

## Regular Meeting - Final



# City of Valdez

212 Chenega Ave.

Valdez, AK 99686

## Meeting Minutes - Final

### Planning and Zoning Commission

Wednesday, June 28, 2017

7:00 PM

Council Chambers

#### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

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

#### II. ROLL CALL

Present 6 - Chair Donald Haase  
Chair Pro Tempore Jess Gondek  
Commission Member Brandon Reese  
Commission Member Harold Blehm  
Commission Member Kristian Fagerberg  
Commission Member Victor Weaver

Absent 1 - Commission Member Roger Kipar

Also Present 2 - Sr. GIS Planning Tech AnnMarie Lain  
Administrative Assistant Sue Moeller

#### III. APPROVAL OF MINUTES

No meeting minutes submitted for approval.

#### IV. PUBLIC BUSINESS FROM THE FLOOR

No members of the public chose to speak during the meeting.

#### V. PUBLIC HEARINGS

1. Public Hearing of Variance (#17-01) located at 629 S. Snowtree Drive, Lot 5, Block 3, Black Gold Subdivision #1 Div II, for a five (5) foot variance into the

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**required fifteen (15) foot back yard setback for a storage and dog area addition to an existing single-family residence. Applicant: Lester Greene.**

There were no public comments on Variance # 17-01.

- 2. Public Hearing for a Conditional Use Permit #17-01 for equipment storage, gravel stockpiling and gravel processing on Track B, ASLS 98-26, a 6.82 acre City leased parcel. Applicant: Mega Trucking LLC**

There were no public comments on Conditional Use Permit # 17-01.

## **VI. UNFINISHED BUSINESS**

There was no unfinished business before the Commission.

## **VII. NEW BUSINESS**

- 1. Approval of a Conditional Use Permit #17-01 for equipment storage, gravel stockpiling and gravel processing on Track B, ASLS 98-26, a 6.82 acre City leased parcel. Applicant: Mega Trucking LLC**

MOTION: Commissioner Gondek moved, seconded by Commissioner Reese to approve conditional use permit #17-01 for equipment storage, gravel stockpiling, and gravel processing on Track B, ASLS 98-26, a 6.82 acre City leased parcel.

Commissioner Blehm expressed his concerns regarding the safety of big trucks entering and exiting the Richardson Highway at the Glacier Stream bridge, given the weather conditions at times, especially fog. Commissioner Gondek stated he is vehemently opposed to putting weather conditions on permits for trucking, as it could have major impacts on local industry and business. Commissioners discussed the benefits of requiring the permit applicant to place truck activity signs on the parcel. Following discussion, Commissioners stated their support of strongly suggesting Mega Trucking place signs regarding truck activity.

VOTE ON THE MOTION:

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

Absent: 1 - Commission Member Kipar

- 2. Approval of Variance (#17-01) located at 629 S. Snowtree Drive, Lot 5, Block 3, Black Gold Subdivision #1 Div II, for a five (5) foot variance into the required fifteen (15) foot back yard setback for a storage and dog area addition to an existing single-family residence. Applicant: Lester Greene.**

MOTION: Commissioner Gondek moved, seconded by Commissioner Fagerberg to approve variance #17-01 located at 629 S. Snowtree Drive, Lot 5, Block 3, Black Gold Subdivision #1 Div II, for a five foot variance into the required fifteen foot back yard setback for a storage and dog area addition to an existing single-family residence.

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Commissioner Reese inquired why and when variances can be considered for a parcel. Commissioner Gondek stated the stipulations under which a property owner could apply for a variance is outlined in City of Valdez Municipal Code. This particular variance allows property owners to enjoy the same rights as their neighbors as outlined in the Community Development's findings and recommendations. Ms. Lain explained that the placement of the house on the lot was driving the need for the variance. Commissioner Blehm stated, as there was no input during the public hearing portion of the meeting, nor written statements provided to the Commission, it should be assumed the property owner's neighbors have no objections to the variance.

### **VOTE ON THE MOTION:**

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

Absent: 1 - Commission Member Kipar

### **3. Approval of Final Plat (SUBD# 17-01) of Anderson Robe River Subdivision**

MOTION: Commissioner Gondek approved, seconded by Commissioner Fagerberg to approve final plat (SUBD #17-01) of Anderson Robe River Subdivision.

Mr. Allen Minish, Wrangell Mountain Technical Services, noted there was a correction made to the plat. He explained the AutoCAD reverted to double digits instead of the usual single digit.

Commissioner Haase asked whether the request from the Department of Natural Resources for public access was satisfied by the drainage easement in the creek bed. Ms. Lain affirmed the request was satisfied.

### **VOTE ON THE MOTION:**

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

Absent: 1 - Commission Member Kipar

## **VIII. REPORTS**

### **1. June Enforcement Report**

Commissioner Blehm wanted to verify that the "abatement letter dated June 13, 2017 was properly addressed to the correct recipient. Ms. Lain replied the address information was taken from the tax rolls and the most current available.

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

Commissioner Weaver requested clarification regarding the Valdez Fisheries Development Association's lease approval. Ms. Lain responded that the lease was on the City Council's July 5<sup>th</sup> agenda for Council approval.

Commissioner Weaver requested that the Commission agenda packet be published the Friday before the meeting for review. Ms. Lain stated the department is striving towards that goal.

Commissioner Blehm asked for clarification about the time span between abatement letters to the Wolfenden property. Ms. Lain explained that often abatement issues follow the property, even though the property ownership changes.

### **X. ADJOURNMENT**

There being no further business, Chairman Haase adjourned the meeting at 7:49 p.m.