I. CALL TO ORDER

The regular meeting of the Valdez Planning and Zoning Commission was called to order at 7:10pm by Chairperson Malone.

II. ROLL CALL

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

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

There was no one in the audience.

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

MOTION: Commissioner Fannin moved and Commissioner Haase seconded approval of the July 25, 2012 regular meeting minutes with the following correction by Commissioner Ragan and clarification by Commissioner Haase. Commissioner Ragan was removed from the list of Commissioners present and Commissioner Haase was added; on the second page under the motion for acceptance of nine parcels, Commissioner Haase asked that his concern of the deed restriction be expanded to include gravel extraction as well as many other possible uses.

VOTE ON THE MOTION: 5 Yeas, 2 absent and excused (Commissioners Delozier and Hogarth); 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 #12-03) Approval of Preliminary Plat of Lot 5A, Block 1, Raven Subdivision. A Subdivision of Lots 5 and 6, Block 1, Raven Subdivision Plat 94-9 Valdez Recording District. Applicants: Robert & Verna Zastrow

MOTION: Commissioner Haase moved and Commissioner Ragan seconded approval of the Preliminary Plat of Lot 5A, Block 1, Raven Subdivision. A Subdivision of Lots 5 and 6, Block 1, Raven Subdivision Plat 94-9 Valdez Recording District.

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Laura Robertson reported that the plat being presented is different than previously brought before the Commission. Bob and Verna Zastrow were originally asking to create two lots within Lot 6 but have since changed it to a lot line removal between Lots 5 and 6.

There was no discussion.

VOTE ON THE MOTION: 5 Yeas, 2 absent and excused (Commissioners Delozier and Hogarth); motion carried.

IX. REPORTS

1) E-Notes

There were no additions to the E-Notes.

2) Staff Report – Verbal at Meeting

Laura Robertson stated that the North Waterfall cul-de-sac concern was presented at the August 6th City Council meeting for discussion. Present were Dan Ureda, the potential buyers of his property as well as the possible purchaser of Jack McCay's property, all of which are on North Waterfall. There was a lengthy discussion in which the Council agreed that the original plat should be approved by the Planning and Zoning Commission so that the Uredas can proceed with selling their property and then a second plat can be submitted to Planning and Zoning. The second plat would add the right of way as an official extension of North Waterfall and the potential future location of the cul-de-sac. In addition, the Council would like the City to negotiate with the purchasers of the Ureda property to acquire the small portion of land required for the future cul-de-sac, either by outright purchase or a trade of land.

3) Abatement Report – Verbal at Meeting

Laura updated the Commission on the demolition and abatement contracts. The trailer on Alaska Avenue has been removed by Roger's Snow Removal and Roger will be starting on the larger projects adjacent to Mark's Repair and Copper Avenue. Laura further stated that the City is negotiating with Rick Wade of Nordic Village Supply to handle some of the more hazardous waste at the Airport Industrial Subdivision and the Valdez Pipe Yard. This contract will go before the Council because of cost.

Commissioner Fannin inquired about the status of the court filings that were reported as filed and whether or not the City is following through on them. Laura responded that she was not certain of the status but would have Lisa Von Bargen give an update at the next meeting.

Commissioner Fannin commented that it was great that the "used car lot" had been cleared because it was an eye sore and he's glad they're gone, and asked how it had been accomplished. Laura stated that as a condition of the sale by Tesoro, Joe Prax asked that

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the cars be removed, so signs were placed on the property stating that they be removed or be towed and all were removed.

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Haase stated that it was good to have Chairperson Malone back.

Commissioner Ragan stated that the water tower on Dylan Drive looks fantastic since the mural had been started. Also, Commissioner Ragan reported that a number of visitors at Eagles Rest RV Park attended the Gold Rush activities and commented on how excited they are that Valdez is moving towards a beautification project. Commissioner Ragan stated that they seemed to understand that it is a conceptual plan right now and not final.

Commissioner Swierk welcomed Chairperson Malone back.

Chairperson Malone thanked the Commission for covering for him during his absence.

XI. ADJOURNMENT

The meeting adjourned at 7:25 pm.