



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

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Tuesday, May 26, 2026

7:00 PM

Council Chambers

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#### Regular Meeting

#### WORK SESSION AGENDA - 6:00 pm

*Transcribed minutes are not taken for Work Sessions. Audio is available upon request.*

1. [Work Session: Valdez Fisheries Development Association \(VFDA\)](#)

#### REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

1. [Approval of Minutes for Regular Council Meeting of May 6, 2026](#)

V. SWEAR-IN CITY COUNCIL

VI. ELECTION OF MAYOR PRO TEMPORE

VII. PUBLIC BUSINESS FROM THE FLOOR

VIII. CITY BOARDS & COMMISSIONS: REPORTS & REFERRALS

1. [Valdez Tourism Task Force Report: Draft Articles of Incorporation for Destination Valdez and Recommendation on Process for Selecting Initial Board of Directors](#)

IX. CONSENT AGENDA

1. [Approval of Renewal of Marijuana Dispensary License - Herbal Outfitters LLC #10173](#)
2. [Approval of Renewal of Liquor License: The Fat Mermaid](#)

3. [Approval To Go Into Executive Session Re: Discussion of Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues:](#)

#### X. NEW BUSINESS

1. [Approval of Service Agreement with American Ramp Company for Upgrades to the Luke Horning Memorial Sk8 Park in the Amount of \\$189,925.17](#)
2. [Approval of 2026 Beautification Matching Grant in the Amount of \\$12,500 for Tier 1 Applicant, Radio Shack](#)
3. [Approval of 2026 Beautification Matching Grant in the Amount of \\$25,000 for Tier 1 Applicant, Magpies LLC](#)

#### XI. ORDINANCES

1. [#26-03 - Amending Chapter 3.24 of the Valdez Municipal Code Titled Public Accommodation Tax \(Amended\). First Reading. Public Hearing.](#)
2. [#26-04 - Repealing and Reenacting Title 16 of the Valdez Municipal Code Titled Subdivisions. Second Reading. Adoption.](#)
3. [#26-05 - Amending Chapter 2.52 of the Valdez Municipal Code Titled Planning and Zoning Commission \(Amended\). First Reading. Public Hearing.](#)

#### XII. RESOLUTIONS

#### XIII. REPORTS

#### XIV. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

##### 1. City Manager Report

1. [City Manager Written Report](#)

##### 2. City Clerk Report

##### 3. City Attorney Report

##### 4. City Mayor Report

#### XV. COUNCIL BUSINESS FROM THE FLOOR

#### XVI. EXECUTIVE SESSION

#### XVII. RETURN FROM EXECUTIVE SESSION

XVIII. ADJOURNMENT

XIX. APPENDIX

1. [Legal Billing Summaries - March and April 2026](#)



Legislation Text

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**File #:** 26-0233, **Version:** 1

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**ITEM TITLE:**

Work Session: Valdez Fisheries Development Association (VFDA)

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: na  
Unencumbered Balance: na  
Funding Source: na

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

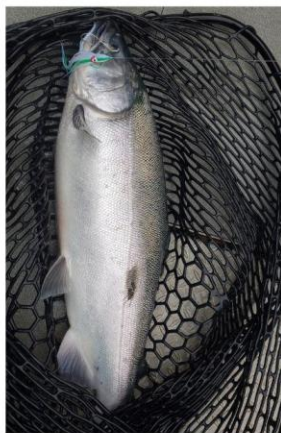
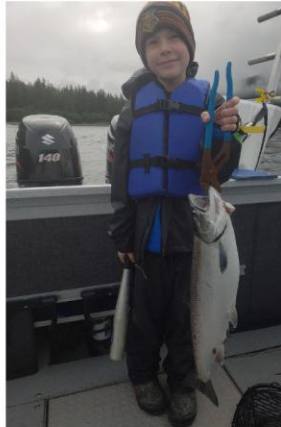
At the work session VFDA Executive Director Mike Wells will discuss potential funding collaboration for a new Coho Incubation and Rearing Facility.

Mr. Wells will provide a short presentation on VFDA's 2026 Economic Impact Study, recently completed by McKinley Group and also provide a formal funding plan detailing the sportfish program's need, project and project budget.



# Coho Incubation & Rearing Facility

Request for Funding



MAY 26, 2026

VALDEZ FISHERIES DEVELOPMENT ASSOCIATION, INC.

PO Box 125, Valdez, AK 99686

VALDEZ FISHERIES DEVELOPMENT ASSOCIATION, INC.  
SOLOMON GULCH HATCHERY

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P.O. Box 125 Valdez, AK. 99686 1815 Mineral Creek Loop Road Valdez, AK 99686  
(907) 835-4874 Fax (907) 835-4831 Mike.Wells@valdezfisheries.com



May 26, 2026

Mayor Fleming and Members of the Valdez City Council,

Incorporated in 1980 by local business people and commercial fishers, Valdez Fisheries Development Association, Inc. (VFDA), was created to improve salmon fisheries in Prince William Sound and support local fisheries related businesses. With this mission, VFDA constructed the Solomon Gulch Hatchery (SGH) in 1981 and saw the first returns of Pink salmon to its hatchery facility in 1982.

Over the last 46 years, VFDA has grown its fisheries enhancement programs into one of the largest salmon hatcheries in North America. VFDA pink salmon returns are the foundation of the Sound's commercial fishery, and its Coho (Silver) salmon now support one of the largest sport fisheries in Southcentral Alaska and provides an annual subsistence harvest for the Native Village of Tatitlek.

VFDA must now replace its Long Term Rearing Building, which provides fresh water residence for juvenile coho salmon development. This project is complex and estimated to total approximately \$10 million in cost. Projects of this type are usually financed through the State of Alaska's Fisheries Enhancement Revolving Loan Fund (FERLF) and loan payments to service these loans are made through the sale of cost recovery pink salmon, which reduces the catch of salmon available to commercial harvesters. However, because the coho salmon produced by VFDA are primarily for the benefit of the sport fishery and because there is no direct user-pay mechanism to collect fees for this type of capital investment, alternative funding methods are needed.

The City of Valdez and VFDA have a long and successful history of working together to foster economic growth in the community. In addition to seafood processing and raw fish taxes, hatchery salmon increase travel to Valdez for summer recreation and tourism. The city contributes annually to the cost of producing our coho salmon, which has resulted in strong cost to benefit ratios. In addition, the city has supported efforts to improve Robe Lake salmon habitat, and has recognized VFDA's hatchery programs as a key economic driver within its community, economic development, and waterfront planning.

VFDA's board of directors seeks to raise approximately 50% of the total project cost using direct funding or grant collaboration where possible to reduce the cost to all the fisheries supported by the association. We feel strongly that a partnership with the City of Valdez, to fund a new Coho Incubation and Rearing Facility will continue to provide significant long-term benefits to the community, and sustain and expand the local economy. Not only will it support existing coho salmon production, but it will also position VFDA to develop a much-desired Chinook (King) salmon sport fishery.

Thank you for your consideration and we look forward to discussing this opportunity further.

Sincerely,

Mike Wells  
Executive Director

**VALDEZ FISHERIES DEVELOPMENT ASSOCIATION, INC.  
COHO INCUBATION & REARING BUILDING  
FUNDING PLAN**

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## **TABLE OF CONTENTS**

- **Project Description**
  - Project Need
  - Project
  - Project Site
  - Project Timeline
  - Project Cost
  - Base Bid Estimate
  - Work/Approvals to Date
  
- **Project Implementation**
  - Phase 1 - Funding Cycle
  - Phase II - GCCM Contractor Selection/Engineering Completion
  - Phase III - Pre-Construction & Permitting
  - Phase IV - Construction
  
- **Estimated Project Schedule**
  
- **Project Alignment**
  - VFDA Mission Statement
  - 2019 City of Valdez Comprehensive Plan
  
- **Community Benefits**
  - Economic Development
  
- **Corporate Experience**
  
- **Key staff and Partners**
  
- **Attachments**
  - Attachment A-North/South Elevations
  - Attachment B-East/West Elevations
  - Attachment C-Preliminary Floor Plan

# PROJECT DESCRIPTION

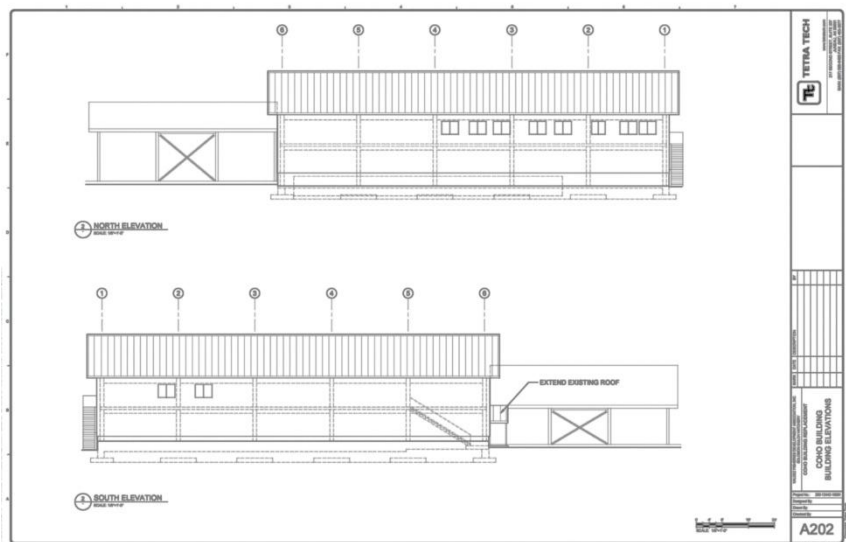
## Program Need



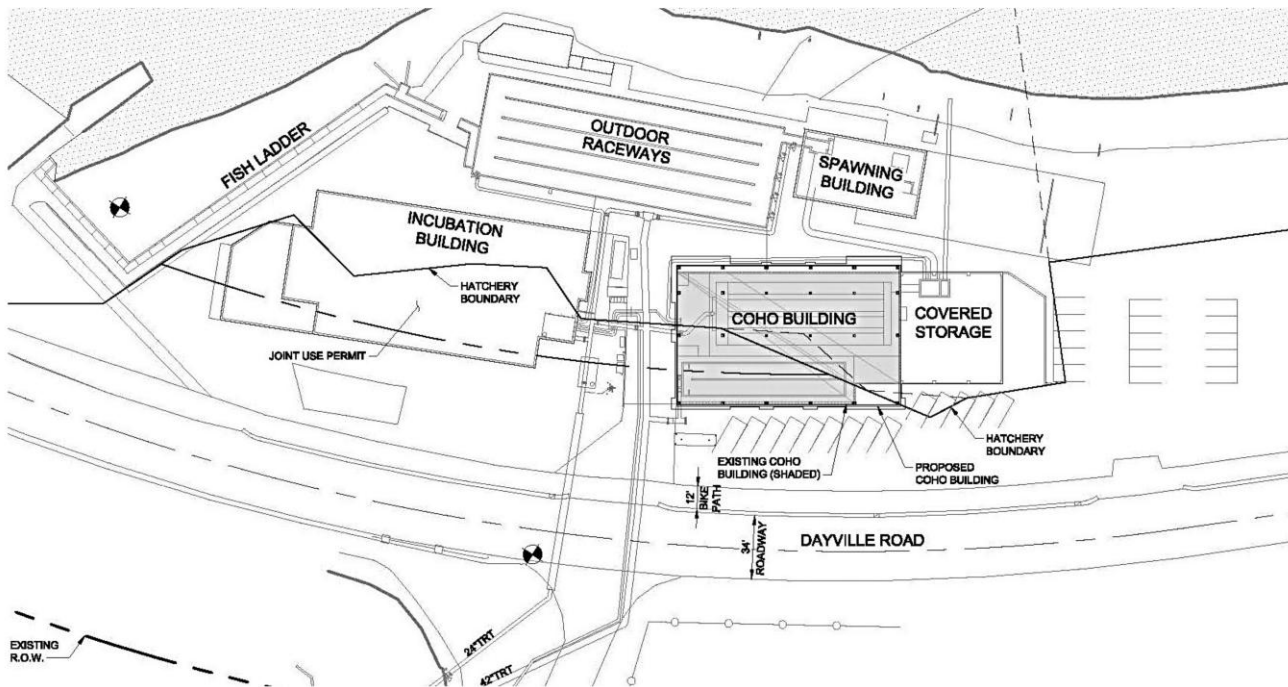
Constructed in 1983, VFDA’s long term rearing facility is used for growing out juvenile Coho salmon production at Solomon Gulch Hatchery. Originally built to provide fresh water residency for 1 million coho smolt, the program has increased over time to the current production level of 2 million smolt annually. Over its forty four year lifespan, the facility was added onto in 1993, providing two additional concrete raceways, and again in 1995 to add storage and work space. In 2015, VFDA contracted with Tetra Tech LLC., to provide a complete structural evaluation of the aging facility. This evaluation found that the building in its current state is unable to meet required design conditions for snow, wind, and seismic loading, and its aluminum raceways are showing significant structural corrosion. The evaluation determined that the building would serve hatchery operations another 10 years before significant work would be needed to extend the life of the building; therefore receiving a recommendation from the engineers to replace rather than renovate the building. Given the costs to renew the facility, and significant need for increased space for existing and future programs, VFDA has chosen to construct a new facility.

## The Project

VFDA proposes to construct a new 9,400 square foot, two story, Pre-Engineered Metal Building (PEMB), which will provide a fully contained incubation hatchery and grow out tanks. VFDA’s current bio-program is shared between two buildings, with hatch taking place in the egg incubation building and grow out in the coho building. The new facility will combine all of this under one roof by creating incubation space for hatching, and six full-length concrete raceways within the same facility. The second floor will provide indoor work space, as well as a future office suite. The second story office suite is not considered part of the project. Total capacity of the new facility when complete will permit production of up to 3 million juvenile salmon, or allow VFDA to maintain existing permitted capacity of 2 million coho, and up to 300,000 Chinook salmon smolts.



## Project Site



The Solomon Gulch Hatchery site is located on lands leased long term from the Alaska Department of Natural Resources and the City of Valdez. The old coho building will be demolished and the project will be constructed on the same space to utilize the two concrete raceways and water conditioning and distribution systems already in place, which have an extended remaining lifespan.

## Project Timeline



The existing facility has now reached the 10 year milestone beyond the structural evaluation's recommendation. VFDA seeks to begin the project immediately to provide a completed and useable facility by 2030.

## Project Cost

### Est. Construction Cost

**\$9.9 Million**

VFDA has developed an architectural design of the project to 35% completion. This work was commissioned to determine constructability, site suitability, and a base cost estimate for the project. The design has been evaluated by Estimations LLC, an Anchorage firm familiar with Alaska’s construction environment, and includes reasonable cost estimates for each construction category, engineering costs, project management using a General Contractor Construction Manager (GCCM) delivery method, permitting, and contingency. It was last revised in February of 2025 and includes inflationary adjustments for 16 months. VFDA has completed significant portions of the project work, including preliminary design engineering Raceways 5&6, and the water degassing and distribution system.

## Base Bid Estimate – February 2025

Coho Building Replacement Solomon Gulch Hatchery Prepared for Valdez Fisheries Development Association, Inc. by Estimations		2025 Update Construction Cost Estimate Schematic Design Submittal February 27, 2025		
Description	Estimated Cost	Estimated Cost Plus Contingency & Escalation	Div.	
<b>Basic Bid</b>				
01 - GENERAL REQUIREMENTS	\$1,455,886	\$1,730,857	1	
02 - EXISTING CONDITIONS	\$257,818	\$306,512	2	
03 - CONCRETE	\$1,219,860	\$1,450,253	3	
05 - METALS	\$1,894,130	\$2,251,872	5	
06 - WOOD AND PLASTIC	\$23,418	\$27,841	6	
07 - THERMAL & MOISTURE PROTECTION	\$815,083	\$969,027	7	
08 - OPENINGS	\$114,162	\$135,724	8	
09 - FINISHES	\$295,005	\$350,722	9	
10 - SPECIALTIES	\$619	\$736	10	
23 - HVAC	\$220,371	\$261,992	23	
26 - ELECTRICAL	\$270,224	\$321,261	26	
31 - EARTHWORK	\$171,095	\$203,409	31	
32 - EXTERIOR IMPROVEMENTS	\$20,000	\$23,777	32	
33 - UTILITIES	\$460,758	\$547,781	33	
<b>Total Estimated Construction Cost - Basic Bid:</b>	<b>\$7,218,429</b>	<b>\$8,581,764</b>	<b>&lt;&lt;&lt;&lt;&lt;</b>	
<b>Project Costs</b>				
Permitting		\$15,000		
Special Inspections		\$30,000		
Engineering	6.5% of Construction Cost	\$557,815		
Construction Administration	8.0% of Construction Cost	\$686,541		
<b>Total Project Cost</b>		<b>\$9,871,119</b>	<b>&lt;&lt;&lt;&lt;&lt;</b>	
Estimating Contingency:		10.0%		
Escalation For Inflation:	16 Mths @ 6.0%	8.1%		

## Anticipated Development Budget

Expense	Cost	Prospective Funding Source
*Land Purchase	\$ 0	Long Term Leased, ADNR, COV
*Engineering and Design 35%	\$ 177,019	VFDA
*Equipment Purchase (Degas & RW5&6)	\$ 1,071,801	VFDA
Est. Project Construction	\$ 4,935,560	VFDA 50%
Est. Project Construction	\$ 4,935,560	50% COV, USEDA, Congressional Directed Spending Request
<i>*Cost already invested in project</i>		

## Work/Approvals Accomplished to Date



# Project Implementation

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## Phase 1 – Funding Cycle

VFDA’s Board of Directors has approved the commencement of Phase 1 to make formal funding requests to potential grantors and lending agencies. VFDA seeks to fund the project through two primary methods, which include the loan financing for 50% of the total project cost through the State of Alaska Fisheries Enhancement Revolving Loan Fund (FERLF). Established by state statute AS. 1610.10.505, the FERLF program makes loans to private nonprofit hatchery operators at 7.5% interest, over a 30 year loan term. To best position VFDA for a loan of this magnitude, VFDA anticipates having all of its existing state loans retired before construction begins. Loan payments will be serviced using proceeds from cost recovery sales of Pink salmon. VFDA seeks to secure the remaining 50% through direct grants. Desired completion date to have all project funding secured is March 2027.

## Phase II – GCCM Selection/Final Engineering/Permitting

Upon a successful completion of the Funding Cycle, VFDA will immediately begin the process of selecting a General Contractor/Construction Manager (GC/CM). VFDA has chosen to utilize this alternative method of project delivery, given the complexities of the project due to tight biological timelines for fish development, project complexity, and the need to coordinate a smooth execution of the project. Selection of the GCCM contractor is expected to be in place by June 2027 with final engineering completed by December 2027.

