

# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes - Final

Wednesday, March 14, 2018

7:00 PM

Regular Meeting

Council Chambers

## Planning and Zoning Commission

## **REGULAR AGENDA - 7:00 PM**

### **I. CALL TO ORDER**

### **II. ROLL CALL**

**Present** 6 - Chair Jess Gondek  
Commission Member Don Haase  
Commission Member Brandon Reese  
Chair Pro Tempore Harold Blehm  
Commission Member Grant Uren  
Commission Member Roger Kipar

One Vacancy

**Also Present** 2 - Paul Nylund, Interim Director  
Rochelle Rollenhagen, Senior Planner  
Kate Huber, Planning Technician  
Sue Moeller, Administrative Assistant

### **III. APPROVAL OF MINUTES**

1. Approval of the Planning & Zoning Commission Regular Meeting Minutes of February 28, 2018.

Motion to approve the Planning & Zoning Commission Regular Meeting Minutes of February 28, 2018 made by Commissioner Haase, seconded by Commission Reese. The Motion passed as presented by the following vote:

**Yeas** 6 - Chair Jess Gondek  
Commission Member Don Haase  
Commission Member Brandon Reese  
Chair Pro Tempore Harold Blehm  
Commission Member Grant Uren  
Commission Member Roger Kipar

One Vacancy

### **IV. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

### **V. UNFINISHED BUSINESS**

1. Unfinished Business: Approval of Conditional Use Permit #18-01 for an Additional 50,000 Barrel Unleaded Gasoline Storage Tank Located at the Existing Petro Star Tank Facility at 204 W. Egan Drive, Track J, Port Valdez Subdivision, Submitted by Valdez Petroleum Terminal, Petro Star Inc.

MOTION already on the floor from previous meeting.

Commissioner Haase opened the discussion by noting that the Valdez Fire Chief Tracy Raynor did request that the two hydrants be moved inside the fence of the Tank Farm Facility, and asked if they was any mention made of moving the tank. Senior Planner Rochelle Rollenhagen noted that Chief Raynor was in the audience and could speak to this more fully, but in the event of a fire, the Fire Department probably wouldn't go around the tank anyway so it really wasn't an issue any more.

Having received answers to the questions that caused him to vote to postpone the motion, Commissioner Haase said that he did not see any reason not to pass this motion. He added that there was no code requiring a separation from the fuel tanks and housing or other buildings, there has been no State Law or regulation that's been brought before the Commission, there have been no industry standards that have been quoted, there's be no professional opinions or public testimony that said that this should not be approved as is, so there is no reason not to approve this motion. Commissioner Haase added that by denying the motion, the Commission would be standing in the way of progress for our community.

Commissioner Blehm wanted to know if all of the City Departments listed on the "Findings and Conclusions" had responded. Ms. Rollenhagen said that she had not received any written response, but that there were a couple of department directors in the audience that may be able to answer questions. In the future, Commissioner Blehm wanted a documented response from those departments noting that they had been contacted and whether they said "yes", "no" or "I don't care". This information would added to the permanent record.

When asked for his comments, Commissioner Kipar said that he was in full agreement with the statement made by Commissioner Haase.

The motion for Approval of Conditional Use Permit #18-01 for an Additional 50,000 Barrel Unleaded Gasoline Storage Tank Located at the Existing Petro Star Tank Facility at 204 W. Egan Drive, Track J, Port Valdez Subdivision, Submitted by Valdez Petroleum Terminal, Petro Star Inc passed by the following vote:

**Yeas** 6 - Chair Jess Gondek  
Commission Member Don Haase  
Commission Member Brandon Reese  
Chair Pro Tempore Harold Blehm  
Commission Member Grant Uren  
Commission Member Roger Kipar

One Vacancy

## **VI. NEW BUSINESS**

1. North Sawmill Drive Extension. Recommendation to City Council to Fund for 2019.

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to Approve a recommendation to City Council in favor of funding the North Sawmill Drive extension to the intersection of Atigun Dr and Salcha Way, for 2019. The motion carried by the following vote after the following discussion occurred:

Commissioner Haase asked if what the Commission was recommending was the design brought forward, not the design recommended by the public. Interim Director Paul Nylund said that the 90% engineering done in 2010 was what was intended to be brought forward.

Community member Ken Deaton, a property owner on Sawmill stepped forward to express his disappointment that, as a property owner on Sawmill Drive, he was not notified of this discussion. He was looking at the City website and happened to notice there was a P&Z meeting tonight. When he looked at the meeting, he happened to see the North Sawmill extension was back on the agenda.

Mr. Deaton asked if the Commission was not interested in community feedback. He had been present when the 2010 plans were being discussed, and at that time too, no one on Sawmill Drive was ever notified, which seems to negate the planning portion of Planning and Zoning. Moving on, Mr. Deaton asked if a sewer line was going to be funded.

Mr. Nylund apologized that Mr. Deaton did not know about the meeting, pointing out that this was not an action item, rather it was a discussion item. Regarding the sewer line, the Community Development Department sent a Capital Improvements Project (CIP) list to Capital Facilities last month, and this project was one of the ones included on it, along with the sewer line extension out to Robe River, and the Airport Industrial Subdivision Infrastructure expansion. The process to approve a project includes not only P&Z Commission approval, but also the CIP and budgeting process, and approval by the City Council. Tonight's action is to bring the project back to the attention of the City Council.

Mr. Deaton asked if the sewer line was to come before the road. He noted that he was not at all impressed with the road design, pointing out that there are already water problems on Sawmill Drive, describing puddles so large they'd swallow a pickup. Mr. Deaton said he did not see anything in the plans for storm drains. He also wanted to know if the sewer line was to be extended, would services be included, or would it be stubbed out at the curb.

