due to the current high cost of construction materials. Commission Member Haase reminded people to vote next week.

Chair Gondek said he will be absent for the May 12, 2021 P&Z Meeting.

VIII. ADJOURNMENT

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