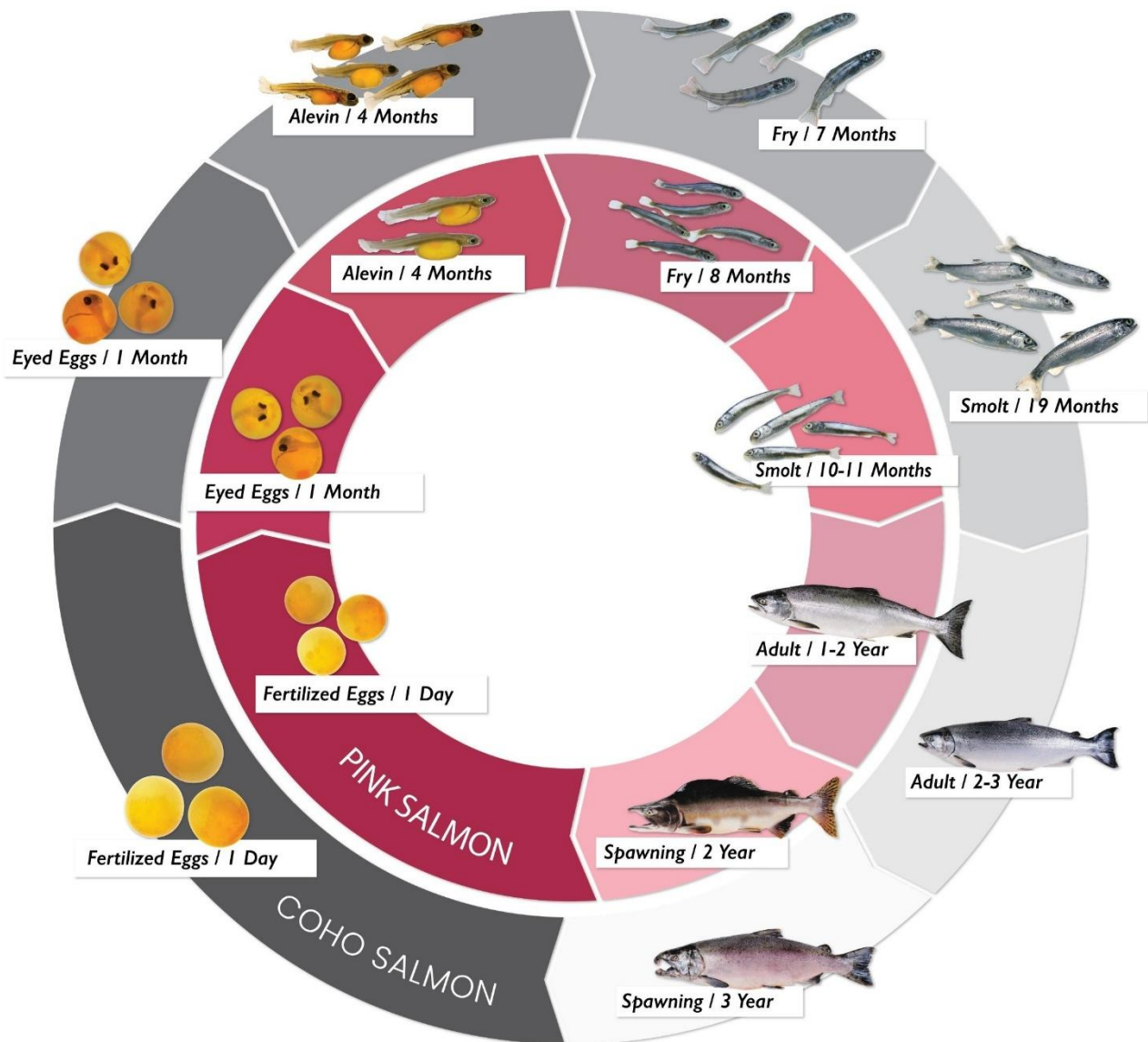
## Phase III – Pre-Construction

Upon completion of Phase II, the project will move into pre-construction, which includes completing design to 100% and final permitting. Completion of this phase will provide a Guaranteed Maximum Price (GMP) to be presented to the VFDA board for approval. If approved, notice to proceed will be given to the GCCM to secure construction packages from sub-contractors. The project requires that all

building materials are on site before construction begins, so additional time has been built into the schedule to allow for that, and an anticipated construction start date of April 2029.

## Phase IV - Construction

Project construction will be constrained by fish development in the existing facility and accommodating two year classes of juvenile salmon. Once all smolt are out migrated from the facility in early May, demolition of the building can commence while fry from the incoming brood year are contained in start tanks in the incubation building. After demolition, construction will begin with forming and pouring of the foundation, raceways 1-4, and connections of water service followed by slab on grade. Erection of the PEMB will commence with a minimum enclosure of the building's ground floor. This work must be completed within five months to allow beneficial use of the facility to meet fish development requirements by September. Completion of erection, enclosure, and interior and exterior finishes may continue through the winter months with final completion anticipated by May of 2030.



## Estimated Project Schedule

Coho Incubation & Rearing Building Project Schedule	Days for Task Completion	Task Start Date	Task Completion Date
<b>Coho Incubation &amp; Rearing Building</b>	<b>1001 days</b>	<b>Mon 6/1/2026</b>	<b>Mon 4/1/2030</b>
<b>1. Funding Cycle</b>	<b>214 days</b>	<b>Mon 6/1/2026</b>	<b>Thu 3/25/2027</b>
1.1 Secure Outside Funding Commitment	155 days	Mon 6/1/2026	Fri 1/1/2027
1.2 Secure FERLF Loan	60 days	Fri 1/1/2027	Thu 3/25/2027
<b>1.3 Board Approval to Proceed with Project Development</b>	1 day	Fri 3/26/2027	Fri 3/26/2027
<b>2. GCCM Selection Process</b>	<b>37 days</b>	<b>Mon 5/3/2027</b>	<b>Tue 6/22/2027</b>
2.1 Prepare RFQ for GCCM Services	10 days	Mon 5/3/2027	Fri 5/14/2027
2.2 Advertisement	18 days	Mon 5/17/2027	Wed 6/9/2027
2.3 Bid Opening	1 day	Wed 6/9/2027	Wed 6/9/2027
<b>2.4 Board Approval of GCCM Selection</b>	1 day	Wed 6/16/2027	Wed 6/16/2027
2.5 Execute GC/CM Services Contract	5 days	Wed 6/16/2027	Tue 6/22/2027
<b>3. Pre-Construction/Construction Design Services</b>	<b>5 days</b>	<b>Tue 6/15/2027</b>	<b>Mon 6/21/2027</b>
3.1 Execute Pre-Construction/Construction Design Services Contract with Tetra Tech LLC	5 days	Tue 6/15/2027	Mon 6/21/2027
<b>4. Pre-construction</b>	<b>176 days</b>	<b>Wed 6/30/2027</b>	<b>Wed 3/1/2028</b>
4.1 35% Design Review Meeting with Selected GC/CM	11 days	Wed 6/30/2027	Wed 7/14/2027
4.2 Prepare 60% Drawings and Specs	30 days	Thu 7/15/2027	Wed 8/25/2027
4.3 60% Design Review Meeting	1 day	Tue 8/31/2027	Wed 9/1/2027
4.4 Prepare 90% Drawings and Specs	30 days	Thu 9/27/2027	Wed 10/13/2027
4.5 90% Design Review Meeting	1 day	Wed 10/13/2027	Thu 10/14/2027
4.6 SoA Fire Marshal Permit Review	100 days	Thu 10/14/2027	Wed 3/1/2028
4.7 CoV Building Permits	45 days	Thu 10/14/2027	Wed 12/15/2027
4.8 Prepare 100% Design Review Meeting	30 days	Fri 10/15/2027	Thu 11/25/2027
4.9 100% Design Review Meeting	1 day	Thu 11/25/2027	Fri 11/26/2027
<b>4.10 Board Approval of Design and Guaranteed Maximum Price (GMP)</b>	1 day	Wed 12/15/2027	Thu 12/16/2027
<b>5. Sub-Contractor Bid and Procurement Begins</b>	<b>298 days</b>	<b>Mon 1/10/2028</b>	<b>Thu 3/1/2029</b>
5.1 Delivery of Project Schedules, Schedule of Values	45 days	Mon 1/10/2028	Mon 3/13/2028
5.2 Material Procurement	251 days	Wed 3/15/2028	Thu 3/1/2029
<b>6. Construction Begins</b>	<b>261 days</b>	<b>Mon 4/2/2029</b>	<b>Mon 4/1/2030</b>
<b>7. Closeout</b>	<b>21 days</b>	<b>Mon 3/4/2030</b>	<b>Mon 4/1/2030</b>
7.1 Punchlist Items	15 days	Mon 3/4/2030	Fri 3/22/2030
7.2 Final Completion	1 day	Mon 4/1/2030	Mon 4/1/2030

The project timeline is a best-case schedule depending on a successful execution of the Funding Cycle by March of 2026. The schedule may also be adjusted based on input from the GCCM and availability of construction materials. Delays in VFDA's acquiring full project funding or unforeseen conditions caused by contracting, permitting, or fish development may alter the project schedule.

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## Project Alignment

Mission of VFDA – The project fully aligns with VFDA’s mission statement and its 501(c)3 non-profit designation:

*“VFDA was formed to raise, propagate, and market fish and fish products, and to develop renewable fisheries resources for the benefit of commercial fishermen, fish processors, sports fishermen, tourists, and all businesses dependent upon the fishing industry in Alaska.”*

City of Valdez – The project fully aligns with the city’s long and short term community planning as follows:

PLANVALDEZ - Valdez Comprehensive Plan Revision 2021

The adopted plan strives to build a thriving and sustainable economy by setting the following goals:

- ✓ Build upon Valdez core economy by continue to advocate for the core economies (shipping, fishing, oil, tourism).
- ✓ Pursue a diverse and self-reliant economy by participating in private/public partnerships to support small businesses and work with and provide support for industries (both new and existing) to develop new opportunities that diversify and support the local economy.
- ✓ Promote Valdez as a destination by expanding shoulder season for fishing with hatchery and continuing to partner to market Valdez tourism.

VALDEZ BY THE NUMBERS - Valdez Economic Strategic Action Plan 2030

- ✓ Summary - 2. Sports Fishing Enhancement for Visitors
- ✓ Priority #2: Salmon Hatchery Support

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## Community Benefits

VFDA’s fisheries enhancement projects provide significant community benefit and improve quality of life for many residents. In Alaska and here locally, sport fishing for salmon is the leading outdoor summer recreational activity enjoyed by many who harvest salmon to fill freezers and secure food for families. Residents and visitors alike enjoy this annual bounty, fulfilling traditional and cultural needs, and recreating with family and friends.

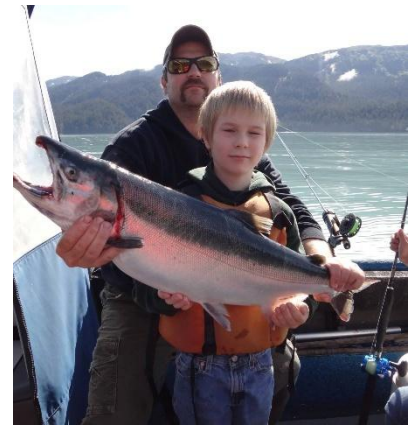
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## Economic Development

Salmon produced by the Solomon Gulch Hatchery generate significant economic impact in Valdez, the greater Prince William Sound, and throughout Alaska. Our 2026 study composed by McKinley Group, llc titled *Economic Impact of the Valdez Fisheries Development Association*, estimates the impact of our fisheries enhancement programs to create approximately 670 jobs and nearly \$104 million dollars in total economic impact annually.

VFDA's coho program is a strong pillar of the Valdez summer economy. Economic impact created by our sportfish program totals nearly \$10 million annually and is measured by new money flowing into the local economy. This sport fish program supports approximately 105 jobs annually just for this sector. Fishing charters, RV parks and hotels, tackle shops and custom fish processing businesses benefit, drawing an estimated 19,900 anglers for premier events such as the Valdez Silver Salmon and Women's Silver Salmon Derbies.



A Chinook (King) Salmon sport fishery in Valdez could support additional economic impact, made possible by the construction of a new facility. If successful, a king program is estimated to bring spring and early summer visitors to the community. This much needed shoulder season visitor activity is estimated to bolster local businesses in May and June, and bring an additional \$750,000 dollars annually to the local economy.

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## Corporate Experience

2026 marks 46 years of production of pink and coho salmon at the Solomon Gulch Hatchery. Over its history, VFDA has created a strong economic engine and built strong support within the Alaska's commercial, sport, and subsistence fishing community. VFDA's fisheries enhancement programs are well established and have grown successfully to provide consistent economic and community benefit.

VFDA has recently completed a significant infrastructure update of the Solomon Gulch Hatchery. This work totaling nearly \$9 million in investment included eight projects to replace all primary and secondary water supply systems, increase incubation space and install structural seismic improvements and roof renewals. Funding for these projects came from cost recovery sales and loans through the FERLF program. Today, the Solomon Gulch Hatchery is structurally renewed, efficiently managed, and ready to produce salmon for Alaskans for the next 50 years.

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## Key Staff and Partners

**Executive Director** - Mike Wells has held many leadership roles in VFDA since starting employment with the association in 1993. These included oversight of VFDA salmon returns and management, and the development and oversight of VFDA's seafood processing programs and cold storage. He was appointed as executive director in 2012 and has considerable experience in project and funding management. From 2013-2025, Mike oversaw the renewal of all critical hatchery infrastructure, demonstrating a strong background for project planning and contract management, and collaborating with contractors and project partners to bring projects in on time and budget.

**Architect of Record** - Tetra Tech LLC has completed all major project engineering for VFDA's infrastructure renewal and has a long history with VFDA projects through its engineering team. Tetra Tech is the engineer of record for the development of the new coho facility and will stay on to work through the completion of the project.

In addition, VFDA has built a strong team of professional service providers and contractors to draw on for the project.

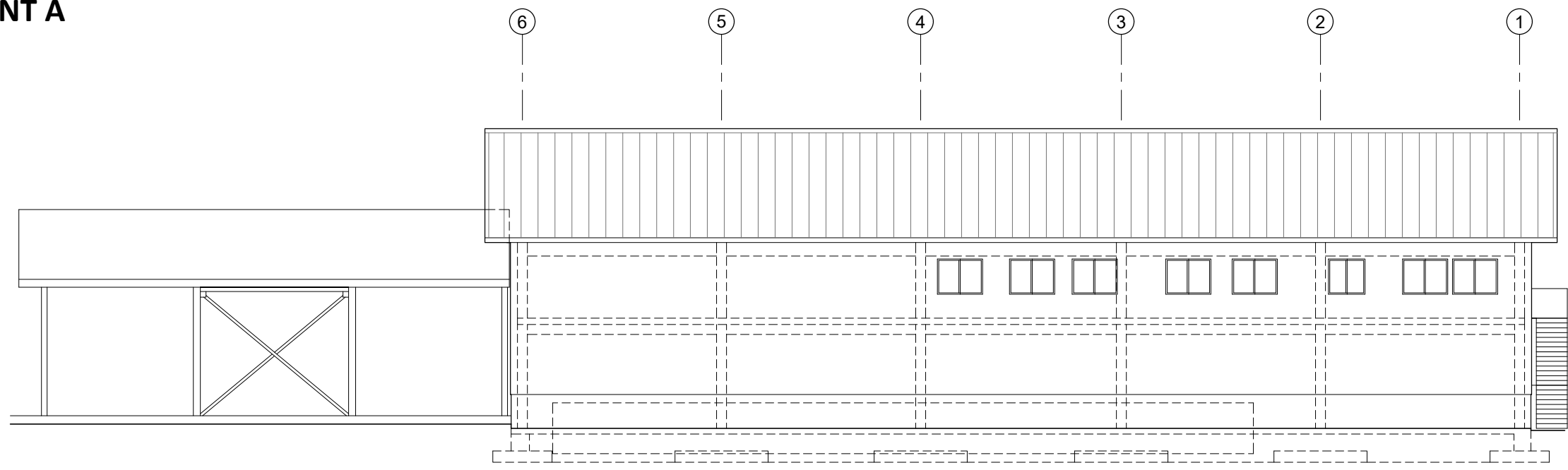
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## Conclusion

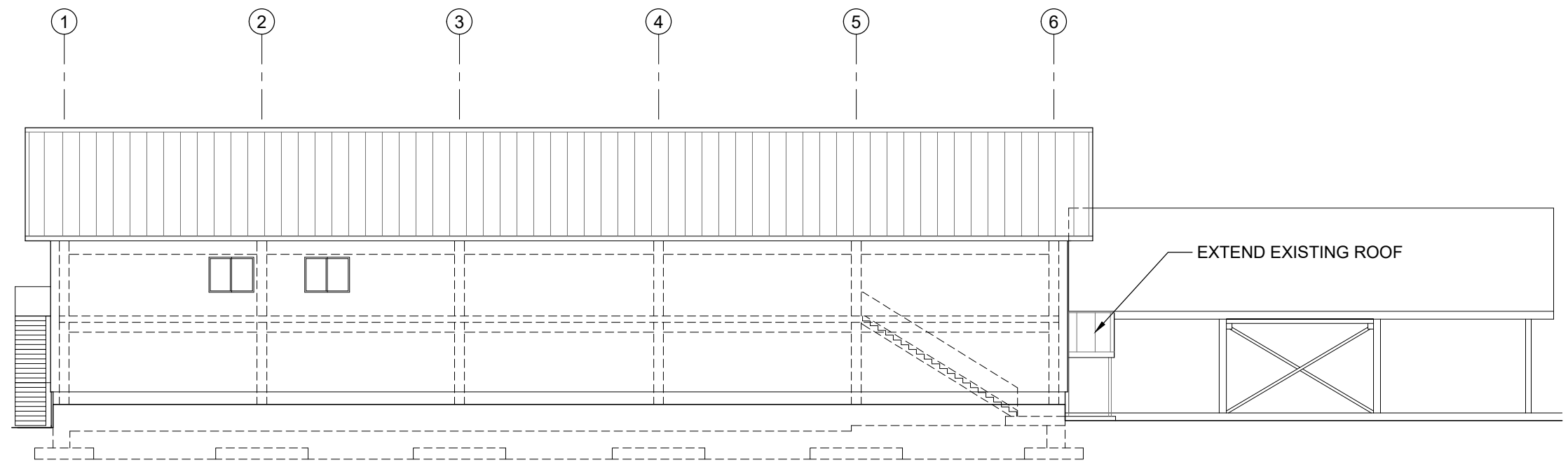
VFDA is well positioned to bring additional and increased benefit to the community of Valdez for the foreseeable future. Our partnership with the City of Valdez to operate the coho sportfish program continues to return significant economic impact to local businesses. We look forward to working with the City of Valdez to develop a funding plan to bring this much needed, shovel ready, project to completion.

