I. CALL TO ORDER

The regular meeting of the Valdez Planning and Zoning Commission was called to order at 7:05pm by Chair Pro Tempore Delozier.

II. ROLL CALL

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

Staff present included Lisa VonBargen, Director and Laura Robertson, Senior GIS/Planning Technician.

Allen Minish from Wrangell Mountain Technical Services and Dan Ureda were present in the audience.

III. APPROVAL OF MINUTES – June 27, 2012 Regular Meeting Minutes

MOTION: Commissioner Ragan moved and Commissioner Swierk seconded approval of the June 27, 2012 regular meeting minutes.

VOTE ON THE MOTION: 4 Yeas, 3 absent and excused (Chairperson Malone and Commissioners Haase and Hogarth); motion carried.

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

1) (SUBD #12-05) Approval of Preliminary Plat for Lots 1 & 2, Ureda Subdivision. Applicant: Dan & Moria Ureda

MOTION: Commissioner Fannin moved and Commissioner Ragan seconded approval of the Preliminary Plat for Lots 1 & 2, Ureda Subdivision.

Laura Robertson, GIS/Planning Technician, gave a brief summary. Laura stated that in between the last Planning & Zoning Commission meeting and this meeting, Community Development staff met with the Fire Department and the Street Department, with input from Allen Minish, and came up with some options. One would be to move the cul-desac, while another would not allow the subdivision to happen. The Street Department determined that the cost to move the cul-de-sac would be large and the cost isn't justifiable for two access issues. In addition, since Lot 3 already requires access from the ROW, the Street Department felt that adding one more access wouldn't really change anything. They indicated it would be possible to put the snow into a berm down the

middle if it becomes necessary. Lisa Von Bargen added that the paved 45' wide ROW is as wide as the street.

Commissioner Swierk asked if this was part of the Black Gold Subdivision. Allen Minish, Wrangell Mountain Technical Services, responded that that State requires that when a subdivision happens, a completely different name be used, so it is now going to be called Ureda Subdivision. Commissioner Fannin asked if a re-plat was going to be done including the un-named ROW with the North Waterfall ROW and have it all be a dedicated street. Lisa Von Bargen responded no, that the City would be doing that independently at a future date.

Dan Ureda, current property owner, stated that at the time the land was purchased, he never hid the fact that he would subdivide in the future and would like to see the cul-desac corrected. In addition, the address for Lot 1A is already stated as Waterfall Drive.

Lisa Von Bargen stated that when talking about improving and/or moving the cul-de-sac and gutters, the cost would be in the \$300,000 to \$500,000 range, which is excessive when talking about improvements for two pieces of property. Chair Pro Tempore Delozier stated that the owner seems to have concerns with the current layout and the Commission has concerns about how it will be resolved for now and into the future and just want to make sure that it is addressed now and to the Commission's satisfaction. Allen Minish from Wrangell Mountain Technical Services stated a fairly simple solution would be that the plat could be re-done to indicate a possible correction in the future; it doesn't obligate the City but solves the current dilemma. Lisa Von Bargen responded that it may be simple on paper, but it is much more complicated to actually make happen. Commissioner Fannin asked if North Waterfall was ever going to be re-paved and Lisa responded ves. Commissioner Fannin asked that in that case, why couldn't the plat be changed to reflect the future cul-de-sac move and vacation. Lisa responded that the approval for re-paving, moving the cul-de-sac and possible land purchase falls to the City Manager and City Council; the Planning and Zoning Commission cannot obligate future funds and furthermore, changing the plat sets an expectation that it will be done.

Dan Ureda stated that he felt he was being penalized as a taxpayer and that the cul-de-sac would not just benefit the two properties with access issues, it would benefit all of the property owners on North Waterfall. Dan further stated that at the time he purchased the land, he was very clear that he was going to subdivide the property because he only wanted 5,000 square feet to begin with but had to purchase the whole lot. Dan said that he understood the costs involved but feels he's been patient in doing what the City has asked and feels that the cul-de-sac should have been dealt with when the Rec Hall was demolished and the property was put up for sale. Dan reiterated that the cul-de-sac upgrade would benefit seven properties on North Waterfall and asked if the intent of the City, when the Rec Hall was demolished, was to let the street and sidewalks go or were they going to be fixed. Dan stated that in any case, he does not want to hold up the sale of this property any longer but would like to see the street and sidewalks repaired. Lisa Von Bargen stated that the intent of the City has always been that the 45' right of way was the City's responsibility and would be maintained. However, it wasn't the intention

that the cul-de-sac would be moved. The intent was that the cul-de-sac and right of way would remain and be maintained by the City as needed.

