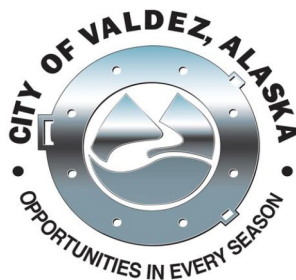


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes

Wednesday, May 12, 2021

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Chair Pro Tempore Harold Blehm called the meeting to order at 7:03 p.m. in the Valdez City Council Chambers.

II. ROLL CALL

Present 5 - Chair Pro Tempore Harold Blehm
Commission Member Donald Haase
Commission Member Stephen Goudreau
Commission Member Roger Kipar
Commission Member Rhonda Wade - *By Telephone*

Also Present 5 – Planning Director Kate Huber
Administrative Assistant Sandra Mobley
Planning Technician Nicole LeRoy
Senior Planner Bruce Wall
Assistant City Manager Roxanne Murphy

Excused 2 - Chair Jess Gondek
Commission Member Brandon Reese

III. APPROVAL OF MINUTES

1. Planning & Zoning Commission Regular Meeting Minutes of April 28, 2021.

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve Planning & Zoning Commission Regular Meeting Minutes of April 28, 2021.

Mr. Blehm noted the minutes reflected Commission Kipar was present by phone, but he was present in person. The administrative edit was made.

VOTE ON THE MOTION:

Yays: 5 - Pro Tempore Blehm, Commission Member Haase,
Commission Member Goudreau, Commission Member Kipar,
Commission Member Wade

Excused: 2 - Chair Jess Gondek
Commission Member Brandon Reese

MOTION CARRIED.

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. NEW BUSINESS

- 1. Approval of Temporary Land Use Permit #21-08 for C&E Car Deetz for 134 East Pioneer Drive, Lot 3 Pioneer Commercial Subdivision.**

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve Temporary Land Use Permit #21-08 for C&E Car Deetz for 134 East Pioneer Drive, Lot 3 Pioneer Commercial Subdivision.

VOTE ON THE MOTION:

Yays: 5 - Pro Tempore Blehm, Commission Member Haase, Commission Member Goudreau, Commission Member Kipar, Commission Member Wade

Excused: 2 - Chair Jess Gondek
Commission Member Brandon Reese

MOTION CARRIED.

- 2. Approval of Temporary Land Use Permit #21-09 for Harris Sand and Gravel for Six Months, for a 18,000 square foot portion of Tract S Port Valdez Subdivision, for a 15,000 square foot portion of Black Gold #1 Park Strip, and a 9,500 square foot portion of ROW on Whalen Avenue.**

MOTION: Commission Member Haase moved, seconded by Commission Member Reese, to approve Temporary Land Use Permit #21-09 for Harris Sand and Gravel for Six Months, for a 18,000 square foot portion of Tract S Port Valdez Subdivision, for a 15,000 square foot portion of Black Gold #1 Park Strip, and a 9,500 square foot portion of ROW on Whalen Avenue.

VOTE ON THE MOTION:

Yays: 5 - Pro Tempore Blehm, Commission Member Haase, Commission Member Goudreau, Commission Member Kipar, Commission Member Wade

Excused: 2 - Chair Jess Gondek
Commission Member Brandon Reese

MOTION CARRIED.

- 3. Approval of Temporary Land Use Permit #21-10 for Pruhs Construction Company, LLC for Six Months, for a 30,000 square foot portion of Lot 1**

Tract Q, Port Valdez Subdivision, a 5,500 square foot portion of Tract S, Port Valdez Subdivision, and a 7,000 square foot portion of Lot 19B, Block 1, Fireweed Hill.

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve Temporary Land Use Permit #21-10 for Pruhs Construction Company, LLC for Six Months, for a 30,000 square foot portion of Lot 1 Tract Q, Port Valdez Subdivision, a 5,500 square foot portion of Tract S, Port Valdez Subdivision, and a 7,000 square foot portion of Lot 19B, Block 1, Fireweed Hill.

VOTE ON THE MOTION:

Yays: 5 - Pro Tempore Blehm, Commission Member Haase,
Commission Member Goudreau, Commission Member Kipar,
Commission Member Wade

Excused: 2 - Chair Jess Gondek
Commission Member Brandon Reese

MOTION CARRIED.

4. PUBLIC HEARING: Rezone of Lot 1, Block 2, Robe River Subdivision, Plat 84-2 (106 River Drive) to General Commercial

There was no public testimony.