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# ATTACHMENT A



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**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



www.tetrattech.com  
217 SECOND STREET, SUITE 207  
JUNEAU, AK 99801  
MAIN: (907) 586-6400 FAX: (907) 463-3677

MARK	DATE	DESCRIPTION	BY

VALDEZ FISHERIES DEVELOPMENT ASSOCIATION, INC.  
SOLOMON GULCH HATCHERY  
COHO BUILDING REPLACEMENT  
**COHO BUILDING REPLACEMENT  
BUILDING ELEVATIONS**

Project No.: 200-12442-18001  
Designed By:  
Drawn By:  
Checked By:

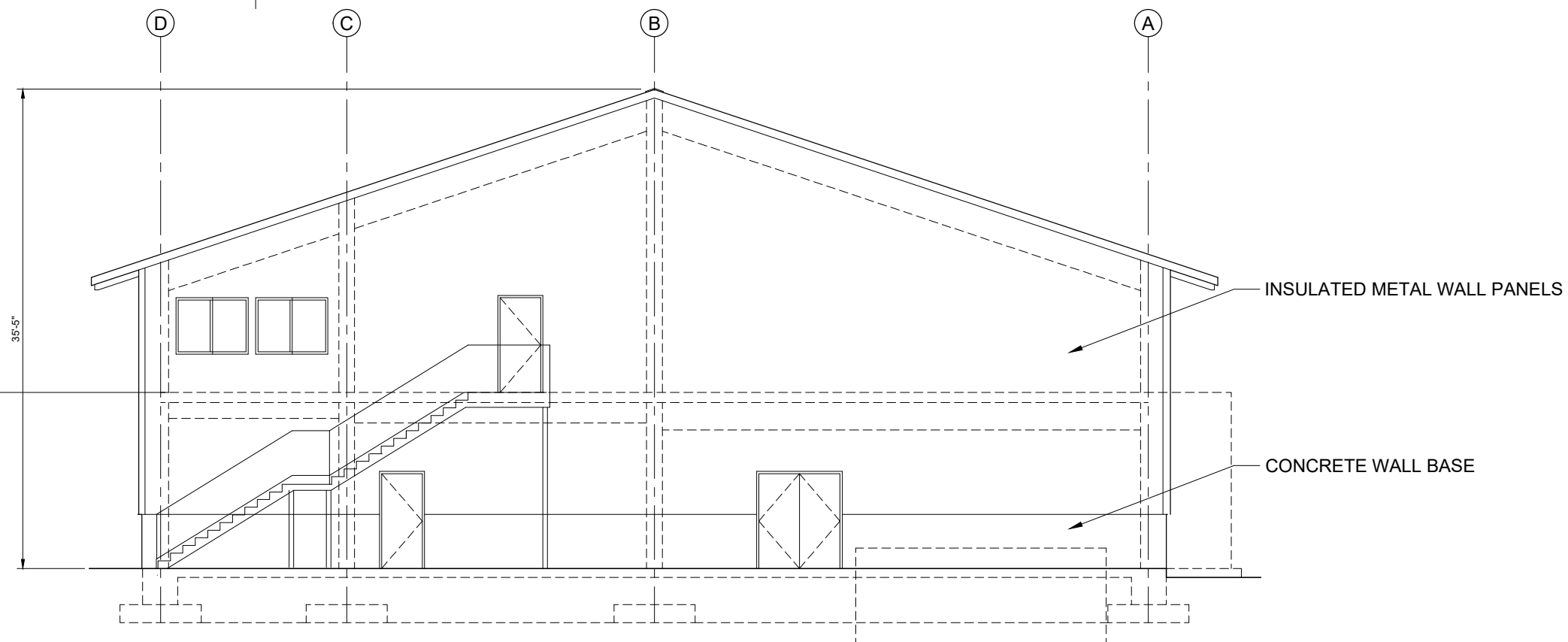
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# ATTACHMENT B

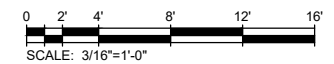
EXTEND EXISTING ROOF OVERHANG OVER NEW DOOR LANDING

EXISTING STRUCTURE

**1 EAST ELEVATION**  
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**2 WEST ELEVATION**  
SCALE: 3/16"=1'-0"



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www.tetratech.com  
217 SECOND STREET, SUITE 207  
JUNEAU, AK 99801  
MAIN: (907) 586-6400 FAX: (907) 463-3677

MARK	DATE	DESCRIPTION	BY

VALDEZ FISHERIES DEVELOPMENT ASSOCIATION, INC.  
SOLOMON GULCH HATCHERY  
COHO BUILDING REPLACEMENT  
**COHO BUILDING  
BUILDING ELEVATIONS**

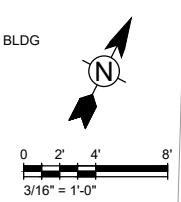
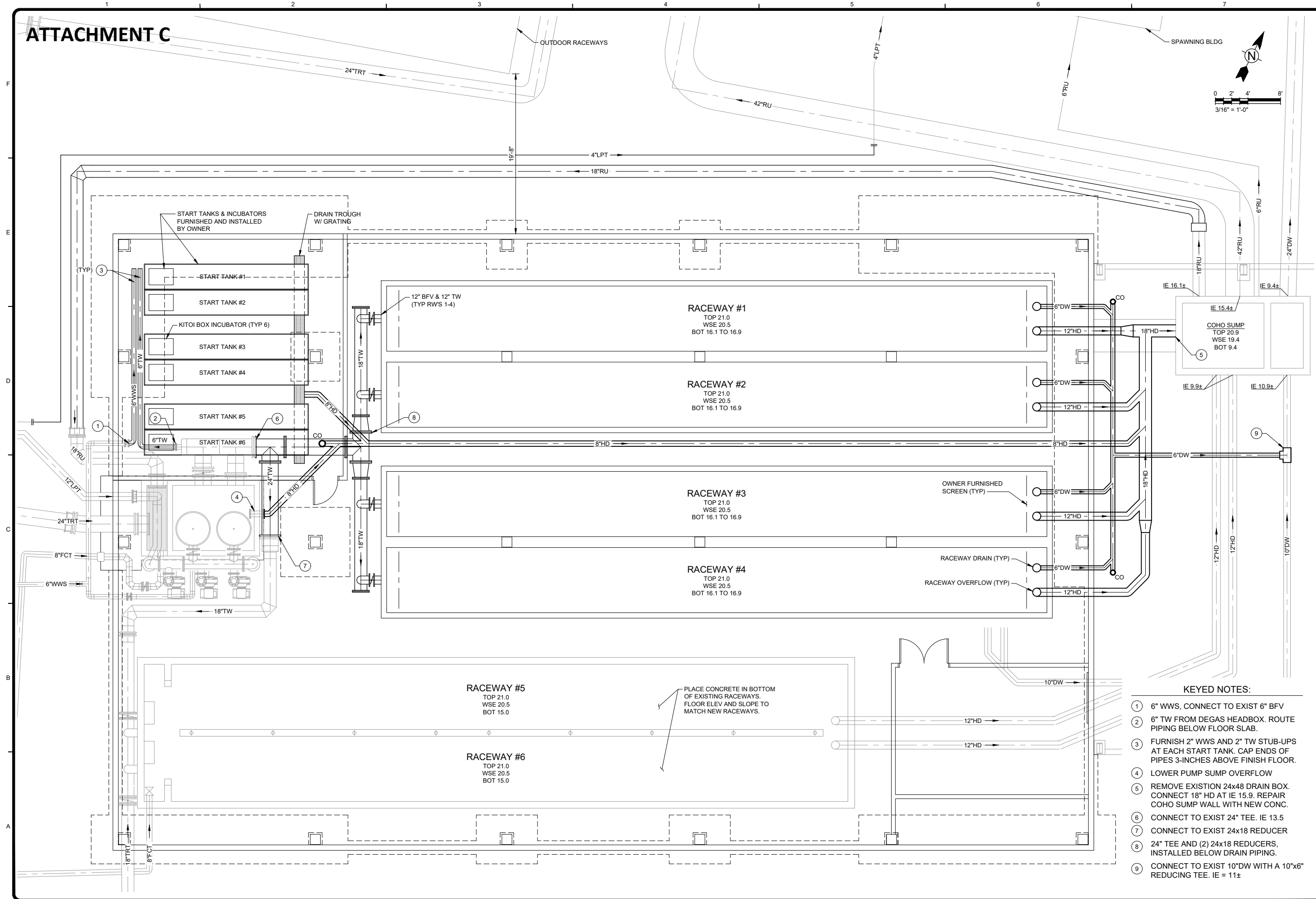
Project No.: 200-12442-18001  
Designed By:  
Drawn By:  
Checked By:

**A201**

Bar Measures 1 inch

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# ATTACHMENT C



### KEYED NOTES:

- ① 6" WWS, CONNECT TO EXIST 6" BFV
- ② 6" TW FROM DEGAS HEADBOX. ROUTE PIPING BELOW FLOOR SLAB.
- ③ FURNISH 2" WWS AND 2" TW STUB-UPS AT EACH START TANK. CAP ENDS OF PIPES 3-INCHES ABOVE FINISH FLOOR.
- ④ LOWER PUMP SUMP OVERFLOW
- ⑤ REMOVE EXISTION 24x48 DRAIN BOX. CONNECT 18" HD AT IE 15.9. REPAIR COHO SUMP WALL WITH NEW CONC.
- ⑥ CONNECT TO EXIST 24" TEE. IE 13.5
- ⑦ CONNECT TO EXIST 24x18 REDUCER
- ⑧ 24" TEE AND (2) 24x18 REDUCERS, INSTALLED BELOW DRAIN PIPING.
- ⑨ CONNECT TO EXIST 10"DW WITH A 10"x6" REDUCING TEE. IE = 11±

PLACE CONCRETE IN BOTTOM OF EXISTING RACEWAYS. FLOOR ELEV AND SLOPE TO MATCH NEW RACEWAYS.

**TETRA TECH**  
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JUNEAU, AK 99801  
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MARK	DATE	DESCRIPTION

VALDEZ FISHERIES DEVELOPMENT ASSOCIATION, INC.  
SOLOMON GULCH HATCHERY  
COHO BUILDING REPLACEMENT

Project No.:	200-12442-18001
Designed By:	EGN
Drawn By:	EGN
Checked By:	DRB

**D-102**

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# ECONOMIC IMPACT OF THE Valdez Fisheries Development Association, Inc.

FEBRUARY 2026



# TABLE OF CONTENTS

<b>Executive Summary .....</b>	<b>1</b>
Commercial Common Property Fisheries.....	1
Salmon Processing .....	1
Sport Fishing and Subsistence .....	2
Total Economic Impact .....	2
<b>Purpose and Methodology .....</b>	<b>4</b>
Methods.....	4
<b>VFDA Operations.....</b>	<b>5</b>
VFDA Funding.....	5
VFDA Facilities .....	5
<b>Commercial Fishing (Common Property) .....</b>	<b>9</b>
Commercial Harvests and Markets .....	9
Long-Term Pink Salmon Run Trends in PWS Eastern District.....	10
Role of VFDA Salmon in the PWS Seine Fishery .....	11
Geographic Distribution of PWS Seine Fishermen.....	13
State Fisheries Business Tax Revenue .....	14
<b>Seafood Processing .....</b>	<b>16</b>
First Wholesale Value of VFDA Salmon.....	16
Prince William Sound Seafood Processing Businesses.....	17
<b>Sport and Subsistence Fishing .....</b>	<b>20</b>
Sport Fishing .....	20
Subsistence Fishing.....	26
<b>Economic Impact .....</b>	<b>27</b>
Economic Impact of VFDA Business Operations .....	27
Commercial Harvest of VFDA Salmon .....	28
Processing of VFDA Salmon .....	29
Non-Resident Sport Fishing .....	29
<b>Pink Salmon Market Summary .....</b>	<b>31</b>
Alaska Pink Salmon Harvest and Value.....	31
Alaska’s Role in Global Pink Salmon Supply.....	32
Trends in Pink Salmon Markets.....	33
Importance of Hatchery Runs to Processing Sector Competitiveness.....	35
<b>Appendix: Economic Analysis of Proposed chinook Program .....</b>	<b>37</b>

# Executive Summary

This report describes the economic impact of the Valdez Fisheries Development Association (VFDA) on the Alaska economy. VFDA is a private nonprofit organization that operates the Solmon Gulch Hatchery, which raises pink and coho salmon. VFDA salmon are harvested primarily in the Valdez Arm by commercial seine vessels, sport fishermen trolling from small vessels, and sport anglers fishing from shore. VFDA is one of eight private non-profit organizations that operate salmon hatcheries in Alaska.

## Commercial Common Property Fisheries

Each year on average between 2020 and 2025:

- VFDA-hatched salmon contributed \$18 million to the gross earning of Prince William Sound (PWS) purse seine fishermen, or 43% of the total fishery gross revenue.
- 200 permit holders fished in the PWS purse seine fishery, earning an average of \$207,000 per permit, of which \$78,000 is attributable to VFDA salmon.
- VFDA salmon accounted for 86% of total pink salmon runs in the Eastern Prince William Sound District.
- The 2020-2025 study period includes 2024, a historically poor salmon harvest year in PWS in which both low volumes and low prices suppressed fleet revenue.
- In 2024, 67% of active Prince William Sound seine permit holders were residents of the Chugach Census Area or the Kenai Peninsula, and 69% of gross earnings went to these local permit holders.

## Salmon Processing

Each year on average between 2019 and 2024:

- VFDA-hatched salmon was worth \$59 million at the first wholesale level, sold as frozen headed-and-gutted fish, frozen roe, canned salmon, or fillets.
- VFDA salmon were landed and processed throughout the PWS region, largely in Valdez and Cordova.
- An estimated 630 people were employed in seafood processing because of VFDA salmon, about 30% of total seafood processing employment in the Chugach Census Area.
- Hatchery runs improved processors' ability to anticipate run size and timing, allowing for enhanced marketing of different product forms.

## Sport Fishing and Subsistence

- Valdez Arm supports the largest sport fishery in Prince William Sound, with anglers fishing from Valdez accounting for nearly half of the fishing effort in the area, in large part because of VFDA coho and pink salmon.
- Sport anglers caught an annual average of 19,700 VFDA-hatched coho salmon and 9,800 VFDA-hatched pink salmon between 2020 and 2024.
- The Valdez Silver Salmon Derby draws 4,000 to 5,000 participants annually. Most derby fish are from VFDA.
- VFDA annually transfers 20,000 coho smolt to a pen in Boulder Bay near Tatitlek to be imprinted and released, creating future subsistence fishing opportunities for the community.

## Total Economic Impact

VFDA-hatched salmon and hatchery operations directly produced \$66 million in economic output to Alaska's economy, generated 433 annualized jobs, and \$25 million in labor income per year on average during the study period.

When combining these direct effects with multiplier effects caused by direct spending circulating in the economy, the total economic impact of VFDA was \$103 million in economic output, 670 annualized jobs, and \$35 million in labor income.

**(See table, next page)**

**Table ES1. Summary of VFDA Economic Impact on Alaska's Economy**

	Direct	Indirect and Induced	Total Impacts
<b>Commercial Fishing</b>			
Employment (annualized)	175	70	245
Labor Income (\$millions)	\$10.4	\$3.5	\$13.8
Output (\$millions)	\$18.2	\$11.0	\$29.2
<b>Seafood Processing</b>			
Employment (annualized)	155	125	280
Labor Income (\$millions)	\$9.3	\$4.0	\$13.3
Output (\$millions)	\$40.5	\$24.1	\$64.6
<b>Sport Fishing</b>			
Employment (annualized)	80	25	105
Labor Income (\$millions)	\$3.1	\$1.6	\$4.7
Output (\$millions)	\$7.4	\$2.5	\$9.9
<b>VFDA Operations</b>			
Employment (annualized)	23	17	40
Labor Income (\$millions)	\$2.0	\$1.6	\$3.6
<b>All Sectors</b>			
Employment (annualized)	433	237	670
Labor Income (\$millions)	\$24.8	\$10.7	\$35.4
Output (\$millions)	\$66.1	\$37.6	\$103.7

ADF&G and VFDA data, and MRG calculations

# Purpose and Methodology

Valdez Fisheries Development Association, Inc. (VFDA) contracted with McKinley Research Group to quantify its economic impact on the Alaska economy. This report describes VFDA's impact throughout Alaska, including employment and wages in the commercial fishing, seafood processing, and sportfishing sectors. Additional indirect and induced (multiplier) effects are also considered.

This report is an update of VFDA's previous economic impact written by McDowell Group (now McKinley Research Group) in 2018.

## Methods

Data used and presented in this report come from a variety of sources, including VFDA, the Alaska Department of Fish and Game (ADF&G), Alaska Commercial Fisheries Entry Commission (CFEC), Alaska Department of Labor and Workforce Development (DOLWD), National Marine Fisheries Service (NMFS), and the Alaska Department of Revenue (DOR). McKinley Research Group conducted interviews with key industry representatives.

McKinley Research Group used primary data, information from public sources, and a proprietary input-output model based on IMPLAN to estimate direct, indirect, and induced impacts of VFDA. Though IMPLAN is widely used for economic impact modeling in Alaska and elsewhere, it requires modification for analyses of some Alaska industries, including commercial fishing and seafood processing.

## Report Study Years

This report used annual averages from 2020-2025 to describe commercial fishing and processing to maintain the six-year study year precedent of the previous edition. An annual average of 2019-2024 was used for processing impacts, an annual average of 2021-2023 was used for sport fishing, and an annual average for 2024-2025 was used for VFDA operation impacts.

# VFDA Operations

VFDA is a non-profit organization incorporated in 1980. The organization's mission is to produce salmon for all user groups and support development of local fisheries. VFDA salmon are harvested primarily in the Valdez Arm by commercial seine vessels, sport fishermen trolling from small vessels, and anglers fishing from shore. VFDA is one of eight private non-profit organizations that operate salmon hatcheries in Alaska.