Commissioner Fannin stated there are three options to this approval: approve the sale as is with the understanding that the City will address the renaming of the right of way to North Waterfall Drive sometime in the future and leaving the cul-de-sac as is; deal with moving the cul-de-sac and correcting the street now before the land sale, which the Street and Fire departments would prefer, realizing however, that the cost is prohibitive so they are willing to deal with the street as it is currently; or change the plat to add the possibility of fixing the cul-de-sac in the future. Dan Ureda stated he was in favor of changing the plat for future possible fixing and letting the sale go through as is now. Lisa Von Bargen stated she was concerned that the Council and City Manager would not see it that way; that they could perceive it as committing to the change and therefore might not approve it.

Chair Pro Tempore Delozier stated that he felt the best option would be to change the plat to put a possible change in the future, allow Dan Ureda to sell his property as is now, and let the City determine if and/or when they ever want to change the cul-de-sac and street. Commissioner Ragan stated that she felt the Commission should do what the applicant wishes. Dan Ureda stated that he would like to tell his story to the Council; that the City was paying \$50,000 a year in heating and maintaining the Rec Hall until it was demolished and then spent a lot of money selling the properties to get them off the books and feels that the savings in the last few years has more than paid for the relocation of the cul-de-sac. Dan further stated that if there is a chance to "do it right" then he's willing to wait a few weeks, although he can't speak for the potential buyer, but he does not want to hold up the sale if it's going to be several months or the improvements are not going to be made.

MOTION: Commissioner Fannin moved and Commissioner Ragan seconded approval to postpone approval of Preliminary Plat for Lots 1 & 2, Ureda Subdivision, until staff has time to explore and present to City Council the option of moving the cul-de-sac and correcting the street to conform to the other streets in the subdivision and changing the plat to reflect possible changes in the future, not necessarily correcting at this time.

Dan Ureda asked if this item could be placed on the agenda for the next City Council meeting, allowing him to speak at the meeting and Lisa Von Bargen responded that there isn't enough information to bring to the Council. Lisa invited Dan to come to the Council meeting and speak under public business from the floor on a non-agenda item, but stated that bringing it the Council without background information, as well as the fact that it is a complicated issue, would make it unproductive. Additionally, the agenda for Monday night's meeting has already been set. Lisa further stated that as an alternative, a report could be placed on the agenda for the August 6th meeting and Dan could address the Council at that time. The Council would have an opportunity for a consensus to either approve to proceed with looking at the cul-de-sac correction or turn it down. Dan was agreeable to appearing at the Council meeting on August 6th.

VOTE ON THE MOTION TO POSTPONE: 4 Yeas, 3 absent and excused (Chairperson Malone and Commissioners Haase and Hogarth); motion carried.

VIII. NEW BUSINESS

Discussion Item: Abatement/Demolition Contract Slideshow

Laura Robertson, GIS Planning Technician, gave a little background information as to why this program is taking place. The City is trying to enforce abatement issues and feels that City property should be cleaned up as an example to other offenders. Laura further stated that community members seem to be fed up with the City limits looking bad and by cleaning up the City property, the hope is that others will follow suit. Commissioner Fannin stated that the City is headed in the right direction.

IX. REPORTS

1) E-Notes

There were no additions to the E-Notes.

2) Staff Report – Verbal at Meeting

Lisa Von Bargen stated that the State of Alaska has a Seismic Hazard Task Force and has requested that the City have a representative. Lisa further stated that the preference is to have an elected official; however, none of the Council members have expressed an interest and would like to have a member of the Planning and Zoning Commission be a representative if any are interested. Lisa stated that she believes they meet quarterly by phone, so it isn't a huge commitment and if any Commissioners are interested please let her know. Chair Pro Tempore Delozier stated he may be interested if Lisa could provide more information about what the task force entails.

3) Abatement Report – Verbal at Meeting

There was nothing to report on abatement.

Chair Pro Tempore Delozier stated that the old Three Bears building is being demolished and Lisa reported that Larry Reynolds had been in the office and stated that his intent for the new building is to at least get the framing done this year so that the interior can be worked on over the winter. Chair Pro Tempore asked if the water line issue between the old Three Bears building and the Valdez Center had been resolved and Lisa stated that it had been installed for the Valdez Center, but Larry Reynolds has not had his completed.

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Fannin stated that he knows that fixing the street on North Waterfall is going to be a long process but it is the right thing to do.

Commissioner Fannin also stated that the feedback he received was that the 4th of July festivities were fun, but maybe spend the fireworks budget on a bigger display at New Year's Eve since they are hard to see

Chair Pro Tempore Delozier commented that he also received positive feedback on the 4^{th} of July but that even though the fireworks are certainly representative of the 4^{th} , they don't present as well because there is so much daylight and maybe that budget could be spent in a more creative way.

XI. ADJOURNMENT

The meeting adjourned at 8:35 pm.