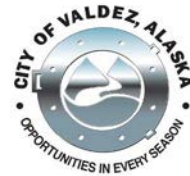


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes

Wednesday, January 22<sup>nd</sup>, 2020

7:00 PM

Regular Meeting

Council Chambers

**Planning and Zoning Commission**

**I. CALL TO ORDER**

Chair Pro-Tem Blehm called the meeting to order at 7:00 p.m. in Valdez City Council Chambers.

**II. ROLL CALL**

Present: 5 Chair Pro-Tem Harold Blehm  
Commissioner Don Haase  
Commissioner Brandon Reese  
Commissioner Rhonda Wade  
Commissioner Roger Kipar

Also Present: 2 Director Kate Huber  
Administrative Assistant, Danae Gilfillan

Absent: 2 Chair Jess Gondek  
Commissioner Steve Goudreau

**III. APPROVAL OF MINUTES****1. Planning and Zoning Regular Meeting Minutes of September 11, 2019**

MOTION: Commissioner Haase moved, seconded by Commissioner Reese, to approve the Planning and Zoning Commission regular meeting minutes of September 11, 2019. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase had one change to an item title which contained a typo.

VOTE ON THE MOTION:

YAYS: 5 Commissioner Chair Pro-Tem Blehm, Commissioner Haase, Commissioner Reese, Commissioner Wade, & Commissioner Kipar

Absent: 2 Commissioner Gondek, & Commissioner Goudreau

**2. Planning and Zoning Commission Regular Meeting Minutes of October 9, 2019**

MOTION: Commissioner Haase moved, seconded by Commissioner Reese, to approve the Planning and Zoning Commission regular meeting minutes of October 9, 2019. The motion carried by the following vote after the following discussion occurred.

There was no discussion on the item.

VOTE ON THE MOTION:

YAYS: 5 Commissioner Chair Pro-Tem Blehm, Commissioner Haase, Commissioner Reese, Commissioner Wade, & Commissioner Kipar

Absent: 2 Commissioner Gondek, & Commissioner Goudreau

**3. Planning and Zoning Regular Meeting Minutes of December 11, 2019**

MOTION: Commissioner Haase moved, seconded by Commissioner Reese, to

approve the Planning and Zoning Commission regular meeting minutes of December 11, 2019. The motion carried by the following vote after the following discussion occurred.

Commissioner Wade asked why all the minutes presented had a draft watermark on them. Ms. Kate Huber, Planning Director, clarified that the minutes were presented that way to make it clear to the public that the minutes had not yet been reviewed and approved by the Planning and Zoning Commission. She said the watermark was removed following the approval of the minutes by the Commission, and the final .

**VOTE ON THE MOTION:**

YAYS: 5 Commissioner Chair Pro-Tem Blehm, Commissioner Haase,  
Commissioner Reese, Commission Wade, & Commissioner Kipar

Absent: 2 Commissioner Gondek, & Commissioner Goudreau

**IV. PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**V. PUBLIC HEARINGS**

1. Public Hearing for Conditional Use Permit #20-01 Application from Valdez Petroleum Terminal for a Modification of Their Existing Conditional Use Permit for the Storage and Distribution of Hazardous, Volatile, and Flammable Materials on the Parcel at 402 W. Egan Drive (Tract I, Port Valdez Subdivision) owned by Petro Star, Inc.

Chair Pro-Tem Blehm opened the public hearing and said that his understanding of the item was that Petro Star was applying for a vapor combustion system that would incinerate vapors emitted during the fueling process. He said this incineration was the reason for the proposed propane tank addition.

Ms. Lisa Lewis, Director of Compliance for Petro Star, Inc. she said she was responsible for all permitting for the Valdez Petroleum Terminal facility. She explained they were proposing a reduction in air quality pollution as a result of the proposed vapor combustion system. She clarified that the system was a vapor combustion system, and not a vapor recovery system. She said the system was designed to control hydrocarbon emissions from vapors displaced during loading at the truck rack. She showed the Commissioners a photo of what the system would look like, and explained the technical features of the system. She said the vapor destruction would take place in a controlled manner. She said then trucks pulled up to the loading rack, would plug into the system and she said the auto-filling would trigger the vapor combustion system to rise to the optimal temperature. She said that without the development of the vapor combustion unit, there wouldn't be any loading of gasoline at the terminal. She said the system was rated at 98% efficiency. She clarified that everything was automated, and that the driver was not responsible for operation of the vapor combustion unit. A 70 gallon knockout overflow vessel for overflow, which would automatically shut down the loading. When there is no gasoline loading, the vapor combustion unit would not be operating. She said all the air quality permitting had been completed for the vapor combustion unit. She said she also had submitted plans for the system to the State Fire Marshall who had reviewed and approved the design.