The organization is governed by a board comprised of representatives of commercial fishing, sport fishing, and visitor industry sectors. In 2024 and 2025, VFDA employed an annual average of 23 people. Most employees work at one of the two facilities in Valdez: the Solomon Gulch Hatchery and the VFDA administrative center, located in the same site as VFDA's Cold Storage facility and Fisheries Business Incubator, a small seafood processing facility.

## VFDA Funding

VFDA's primary revenue source - up to 90% of total revenue - is sales of cost recovery pink salmon to processors. Cost-recovery salmon are fish sold by the hatchery to processors for purposes of generating revenue to operate the hatchery. Processors contract with harvesters to catch the cost-recovery salmon in special harvest areas where returning salmon congregate near hatcheries.

Unlike some of the other Alaska non-profit hatchery operations, VFDA is not a regional aquaculture association and collects no tax revenues from local fishermen through a self-assessed regional salmon enhancement tax.

## VFDA Facilities

### Solomon Gulch Hatchery

The Solomon Gulch Hatchery was completed in 1982 and is located on Dayville Road south of Valdez.

VFDA is permitted by the Alaska Department of Fish & Game each year to collect and incubate 270 million pink salmon eggs, 2 million coho salmon eggs, and 300,000 Chinook Salmon eggs (the hatchery does not currently collect chinook eggs).<sup>1</sup>

Hatchery staff gather eggs from salmon returning to the raceway outside the hatchery and tend to the eggs and hatched alevin over the winter. In the spring, pink salmon fry are pumped into net pens outside the hatchery, where they are fed until they reach a target weight of 0.5 grams (about half the weight of a paper clip) and released into the ocean. The following summer the pink salmon return to Valdez as adults and are ready to spawn. Coho salmon have a longer life cycle, spending a full year in freshwater at the hatchery before release into the ocean.

**Figure 1 VFDA’s Solomon Gulch Hatchery Facility, Including the Weir Across Solomon Creek, Raceway, and Hatchery Buildings**



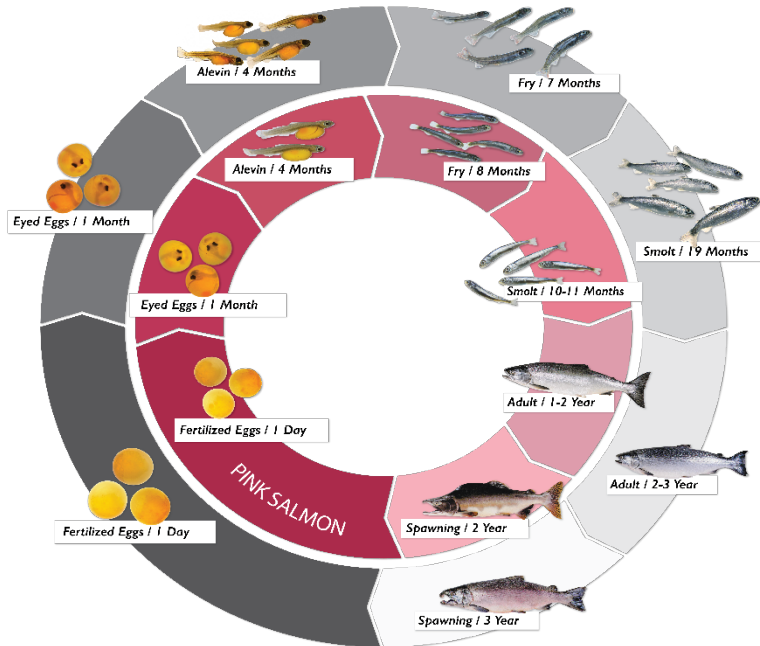
Source: VFDA

In 2025, VFDA released about 183 million pink salmon fry and 1.6 million coho smolt. In the same year, an estimated 26 million pink salmon from VFDA returned along with 117,000 coho

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<sup>1</sup> See this report's appendix for 2023 analysis of potential economic benefits associated with the expansion of sport fishing opportunities associated with a hatchery-supported chinook sport fishery in Valdez.

**Figure 2: Lifecycle of Pink Salmon (inner circle) and silver salmon (outer circle)**



Source: Courtesy of Seed Media and VFDA

salmon.<sup>2</sup> Between 2016 and 2025, the Solomon Gulch Hatchery cumulatively supported returns of more than 145 million pink salmon and about 600,000 coho salmon.<sup>3</sup>

Salmon hatcheries require significant amounts of freshwater. VFDA receives discharge water from the nearby Solomon Gulch hydroelectric plant owned by the Copper Valley Electric Association. Water used by the hydroelectric plant comes from Solomon Lake, which is not populated by salmon due to steep geography.

## Administrative Offices, Fisheries Business Incubator, and Cold Storage

VFDA’s administrative offices are at 1815 Mineral Creek Loop Road in Valdez. This building also houses the VFDA Business Incubator and the VFDA Cold Storage Facility.

### VFDA Fisheries Business Incubator

VFDA manages a small educational processing plant that was built in 2003 with funding from VFDA and a U.S. Department of Commerce Economic Development Administration grant. The facility’s primary goal is to assist direct marketers. Commercial fishermen can bring product to market without having to invest significant capital into their own facility. A wide variety of products can be produced on site, including fresh, frozen, smoked, and cured seafood. The plant’s processing equipment includes heading and gutting (H&G) equipment, fillet machines, a smoker, blast freezer, and packaging equipment. VFDA is the primary user of the facility, processing pink salmon caviar for its Solomon Falls product line.

<sup>2</sup> ADF&G, 2025. [“2025 Prince William Sound Season Summary.”](#)

<sup>3</sup> [ADF&G Annual Enhancement Reports](#) and [ADF&G Prince William Sound Area Finfish Management Reports](#). 2025 data from an ADF&G data request.

## SOLOMON FALLS SEAFOOD

VFDA produces fresh salmon caviar from surplus raceway coho and pink salmon at the Fisheries Business Incubator. Solomon Falls caviar is sold exclusively to wholesale customers.



## VFDA COLD STORAGE FACILITY

VFDA maintains and operates a modular cold storage facility, which can store about 300,000 pounds of product at temperatures to -10 degrees Fahrenheit. Supported in part by funding from the U.S. Department of Commerce Economic Development Administration, the facility was completed in 2012. The cold storage supplements the capacity and scope of VFDA's Fisheries Business Incubator. Space in the facility is leased by local businesses.

# Commercial Fishing (Common Property)

Commercial common-property salmon are the resource available for harvest by commercial fishermen, including salmon hatched by VFDA. Most VFDA salmon are harvested in the Prince William sound seine fishery. This section described economic activity resulting from commercial harvest of VFDA salmon in common property fisheries. Economic impacts of the cost-recovery fisheries – fish caught in exclusive fishing areas near hatcheries and sold to processes to produce revenue for hatchery operations – are described in the [Seafood Processing](#) and [Economic Impact of VFDA Business Operations](#) sections below.

## Commercial Harvests and Markets

About 49 million pounds of VFDA-origin salmon were caught in commercial common-property fisheries each year between 2019 and 2025. Most of these were pink salmon caught by the seine fleet, with a small number of coho salmon, also harvested by seiners. This hatchery-derived harvest brought an annual average of \$19 million in gross revenue to commercial fishermen. The annual economic value of VFDA salmon ranged between \$5.6 million in 2024 and a high of about \$30 million in 2022.

Harvest value is influenced by both run size and global market prices, particularly market prices for pink salmon. The VFDA Solomon Gulch

Hatchery takes a similar number of eggs each year, most of which grow into smolt released into the ocean. The percentage that return and are caught by commercial fishermen varies widely by year. In 2025, 75 million pounds of VFDA-origin pink salmon and 600,000 pounds of coho were caught in commercial common-property fisheries. This high harvest level followed a historically small salmon season in 2024, with 12 million pounds total VFDA salmon harvested.

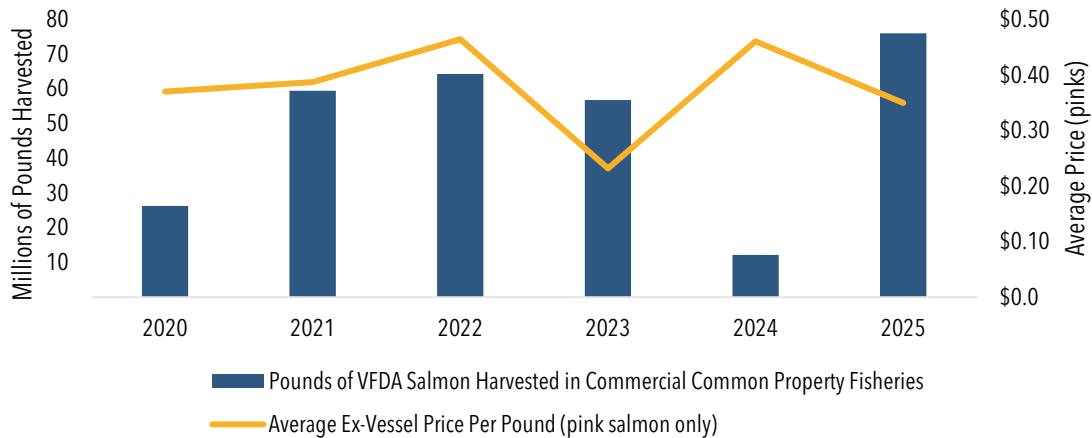
### PROPOSED FEDERAL FISHERY DISASTER

In 2024, the pink and keta salmon run was unusually small in Prince William Sound, resulting in significantly reduced harvests. The regional pink salmon harvest was the lowest since 1993, and the second lowest since the 1970s, when the hatcheries were established.

Alaska's state government has requested a federal fishery resource disaster declaration for the 2024 season, which is pending at the U.S. Department of Commerce. If approved, a disaster declaration could bring federal funding to help fishing economies recover.

Average prices for pink salmon during the study period ranged between \$0.25 and \$0.46 per pound. More information about national and global dynamics influencing pink salmon prices are described in the [Pink Salmon Market Summary](#) section of this report.

**Figure 3. Volume of VFDA Salmon Harvest in Commercial Common-Property Fisheries and Average Price for Pink Salmon, 2019-2025**



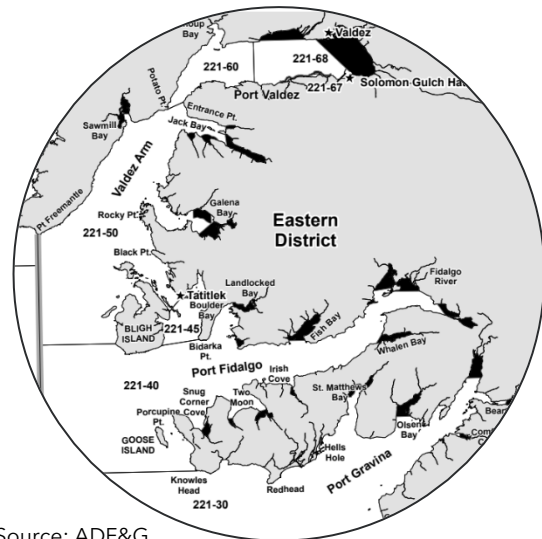
Source: ADF&G data and McKinley Research Group calculations

## Long-Term Pink Salmon Run Trends in PWS Eastern District

While VFDA pink salmon are harvested throughout Prince William Sound and the surrounding area, hatchery fish have played an especially important role to seiners in the region directly around Valdez, the Prince William Sound Eastern District. In this district, wild pink salmon returns averaged less than 10 million fish per year in the 1980s prior to VFDA production.

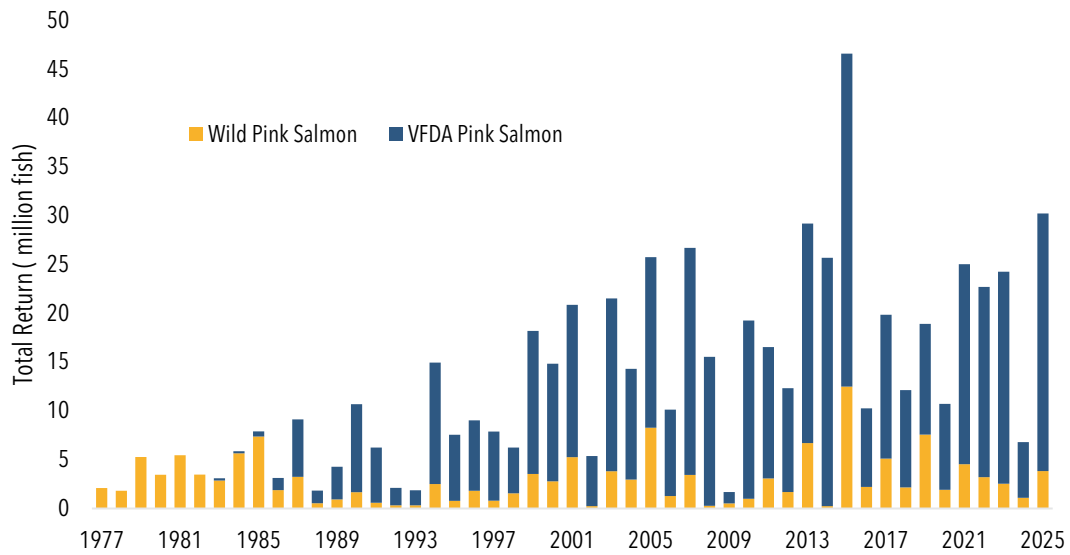
Between 2020 and 2025, pink salmon from VFDA’s Solomon Gulch Hatchery made up 86% of pink salmon runs returning to the PWS Eastern District.

**Figure 4. Boundaries of Statistical Area 221: Prince William Sound Eastern District**



Source: ADF&G

**Figure 5. Historical Wild and Enhanced Pink Salmon Returns to Prince William Sound Eastern District, 1977-2025**



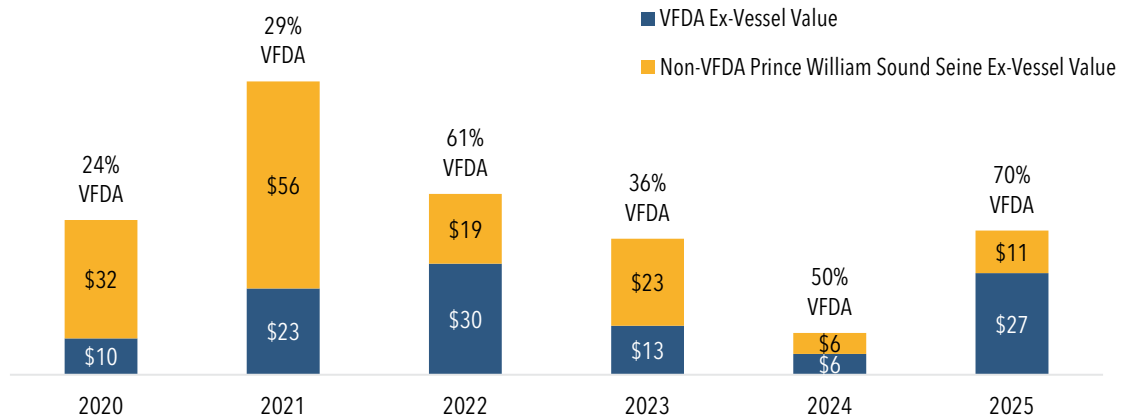
Source: ADF&G

## Role of VFDA Salmon in the PWS Seine Fishery

VFDA salmon are harvested primarily by the Prince William Sound (PWS) seine fleet, which also catches wild run salmon and salmon produced by Prince William Sound’s other salmon hatchery operator, the Prince William Sound Aquaculture Corporation.

Between 2020 and 2025, seiners across Prince William Sound harvested an annual average of 80 million pounds, worth \$43 million. VFDA salmon, mostly pink salmon with some coho, contributed an annual average of \$18 million to the total seine fleet ex-vessel value, or 43%. The importance of VFDA salmon to the overall seine harvest increased during the study period due to small wild runs and small runs returning to Prince William Sound Aquaculture Corporation hatcheries. In 2025, the portion of seine fleet ex-vessel value attributable to VFDA salmon rose to an estimated 70%. More than 98% of the value of the VFDA fish caught by the commercial seine fleet were pink salmon. The remaining 2% were VFDA coho salmon, which play a larger role in sport fisheries than in commercial fisheries.

**Figure 6. Value of the Prince William Sound Common-Property Commercial Seine Fishery by Source (\$millions), 2020-2025**



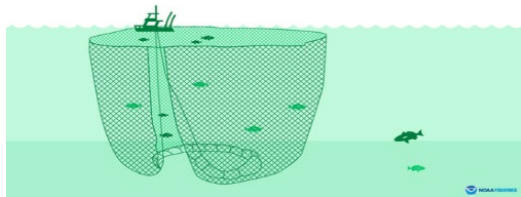
Note: Non-VFDA sources include wild and hatchery salmon from Prince William Sound Aquaculture Association. Source: ADF&G and MRG estimates.

## Seine Fishery Participation and Earnings

On average, about 200 limited entry permits were fished each year in the PWS seine fishery during the study period; a total of 267 permits were issued. The number of active permits is similar to, but not the same as, the number of vessels because PWS seine regulations currently allow two permit holders to fish from the same vessel in order to be able to use a longer net. For example, 216 permits were fished in 2025; 177 were primary permits, and 39 were secondary permits. The number of seine vessels that recorded deliveries - 174 - was the lowest since 2010.<sup>4</sup>

Vessels in the PWS seine fishery typically have a crew of four to five crew: a captain (often the permit holder), a skiff operator, and two or sometimes three workers on the deck. Total earnings per permit holder in the PWS seine fishery ranged between \$63,000 (the 2024 fishery disaster year) and \$373,000 in 2021. Earnings per permit holder attributable to VFDA salmon ranged from \$31,000 to \$145,000.

**Figure 7. Illustration of a Seine Net – PWS Seine Boats are Usually Crewed by Four to Five People**



Source: National Marine Fisheries Service

<sup>4</sup> Alaska Department of Fish & Game, 2025. [Prince William Sound Salmon Season Summary](#).

