

VALDEZ PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 27, 2012

I. CALL TO ORDER

The regular meeting of the Valdez Planning and Zoning Commission was called to order at 7:11pm by Chair Pro Tempore Delozier.

II. ROLL CALL

Chair Pro Tempore Delozier, Commissioners Haase, Ragan, Swierk, Fannin and Hogarth were present; Chairperson Malone was absent and excused.

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

City Manager John Hozey was present in the audience.

III. APPROVAL OF MINUTES – June 13, 2012 Regular Meeting Minutes

MOTION: Commissioner Haase moved and Commissioner Swierk seconded approval of the June 13, 2012 regular meeting minutes.

VOTE ON THE MOTION: 6 Yeas, 1 absent and excused (Chairperson Malone); 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 #12-04) Approval Final Plat for Lot 4A, Block 35, Mineral Creek Subdivision, South Portion. Applicant: Erik Haltness

MOTION: Commissioner Haase moved and Commissioner Hogarth seconded approval of the Final Plat for Lot 4A, Block 35, Mineral Creek Subdivision, South Portion.

There was no discussion.

VOTE ON THE MOTION: 6 Yeas, 1 absent and excused (Chairperson Malone); motion carried.

2) (SUBD #12-05) Approval Preliminary Plat for Lot 2A, Black Gold Subdivision #1 and Lot 1A, North Waterfall Subdivision. Applicant: Dan & Moria Ureda.

MOTION: Commissioner Haase moved and Commissioner Swierk seconded approval of the Preliminary Plat for Lot 2A, Black Gold Subdivision #1 and Lot 1A, North Waterfall Subdivision.

Commissioner Hogarth asked about the access for Lot 1A; is the 45 feet of pavement at the south end of the lot a road and if so, can the potential owner access the lot from that strip of pavement. It was determined that it is a parking lot for the old Rec Hall that was previously on the property and that the owners of Lot 2A, Dan and Moria Ureda, are moving the lot line to the south of that pavement and wish to keep it for storing vehicles.

Commissioner Fannin asked who is responsible for snow removal on the 45 foot right of way that runs from the end of the cul de sac to the park strip and whether or not it meets street codes. Laura Robertson responded that it does not meet street standards and nothing on the original plat indicates who is responsible for snow removal. It is a dedicated right of way which the street department pushes snow through currently; and while they don't grade it and make it a "normal" road, they make do with what exists.

Lisa Von Barga added that at the time the area was re-platted, the intention was that the applicable lots would have access off the right of way. Lisa further stated that Lot 2 is being kept by the City as a parking area for people accessing the park strip. Commissioner Fannin expressed concern about the lack of emergency accessibility to the northern most lots. Lisa added that the right of way is not plowed in the winter; snow is actually stored there.

Laura Robertson summed up the issue. By moving the lot line, Lot 1A will be required to access the lot from the right of way and while Lot 3 also has to access from the right of way, there isn't currently anything built on Lot 3 so the problem of winter time access hasn't come up before now. Commissioner Fannin wanted to be on record that he brought up the issue of who owned the right of way and who is responsible for its upkeep and Lisa reiterated that it is owned by the City. Laura suggested that a note could be added to the plat stating that access would be necessary on the right of way and snow removal would happen only to the end of the cul de sac. Both Laura and Lisa stated that it would be helpful to have in writing that the City actually owns the right of way as well as what is and isn't covered as far as snow removal.

After several minutes of discussing moving the bulb at the end of the cul de sac as well as other access possibilities for Lots 1A and 3 and acknowledging that the current owner, potential purchaser and representative from the City streets department were not present for input, it was determined that the approval should be postponed.

MOTION: Commissioner Fannin moved and Commissioner Ragan seconded postponement of the approval until the next meeting.

VOTE ON THE MOTION FOR POSTPONEMENT: 6 Yeas, 1 absent and excused (Chairperson Malone); motion carried.

3) Discussion Item: Update on City Beautification and Urban Design

City Manager John Hozey gave a presentation on the City Beautification and Urban Design plans and stated that this presentation is not final by any means; it is still in the refining stages. John reported that the Mayor formed a task force last year to look into City beautification because the City seemed to be spinning their wheels and needed some direction as well as help with public outreach. A consultant was hired and in May, workshops were held for a week for community input and brainstorming. In addition, during a subsequent week the consultant met with various organizations, such as the street crew and the local DOT to discuss snow removal issues. The consultants started work on three main areas - from the forest service cabin to the intersection of the Richardson Highway and Meals Avenue; the main street between Meals Avenue and Hazelet; and a proposed town center or plaza surrounding City Hall. There has been some very positive feedback on the Kelsey Dock upgrades and the Ruth Pond area.

John Hozey informed the Commission that the first ideas will be presented on Monday July 2nd at a task force meeting at noon, to interested community members in the afternoon in Council Chambers; and to the Council in the evening. In addition, a letter was hand delivered to all property owners on Egan and Chenega that would be affected by the proposed changes. After the presentations have been made and comments have been taken, the task force will meet again to determine the next step.

John Hozey stated that another creation was a new welcome sign and that most people don't realize the size of Valdez. In order to give perspective, the sign will be placed at the edge of the Valdez limits which is around 18 mile, and will state that it is actually 22 miles to the city center. As soon as the DOT permit has been issued and the posts engineered, the sign will be erected.

The Commissioners were very supportive of the beautification effort. City Manager Hozey encouraged the Commissioners to spread the word and come to the meeting on Monday to give their comments.

IX. REPORTS

1) E-Notes

Lisa Von Barga explained to the Commissioners why the agenda item to lease land where the old ARCS tower is to Copper Valley Wireless had been pulled. The City decided to look at further options, including possible tower upgrades and allowing other cellular companies access.

2) Staff Report – Verbal at Meeting

Lisa VonBarga explained the letter from David Daniels, son of Don Daniels. David is representing his father, who recently had a stroke and is asking to be allowed to leave a trailer on property on which a separate home is being built. Zoning states that once a primary structure is complete, the mobile home must be removed. Don Daniels is asking

that the mobile home be allowed to remain as a dry storage unit; that all utilities will be removed and it will be disconnected from sewer and water. Lisa further explained that it would be coming before the Commission as either a discussion item or an action item and that even though David Daniels is a commercial fisherman and may be out fishing, he will make every effort to be present at the meeting.

3) Abatement Report – Verbal at Meeting

Lisa Von Bargaen stated that the documents for both the Estes and Coffey properties have been filed in court and Lisa will keep the Commissioners informed as the City moves through the processes.

Laura Robertson spoke on current abatement issues on Airport Industrial property and the Pipeline Yard owned by the City, as well as on Alaska Street (behind the Schliesing storage unit). Laura is putting out an RFP for removal of items and should be out on the streets Friday, June 29th.

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Swierk stated he hasn't had any success in contacting the STIP person for the bike path to at least 10 mile, and asked Lisa Von Bargaen for suggestions. Lisa stated she would get another contact person's information to Commissioner Swierk.

Commissioner Ragan reported that the insulation has been removed from the water tower on Dylen Drive and it looks much better and if the dumpsters could be moved somewhere else, that would be a bonus.

Commissioner Haase thanked City Manager Hozey for his presentation and reported that the light had been installed on Cummings Way.

XI. ADJOURNMENT

The meeting adjourned at 8:50 pm.