4a. Approval of Recommendation to City Council Concerning the Rezone of Lot 1, Block 2, Robe River Subdivision, Plat 84-2 (106 River Drive) to General Commercial.

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve Recommendation to City Council Concerning the Rezone of Lot 1, Block 2, Robe River Subdivision, Plat 84-2 (106 River Drive) to General Commercial.

VOTE ON THE MOTION:

Yays: 5 - Pro Tempore Blehm, Commission Member Haase,
Commission Member Goudreau, Commission Member Kipar,
Commission Member Wade

Excused: 2 - Chair Jess Gondek
Commission Member Brandon Reese

MOTION CARRIED.

5. PUBLIC HEARING: Rezone Tract P, Port Valdez Subdivision, Plat 77-1 (1105 W Egan Drive) to Multi-Family Residential.

5a. There was no public testimony.

6. Approval of Recommendation to City Council Concerning an Application to Rezone Tract P, Port Valdez Subdivision, Plat 77-1 (1105 W Egan Drive) to Multi-Family Residential.

MOTION: Commission Member Haase moved, seconded by Commission Member Goudreau, to approve Recommendation to City Council Concerning an Application to Rezone Tract P, Port Valdez Subdivision, Plat 77-1 (1105 W Egan Drive) to Multi-Family Residential.

VOTE ON THE MOTION:

Yays: 5 - Pro Tempore Blehm, Commission Member Haase, Commission Member Goudreau, Commission Member Kipar, Commission Member Wade

Excused: 2 - Chair Jess Gondek
Commission Member Brandon Reese

MOTION CARRIED.

VI. REPORTS

1. Planning Director's Report

Ms. Huber reminded everyone we are in the Public Comment period for the Draft Comprehensive Plan, which goes through May 20, 2021.

During the April 14, 2021 meeting there was review and a recommendation on an update to the Temporary Land Use Permit Ordinance. This will come before the Council May 4, 2021, for a second reading and vote for adoption.

A Building Code update is underway along with a few other changes which need to be made more immediately. Staff will continue to work on these and bring those forward at future meetings.

Mr. Blehm asked for a brief snapshot of the work on the Council Chambers and how long we will be using the Civic Center for meetings. Ms. Huber reported she doesn't have exact dates, but wanted for the record to remind everyone that future Planning and Zoning (P&Z) Commission meetings will be held at the Civic Center. The projection is for some time in the fall to be back in Council Chambers.

VII. COMMISSION BUSINESS FROM THE FLOOR

There was no commission business from the floor.

Mr. Goudreau asked Ms. Huber if she knows how far along the City is to letting out a contract to demolish the Pipeline Club and Land Sharks buildings. Ms. Huber replied she doesn't know the status of the demolition contract but will inquire with the Capital Facilities Director and report back. Roxanne Murphy, Assistant City Manager, approached the floor and reported the discussions to-date with former council was to wait until the Comprehensive Plan was done before any formal action would be taken. She believes Capital Facilities has an RFP to demolish those buildings, but Nate Duvall may be contacted for specifics.

Mr. Kipar said he recently traveled to Wasilla and discovered there isn't a single camper a person can buy because they are all sold. His hope is that there is a fast response or action plan in the Comprehensive Plan to address the influx of visitors with RV's coming to Valdez to camp during the summer. He said he saw a sign at Valdez Glacier Stream stating the area is closed to camping at night. He suggested we open areas for dry camping, such as Valdez Glacier Lake and Allison Point. He said we should act fast so Valdez doesn't miss the opportunity of providing for these type of visitors.

Ms. Murphy replied Parks and Recreation had to shut that down and the reason for the signage is that camping in the area requires extra Parks maintenance service. She stated trying to deal with an abundance of RV's can be dealt with as they come, but she hopes this will be great business for our RV and KOA and other facility businesses, that we don't want to take away from their business opportunities. Ms. Murphy suggested this be brought back as a discussion item on the next meeting agenda. Mr. Kipar agreed this should be done.

Mr. Blehm commented that a lot of people who have made the expense of purchasing a traveling accommodation are put off by not being able to camp for free. There are impacts with people camping in certain areas around town and a couple of areas near Alpine Woods where people will camp. He doesn't know if there is enforcement in which people are advised to move on to areas that permit camping. He reiterated it can be expensive for people to live several months in an RV Park. He said his preference is to see people camp in areas such as RV Parks and perhaps they could get a discount for an extended stay.

VIII. ADJOURNMENT

There being no further business, Chair Pro Tempore Blehm adjourned the meeting at 7:42 p.m.