**Table 1. Prince William Sound Seine Common-Property Fishery, 2020-2025**

	2020	2021	2022	2023	2024	2025
Permits Fished	218	212	206	213	179	216
% of Permits Fished	82%	79%	77%	80%	67%	81%
Average Earnings per Permit	\$191K	\$373K	\$237K	\$172K	\$63K	\$180K
% of Ex-Vessel Earnings from VFDA salmon	24%	29%	61%	36%	50%	70%
Avg. Earnings per Permit from VFDA salmon	\$45K	\$110K	\$145K	\$62K	\$31K	\$127K
Average Permit Prices	\$150K	\$150K	\$190K	\$243K	\$173K	\$144K
Ex-Vessel Value (\$millions)	\$42	\$79	\$49	\$37	\$11	\$39
Ex-Vessel Volume (millions of lbs.)	72	195	92	150	22	40

Note: Reflects data from S 01E fishery: 2024 and 2025 data are preliminary.  
Source: ADF&G, CFEC, and McKinley Research Group estimates

## Geographic Distribution of PWS Seine Fishermen

The hatchery-enhanced pink salmon runs of Prince William Sound are an important economic resource to both residents of Prince William Sounds and a broader area that includes the Kenai Peninsula, Anchorage, and the Lower 48. In 2020, roughly 75% of active Prince William Sound seiner permit holders were Alaska residents, including more than one-third who were residents of the Chugach Census Area, largely Cordova and Valdez.

With the historically poor harvest of 2024, gross earnings in the fishery fell by more than \$45 million (-80%), including a \$9 million drop in earnings for residents of the Chugach Census Area. Participation in the PWS seine fishery also dropped in 2024. Across all permit holders, 20% fewer fished in 2024 as compared to 2020, and 48% fewer non-Alaska residents fished in the 2024 season.

**Table 2. Residency of PWS Salmon Seine Permit Holders with Ex-Vessel Earnings, 2020 and 2024**

Location	2020		2024	
	Fishermen Who Fished	Gross Earnings	Fishermen Who Fished	Gross Earnings
Chugach Census Area	85	\$12,747,494	71	\$3,099,413
Kenai Peninsula Borough	55	\$13,637,090	50	\$4,849,488
Anchorage Municipality	20	\$4,568,227	19	\$1,383,470
Other Southcentral	4	N/A	6	N/A
Southeast	5	N/A	3	N/A
Southwest	1	N/A	1	N/A
Northern/Interior	-	N/A	1	N/A
<b>Alaska Resident Total</b>	<b>170</b>	<b>\$32,703,863*</b>	<b>151</b>	<b>\$9,843,392*</b>
Non-Alaska Residents	54	\$8,332,950	28	\$948,690
<b>Fishery Total</b>	<b>224</b>	<b>\$41,666,717*</b>	<b>179</b>	<b>\$11,280,118*</b>

Note: Reflects data from S 01E Prince William Sound Seine fishery; 2024 data is preliminary.

\*Subtotals and total are larger than sum of regions because they include values from regions where values are withheld to protect individual permit holder confidentiality.

Source: CFEC

## State Fisheries Business Tax Revenue

Revenue from the commercial harvest of VFDA salmon is subject to the State of Alaska Fisheries Business Tax (SFBT), which is collected by the state and split evenly between the state and local governments where the fish are landed. VFDA salmon contribute to local SFBT revenue for the cities of Valdez, Cordova, and Seward, as well as the Kenai Peninsula Borough. The tax is a 3% levy on the ex-vessel value of the harvest for most products. Between 2020-2025, seafood processors paid about \$515,000 each year in state fisheries business tax, attributable to VFDA salmon.

**Table 3. Estimated State Fisheries Business Tax Revenue from the Commercial Harvest of VFDA Salmon, 2020-2025**

	2020	2021	2022	2023	2024	2025	'20-'25 Annual Average
State Government Share	\$147,000	\$348,500	\$448,500	\$197,500	\$84,500	\$410,500	\$272,750
Local Government(s) Share	\$147,000	\$348,500	\$448,500	\$197,500	\$84,500	\$410,500	\$272,750
<b>Total SFBT Revenue Attributable to VFDA</b>	<b>\$294,000</b>	<b>\$697,000</b>	<b>\$897,000</b>	<b>\$395,000</b>	<b>\$169,000</b>	<b>\$821,000</b>	<b>\$515,000</b>

Source: ADF&G and Alaska Department of Revenue data and MRG estimates

In addition to the State Fisheries Business Tax, the commercial fishing industry pays additional taxes and fees as they harvest, process, and ship VFDA salmon, including permit and license fees, harbor fees, and wharfage fees.

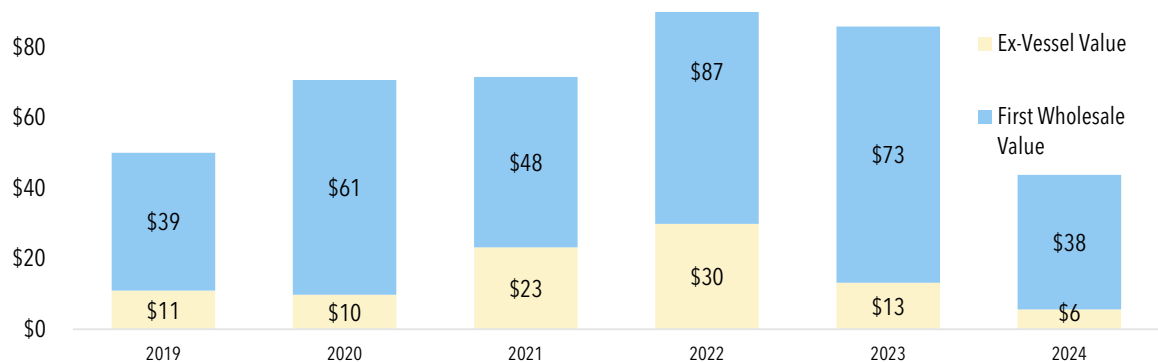
# Seafood Processing

After being harvested, additional economic activity is generated as salmon hatched by VFDA are processed in Valdez and other locations throughout the Southcentral Alaska region. At processing plants, workers add value by heading and gutting, removing roe, filleting, or canning the fish.

## First Wholesale Value of VFDA Salmon

The first wholesale value of a seafood product is the value of the processed product the first time it is sold in a wholesale market. Estimated wholesale values for VFDA-produced salmon below describe both the salmon caught in common-property fisheries and salmon caught in cost-recovery fisheries. Common-property and cost-recovery processing take place in the same facilities and contribute to the processing sector’s employment, labor income, and amount of value added. First wholesale value of VFDA salmon averaged \$59 million annually between 2019 and 2024, and was worth about four times the ex-vessel value of the common-property harvest on average.

**Figure 8. Estimated Ex-Vessel Value and First Wholesale Value of VFDA Salmon, 2019-2024**



Source: ADF&G data and McKinley Research Group estimates.

Note: Wholesale data described over 2019-2024 period rather than 2020-2025 because of limited data availability. First wholesale value includes common property and cost recovery salmon, while ex-vessel value is only from commercial common property fisheries.

## Product Forms

Seafood processing plants produce canned salmon, salmon roe, headed-and-gutted salmon, and fillets. Pink salmon are generally headed-and-gutted or canned, although on average a smaller share of Alaska’s pink salmon has gone into canning lines over the past two decades, as

described in the [Pink Salmon Market Summary](#) section of this report. Coho salmon are generally headed and gutted or filleted and frozen, although an increasing share are sold fresh.

## Prince William Sound Seafood Processing Businesses

Most VFDA salmon is landed and processed in Valdez and Cordova, although some hatchery fish are landed and processed in the wider Prince William Sound and surrounding area in ports (Seward and Whittier).

In addition to VFDA salmon, seafood processors in the Prince William Sound region process wild run and PWSAC salmon, as well as non-salmon species, such as sablefish, halibut, Pacific cod, rockfish, and spot shrimp. Most of the region's ex-vessel and first wholesale value comes from salmon.

In 2025, 9 shore-based seafood processing businesses (some with multiple plants) operated in the ports of Valdez, Cordova, Seward, and Whittier. This total includes the Prince William Sound-area operations of three of Alaska's largest processing companies: Silver Bay Seafoods (Cordova, Seward, and Valdez), Pacific Seafood (Seward), and Trident Seafoods (Cordova), as well as several local processing plants.<sup>5</sup>

### Processor Consolidation

The Alaska seafood processing sector, including Prince William Sound processors, went through several waves of mergers and closures over the last decade. These included:

- 2020: Ocean Beauty and Icicle Seafoods merged, putting 10 Alaska seafood plants under the combined OBI name.
- 2023: Trident Seafoods announced a re-organization that involved selling four Alaska plants. Trident's Cordova facility is one of the six plants in Alaska that Trident retained.
- 2024 Peter Pan Seafood Co. ceased operations, selling its Valdez plant and two others to Silver Bay.
- 2025 Silver Bay Seafoods acquired OBI, including plants in Cordova and Seward.

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<sup>5</sup> Based on Alaska Department of Fish & Game "intent to operate data." Not all companies that filed intent to operate paperwork necessarily operated in 2025, and not all fish processors processed commercial harvest.

**Figure 9. Seafood Processing Plants Operational in Prince William Sound and Seward, 2025**



Source: Alaska Department of Fish & Game and industry interviews

## Processing Workforce

On average, between 2019 and 2024, the seafood processing sector annually employed 2,100 people and paid \$30.7 million in wages throughout the Chugach Census Area, which includes Valdez and Cordova (but not Seward or Whittier). An estimated 30% of regional seafood processing (630 workers) can be attributed to VFDA salmon.

As in other parts of Alaska, seafood processing plants in Prince William Sound recruit the majority of their workers from out of state. In the Chugach Census Area, the percentage of non-residents working in seafood processing increased during the study period, reaching a high of 89.4% in 2023, before decreasing to 88.8% in 2024. The statewide processing sector has followed a similar trajectory.

Preliminary evidence suggests the share of non-resident workers may have fallen slightly again in 2025 and 2026 due to recent wage increase making processing more attractive to Alaskans, processor consolidation leading to less overall processing employment, and constraints on the H-2B visa program that make it more difficult to recruit foreign workers for Alaska seafood processing.<sup>6</sup>

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<sup>6</sup> Alaska Public Media, 2026. "[Alaska pollock processors drop foreign worker program, citing uncertainty.](#)"

**Table 4. Chugach Census Area Seafood Processing Employment, Residency, and Wages**

	2019	2020	2021	2022	2023	2024	2019-2024 AVG
No. of Seafood Processing Workers	2,548	2,067	2,131	2,300	2,139	1,413	2,100
Percent Non-Resident	81%	84%	86%	88%	89%	89%	86%
Total Wages (\$millions)	\$31.1M	\$21.2M	\$31.5M	\$32.9M	\$41.5M	\$26.0M	\$30.7M

Source: Alaska Department of Labor and Workforce Development

# Sport and Subsistence Fishing

The Valdez Arm supports the largest sport fishery in Prince William Sound. Anglers fishing from Valdez account for nearly half of the sport fishing effort in the area.<sup>7</sup> Coho (silver) and pink salmon produced by VFDA are vital to sport fishing near Valdez and in the greater eastern Prince William Sound region. Coho salmon provide the highest sport harvest levels among all salmon species in Prince William Sound and is the signature sport fish species in the Valdez area.

## Sport Fishing

Alaska residents, non-residents, and Valdez locals pursue the salmon resource supported by VFDA on guided and unguided boat trips, and from the shoreline. Visiting anglers patronize local outfitters, charter operators, and small processors. Sport fishermen and their families support hospitality providers including hotels, campgrounds & RV parks, private lodgings, restaurants, grocery stores, gift shops, and gas stations. Visitors surveyed by ADF&G typically report two to three days of fishing. Destination-fishing in a remote, but road-connected community, often means that visitors have time to interact with the local economy and participate in non-fishing activities, such as wildlife/glacier cruises, kayaking and rafting, and land-based tours.

Pink salmon return to the Valdez Arm earlier and in much greater numbers than coho salmon. VFDA intentionally propagated one of the earliest-running Prince William Sound pink salmon brood stocks to create time and space for the coho sport fishery. Pink salmon are largely harvested by the commercial fishery, with sport fishermen taking 1% or less of the total return. Sport fishing for pink salmon typically occurs from shore. Residents and visitors can access pink salmon off the breakwater beach near Valdez Harbor and along the beach at Allison Point. This sport fishery is most active during weekends when visitation is high, and sport fishing catch tends to peak during the first week of July.

The primary coho salmon fisheries are in the Valdez Narrows and off the beaches of Allison Point, Valdez Small Boat Harbors, Mineral Creek, and Gold Creek. Coho salmon arrive in Port Valdez by the first week of August and peak mid-August through early September. Sport fishing from shore is most successful close to Labor Day, as the run of pink salmon thins out. Coho fishing is a major driver for local charter boat businesses that take clients trolling for salmon within the Valdez Arm and into the eastern Prince William Sound. On a combination trip, charter anglers

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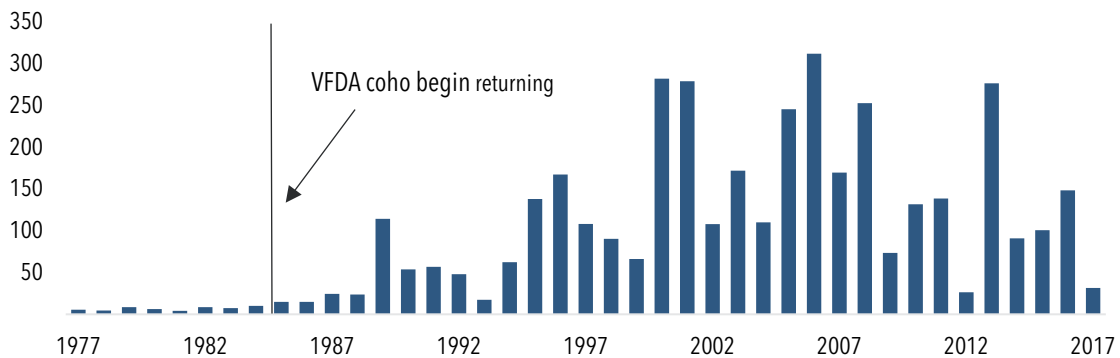
<sup>7</sup> Alaska Department of Fish & Game, 2024. "[Sport Fishing in the Valdez Area.](#)"

might target salmon while transiting to and from a preferred location to fish deep water for halibut, rockfish, lingcod, and squid.

The return of adult coho salmon to the VFDA hatchery is estimated to be about 56,000 fish per year for the 2020-2025 period. In 2024, VFDA experienced a coho run failure that resulted in a closure of the sport fishery and a shortfall of egg collection at the Solomon Gulch Hatchery. However, in 2025 an estimated 117,000 VFDA coho returned.<sup>8</sup>

By contrast, wild coho salmon returns throughout the [Eastern District](#) of the Prince William Sound in the 1970s and early 1980s were never more than 10,000 fish. The contribution of coho salmon stocked by VFDA became noticeable in 1985. Since then, coho returns to the Valdez Arm have often exceeded 100,000 fish and reached as high as 300,000 fish in 2006.

**Figure 10. Historical Coho Salmon Returns to PWS Eastern District (thousands of fish), 1977-2017**



Note: Comprehensive data on wild coho returns to the Eastern District in recent years are not available. Returns through 2017 are from the [2018 VFDA Economic Impact](#), based on ADF&G data.

The table below reflects the scale of saltwater sport fishing activity in Valdez and the eastern Prince William Sound, estimated from ADF&G surveys of active sport fishermen. For salmon, the harvest counts include both VFDA and non-VFDA origin fish.

Since the economic impact of VFDA was last analyzed in 2017, more than 20,000 people participated annually in Valdez-area sport fishing, catching an average of about 27,000 coho salmon, in addition to thousands of pink salmon, rockfish, halibut, and other species. chinook salmon catch is modest by comparison, averaging 1,700 fish per year. On average - whether taking day trips by boat, on an extended boat trip originating or terminating in Valdez, or fishing from shore near Valdez - surveyed sport fishermen reported spending between two and three days fishing during their time in the area.

<sup>8</sup> [ADF&G Annual Enhancement Reports](#). 2025 data from an ADF&G data request.

**Table 5. Sport Fishing Participation and Harvest in Valdez-Area Fisheries (2017-2024)**

Year	Number of Fishermen	Angler-Days	Coho	Pink	chinook	Halibut	Rockfish	Lingcod
			(Number of Fish Caught)					
2017	22,400	57,300	36,500	10,200	700	12,000	12,800	1,400
2018	22,600	65,000	24,800	13,100	1,300	11,600	11,600	1,200
2019	24,800	70,900	32,000	16,300	1,300	15,800	18,000	2,100
2020	20,100	58,000	23,000	9,000	3,300	10,700	13,000	1,200
2021	24,300	64,700	37,500	8,800	2,000	11,500	12,000	1,200
2022	21,100	48,000	26,100	9,200	1,100	8,200	12,100	500
2023	20,200	48,700	20,800	9,200	2,700	9,200	9,700	800
2024	19,700	50,300	13,700	6,700	1,200	11,100	13,200	1,400
<b>2017-2024 Average</b>	21,900	57,900	26,800	10,300	1,700	11,800	12,800	1,200

Source: ADF&G

\*This table includes only Valdez-specific areas identified in the Alaska Department of Fish & Game's sportfish survey: specifically saltwater trips that end in Valdez, trips identified as "east Prince William Sound", and shoreside fishing from Allison Point and the remainder of Valdez Arm. Data do not include freshwater fishing. Numbers rounded.

In addition to the areas near Valdez, coho and pink salmon produced by VFDA contribute to the saltwater sport fishing economy throughout Prince William Sound and the North Gulf of Alaska coast. The number of coho and pink salmon caught by sport fishermen each year in "ADF&G Area J" - which extends west to the southern tip of the Kenai Peninsula - is typically two or three times the counts reported in the table above. From 2020 through 2024, on average, saltwater sport fishermen caught around 66,000 coho salmon and 16,500 pink salmon each year in the larger region. During that period, sport catch in the North Gulf Coast peaked in 2021 at 103,000 coho salmon and 20,000 pink salmon. While the predominance of VFDA fish declines in fishing areas to the west, this larger area is important to consider because it encompasses fishing out of Whittier and Seward where relative road accessibility allows for more participation and generates economic activity for the greater Southcentral region.

The table below shows the estimated number of sport-caught coho and pink salmon throughout the broader North Gulf of Alaska coast area that are attributed to VFDA production. From 2020 through 2024, between 19,000 and 22,000 coho salmon from the Solomon Gulch Hatchery were caught by saltwater sport fishermen annually. Annual pink salmon sport fish catch from the hatchery ranged from 8,000 to 11,000 fish.

**Table 6. Sport-caught VFDA Salmon in PWS/North Gulf Coast, 2020-2024**

	Coho	Pink	Total
Annual Average	19,700	9,800	29,500
Cumulative Total	98,600	49,100	147,700

Source: ADF&G

## Shore Fishing

Shoreside sport fishing is an important part of the Valdez fishing economy. Fishing from shore appeals to residents and visitors who do not have access to a boat and choose not to charter a guided vessel or rent a boat. The availability of salmon from VFDA helps maintain Valdez as a multi-activity destination for Alaskans and other travelers. Visiting anglers who fish from shore are likely to spend as much time in Valdez as those who hire a charter boat. Shoreside anglers who are not Valdez residents spend similar amounts as chartering anglers on lodging/camping, outfitters, processing, and other local businesses.

