

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes

Wednesday, October 9, 2019

7:00 PM

Regular Meeting

Council Chambers

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 - 7 Chair Jess Gondek
 Commissioner Don Haase
 Commissioner Brandon Reese
 Commissioner Steve Goudreau
 Commissioner Rhonda Wade
 Commissioner Harold Blehm
 Commissioner Roger Kipar

Also Present - Interim Director, Kate Huber
 Administrative Assistant, Danae Gilfillan

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS

1. Approval of Final Plat for Alpine Heights (SUBD #19-04), a Replat of a Portion of Plat 2007-15- V.R.D., Creating Parcels 1A, 2A, 3A, 4A, 5B, Tract A, and Parcel 1C USS 5625 Hanson's Subdivision

MAIN MOTION: Commissioner Haase moved, seconded by Commissioner Kipar, to approve final plat for Alpine Heights (SUBD #19-04), a replat of a portion of Plat 2007-15- V.R.D., creating parcels 1A, 2A, 3A, 4A, 5B, Tract A, and Parcel 1C USS 5625 Hanson's Subdivision. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase said he had an amendment to propose to change the name of the proposed subdivision to Alpine Heights.

MOTION TO AMEND #1: Commissioner Haase, seconded by Commissioner Reese to amend the final plat for SUBD #19-04 by changing the name from Hanson Subdivision to Alpine Heights. The motion to amend carried by the following vote after the following discussion occurred.

Commissioner Goudreau asked if the applicant had any issue with the name change. Mr. Steve Hansen, applicant, had no problem with the amendment.

Chair Gondek requested staff comment. Mr. Paul Nylund, Senior Planner, explained that Parcel 2A needed to be added to the subdivision as well. He said the preliminary plat approval and discussion had included Parcel 2A, however, it was erroneously omitted from the previously voted on motion.

Ms. Kate Huber, Interim Planning Director, explained the Clerk's Office had given staff direction that the two times should be two separate amendments, so the first will be amended to change the name, then the motion will be amended to include Parcel 2A.

MOTION TO AMEND #2: Commissioner Haase, seconded by Commissioner Reese to amend the final plat for SUBD #19-04 by adding Parcel 2A. The motion to amend carried by the following vote after the following discussion occurred.

Chair Gondek invited a vote on the first motion to change the subdivision name to Alpine Heights. Chair Gondek invited a second vote on the second amendment to modify the motion to include Parcel 2A.

VOTE ON THE MOTION TO AMEND #1:

Yays: 7 Chair Gondek, Commissioner Haase, Commissioner Reese,
Commissioner Goudreau, Commissioner Wade, Commissioner Blehm,
Commissioner Kipar

VOTE ON THE MOTION TO AMEND #2:

Yays: 7 Chair Gondek, Commissioner Haase, Commissioner Reese,
Commissioner Goudreau, Commissioner Wade, Commissioner Blehm,
Commissioner Kipar

Chair Gondek then asked for input on the original motion.

Mr. Nylund clarified that both of the amendments were properly addressed in the body of the agenda statement, as well as the title.

There being no further discussion, Chair Gondek invited a vote on the original motion.

VOTE ON THE ORIGINAL MOTION:

Yays: 7 Chair Gondek, Commissioner Haase, Commissioner Reese,
Commissioner Goudreau, Commissioner Wade, Commissioner Blehm,
Commissioner Kipar

2. Approval of Preliminary Plat for Rydor Subdivision 2019 Addition (SUBD #19-05), Creating Parcel C

MOTION: Commissioner Haase moved, seconded by Commissioner Goudreau, to approve the preliminary plat. Staff will continue to work with the surveyor to ensure all final plat requirements are met before bringing this plat back to the commission for final approval. The motion carried by the following vote after the following discussion occurred.

Commissioner Reese said he needed to recuse himself from the discussion and vote, since he was involved in the project and stepped down from the dais to join the audience.

Mr. Nylund said he was made aware that the preliminary plat attachment did not make it into the agenda statement. Mr. Nylund said he had a copy to distribute.

Commissioner Haase was in favor of approval.

Commissioner Goudreau asked if the property was attached to property that Rydor Enterprises already owned. Mr. Huber explained that this plat was to define the area that City Council had already approved for sale, and was part of finalizing the sale.

