

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes

Wednesday, July 1, 2020

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

SPECIAL MEETING AGENDA - 7:00 PM**I. CALL TO ORDER**

Chair Gondek called the meeting to order at 7:01 p.m. in Valdez City Council Chambers.

II. ROLL CALL

Present 7 - Commission Member Donald Haase
Chair Jess Gondek
Commission Member Brandon Reese (on phone)
Commission Member Harold Blehm (on phone)
Commission Member Stephen Goudreau (on phone)
Commission Member Roger Kipar
Commission Member Rhonda Wade (on phone)

Also Present 3 Director, Kate Huber
Senior Planner, Paul Nylund (on phone)
Administrative Assistant, Misty Peters

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS**1. Approval of Final Plat for Hardware Subdivision, a Replat of Lots 20, 21, 22, and 23 of Block 33, Amended South Portion Mineral Creek Subdivision, Plat #66-40M, Valdez Recording District**

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve the final plat for hardware subdivision, a replat of lots 20, 21, 22. The motion passed by the following vote after the following discussion occurred.

Commissioner Haase commented that he was in favor of approval of the item. Commissioners Kipar, Goudreau, Reese, and Blehm had nothing to add. Commissioner Wade joined on the phone.

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

VOTE ON THE MOTION:

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

2. Approval of Recommendation to City Council to Authorize Gravel Lease Amendment #1 with RSR Contracting, LLC on a 37-acre Portion of Tract A, ASLS 79-116

MOTION: Commissioner Member Haase moved, seconded by Commission Member

Goudreau, to approve the recommendation to City Council to authorize gravel lease. The motion carried by the following vote after the following discussion occurred.

Commissioner Haase said he was in favor of the change. Commissioner Goudreau agreed and said he wasn't sure if there was anything that should stop them from approving the item. Commissioner Blehm said he was still concerned regarding the production of smoke by the asphalt plant that could block visibility for the airport. He added that emergency medic helicopters needed to be able to land and take off from the area.

Commissioner Blehm asked if the lease amendment would be going before City Council at the next meeting. Ms. Kate Huber, Planning Director, said that while they still had some aspects to address with legal review, staff was preparing the item to be ready for the next Council agenda.

Commissioner Haase commented that there was an existing asphalt plant that was closer to the airport and asked if that had posed a visibility issue. Ms. Kate Huber, Planning Director, said she couldn't say that had been an issue specifically. Commissioner Blehm said the existing plant wasn't an issue because of the direction of the wind.

Commissioner Reese said he agreed with Commissioner Blehm's concerns. Commissioner Wade said she was concerned regarding the self-inspection of the site by the applicant referenced in staff's agenda statement. She said she wanted to make sure the site was properly remediated after the work was done.

Commissioner Goudreau commented that if the plant was going to impact air quality, or visibility, the Department of Environmental Conservation should be able to enforce against it. Chair Gondek he thought the air quality and visibility concerns were valid, but would be enforced by the state.

Chair Gondek added that there was an explosives disposal pit adjacent to the proposed plant, and he thought that should be considered as a safety concern.

Ms. Huber said staff had not reached out to the police department for comments on this amendment, but said she would reach out to Chief Hinkle to address this concern.

Mr. Roger Kipar, applicant, said they had selected his lease location because it was out of site of the public but added they could position the plant anywhere on the lot if it would assuage concerns after air quality or the explosives disposal pit.

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

VOTE ON THE MOTION:

Yays: 6 - Commissioner Haase, Commissioner Gondek, Commissioner Reese, Commissioner Blehm, Commission Goudreau, and Commissioner Wade

Recused: 1 - Commission Member Kipar

V. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar thanked the Commissioners for voting in his favor.

Commissioner Haase asked if there was going to be a meeting next week, even though there was a special meeting. Ms. Huber said that at this time, they didn't have any agenda items for that meeting and would likely cancel.

Commissioner Blehm said he appreciated the work the Planning Department had done in expediting the lease amendment application. He also said he was surprised to see a concrete barricade blocking off Wrangell Avenue with an outdoor seating restaurant tent and wondered if staff could provide more information.

Mr. Mark Detter, City Manager, said he had been approached the restaurant owner who wanted more options for outside dining in response to Covid 19 distancing restrictions. He said they had developed the solution for Wrangell Avenue in order to meet that need.

Commissioner Reese thanked Mr. Detter for the explanation regarding the tent.

Commissioner Kipar thanked everyone for voting in favor of his application for lease amendment. He added that he would like to see the City move forward with the subdivision, rezone, and sale of Airport Industrial Subdivision. He also announced that he had recently purchased Aleutian Trailer park and had been working with residents on improvement plans.

Chair Gondek had nothing to add.

Ms. Huber reminded everyone of the upcoming July 14th comprehensive plan revision public meeting. She said staff could provide paper meeting materials for members of the public who did not engage in electronic media. She said that the contractors would be presenting their existing conditions report, as well as the economic data they'd compiled on the community.

VI. ADJOURNMENT

There being no further business, Chair Gondek adjourned the meeting at 7:36 p.m.