The primary locations for salmon shore fishing are at Allison Point, the city dock, and the harbor. From 2020 through 2024, on average, around 7,200 anglers fished the shoreline around Valdez each year, catching 8,200 coho salmon and 5,900 pink salmon. Salmon caught in these areas are highly likely to be VFDA-origin fish.

ADF&G's Statewide Harvest Survey estimates the number of finfish sport fishermen by user group and residence in the Prince William Sound Management Area.<sup>9</sup> Anglers fishing from shore are likely to be unguided. ADG&G reports that, from 2011 through 2023, roughly 76% of unguided anglers fishing in the Prince William Sound Management Area were residents of the area. This figure contrasts the residency of anglers who use a guide – primarily on charter vessels – who were reported to be 40% residents. These statistics reflect that access to VFDA-origin salmon returning to the Valdez Arm play an important recreation and business role for both locals and visitors.

## Charter Fishing Businesses

Charter fishing is an important part of the Valdez visitor industry and VFDA is a key source of fish harvested by the fleet. While fishing is the core business for charter operators, Valdez charter operators often offer sightseeing, kayak guiding, and general transportation services to visitors and residents who are not inclined to fish.

In 2025, 10 Valdez-based charter fishing businesses actively operated 18 vessels. Currently, 16 businesses located in Valdez advertise sportfishing availability – though not all were active in guiding fishermen during the most recent year. Several Valdez businesses that provided guided charters also rent boats to unguided anglers. Saltwater charter operators extend the annual duration of the fishing economy in Valdez by attracting anglers before the shoreline salmon fishery is active in late summer, and by providing access to deep water sport fish like halibut,

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<sup>9</sup> Alaska Department of Fish & Game, 2024. "[Sport fisheries in the Prince William Sound Management Area in 2023 to inform the Alaska Board of Fisheries in 2024.](#)"

rockfish, and lingcod that are generally not accessible from shore. Coho, sockeye, and chinook salmon are all targeted earlier in the year before they return to the hatchery area or to streams.

Twenty individual guides were registered on the charter vessels that were active in 2025, and only eight of those guides were the business owners. Not accounting for deckhands or other support staff, owners and guides comprise 32 direct jobs in the Valdez community. Sixteen of the 20 guides resided in Alaska, and 12 of those 16 were Valdez residents.

As noted above, ADF&G reports that 60% of guided anglers fishing in Prince William Sound are non-residents. Charter fishing trips are often a peak experience for visitors to the region, and visitors who purchase a charter trip are likely to participate in other in-region excursions on land, in addition to spending on lodging, food, and fish processing/shipping. The cost of a charter silver salmon fishing trip out of Valdez ranges from \$300 to \$350 per angler. The lower end of that range represents half-day charters. Charter trips that combine salmon trolling with halibut, rockfish, lingcod, or squid are priced between \$450 and \$570 per angler, per day. The price difference is attributed, in part, to the time and cost of running farther to deep water for non-salmon species. The availability of VFDA fish within the Valdez Arm provides fishermen who are focused on a salmon experience with the ability to do so closer to harbor. Visitors who rent an unguided boat pay between \$250 and \$650 per day depending on vessel size, amenities (open/covered), and the inclusion of additional gear like shrimp pots and pullers.

From 2017 through 2025, the number of angler-days fished on Valdez charter vessels ranged from 4,300 to 6,000. The average and median number of days per year during that period are both roughly 4,900.<sup>10</sup> That total charter client count encompasses all types of fishing, including trips that did not target coho salmon. The number of angler-days fished while targeting coho salmon is estimated to be between 1,100 and 1,400 per year. That estimate is based on ADF&G Charter Logbook data for trips reporting retained coho salmon, and on the City of Valdez's data from a \$1 per angler tax on charter bookings. Available data and first-hand reports both suggest that between 30% and 40% of charter fishing out of Valdez occurs on trips targeting coho salmon.

The most recent available metrics on Valdez visitors' engagement in sport fishing were collected prior to the period covered in this report and have not been updated by the State of Alaska.<sup>11</sup> In a snapshot of the late-2010s, a previous study found that roughly 15% of non-Alaska-resident visitors to Valdez participated in sport fishing, and half of those visitors chartered a guided trip. For the summer of 2016, that amounted to 71,000 visitors, 11,000 of whom fished for sport, and roughly 5,500 chartered a guide. The number of Alaska-resident visitors to Valdez is estimated to be roughly 40% of the non-resident visitor total; two-thirds of those visitors fished for sport. Alaska residents typically did not charter a guide, favoring shoreline fishing or fishing on a non-

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<sup>10</sup> ADF&G, Charter Logbook Data. Personal communication, 2026.

<sup>11</sup> Alaska Department of Commerce, Community, & Economic Development, 2017. "[Alaska Visitor Statistics Program 7.](#)"

guided vessel. The best available information - while dated - underlines the importance of out-of-state visitors to guided fishing businesses.

## City of Valdez Support

VFDA primarily funds the coho salmon hatchery program through the sale of the pink salmon that it sells for cost recovery. VFDA expects to spend \$370,000 in Fiscal Year 2027 - generated from pink salmon and operational grants - to operate the coho hatchery program.<sup>12</sup>

The City of Valdez recognizes the value that the coho sport fishery provides to the community's economy. The city funds the hatchery's coho salmon feed through an annual program grant that has ranged in amount from \$120,000 to \$160,000 per year from 2023 through 2025. The projected grant size for 2026 is lower than in past years (roughly \$75,000) due to holdover stocks of feed that can be used in 2026.<sup>13</sup>

In addition to funding the feed program, the city has made direct contributions to VFDA's salmon habitat enhancement work through the purchase of an aquatic weed harvester (~\$300,000) that is used each summer to maintain Robe Lake's role as a viable spawning ground for resident stocks of sockeye and coho salmon. The Robe Lake coho population provided the original brood stock for the Solomon Gulch hatchery's coho program. In addition to enhancing salmon habitat, the city's contribution to preserving Robe Lake benefits locals' and visitors' opportunities to recreate on the lake. Robe Lake serves as a base for float-plane businesses, a lodge, and year-round tour providers.

## Valdez Salmon Derbies

After the VFDA hatchery was opened in 1982 and large numbers of salmon started returning to the waters around Valdez, city leaders saw an opportunity to market Valdez as a destination for world-class sport fishing. The original Valdez Silver Salmon Derby began in 1952; it currently operates as a non-profit corporation with volunteer organizers and support from local sponsors that underline the event's importance to the local economy. Derby events are fully supported by ticket sales, sponsorships, and volunteers.

Today, Valdez holds three annual salmon derbies. The Silver Salmon Derby runs from late July through early September. The number of participants is typically between 4,000 and 5,000 anglers. Valdez holds two one-day events: the Women's Silver Salmon Derby in early August (established in 2005) and the free Kid's Pink Salmon Derby in late July (established in 2008).

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<sup>12</sup> Anticipated spending does not include the cost of facility maintenance or debt retirement on previous capital projects.

<sup>13</sup> City of Valdez, personal communication.

Participation in the Women’s derby ranges between 500 and 800 anglers, and 300 to 400 anglers participate in the Kids’ derby.

Silver Salmon Derby tickets are sold for \$10 per day or \$50 for the entire season. The Derby awards a \$10,000 grand prize for the largest coho salmon, \$3,000 for second place, \$1,500 for third place, and over \$14,000 worth of daily first and second place prizes are awarded in gear and local goods throughout the season.

Valdez residents credit the Silver Salmon Derby with sustaining and increasing interest in sport fishing for coho salmon over the last three decades.<sup>14</sup> Most of the salmon caught in the derbies originate at the VFDA hatchery.<sup>15</sup>

## Subsistence Fishing

Subsistence salmon fishing with drift gillnets and small seines is allowed in certain rural communities. The City of Valdez is a non-subsistence use area due to its population and road access. However, the village of Tatitlek is a qualified subsistence community in the Eastern District of the Prince William Sound. Working collaboratively with the Tatitlek Corporation, VFDA has participated in a coho salmon stocking program to enhance fishing opportunities for residents of Tatitlek since 2011. VFDA annually transfers 20,000 coho smolt to a pen in Boulder Bay near Tatitlek to be imprinted and released, creating future fishing opportunities for the community.<sup>16</sup>

The State of Alaska’s most recent subsistence harvest assessment was completed in 2020. In that year, five subsistence permits were issued in the Eastern District (Tatitlek) subsistence salmon fishery for traditional use. The total subsistence catch of 588 salmon in the district included 284 coho, with the balance comprising mostly sockeye salmon. Total subsistence catch in the Prince William Sound general district and the Copper River district ranged from 3,500 to 12,000 salmon per year from 2017 through 2020. The vast majority of those fish were sockeye salmon; coho salmon accounted for roughly 50 to 400 fish of the annual amount.

Personal use fishing in the Eastern Prince William Sound area predominantly occurs by rod-and-reel fishing, in-river dipnetting for sockeye and chinook salmon, and home-packs for commercial fishermen who reside in the area.

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<sup>14</sup> Valdez Fish Derbies. *“History of Valdez Fish Derbies”*

<sup>15</sup> Based on proportion of hatchery coho and pink salmon to wild stock coho and pink salmon in the Valdez area, as described above.

<sup>16</sup> ADF&G Division of Subsistence, 2023. [“Alaska Subsistence and Personal Use Salmon Fisheries 2020 Annual Report. Technical Paper No. 494.”](#)

# Economic Impact

VFDA-hatched salmon and hatchery operations directly produced \$66 million in economic output to Alaska’s economy, generated 433 annualized jobs, and \$25 million in labor income per year on average during the study period.

When combining these direct effects with multiplier effects caused by direct spending circulating in the economy, the total economic impact of VFDA was \$103 million in economic output, 670 annualized jobs, and \$35 million in labor income.

**Table 7. Summary of VFDA Economic Impact on Alaska’s Economy**

	Direct	Indirect and Induced	Total Impacts
<b>Commercial Fishing</b>			
Employment (annualized)	175	70	245
Labor Income (\$millions)	\$10.4	\$3.5	\$13.8
Output (\$millions)	\$18.2	\$11.0	\$29.2
<b>Seafood Processing</b>			
Employment (annualized)	155	125	280
Labor Income (\$millions)	\$9.3	\$4.0	\$13.3
Output (\$millions)	\$40.5	\$24.1	\$64.6
<b>Sport Fishing</b>			
Employment (annualized)	80	25	105
Labor Income (\$millions)	\$3.1	\$1.6	\$4.7
Output (\$millions)	\$7.4	\$2.5	\$9.9
<b>VFDA Operations</b>			
Employment (annualized)	23	17	40
Labor Income (\$millions)	\$2.0	\$1.6	\$3.6
<b>All Sectors</b>			
Employment (annualized)	433	237	670
Labor Income (\$millions)	\$24.8	\$10.7	\$35.4
Output (\$millions)	\$66.1	\$37.6	\$103.7

ADF&G and VFDA data, and MRG calculations

## Economic Impact of VFDA Business Operations

Operation of the Solomon Gulch Hatchery and other VFDA facilities requires local employment and spending that impacts the Alaska economy. These operations are largely supported by the

sale and processing of cost-recovery salmon. In 2024 and 2025, VFDA spent an annual average of \$3.5 million in operating expenses.

VFDA directly employed an annual average of 23 workers during the study period. VFDA employed a year-round staff of about 18 people, which includes the association director, a hatchery manager, assistant, fish culturists, maintenance workers, and fish technicians. Operating the hatchery requires 24-hour staff coverage to ensure that equipment is functioning correctly to support the growth of the valuable juvenile salmon. During the summer months VFDA’s staff grows with seasonal workers who harvest salmon for the hatchery broodstock and process roe for Solomon Falls caviar. VFDA spent an annual average of \$2.0 million on wages and employer-paid benefits during the study period. Most VFDA employees live in Valdez.

VFDA spent an annual average of \$1.5 million on non-payroll expenses during the study period. Key non-payroll expenses included feed, electricity, fuel, and insurance.

Indirect and induced employment associated with VFDA totaled 17 additional workers with combined wages of \$1.6 million. These jobs are the result of VFDA employees and suppliers of goods and services to the hatchery circulating money in the Alaska economy.

In total, (including direct, indirect, and induced impacts), VFDA operations supported an annual average of 40 jobs with total annual wages of about \$3.6 million.

**Table 8. Economic Impact on Alaska’s Economy of VFDA Operations, Annual Average 2024-2025**

	Direct	Indirect and Induced	Total Impacts
Employment (annualized)	23	17	40
Labor Income (\$millions)	\$2.0	\$1.6	\$3.6

Source: VFDA and MRG calculations

## Commercial Harvest of VFDA Salmon

Between 2020 and 2025, commercial fishermen generated \$18.2 million (ex-vessel income) per year harvesting VFDA salmon in common property fisheries. An estimated 385 permit holders and crew members earned a combined \$10.4 million in labor income (gross revenues minus expenses) from harvesting VFDA salmon each year between 2020-2025. On an annualized basis, this level of employment is equivalent to 175 jobs due to the seasonal nature of salmon fishing. Income earned from harvest of VFDA salmon was earned predominantly by Alaska residents living in Prince William Sound, the Kenai Peninsula, or the Anchorage/Mat-Su area.

As harvesters purchase goods and services needed to run the vessel and spend earnings locally, additional economic impacts are supported in Alaska communities. VFDA salmon harvest supported an additional 70 jobs and \$3.5 million in annual wages in Alaska as spending circulated in the economy.

Combining direct and indirect impacts, the harvest of VFDA salmon supported an annual average of 245 jobs with \$14 million in labor income between 2012 and 2017.

**Table 9. Economic Impact to Alaska’s Economy of Harvesting VFDA Salmon, Annual Average 2020-2025**

	Direct	Indirect and Induced	Total Impacts
Employment (annualized)	175	70	245
Labor Income (\$millions)	\$10.4	\$3.5	\$13.8
Output (\$millions)	\$18.2	\$11.0	\$29.2

Source: ADF&G data, industry interviews, and MRG calculations

## Processing of VFDA Salmon

Processing plants added \$40.5 million per year to the value of VFDA salmon during the study period (first wholesale value minus ex-vessel value payments to harvesters) and paid an estimated \$9.3 million in wages per year. An estimated 630 processing jobs were attributable to VFDA salmon each year, an annualized equivalent of 155 due to the short duration of the salmon processing season.

Additional impacts occur when these wages are spent locally, and as processors purchase goods and services locally. These multiplier effects total an additional 145 jobs, \$4.6 million, and \$24.1 million in value generated in the Alaska economy.

Combined, processing of VFDA salmon supported an annual average of 280 jobs, \$13.3 million in wages, and \$64.6 million in added value.

**Table 10. Economic Impact to Alaska’s Economy of Processing VFDA Salmon, Annual Average 2019-2024**

	Direct	Indirect and Induced	Total Impacts
Employment	155	125	280
Labor Income (\$millions)	\$9.3	\$4.0	\$13.3
Output (\$millions)*	\$40.5	\$24.1	\$64.6

Source: ADF&G data, industry interviews, and MRG calculations

\*Wholesale sales minus ex-vessel payments to harvesters.

Note: Different time period from harvesting impacts because of data availability.

## Non-Resident Sport Fishing

As described in the [Sport and Subsistence](#) section above, VFDA-origin coho and pink salmon play an important role in bringing Alaskans and visitors from out-of-state to Valdez and other regional ports for fishing opportunities. While visitors to Valdez from out-of-state, Anchorage, Fairbanks, and other parts of Alaska all contribute to the local economy of Valdez, the numbers

below specifically estimate spending and employment attributable to non-Alaska residents because these anglers bring new money into the state economy.

Between 2021 and 2023, non-Alaska residents spent an annual average of 18,000 angler-days fishing with charter businesses and an estimated 38,000 angler days fishing without guides per year in the broader Prince William Sound Management Area (which includes Valdez and Whittier, but not Seward).<sup>17</sup>

While there is limited data available on the importance of VFDA in securing the stock of salmon that attracts out-of-state visitors to the region, VFDA salmon can conservatively be credited with about 25% of Prince William Sound non-resident sport fishing activity when accounting for the proportion of charter boats that target halibut and other groundfish compared with salmon and the estimated proportion of VFDA coho caught in sport fisheries across the region.

During the study period, non-resident visitors who fished spent an estimated \$7.4 million annually. Spending categories include hiring charter guides, outfitting, lodging, food, retail, and transportation. This non-resident spending directly supported an estimated 80 annualized jobs and \$3.1 million in labor income.

Non-resident sport fishing attributable to VFDA salmon created an additional 30 annualized jobs, \$1.6 in labor income and \$2.5 million in economic output to the Alaska economy from secondary impacts, for a total of 110 annualized jobs, \$4.7 million in labor income, and \$9.9 million in economic output.

With the sport fish harvest of VFDA salmon conservatively estimated at about 19,000 coho salmon and 9,000 pink salmon during the study period, the average economic output per fish (including multiplier effects) comes to more than \$300 per fish.

**Table 11. Economic Impact to Alaska’s Economy of Non-Resident Sport Fishing VFDA Salmon, Annual Average 2021-2023**

	Direct	Indirect and Induced	Total Impacts
Employment (annualized)	80	30	110
Labor Income (\$millions)	\$3.1	\$1.6	\$4.7
Output (\$millions)	\$7.4	\$2.5	\$9.9

Source: ADF&G data, industry interviews, and MRG calculations

<sup>16</sup> Alaska Department of Fish & Game, 2024. [“Sport Fisheries in the Prince William Sound Management Area in 2023 to Inform the Alaska Board of Fisheries in 2024.”](#) Estimated non-guided angler days based on historic ratio of guided to non-guided non-resident anglers in Prince William Sound.