Commissioner Uren said he fully agreed with Mr. Deaton. Some business owners on Sawmill Drive had to shut business down this winter due to storm waters coming back up through drains, hooked up to septic systems that were not designed for the load they were being put under. Commissioner Uren said that moving forward with sewer expansion would help the business owners with the storm waters, which would help to promote the growth of this industrial area.

Commission Haase commented that that was the impetus for his original question, as he did not want to see increased travel going down a gravel road with no improvements.

Mr. Deaton questioned whether there was going to be a substantial amount of growth in this area to warrant this extension. When he consider the longevity of the businesses currently in the area, he felt that the original projection of growth was not materializing as planned.

Nate Duval, Director of Capital Facilities, spoke up and noted that should the extension receive funding as a CIP, he would not put the current plans "on the street". The plans would be vetted based on the scope required, and there were some deficiencies with the current plans that would need attention.

**Yeas 6** - Chair Jess Gondek  
Commission Member Don Haase  
Commission Member Brandon Reese  
Chair Pro Tempore Harold Blehm  
Commission Member Grant Uren  
Commission Member Roger Kipar

One Vacancy

2. Approval of Recommendation to City Council to Authorize Land Use Permit #18-01 with Pacific Pile & Marine for Six Months on Tract G, Harbor Subdivision.

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to Give recommendation to City Council to authorize Land Use Permit #18-01 with Pacific Pile & Marine for six months on Tract G, Harbor Subdivision for the continued storage of shot rock and dredge materials during phase 2 of the new Small Boat Harbor project..The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm supported the recommendation, noting that the only concern would be the pedestrian traffic in and around the area. Commissioner Kipar concurred.

**Yeas 6** - Chair Jess Gondek  
Commission Member Don Haase  
Commission Member Brandon Reese  
Chair Pro Tempore Harold Blehm  
Commission Member Grant Uren  
Commission Member Roger Kipar

One Vacancy

3. Rydor Enterprises - Alpetco Road Proposal – Discussion Only

Commissioner Kipar asked how wide the road was going to be. Ryan McCune, Rydor Enterprises, answered that it was a regular two lane road with utility easements. Mr. McCune said that he wanted to start somewhere with the plan. The road would give him easier access to his property, but would also spur conversation about the long term plan for this area. Commissioner Kipar said that the road would open up a lot of property, and thought that it was a great idea- one the Commission needed to move forward on.

Commissioner Uren asked if this road ties into the bridge that's being proposed at the headwaters as well. Mr. McCune said that it would connect north Airport to the Richardson Highway. Commissioner Haase suggested that this be a collector road based on the amount of land that's out there, and right now there has been no money spent on the building of the road, it's just the easement that's under consideration. Commissioner Haase suggested planning an easement for something

larger than what is there. Once it's built, maybe it will be a little two lane road for the next twenty or thirty years, but at least the easement's in place. Commissioner Haase asked staff what the survey costs might be for this piece of land, for a project this size? Interim Director Nylund quoted \$10,000 for a project that was much smaller than this one. The holdup to the bridge survey was that there was not an established right-of-way to either side of the proposed easement, so there was nothing to tie the survey to, and additional information was needed (geotechnical, bridge design). Likewise Airport Road does not have a platted right-of-way to the lake which would need to be established prior to a survey being undertaken. Mr. Nylund supported the idea of jump starting the planning process, pointing out that an important piece of the process was determining the long term goals for this area, and how it aligns with the City's comprehensive plan.

Mr. Nylund asked the Commission about the intent of the easement? Was it to be part of a larger plan? A recommendation was made, and a budget proposed so there should be some sort of history. Mr. Nylund asked Mr. McCune what he was asking for, and how did that fit in with the Comprehensive Plan? Mr. McCune replied that he had not been part of the planning process, but felt that to jump start this project, road access seems like a good place to begin. Commissioner Reese noted that once there was access to the area, the Commission could make decisions about how to plan for the future of the area. Access is currently blocked by a locked gate.

Mr. Nylund will need to do additional research on this project, and work with North Star to ensure it's included in the Comp Plan. Commissioner Reese encouraged moving forward with action items and opening up property. Mr. Nylund agreed.

Community member Phillpe ??, said that he had been watching this project going on for the past ten or fifteen years, and feels that it's time the Commission did something about it and get it moving.

## **VII. REPORTS**

### **1. 2018 Priorities and Goals of the Planning and Zoning Commission**

Mr. Nylund included the goals so they would be available in years to come and for the public's information. Commissioner Kipar said that he noticed that code revision was missing, and he felt it was something that needed attention. Mr. Nylund agreed that there were many areas in the Code that were due for review; current codes being revised are the appeals process and the nuisance ordinances, but there was still a lot to do. Commissioner Blehm encouraged the Commission to continue to explore options for affordable housing and include them in the codes.

### **2. 2017 Community Development Annual Report**

Commissioner Uren commented on the upward trend of valuations in the report. He was curious what the correlation was between land availability and building costs are

associated with that dramatic increase. Mr. Nylund said that the Edison Chouest subdivision was a significant influence in the 2017 report, which would skew the data.

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

Commissioner Kipar thanked all who were willing to invest in Valdez in spite of the length of time it took for ideas to progress. He hoped that the process could be made easier and timelier in the future.

Commissioner Reese thanked staff for their hard work.

#### **VIII. ADJOURNMENT**

There being no further business, Chair Gondek adjourned the meeting at approximately 7:50pm.