



212 Chenega Ave.  
Valdez, AK 99686

## **Meeting Minutes - Final**

**Council Chambers**

**Wednesday, December 12, 2018**

**6:00 Work Session- Lease**

**Regular Meeting 7:00**

### **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  
Commission Member Harold Blehm  
Commission Member Roger Kipar  
Commission Member Rhonda Wade  
Commission Member Grant Uren  
Commission Member Don Haase

Excused: 1 - Commission Member Brandon Reese

Also Present: - Planning Department Director Rochelle Rollenhagen  
Administrative Assistant Danae Gilfillan  
Senior Planner / GIS Technician Paul Nylund  
Senior Planner Kate Huber

### **III. ELECTION OF COMMISSION CHAIR**

Election of Planning & Zoning Commission Chair

MOTION: Commissioner Haase moved, seconded by Commissioner Uren to approve the election of Jess Gondek as Planning & Zoning Commission Chair.

VOTE ON THE MOTION:

Yays: 6 - Chair Gondek, Commission Member Blehm,  
Commission Member Kipar, Commission Member Wade, Commission  
Member Uren, Commission Don Haase  
Excused: 1 - Commission Member Reese

### **IV. ELECTION OF COMMISSION CHAIR PRO TEMPORE**

Election of Planning & Zoning Commission Chair Pro Tempore

MOTION: Commissioner Haase moved, seconded by Commissioner Kipar to approve the election of Harold Blehm as Planning & Zoning Commission Chair Pro Tempore.

VOTE ON THE MOTION:

Yays: 6 - Chair Gondek, Commission Member Blehm, Commission  
Member Kipar, Commission Member Wade,  
Commission Member Uren, and Commission Member

Haase  
Excused: 1 - Commission Member Reese

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

Mr. Nate Duval, Capital Facilities Director, introduced Mr. Chris Wittington-Evens with Wolfe Architecture and Mr. Peter Briggs, with Corvus Landscape Architecture. Mr. Duval said they were representatives from the firms working on the new fire station project. He said they would be part of the replat of the property, as well as the Conditional Use Permit application process.

Mr. Wittington said he looked forward to working with the Commission, and City staff on the project. Mr. Wittington said he spoke to Community Development Director Ms. Rochelle Rollenhagen about the replat and Conditional Use Permit process. Mr. Wittington said the site had been surveyed and that they would move forward with the replat. Mr. Duval included the Commissioners and staff to join the open house at the fire station.

## **VI. NEW BUSINESS**

### **1. Approval of Preliminary Plat, Second Submittal, of Robe Lake Municipal Entitlement Survey ADL-225451. Terry Gilmore Surveyor.**

MOTION: Commissioner Kipar, seconded by Commissioner Haase to approve the Preliminary Plat, Second Submittal, of Robe Lake after the following discussion occurred:

Commissioner Kipar noted that the Robe Lake Municipal Entitlement had been ongoing for more than a decade and said he felt it needed to be moved forward so the City could make a determination on what to do with the land.

Mr. Paul Nylund, Senior Planner / GIS Technician, agreed the process had been dragged out. He said all the field work had been completed, and that with the Commission's approval, it would go back to the State where it would hopefully be approved after which it would return to the Commission as a final plat.

Commissioner Kipar asked if the 200 foot "buffer zone" placed as a condition of the entitlement was just along the waterway of Robe Lake. Mr. Nylund replied it was. Commissioner Kipar asked what would happen if someone wanted to install a dock to have access to the lake. Mr. Nylund replied he did not know the specifics of the conditions but believed it was a requirement of the State to protect riparian habitat.

Commissioner Haase stated for the record that he was an adjacent property owner and said he did not know if that presented a conflict of interest. He said if anyone felt uncomfortable with him voting on the motion he would withdraw his second. Chair Gondek said he appreciated Commissioner Haase being forthright but said he did not think Commissioner Haase stood to have any substantial financial gains from approval of the entitlement. He asked if any other Commissioners had issue with Commissioner Haase voting on the item and none spoke.