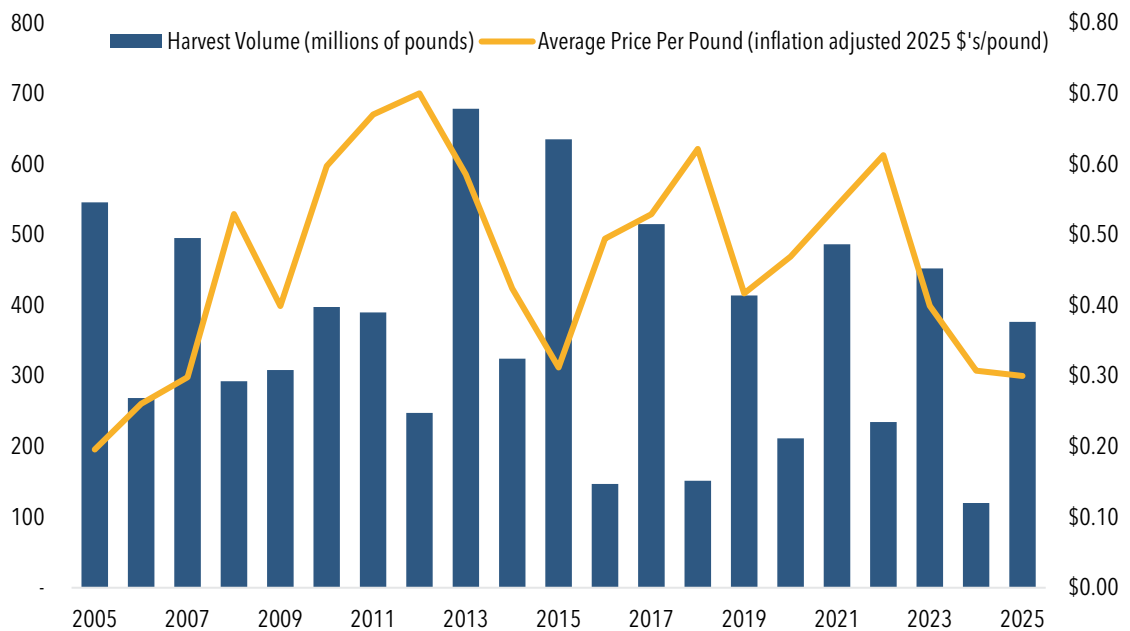
# Pink Salmon Market Summary

The primary source of operating and sustaining funds for VFDA is the sale of pink salmon to seafood processing companies. This market summary covers historical trends in Alaska pink salmon commercial values and factors that impact those values for both fishermen and processors. This summary also reflects recent trends and future expectations regarding Alaska pink salmon’s place in the global market.

## Alaska Pink Salmon Harvest and Value

As in Prince William Sound, statewide harvest of pink salmon oscillates based on the two-year lifecycle of pink salmon, with larger harvests in odd-numbered years. Average ex-vessel prices are somewhat related to harvest volumes, with some of the highest average prices on low-volume even years. But prices are also driven by numerous other factors including Russian pink salmon harvest, inventories, and consumer preferences. The ex-vessel value of the statewide pink harvest in 2024 was particularly low, in part because it was a historically small harvest coinciding with a below average price of \$0.30 per pound.

**Figure 11. Alaska Statewide Pink Salmon Commercial Harvest Volume and Inflation-Adjusted Average Price, 2005-2025**



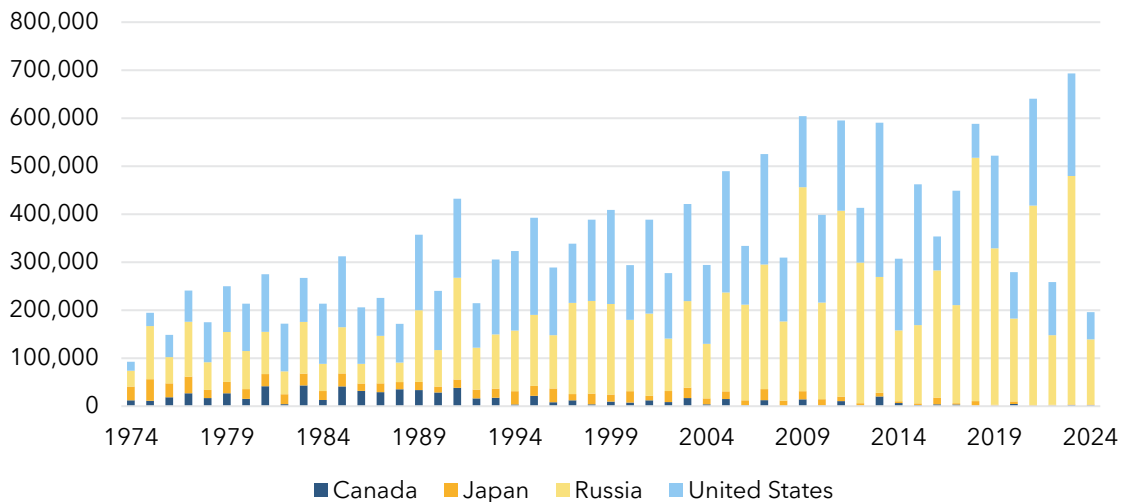
Source: Alaska Department of Fish & Game

## Alaska's Role in Global Pink Salmon Supply

Russia is the world's largest producer of pink salmon. Since 2000, Russia has produced 57% of the global supply of commercially caught pink salmon. The U.S produced 39% (nearly all from Alaska) with Japan and Canada comprising the remaining 3%.

Global supply of pink salmon has grown over the past 50 years, in large part due to hatchery-enhanced salmon runs in both Alaska and Russia. World production has also been more cyclic, with especially large variation between small even-year and large odd-year harvests.

**Figure 12. Global Pink Salmon Harvest by Country (metric tons), 1974-2024**



Source: North Pacific Anadromous Fish Commission.

### Russian Competition

Russia's pink salmon harvest can drive down the global price of pink salmon due to large Russian production and low-cost harvest, influencing the value of the harvest in Alaska. Low labor costs in Russia and the use of efficient fish traps to harvest salmon particularly influence the low production cost environment in Russia. However, the degree that Russia's pink salmon harvest influences the value of Alaska's pink salmon has varied in recent years due to U.S. sanctions on Russia and changing levels of domestic pink salmon consumption in Russia.

Following Russia's invasion of Ukraine in 2022, the U.S. imposed sanctions which banned the direct import of Russian seafood. Russian-origin products, including pink salmon fillets and cans, were still able to enter the U.S. market if they were re-processed in a third country such as China or Thailand until an executive order closed this loophole in May 2024.

Even with the U.S. market closed to Russian pink salmon, the large volumes of pink salmon harvested by Russia still influence prices in markets such as the European Union and the United

Kingdom that are also important to the U.S. Russian product plays the biggest role in years of large Russian surplus harvest, like 2023. In 2025, a year with a small Russian harvest, the Russian domestic market was reportedly able to absorb 90% of Russia’s pink salmon catch, resulting in less product competing with Alaska pink salmon in global markets.<sup>18</sup>

## Trends in Pink Salmon Markets

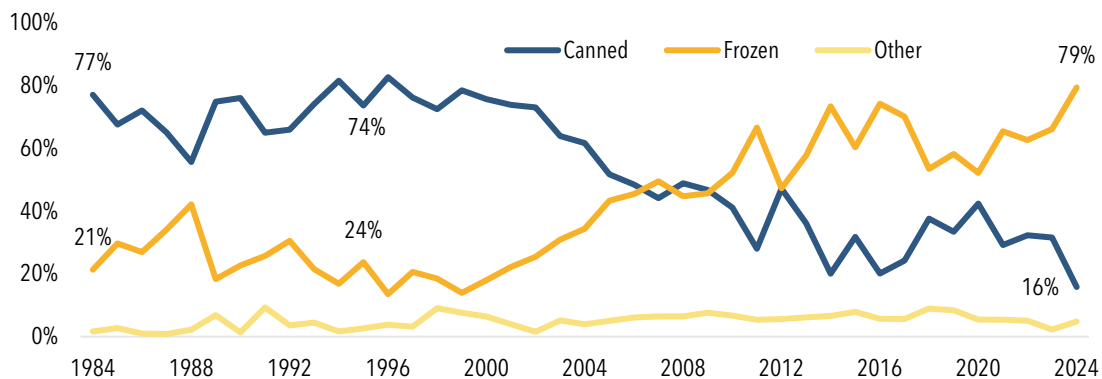
### Increase in Frozen Production

Historically, nearly all of Alaska’s commercial salmon production went to producing cooked, shelf-stable cans. Frozen products became a larger share as refrigeration and shipping technologies improved.

Compared to the other four salmon species caught in Alaska, canning remained a relatively large share of the pink salmon product mix for longer. But over the past three decades processors have increasingly switched to freezing pink salmon instead of canning it. As seen in the figure below, in 1994, 24% of Alaska’s pink salmon was frozen, compared to 79% in 2024. Most of the frozen pink salmon is headed and gutted and exported for re-processing in China and Southeast Asia.

The trend of freezing an increasing share of Alaska’s salmon production has likely been driven by the consolidation in Alaska seafood processing: with fewer companies processing pink salmon, decision making about product forms and market strategies has been concentrated in a few hands.

**Figure 13. Alaska Pink Salmon Production by Product Category (% of Total Production Volume), 1984-2024**



Source: North Pacific Anadromous Fish Commission

<sup>17</sup> Undercurrent News, 2025. [“Frozen Wild Salmon Prices Steady with Spot Market Dry.”](#)

## Trade Barriers

The United States has threatened to raise import tariffs on a number of trading partners in the last year, creating the potential of retaliation in these markets. Tariffs on the import of U.S. products into foreign markets are a risk to the harvesters and processors of Alaska's pink salmon because a large proportion of Alaska's pink salmon is currently either consumed or re-processed in other countries. Tariffs make U.S. products less competitive in these foreign markets, lowering demand.

The tables below describe the relative size of different U.S. trading partners who import canned pink salmon and frozen pink salmon.

### IMPORTANT RE-PROCESSING MARKETS

The U.S. exports most of its pink salmon as frozen headed-and-gutted product that is re-processed in other countries into cans or fillets.

Re-processing markets are somewhat insulated from trade conflicts because countries may be hesitant to hurt their own manufacturing sectors by taxing imported input products. For example, while China has increased tariffs on U.S. product imported for consumption in China, it has not imposed tariffs on seafood that is imported for re-processing and re-export.

A growing share of Alaska's pink salmon has been sent to Southeast Asia (Thailand, Vietnam, and Indonesia) for re-processing in recent years, while the percentage sent to China has decreased. The Ukrainian processing sector was a significant processor of Alaska pink salmon prior to Russia's 2022 invasion.

**Table 12. Alaska Exports of Pink Salmon Can by Destination Country (\$million), 2024**

Trade Partner	Canned Pink Salmon Export Value
China	\$47.7M
Thailand	\$29.2M
Vietnam	\$3.3M
South Korea*	\$2.4M
Indonesia	\$2.3M
Canada	\$1.0M
All Others	\$3.4M
<b>Total Frozen Pink Salmon Exports</b>	<b>\$89.4M</b>

Source: ADF&G, AKDOR. \*South Korea is largely a transshipment market. Product is held in cold storage here before continuing on to processing plants in China.

### CANNED SALMON EXPORT MARKETS

Canada and Mexico were the largest importers of U.S.-produced canned pink salmon in 2024. Mexico has emerged relatively recently as a canned pink salmon importer, first importing more than \$1 million in canned pink salmon in 2021.

**Table 13. Alaska Exports of Pink Salmon Can by Destination Country (\$million), 2024**

Trade Partner	Canned Pink Salmon Export Value
Canada	\$20.6M
Mexico	\$6.9M
United Kingdom	\$5.3M
Australia	\$4.2M
New Zealand	\$2.6M
Sri Lanka	\$2.2M
Belgium	\$1.7M
Ireland	\$1.3M
All Others	\$0.9M
<b>Total Canned Pink Salmon Exports</b>	<b>\$45.8M</b>

Source: ADF&G, AKDOR.

## Importance of Hatchery Runs to Processing Sector Competitiveness

The availability of hatchery salmon improves Alaska processors' ability to anticipate run size and timing which can, in turn, allow for enhanced marketing of different product forms. VFDA plays

a key role in PWS and statewide pink salmon marketing because hatchery fish return nearly two weeks earlier than wild-run salmon. While the improved volume of fish is most important, an extended harvesting season can allow processors to manage their workforce and pursue a variety of products based on market opportunity.

Two primary challenges for the Alaska pink salmon market are uncertain supply and the rising cost of production. Hatcheries play a crucial role in stabilizing the supply of fish and giving processors the confidence to invest in operations that directly and indirectly support workers, fishermen, and coastal economies. With general inflation and circumstances unique to Alaska's geography, the cost of catching and processing fish has increased in all aspects – including labor, fuel, transportation, insurance, and the capital goods required to operate and maintain a boat or a processing plant. Fishing and processing businesses can only operate in the long-term if the value of the product to consumers keeps up with the cost of what is required to attract workers and bring fish to market.

# Appendix: Economic Analysis of Proposed chinook Program

VFDA is licensed to release as many as 300,000 chinook smolt each year but does not currently have a Chinook Salmon program.

Below are findings from a VFDA-commissioned McKinley Research 2023 study on the potential added economic benefits to the Valdez economy of a hatchery-enhanced sport fishery for chinook salmon.

## Key Findings

- A new hatchery-supported chinook salmon run in Valdez Arm has the potential to:
  - Extend the peak sport fishing season by a month.
  - Bring an additional 2,000 visitors to Valdez each May and June.
- Generate \$750,000 in additional revenue for Valdez businesses.
- The expanded visitor season described above is based on chinook returning to Valdez in catchable numbers i.e., sufficient abundance for fishermen to justify a trip to Valdez.
- This fishery has the potential to draw visitors in the late spring/early summer season when visitor services are underutilized.
- A chinook salmon run would be welcomed by a charter fleet that has been more idle in the early season because of decreasing halibut fishing opportunities.
- A new springtime fishery is not likely to create many more visitor industry jobs because of the seasonal nature of Valdez's visitor industry; however, it would likely increase the total income of workers in the visitor and charter fishing sectors.

## Research Methods

This memo is based on:

- Ten interviews with Valdez charter business operators and other people associated with the visitor industry or sport fish management, all conducted in spring 2023
- Charter operator license data from the Alaska Department of Fish & Game
- Sportfishing harvest survey statistics from the Alaska Department of Fish & Game
- Survey data from the Valdez Visitor Market Profile conducted by McKinley Research Group (formerly McDowell Group) in 2016

## Program Plan and History of Hatchery-Raised chinook in Valdez

VFDA is considering developing a chinook salmon program to facilitate greater sportfishing opportunities in Valdez. Under its existing permit with the Alaska Department of Fish and Game (ADF&G), VFDA can release as many as 300,000 chinook salmon smolt in the Valdez area each year. This is about one-sixth the size of VFDA's existing sportfish enhancement program, which releases about 1.8 million coho salmon smolt each year, and much smaller than the VFDA commercial fisheries enhancement program that releases about 257 million pink salmon fry annually.

VFDA's proposed chinook program would follow a past attempt by ADF&G to release chinook salmon in Valdez. The prior program was discontinued because of problems including poor imprinting (not enough adult salmon returning to their native streams), and spawning timing that conflicted with the busy pink salmon commercial season in June and July. VFDA plans to avoid these problems by selecting an earlier broodstock and improve survival by incorporating juvenile development directly into its Solomon Gulch Hatchery incubation and rearing programs.

As of May 2023, VFDA is working to rebuild its coho rearing facility, which would have space to raise chinook salmon smolt.

### STATEWIDE CONTEXT

Chinook salmon are the least-frequently raised salmon species at Alaska hatcheries. In 2022, an estimated 10.8 million chinook were released from Alaska hatcheries, most of them in Southeast Alaska. Some 86,000 chinook returned to Alaska hatcheries in 2022.<sup>1</sup>

In interviews, the Homer winter king fishery was frequently mentioned as an example of a chinook sport fishery that has been successful at attracting visitors. This fishery takes place in early spring. A one-day tournament held in late March is a popular draw. chinook caught in this fishery are not associated with a specific hatchery or wild stream because most chinook caught in this early season are feeder fish that are migrating through the area and not yet ready to return to their natal streams to spawn.

### CHARTER FLEET CHARACTERISTICS

The Valdez sport charter fleet consists of approximately 20 vessels operated by 12 businesses, with some year-to-year variation in the number of active vessels and businesses. Most businesses own a single vessel and are owner-operated. The Valdez charter fleet has shrunk in the last decade, which operators attribute to reduced opportunities for halibut harvest.

Valdez charter businesses offer three basic types of services.

- **Full-day halibut charters:** These trips are typically 12-hour days to accommodate four to six hours of transit time and six to eight hours of fishing. Prices in 2023 ranged from \$385 to \$425 per person for this type of trip.
- **Salmon charters:** Salmon charters are often booked as shorter trips at a reduced price (compared to halibut charters) because they do not require as much transit time and fuel to reach fishing grounds. Prices for salmon charter trips in 2023 ranged from \$300 to \$350 per person.
- **Sightseeing, water taxi service, and custom services:** Valdez charter businesses offer a variety of services, but operators indicate salmon and halibut trips account for the majority of their business.

## CHARTER FISHING SEASON

Most Valdez boats operate from late May to early September, roughly between the Memorial Day and Labor Day holidays, with peak fishing activity in July and August. Operating calendars vary among charter businesses, especially between businesses that focus exclusively on salmon fishing as compared to those that offer salmon and halibut fishing trips.

### *Halibut Season*

Although halibut fishing can begin as early as February, most charter fishing begins in May with activity hitting its peak in July and August. Charter operators report that they do not begin the halibut season earlier because of limited customer demand early in the season and poor weather in the open water areas of halibut fishing grounds. (This differs from the weather close to Valdez in May and June which, by Valdez standards, is typically calm and dry.)

In addition to weather, regulations constrain the halibut fishing season. Charter boat customers are not permitted to fish for halibut on Wednesdays or on nine Tuesdays in 2023 as part of conservation measures to prevent overharvest. These are the tightest restrictions the charter halibut fleet has faced in recent years.

In addition to the halibut harvest, Valdez boats that travel to more distant waters also target lingcod, rockfish, and - to a much lesser extent - sablefish. Sportfishing participants can retain lingcod starting July 1.

### *Salmon Season*

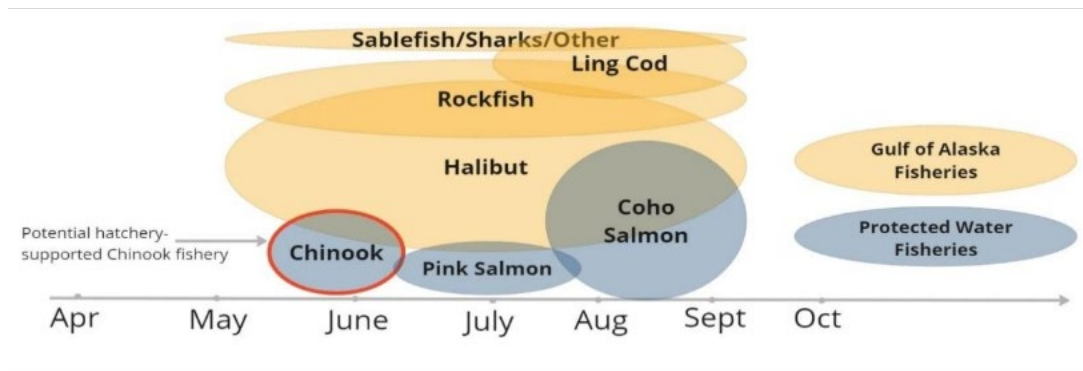
Most salmon charters do not begin until coho salmon arrive in Valdez Arm in July, although a small number of charter trips occur outside the coho season and target the other salmon species.