Commissioner Kipar asked how 98% reduction in vapors translated into volume of emissions.

Ms. Lewis said she did not know the volume of emissions offhand. She clarified that the system was designed for a minimum of 98% percent of vapor destruction efficiency.

Commissioner Kipar said that while 2% seemed very low, it could be reflecting a large number such as 500 tons of hydrocarbons a year. He asked how many gallons of gasoline the trucks held. Ms. Lewis said they held 15,000 gallons. Commissioner Kipar asked how many trucks there were per day. Ms. Lewis said two. Commissioner Kipar said that would be roughly 700 trucks per year, at 15,000 gallons of gasoline each. He said 2% of those vapors emitted would be a considerable amount for the surrounding neighborhoods to be exposed to.

Ms. Lewis explained that the volume was so low it did not even qualify for a minor air quality permit requirement.

Ms. Huber said since the discussion item would be coming back for a vote, she could work with the applicant and come back to the Commission with the volume number that 2% of emissions represented.

Commissioner Haase asked if staff could find what volume the local filling stations pumped, for comparison. Ms. Huber replied they could.

Chair Pro-Tem Blehm thanked Ms. Lewis for bringing forward the project.

Commissioner Haase asked why there was not a similar vapor combustion system for the diesel.

Ms. Lewis said the vapor displacement from gasoline was much greater than for diesel because it was a lighter product.

Chair Pro-Tem Blehm invited any other discussion from the public. There was none.

Commissioner Wade clarified that the item would be coming back to the Commission for a vote. Ms. Huber said yes

There being no other discussion, Chair Pro-Tem Blehm closed the public hearing.

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

Commissioners Kipar and Wade and Reese had nothing to add.

Commissioner Haase said he would like to see an amendment to the Planning and Zoning Policies and Procedures that removed the requirement to have the public hearing and decision at two separate meetings.

Ms. Huber said she would talk with the Clerk's office to bring the amendment to the Commission for a vote.

Commissioner Kipar complimented Ms. Huber on her work as Director. Commissioner Reese seconded this.

Chair Pro-Tem Blehm said he wanted to comment on the item that had been voted on at the last Planning and Zoning meeting. He said he realized he was the only dissenting vote, even though the proposed use had been compatible with the zoning district. He said he felt there were more appropriate areas for that type of use, specifically Old Town.

Ms. Huber proposed that staff bring forward a few discussion items in the future that address particular areas of town, one regarding Airport Industrial Subdivision, and Old Town

Commissioner Wade said she agreed with Chair Pro-Tem Blehm, and that the only reason she voted in favor of the item was because it was zoned for that use. She said the City had spent money cleaning up Airport Industrial Subdivision and should not encourage potential nuisances in that area, such as a scrap yard.

Ms. Huber said those conversations are what they needed to look at through the Comprehensive Plan revision. She said the current Comprehensive Plan identified Airport Industrial Subdivision as the appropriate location for heavy industrial development.

Commissioner Kipar said he had a question for Ms. Lewis regarding Petro Star's proposed vapor combustion unit.

Ms. Huber said she would love to continue any discussion on the item during the decision agenda statement at the next meeting.

Ms. Roxanne Murphy, Assistant City Manager spoke and said that this type of discussion on the proposed project had to be scheduled on the agenda, during the appropriate time. She said that once the public hearing was closed, Commissioner Kipar could not speak on the topic or ask additional questions of the applicant.

Ms. Huber reiterated that they had moved on from the public hearing portion of the meeting.

Commissioner Kipar said he was simply trying use the Petro Star project as an example of the high cost of lowering the environmental impact of industrial activities.

Ms. Huber said she did not include a Director's report on the agenda, but did have a few things to discuss. She reminded the Commissioners of the upcoming American Planning Association conference. She said there was enough money in the budget to send one of the Commissioners to the conference, and said they wanted to prioritize Commissioners who had not had the opportunity to attend in the past. Ms. Huber said she would include department goals on the next agenda. She thanked everyone for their participation in the work session.

Chair Pro-Tem Blehm said he thought homework would be a good thing for the Commission. Ms. Huber said staff heard this request loud and clear.

Chair Pro-Tem Blehm said he was looking for some utility information recently and

could not find any information on the City's website regarding where fire hydrants were located, or where water lines ran.

Ms. Huber said much of the City's mapping information was not currently available on the City website, but that they were working towards making it more available. She said if the public was interested in more detailed mapping information, they could fill out a records request. She added there was some limitation to what information was publically available regarding utility locations.

## **VII. ADJOURNMENT**

There being no further business, Chair Pro-Tem Blehm adjourned the meeting at 7:32 p.m.