

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, April 22, 2026

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 6 - Commission Chair Donald Haase
Commission Member Rhonda Wade
Commission Member Stephen Goudreau
Commission Member Maureen Radotich
Commission Member Christopher Moulton
Commission Member Kristian Fagerberg

Absent 1 - Commission Member Caleb Metroka

Also Present 1 - Community Development Director Kate Huber
Administrative Assistant Jared Chase
Senior Planner Paul Nylund
Senior Planner Bruce Wall

III. APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting Minutes April 8th, 2026.

Minutes were approved.

IV. PUBLIC BUSINESS FROM THE FLOOR

No public business from the floor was present.

V. PUBLIC HEARINGS

1. Public Hearing: Proposed Repeal and Reenactment of the Title 16 Subdivision Code

No comments were made during the public hearing.

VI. NEW BUSINESS

1. Approval of Temporary Land Use Permit #26-07 for Alyeska Pipeline Service Company, Agent for TAPS Owners, for an Approximately 2.5-acre Portion of Tract B & E Section 34 ASCS 98-30 (Brown’s Creek) Per Plat 2016-7 Owned by the City of Valdez

MOTION: Commission Member Wade moved, seconded by Commission Member Fagerberg, to Approve temporary land use permit #26-07 for Alyeska Pipeline Service Company, agent for TAPS owners for an approximately 2.5-acre portion of Tract B & E Section 34 ASCS 98-30 (Brown's Creek) per Plat 2016-7.

DISCUSSION: Peter Nagel was present representing the applicant. Nagel outlined the timeline for expected work for the TLUP.

VOTE ON MOTION

Yay: 6 - Goudreau, Wade, Haase, Radotich, Moulton, and Fagerberg
Absent: 1 - Metroka

MOTION CARRIED

2. Approval of Recommendation to City Council to Repeal and Reenact Title 16 of the Valdez Municipal Code Titled Subdivisions

MOTION: Commission Member Wade moved, seconded by Commission Member Fagerberg, to Approve recommendation to City Council to repeal and reenact Title 16 of the Valdez Municipal Code Titled Subdivisions.

DISCUSSION: Community Development Director Kate Huber and some members of the consultant team were present and gave a short presentation summarizing the goals and changes included in the draft Title 16 code. Commissioners discussed some highlights and held a discussion about the ordinance prior to voting on the recommendation.

MOTION TO AMEND: Commission Member Goudreau moved, seconded by Commission Member Wade, to amend their recommendation to City Council to include an amendment on a portion of the ordinance, changing the wording on line 944 concerning cross slopes on gravel roads and add a maximum that is not greater than 6 percent.

DISCUSSION: Commission Member Wade pointed out to the commission that adding a maximum amount would greatly help when it comes to plowing these roads.

VOTE ON MOTION TO AMEND

Yay: 6 - Goudreau, Wade, Haase, Radotich, Moulton, and Fagerberg
Absent: 1 - Metroka

MOTION TO AMEND CARRIED

MOTION TO AMEND: Commission Member Fagerberg moved, seconded by Commission Member Wade, to amend their recommendation to the City Council to include an amendment on a portion of the ordinance, changing on lines 824, 1074, and 1161 (or throughout the document) that any reference to required snow storage being deeded to the city be changed to a requirement that all required snow storage be dedicated.

DISCUSSION: Commissioners discussed the reasons for deeding snow storage lots to

the city. Some discussion about changing the words ‘shall deed the snow storage lot’ to ‘may deed the snow storage lot’. Ultimately the commission decided that changing the wording deeded to dedicated would alleviate ownership concerns brought up by the commission.

VOTE ON MOTION TO AMEND

Yay: 4 - Wade, Radotich, Moulton, and Fagerberg
Nay: 2 - Goudreau, and Haase
Absent: 1 - Metroka

MOTION TO AMEND CARRIED

VOTE ON ORIGINAL MOTION WITH AMENDMENTS

Yay: 6 - Goudreau, Wade, Haase, Radotich, Moulton, and Fagerberg
Absent: 1 - Metroka

MOTION CARRIED

VII. REPORTS

1. Community Development Director’s Report

Director Huber gave project updates and outlined the timeline for various projects that Community Development staff are working on.

VIII. COMMISSION BUSINESS FROM THE FLOOR

No commission business from the floor was presented.

IX. ADJOURNMENT