I. CALL TO ORDER

The regular meeting of the Valdez Planning and Zoning Commission was called to order at 7:00pm by Chairperson Malone.

II. ROLL CALL

Chairperson Malone, Commissioners Haase, Ragan and Delozier were present. Commissioner Hogarth was absent and excused; Commissioner Swierk was absent; there is one vacancy.

Staff present included Laura Robertson, GIS/Planning Technician; and Wendy Farlin, Senior Office Assistant of the Community & Economic Development Department.

Scott Benda and his daughter were in the audience.

III. APPROVAL OF MINUTES – January 25, 2012 Regular Meeting Minutes

MOTION: Commissioner Delozier moved and Commissioner Haase seconded approval of the January 25, 2012 regular meeting minutes.

VOTE ON THE MOTION: 4 Yeas, 1 absent and excused (Commissioner Hogarth), 1 absent (Commissioner Swierk), 1 vacancy; motion carried.

- IV. PUBLIC BUSINESS FROM THE FLOOR None
- V. PUBLIC APPEARANCES None
- VI. PUBLIC HEARINGS None
- VII. UNFINISHED BUSINESS None

VIII. NEW BUSINESS

1) (SUBD #12-02) Preliminary Plat Approval of Lot 4A, Block 10, A Lot Line Vacation Within Block 10 Corbin Creek Subdivision Phase III. Applicant: Scott Benda

MOTION: Commissioner Delozier moved and Commissioner Haase seconded approval of the Preliminary Plat Approval of Lot 4A, Block 10, A Lot Line Vacation Within Block 10 Corbin Creek Subdivision Phase III.

Commissioner Delozier stated that Scott Benda currently owns 2 adjoining lots, has developed one lot with the intention of developing the adjacent lot and this is the proper thing to do. Commissioners Haase and Ragan agreed.

VOTE ON THE MOTION: 4 Yeas, 1 absent and excused (Commissioner Hogarth), 1 absent (Commissioner Swierk) 1 vacancy; motion carried.

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IX. REPORTS

1) E-Notes – None

2) Staff Report – Verbal at Meeting

Laura Robertson stated that an outline of demolition has been set for the old Three Bears Building and was sent to the Reynolds and Harris Sand and Gravel. They will be addressing the items, one of which is the determination of asbestos in the building. If it is determined that asbestos is present, proper removal and disposal will need to be implemented. Once the items in the outline have been met, the process of removal will begin. Commissioner Delozier asked what the timetable would be for demolition completion. Laura Robertson responded that there isn't one set up at this time, but it is the understanding of the Community Development Department that the property owner would like to start as soon as possible; however, it still needs to be determined by the Public Works Department how feasible it will be to bring that much material to the landfill this time of year. Commissioner Delozier asked when the demolition would begin and Laura Robertson responded that it can begin as soon as all of the items in the demolition plan have been addressed. Commissioner Ragan asked if the demolition was being done at the property owner's expense or taxpayer's expense and Laura Robertson responded that it is the responsibility of the property owner. Laura Robertson further stated that it is entirely the property owner's responsibility except for the demolition plan which the City takes care of for public health and safety as well as the disposal of possible asbestos in the City landfill. Commissioner Ragan asked about the water issue for the adjoining businesses and Laura Robertson responded that again, it is a private matter between the property owners and that the City works with them as best they can. The water will need to be turned off to the adjacent businesses during demolition and it is up to the property owners to work that out. Commissioner Ragan stated that she wanted to be on record stating that she was pleased that the building would be going away, especially at the property owner's expense versus the taxpayer's expense. Commissioner Delozier agreed and stated that this unfortunate incident has turned into a positive possibility for the City of Valdez downtown core. Commissioner Delozier further stated that he had been in contact with Mr. Reynolds which is positive, as Mr. Reynolds' intention is to rebuild on that site with some nice looking buildings. Whether or not that actually happens remains to be seen, but Commissioner Delozier is hopeful that it will happen as Mr. Reynolds did renovate the old Rexall Building which was positive for the City of Valdez.

Laura Robertson let the Commissioners know that there was a good possibility that the next regularly scheduled meeting on February 22nd would be cancelled as there is nothing on the agenda at this time and the office is going to be very short staffed prior to the scheduled meeting. Commissioner Delozier responded that the Commission has had a fairly light schedule since last fall and yet the Commission has a healthy list of goals that still need to be accomplished, both unfinished from 2011 as well as items in 2012. Rather than continually putting them off, the Commission should be working on completing these items. Chairperson Malone asked if there was something specific that

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> Commissioner Delozier wanted to work on and Commissioner Delozier responded that the Commission has already established a prioritization on the list that needs to be accomplished and he's good with working on completing them. Commissioner Delozier asked that if there was some legwork that needed to be done prior to the Commission working on an item, could staff complete that before the next scheduled meeting. Laura Robertson responded that staff should be able to accomplish that. Commissioner Delozier stated that he doesn't want to overwork the staff by asking for reports to be prepared on each item, but would like to see if there is some preparation that could be done on a specific item that the Commission could then begin to review and act on, such as the City/Borough issue that was recently discussed. This item may not even be on the list but is something that Commissioner Delozier thinks should be addressed, as well as the waterfront issue that Anchorage is currently pursuing and will quite possibly be confrontational with our waterfront. Laura Robertson stated that Lisa VonBargen is meeting with Anchorage people on Thursday regarding the Borough issue and Laura is preparing maps showing different boundary possibilities and implications, so there will definitely be some information to share at the next meeting regarding the Borough. Commissioner Delozier added that the strategic planning committee is still meeting and while it isn't clear what impact it will have on the Planning and Zoning Commission, there will most likely be some.

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Ragan stated that a while ago she had asked for an anticipated completion date regarding the abatement issue on the Coffey property and she would still like to have an update as this is going into the eighth or ninth year. Commissioner Ragan further stated that she had missed several meetings and if there was an update she apologized for missing it. Laura Robertson responded that the abatement issues did not fall under her duties, but she would pass it along to Lisa VonBargen for future reporting.

Commissioner Ragan asked Chairperson Malone if he knew the dates of both the Anchorage and Wasilla outdoor shows. Chairperson Malone responded he did not know. Commissioner Ragan stated that depending on when they were, she would possibly be missing the March 14th as well as the April 11th meetings. Chairperson Malone stated that he would also miss those meetings for the same reason.

Commissioner Delozier commended Chairperson Malone on his quick ability to take on the chairmanship.

XI. ADJOURNMENT

The meeting adjourned at 7:20pm.