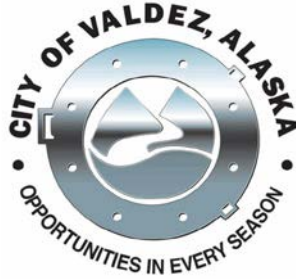


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes - Final

Wednesday, March 8, 2017

7:00 PM

Regular Meeting

Council Chambers

## Planning and Zoning Commission

## REGULAR AGENDA - 7:00 PM

### I. CALL TO ORDER

The meeting was called to order by Chair Haase at 7pm.

### II. ROLL CALL

Present: Chair Haase, Commissioner Weaver, Commissioner Gondek, Commissioner Kipar, Commissioner Reese, and Commissioner Blehm

Absent: Commissioner Fagerberg

Also Present: Director Lisa VonBargen, Senior GIS Planning Technician AnnMarie Lain and Administrative Assistant Keri Talbott.

### III. APPROVAL OF MINUTES

Approval of Regular Meeting Minutes from February 22, 2017

Attachments: [MeetingMinutes P&Z 02-22-17](#)

**MOTION:** Chair Pro Tempore Gondek moved, seconded by Commission Member Reese, to Approve the Regular Meeting Minutes from February 22, 2017.. The motion carried by the following vote after the following discussion occurred.

Chair Haase noted a couple of mistakes that need to be corrected, including a quote attributed to Chair Haase which was actually by Commissioner Weaver. The situation was reversed in the following paragraph. On page eight, in the second paragraph from the bottom again should change Chairman Weaver to Chair Haase.

**Yays:** 6 - Chair Haase, Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Kipar, and Commission Member Weaver

**Absent:** 1 - Commission Member Fagerberg

### IV. PUBLIC APPEARANCES

There were no public appearances from the floor.

### V. PUBLIC BUSINESS FROM THE FLOOR

1. Mark Swanson – Chair Port & Harbor Commission  
Topic: Valdez Waterfront Master Plan

In his capacity as a member of the Ports & Harbor Commission, Mr. Swanson noted that there was quite a bit of community input regarding further needs (boat repair, more ramps) within the discussion of the new harbor. Realizing that this involved more than just the Port & Harbor Commission, a package was presented that dealt with the waterfront properties around Valdez. Improvements, potential developments, and other items appeared on their “laundry list” of community wants/needs. Mr. Swanson thought that a lot of the ideas promised return on their

investment, and knew that other Commissions and the City Council needed to become involved. The Ports and Harbor Commission wanted to come to other Commissions, Mr. Swanson said, with questions for thought. In particular, there was a need to identify waterfront port and harbor user groups as to who should be involved in honing the list of potential user ideas, prioritizing that list, and determining how to develop those opportunities without additional burden being placed on the City or the taxpayers. Mr. Swanson pointed out that the use of creative zoning that marries up with economic development and the perceived use of the property by other departments (ex. Parks and Rec) would have a positive outcome. Once developed, the list of ideas-a Waterfront Master Plan- would be presented to the City Council for endorsement.

Mr. Swanson then brought up the next question as to which properties should be included in the Waterfront Master Plan. Based on the suggestions for use generated by the above process, where would the best location for that service be? And as they develop, how should the various waterfront properties work together? Are there any natural groupings of projects or ideas?

The presentation made today, Mr. Swanson related, was the result of brainstorming. No bad ideas. At some point there would need to be a prioritization of ideas, but that would happen after hearing from all the Commissions and the public.

Mr. Alan Sorenson noted that there needs to be a perspective that fits together the various areas. As an example, Mr. Sorenson pointed to the harbors – the old harbor and the new harbor. There needs to be a connection between the two that ties them together. Focus on what the natural connections are – what things seem to go together well-is probably the best advice we could get in this whole process.

Mr. Swanson stated that he would be happy to return to answer questions once the Commission had reviewed the information in the packet.

Chair Haase directed that this be put on the agenda for a later meeting with a response in writing to the Ports and Harbor Commission.

## 2. Further Business from the floor

Harold Blehm – Community Member

Topic: Park Model Mobile Homes Presentation

Mr. Blehm presented on an Alaska appropriate mobile homes. Mobile home fires usually result in a “scrape off”. Mr. Blehm presented the Maslow triangle, taking care of the physiological needs first: food, home, security. How do you build a labor force, a work force, a community without affordable housing? Mr. Blehm also included information on housing in Alaska: the average price of a new home, the affordability, the clear story, and the availability. He then went on to explain the presented house plans included in the presentation, the floor plan, the design, the appliances, the simplicity of the homes. Each home comes with a warranty; two of the units can be bolted together to increase the square footage of the home. There were comments regarding the building codes with regards to the Park Model Mobile Homes. Mr. Blehm encouraged the City to consider the idea of putting up the Park Model Mobile Homes, eventually producing them in Valdez.

## VI. PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

## VII. UNFINISHED BUSINESS

There was no unfinished business.

## VIII. NEW BUSINESS

Approval of Preliminary Plat (SUBD# 17-01) of Anderson Robe River Subdivision

**Attachments:** [16025 Valdez Anderson Robe River Subdivision B01 L06A-8A](#)  
[170301B PLAT.pdf](#)  
[MemoFromFEMA.pdf](#)  
[Prelim Check List Anderson.pdf](#)

MOTION: Commission Member Kipar moved, seconded by Commission Member Weaver, to Approve the Preliminary Plat (SUBD# 17-01) of Anderson Robe River Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm asked when the memo from FEMA arrived – Ms. Lain indicated February 6<sup>th</sup>. FEMA has communities adopt new maps by indicating on the plat if the area in question is more restrictive; then the department is required to use the best available data, which is the preliminary data and state that on the plat. Commissioner Weaver asked if Mr. Allen Minish was informed of this and Ms. Lain indicated that Mr. Minish had adjusted the plat once he had received the information from FEMA. Ms. Lain explained that having the best available data on the plat, as the Certified Flood Manager, is required by law. In the event that someone turns in a building permit for a flood zone area, she must use the best available data to determine the elevation certificate-for the safety of the builder and the buyer.

The validity of the mapping process underwent some discussion. Explaining delays to a property owner is difficult, as it appears the process is holding up the project. Commissioner Reese said that erring on the side of caution in accepting the more restrictive map is for the safety of the consumer. He added that if you're going to build something, it needs to be built in an area that is safe, not devalue later, and have no surprises for anyone.

***Yays:*** 6 - *Chair Haase, Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Kipar, and Commission Member Weaver*

***Absent:*** 1 - *Commission Member Fagerberg*

## IX. REPORTS

Staff reports by Ms. Lain: Selah Bauer has been promoted to Planning Technician but until replacement for her administrative duties is hired, she will be covering both positions. Both the administrative position and the Senior Planning position have been posted, and the hope is to fill those as soon as possible. Lisa VonBargen would like to arrange for a joint work session with the City Council and the Planning & Zoning Commission on Abatement Issue.

## X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar thanked AnnMarie and the Department for their continued work.

## **XI. ADJOURNMENT**

As there was no further business, the meeting was adjourned at 8:24pm.