Commissioners Wade and Blehm had nothing to add.

Commissioner Kipar said he was glad to see it moving forward. He asked if each creek had its own public access easement.

Mr. Nylund said the public access to the creeks was addressed in the plat notes, and included 25 feet on either side of the stream.

Chair Gondek had nothing to add. Commissioner Wade asked what the 300' buffer on the map was for.

Mr. Nylund explained the 300' buffer referred to the radius staff was required to submit notice to neighboring property owners.

Mr. Nylund said since it was a city-owned area, the city was the subdivision applicant, and needed to subdivide in order to sell. He noted that the City was requesting two design waivers, one of them is design lot frontage and access, the other related to required utility easements. He explained that City code required all subdivided lots to have a publically maintained street with frontage, as well as platted utility easements. He said in this case, it was an undeveloped area with many design details forthcoming, and as such, the City was requesting a waiver to both these code requirements.

There being no further discussion, Chair Gondek invited a vote on the motion.

VOTE ON THE MOTION:

Yays: 6 Chair Gondek, Commissioner Haase, Commissioner Goudreau,
Commissioner Wade, Commissioner Blehm, Commissioner Kipar

Recused: 1 Commissioner Reese

3. Approval to Conduct the Public Hearing and Action to Approve a Recommendation to the Chief of Police to Authorize a Kennel License Submitted by Leslie Gross and Shih-Tzu Knot Grooming Located at 3424 Eagle Avenue, at the Regular Planning & Zoning Commission Meeting on October 23, 2019

MOTION: Commissioner Haase moved, seconded by Commissioner Reese, to grant approval to conduct the public hearing and action to approve a recommendation to the Chief of Police to authorize a kennel license submitted by Leslie Gross and Shih-Tzu Knot Grooming at the meeting on October 23, 2019 or postpone, if more information is required. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase remarked he was in favor of approval. Commissioners Kipar, Wade, and Blehm had nothing to add. There was no public input or staff input on the item. There being no further comment on the item, Chair Gondek invited a vote on the motion.

VOTE ON THE MOTION:

Yays: 7 Chair Gondek, Commissioner Haase, Commissioner Reese,

Commissioner Goudreau, Commissioner Wade, Commissioner Blehm, Commissioner Kipar

V. REPORTS

1. Interim Director Report

Ms. Huber announced that former Planning Director, Ms. Rochelle Rollenhagen had retired October 1st. Ms. Huber said they were welcoming a new City Manager, Mark Detter as well. She said they were in another period of transition for their department, but were ready to keep moving things forward. She said one of the department goals was to submit a new request for proposals for the comprehensive plan, as well as a gravel management plan. Ms. Huber proposed a work session in November to revisit commission goals, to supplement the upcoming 2020 goal setting work session. She said they would keep reporting back to the Commission periodically through the year. She said the Department was looking forward to working with the Commission.

VI. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar asked if it was possible for staff to provide a cell phone number Commissioners could text in case they needed to cancel last minute. Ms. Huber said she would provide them with a number to contact.

Commissioner Blehm remarked that he had traveled to other communities in Alaska that summer that seemed to be doing better than Valdez. He emphasized the need to promote the small business economy locally, and make the community more vibrant.

Commissioner Blehm added that there were a number of housing listings on Craigslist for Valdez, contrary to the popular perception that there was a housing shortage. He said it seemed there was not what people were looking for available.

Commissioner Wade noted that it seemed there were not a lot of options for middle income people. She said she had more to add, but that she was looking forward to the upcoming work session in November. She remarked she was pleased with the work coming out of the Planning Department, and hoped they could continue to move forward.

Commissioner Goudreau asked if the City had looked into the process for taking on State Fire Marshall reviews themselves, due to the lengthy delays in the state review.

Ms. Huber said they had, and that she had just talked to Mr. Nate Duval, Capital Facilities Director, about what steps would be needed to make that happen. She said they had budgeted additional training for the Building Inspector for 2020 to potentially allow fire marshal reviews to be done internally.

Chair Gondek thanked everyone for their time.

VII. ADJOURNMENT

There being no further business, Chair Gondek adjourned the meeting at 7:26 p.m.