Commissioner Kipar stated he was concerned that the 200 foot buffer condition would place a restriction on the use of the entitlement and would defeat the purpose of their intention to develop the area. Mr. Nylund explained that after the survey went through the State, it would be City property. He said he understood

the 200 foot buffer condition to be a development restriction rather than an access restriction and that it was meant to protect riparian habitat and recreational access.

Commissioner Kipar said he was concerned that a homeowner would not be able to build a dock to the lake if they wanted one. Mr. Nylund pointed out that Robe Lake was a navigable waterway which might present some development restrictions anyhow. Chair Gondek referenced an item in the agenda statement that explained the buffer condition further. Commissioner Haase had nothing to add.

Commissioner Blehm asked how the severance from the State would work and if the City would receive a quit claim deed for the property. Mr. Nylund replied the City would receive a patent. Commissioner Blehm clarified that once incorporated, the land would become city property, subject to all codes and laws of the City of Valdez. Mr. Nylund replied it would but clarified that the road leading to the lake would remain State owned.

Commissioner Wade asked if the City would have jurisdiction over the lake itself. Mr. Nylund replied they would not, it would be managed by the State. Commissioner Wade said she thought the lake had less development or regulatory restrictions because it was considered a manmade lake. Mr. Nylund said he was unsure what development regulations or restrictions were associated with the lake.

Ms. Rollenhagen said the State of Alaska Department of Transportation, had recently held a meeting about opening sea plane access to Robe Lake. She said she would keep the Planning and Zoning Commission updated on that project.

Commissioner Wade said that in the past there were ice cabins and docks located on Robe Lake because of the reduced development restrictions. Ms. Rollenhagen said the Alaska Department of Transportation had mentioned the history during the sea plane development meeting and said she would keep the Planning Commission updated on the process.

Commissioner Uren thanked Mr. Nylund for his work on the Municipal Entitlement. He said he felt it was a great property which would help relieve some of the land shortage in Valdez. Chair Gondek agreed.

#### VOTE ON THE MOTION:

Yays: 6 - Chair Gondek, Commission Member Blehm, Commission Member Kipar, Commission Member Wade, Commission Member Uren, and Commission Member Haase

Excused: 1 - Commission Member Reese

## **VII. REPORTS**

Ms. Rollenhagen said she wanted to follow up on the comments about the Alpetco road trail which was damaged by washout. She said that Parks and Recreation had gone out and marked the trail with warning signage and safety barriers.

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

Commissioner Haase asked if the December 26<sup>th</sup> Planning and Zoning meeting

would be cancelled. Ms. Rollenhagen replied she was having some staffing problems because of the Christmas holiday and might have to cancel the meeting. She said she would let the Commissioners know.

Commissioner Uren, Commissioner Wade, and Commissioner Blehm had nothing to comment.

Commissioner Kipar said he had recently been four wheeling by the Alpetco road trail and had noticed some equipment. Commissioner Kipar said it looked as though the trail had been widened. Mr. Nylund said Parks and Recreation had been out doing brush cutting and filling in holes in that area. Commissioner Kipar said it looked like the clearing had happened around the property which Rydor Enterprises had been interested in purchasing. Mr. Nylund said he was unaware that the company had done any work out there, but said they had had the area surveyed. Ms. Rollenhagen replied the City had given Rydor Enterprises permission to survey the area.

Commissioner Wade asked what was being developed by the ballfields on Richardson Highway. Mr. Nylund replied Parks and Recreation was clearing the area to reduce bear risk and installing a Frisbee golf course. Commissioner Wade asked what was being developed with the recent clearing of the Pioneer Cemetery. Mr. Nylund said Parks and Recreation were clearing the area to open it up and let light in. Commissioner Wade remarked that the area looked much improved and said she felt it presented a good location for recreation.

## **IX. ADJOURNMENT**

There being no further business, Chair Gondek adjourned the meeting at 8:11 p.m.