While there is not a major chinook-producing stream near Valdez, sport fishermen fishing from Valdez-based boats catch feeder kings that are not yet ready to return to their natal streams to spawn. Small volumes of sockeye and chum salmon are also caught by the charter fleet.

Pink salmon arrive in the Valdez Arm in mid-June in large numbers. This species is typically targeted by the commercial fleet and shore-side sport fisherman in greater numbers than charter boats.

The following chart shows the seasons for each species targeted by Valdez sportfishing participants. The height of each oval illustrates the importance of the species to the Valdez charter boat fleet.

**Figure A1. Valdez Sportfishing Seasons**



Source: Industry interviews

## EXPANSION POTENTIAL

A hatchery-raised chinook salmon run has the potential to draw approximately 500 additional charter clients to Valdez per year, in addition to about 1,500 non-guided visitors. Key numbers that contributed to this estimate include the number of participating boats likely to extend their seasons, the average number of additional fishing days, and the average number of passengers per boat.

**Number of participating boats** - The Valdez charter fishing fleet includes about 20 vessels, but not every boat operator is likely to extend their season because of added chinook salmon fishing opportunities. For example, Alaskan Adventures Unlimited focuses only on halibut fishing and is unlikely to pivot to spring salmon. Other operators may have jobs outside the peak summer fishing season that would make it difficult to offer May charters. Businesses that operate multiple boats (currently two businesses) may extend their season with one vessel, but not their entire fleets.

Approximately 10 charter boats are expected to extend their operating season in order to offer chinook salmon fishing trips.

**Average additional fishing days per boat** - The new chinook run is predicted to last about 30 days, starting in mid-May and continuing into mid-June.<sup>2</sup> Some boats may extend their season by nearly the entire length of the chinook season, operating every day. Charter operators that currently focus on salmon (and are currently most active during the coho salmon season) are most likely to extend their season to target the chinook run. Boats that also target halibut are expected to fish for more days, but will not add as many days because they are already somewhat active in May.

It is expected that boats will extend their season by 12 days on average, based on interviews.

**Expected average daily visits per boat** - At the peak of the coho and halibut seasons, charter boats are often filled to capacity, with six clients per boat. But around the edges of the season vessels frequently operate with four or fewer clients. This model assumes vessels are operating with an average of four passengers during the chinook season.

**Table A1. Estimated Additional Valdez Charter Boat Clients Generated by Proposed chinook Salmon Run**

	Estimate
Number of Participating Boats	10 boats
Average Additional Days of Fishing	12 days
Average Daily Visitors/Boat	4 visitors
<b>Additional Visitors</b>	<b>~500 visitors</b>

Source: Industry interviews, McKinley Research Group estimates

## Additional Unguided Sportfishing Visitors

In addition to about 500 charter visitors, a spring chinook fishery would attract an additional 1,500 non-guided sportfishing participants to Valdez. This estimate is based on 2016 survey results (Valdez Visitor Market Profile) showing that Valdez unguided fishermen outnumbered guided fishermen by about three to one.

Industry interviews in 2023 also indicate that a ratio of three times as many unguided participants as guided participants is a reasonable (although likely conservative) approximation of the current Valdez sportfishing market. It is not yet clear if a spring chinook season would attract a similar composition of visitors as the peak summer season.

## Visitor Spending

Valdez visitors who participate in sportfishing are estimated to spend an average of \$600 per person among guided participants, and \$300 per person among unguided participants. These estimates are based on survey results from the *Valdez Visitor Market Profile*, adjusted for inflation. They include spending across all categories including lodging, food, fuel, tours, and other expenses. Guided visitors' spending was further adjusted to reflect the current cost of a salmon charter trip in summer 2023 (about \$325 on average).

The 2016 study found that per-capita visitor spending in Valdez was lower than many other parts of Alaska, likely because a large percentage of Valdez visitors (both Alaska residents and non-residents) stay in lower-cost campgrounds and RV parks rather than hotels.

Based on average per-visitor spending and estimated visitor volumes, this study estimates additional spending of \$750,000 would be associated with a successful hatchery-supported spring chinook fishing, with 40% attributable to guided fishermen and 60% to unguided fishermen.

**Table A2. Estimated Additional Visitors and Spending Associated with Introducing Spring Chinook at Hatchery**

	Guided Visitors	Unguided Visitors	All Visitors
Estimated # of Additional Visitors	500	1,500	2,000
Estimated Spending/Visitor	\$600	\$300	-
<b>Total Estimated Spending</b>	<b>\$300,000</b>	<b>\$450,000</b>	<b>\$750,000</b>

Source: McKinley Research Group estimates, based on industry interviews and survey data

## **McKINLEY RESEARCH GROUP, LLC**

3800 Centerpoint Drive, Suite 1100 • Anchorage, AK 99503  
801 West 10<sup>th</sup> Street, Suite 100B • Juneau, AK 99801

[info@mckinleyresearch.com](mailto:info@mckinleyresearch.com) • [mckinleyresearch.com](http://mckinleyresearch.com) • (907) 274-3200



Legislation Text

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**File #:** 26-0234, **Version:** 1

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**ITEM TITLE:**

Approval of Minutes for Regular Council Meeting of May 6, 2026

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

Review and approve minutes.

**SUMMARY STATEMENT:**

The minutes from the Regular Meeting held on May 6, 2026 are attached for review and approval.

# City of Valdez

*212 Chenega Ave.  
Valdez, AK 99686*



## DRAFT MEETING MINUTES

**Wednesday, May 6, 2026**

**7:00 PM**

**Regular Meeting (Note Date Change Due to Municipal Election)**

**Council Chambers**

**City Council**

**REGULAR AGENDA - 7:00 PM**

**I. CALL TO ORDER**

Mayor Pro Tempore Love called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Present: 6 - Council Member Austin Love  
Council Member Lester Greene  
Council Member Joy Witte  
Council Member Joseph Lally  
Council Member Olivia Foster  
Council Member Jimmy Devens

Excused: 1 - Mayor Dennis Fleming

Also Present: 1 - City Manager Nathan Duval  
City Clerk Sheri Pierce  
City Attorney Jack Wakland

**IV. APPROVAL OF MINUTES**

**1. Approval of Minutes for Regular Council Meeting of April 7, 2026**

The minutes were approved by consent.

**V. PUBLIC BUSINESS FROM THE FLOOR**

Sonya Ash Selanoff, coordinator for the new Chugachmiut Head Start program, shared about the timeline for operations commencing and encouraged families to apply.

**VI. CONSENT AGENDA**

**1. Approval To Go Into Executive Session, Re: Discussion of Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues**

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve the consent agenda.

**VOTE ON MOTION**

Yays: 6 - Love, Devens, Foster, Lally, Witte and Greene  
Motion carried.

## VII. NEW BUSINESS

It was requested that Certification of Election results be moved to the first item under New Business.

### 1. Certification of Election Results for the May 5, 2026, Regular Municipal Election

MOTION: Council Member Foster moved, seconded by Council Member Witte, to certify the results of the May 5, 2026 election.

City Clerk Sheri Pierce presented her election report and noted the following candidates had been elected:

- Three-year City Council Terms: Lester Greene and James Devens
- Two-year City Council Term: Shannon Stites
- Three-year School Board Terms: Bryan Vincent and Carey Wade

#### VOTE ON MOTION

Yays: 6 - Love, Devens, Foster, Lally, Witte and Greene  
Motion carried.

### 2. Approval Captain Joe's Gas 2026 Beautification Grant Project in the Amount of \$12,500

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve Captain Joe's Gas 2026 Beautification Grant Project in the Amount of \$12,500.

Council Member Witte asked about the timing of grant fund distribution and amount of funding available for grants. Deputy City Clerk Sorum-Birk, staff liaison to the Beautification Commission, provided an overview of the program and information on annual capitalization of the reserve fund.

Council Member Witte encouraged businesses to apply.

#### VOTE ON MOTION

Yays: 6 - Love, Devens, Foster, Lally, Witte and Greene  
Motion carried.

### 3. Approval of Valdez Brewing 2026 Beautification Matching Grant Project in the Amount of \$12,050.

MOTION: Council Member Foster moved, seconded by Council Member Lally, to approve Valdez Brewing 2026 Beautification Matching Grant Project in the amount of \$12,050.

Council Member Foster suggested that additional detail related to project costs would have been beneficial in the grant application.

## VOTE ON MOTION

Yays: 6 - Love, Devens, Foster, Lally, Witte and Greene  
Motion carried.

**VIII. ORDINANCES****1. #26-03 - Amending Chapter 3.24 of the Valdez Municipal Code Titled Public Accommodation Tax (Amended). First Reading. Public Hearing.**

MOTION: Council Member Devens moved, seconded by Council Member Foster, to approve Ordinance 26-03 in first reading for public hearing.

Members of the public spoke in opposition to levying the tax on recreational vehicle parks and campgrounds citing concerns about adverse impacts to businesses, difficulty of attracting visitors to Valdez, concerns about boondocking and high prices for gasoline. General concerns were also raised about the city's large budget and already high taxes.

The following individuals spoke:

- Jeff Saxe
- Mary Baron
- Rick Ballow
- Everett Bartlett
- Dave Tousignant
- Judy Bartlett

Council Member Greene noted that he did not see this as a current need and expressed concerns about the addition of RV Parks having a negative impact. He lauded the positive economic impact of tourism and suggested that spending already collected accommodation tax revenue to attract more visitors would be more beneficial.

Council Member Witte opposed the addition of the new category noting a lack of urgency. Witte suggested that a lack of enforcement related to boondocking was already hurting businesses.

Council Member Lally agreed with Witte and Green stating a belief that the increase could damage small businesses.

Council Member Devens noted that he wished to offer an amendment removing recreational vehicles from the definitions section.

MOTION: Council Member Devens moved, seconded by Council Member Greene, to remove the words "recreational vehicle park or campground" and strike section 2 of the ordinance related to the delayed effective date for the new category.

Staff noted that the remainder of the ordinance was related to administrative clean-up of the existing public accommodation tax code and that the effective date section needed to be addressed in the amendment.

Council Member Devens explained that the intent of the amendment was to address the concerns of the business owners and voiced his support for the remaining underlying administrative changes.

Council Member Foster asked for and received clarification on what RV Park and Campground businesses paid for water, sewer and trash services in comparison to hotels.

Council Member Love explained his support for inclusion of RV parks and campgrounds noting that the goal of the revenue was to support economic development and tourism. He expressed a desire for the annual revenue to continue to be used to support the local visitor economy and encouraged businesses to engage. He spoke to a desire to spread the burden beyond brick-and-mortar businesses.

Lally spoke about rising costs and explained it as a potential impediment to tourism and disincentive to visitors.

Devens stated his agreement with Love in principle and general support for a more equitable tax citing the relatively low cost per stay to be borne by the visitor. He explained that his amendment was offered based on the recent major increases in gas prices and already increased cost to over-road visitors highlighting the importance of maintaining visitor services.

Witte encouraged a focus on using the existing revenue well and successfully before expanding the public accommodation tax revenue base.

Foster voiced her opposition to the amendment noting that hotels had carried the burden for years and that recreational vehicle parks had always benefited. She expressed a view that all hospitality businesses should contribute.

Member of the public, Jeff Saxe, highlighted the amount of money that local recreational vehicle parks put toward visitor marketing each year and highlighted the taxes and fees already paid to the city.

Member of the public, John Witte, suggested that if Council chose to diversify the tax base, they may want to consider lowering the tax.

Member of the public, Mary Baron, noted that RV Parks did not provide beds, but rather parking spaces and highlighted local business efforts at marketing Valdez.

Member of the public, Judy Bartlett, compared city harbor services and cruise ship docking to RV Park services.

#### VOTE ON MOTION TO AMEND

Yays: 4 - Devens, Lally, Witte and Greene

Nays: 2 - Love and Foster

Motion carried.

## VOTE ON MAIN MOTION AS AMENDMENT

Yays: 6 - Love, Devens, Foster, Lally, Witte and Greene  
Motion carried.

***Council Member Lally excused himself from the meeting.*****2. #26-04 - Repealing and Reenacting Title 16 of the Valdez Municipal Code Titled Subdivisions. First Reading. Public Hearing.**

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve Ordinance 26-04 in first reading.

City Manager Duval and Community Development Director Huber provided an overview of the process that had taken place with the input of Planning and Zoning Commission and guidance of contractors, including public outreach.

Duval explained the difference of opinion between administration and the Planning and Zoning Commission on phrasing related to dedication of snow lots.

Huber provided an overview of significant process changes made by the ordinance including allowing for administrative approvals in certain cases. She added context about the overall process and public comments received.

Council Member Foster thanked Director Huber and Community Development Department staff for their continued efforts on land use code rewrites.

Council Member Devens asked for and received additional clarity on the snow storage dedication language and recommendation of the Planning and Zoning Commission. Discussion on differences between dedication and deeding of snow storage lots.

Council Member Love asked about the public comments received. Director Huber proved specific additional details about technical comments from surveyors and role played by the consultants.

## VOTE ON MOTION

Yays: 5 - Love, Devens, Foster, Witte and Greene  
Motion carried.

**3. #26-05 - Amending Chapter 2.52 of the Valdez Municipal Code Titled Planning and Zoning Commission (Amended). First Reading. Public Hearing.**

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve Ordinance 26-05 on first reading.

City Manager Duval noted the need the ordinance was to align duties of the commission with new plating processes in Title 16.

City Clerk Sheri Pierce noted an inadvertent omission of commission term length in the ordinance and asked that an amendment be offered to correct the issue.

MOTION: Council Member Love moved, seconded by Council Member Witte, to amend section 2.52.060 by adding "for a staggered 3-year term" after the words "city council".

VOTE ON MOTION TO AMEND

Yays: 5 - Love, Devens, Foster, Witte and Greene  
Motion carried.

VOTE ON MAIN MOTION AS AMENDMENT

Yays: 5 - Love, Devens, Foster, Witte and Greene  
Motion carried.

## IX. RESOLUTIONS

### 1. #26-28 - Establishing the 2026 Rate of Real Property Tax and Designating the Number of Mills for Each Dollar of Real Property to be Levied for Municipal and School Purposes

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve Resolution 26-28.

Council Member Love commented on the "over the cap" revenue and its use to pay down of debt for the sewer force main and other bonds.

VOTE ON MOTION

Yays: 5 - Love, Devens, Foster, Witte and Greene  
Motion carried.

### 2. #26-29 - Naming Rates and Fees for Use of Facilities in the Valdez Harbors and Repealing Resolution 24-51 Formerly Naming Such Rates and Fees

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve Resolution 26-29.

Council Member Foster noted a typo in the resolution.

Council Member Love asked about the financial forecast and estimated revenue. Harbormaster Sarah Von Barga noted an anticipated addition of \$138,000 in revenue and goal of the harbor not needing to be subsidized. Discussion continued about consistency provided by inclusion of the embedded consumer price index metric.

VOTE ON MOTION

Yays: 5 - Love, Devens, Foster, Witte and Greene  
Motion carried.

### **3. #26-30 - Amending the 2026 City Budget by Transferring \$23,000 from the Budget Variance Reserve to the Fire/EMS Department for Professional Fees and Services Budget**

MOTION: Council Member Foster moved, seconded by Council Member Greene, to approve Resolution 26-30.

#### **VOTE ON MOTION**

Yays: 5 - Love, Devens, Foster, Witte and Greene

Motion carried.

## **X. REPORTS**

1. Monthly Treasury Report - March 2026

## **XI. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS**

### **1. City Manager Report**

City Manager Duval provided updates on the following:

- Encouraging attendance at the upcoming Tourism Task Force Open House.
- Thanking election workers.
- Inclusion of the travel-lift request in the Alaska Municipal League's major equipment grant request submission.
- Sharing questions from the Providence Valdez Medical Center Community Advisory Council
- Thanking outgoing Public Works Director John Witte for his work as he transitioned out of the position.

### **2. City Clerk Report**

City Clerk Pierces shared about:

- The success of the local election and hard work of election workers and Elections Coordinator Katie Carr.
- The date change for the next regular Council meeting to allow Clerk's Office staff to attend the International Institute of Municipal Clerks Conference.
- A reminder of upcoming Board of Equalization hearing dates.

### **3. City Attorney Report**

City attorney Jack Wakeland noted that his update was specific to Trans Alaska Pipeline System tax issues and would be shared in executive session.

### **4. City Mayor Report**

Mayor Pro Tem Love noted that it was Nurses' Day recognized Council Member Foster for her work in that field. He shared his experience attending the PWSRCAC reception and noted he would be providing a welcome during that group's board meeting. He also noted

the importance of SERVS Fishing vessel training and thanked outgoing Director John Witte for his contributions to the city.

**XII. COUNCIL BUSINESS FROM THE FLOOR**

Council Members touched on Nurses' Week and shared thanks with Council Member Foster and other professionals in the field. They expressed gratitude for the work of Public Works Director John Witte and wished him well. Members also thanked Clerk's Office staff and election workers for their efforts with the municipal election.

Council Member Witte also shared her experience attending the Copper Valley Electric Association Annual Meeting.

**XIII. EXECUTIVE SESSION**

**XIV. RETURN FROM EXECUTIVE SESSION**

Mayor Pro Tempore Love announced that an update on legal matter related to Trans Alaska Pipeline System tax issues had been shared during executive session.

**XV. ADJOURNMENT**

Mayor Pro Tempore Love adjourned the meeting at 8:54 p.m.



## Legislation Text

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**File #:** 26-0231, **Version:** 1

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**ITEM TITLE:**

Valdez Tourism Task Force Report: Draft Articles of Incorporation for Destination Valdez and Recommendation on Process for Selecting Initial Board of Directors

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

The Valdez Tourism Task Force held two meetings to discuss next steps for creation of a new destination marketing organization and the processes involved.

At the April 15, 2026 meeting City Clerk Sheri Pierce provided an overview of the procedure for formation of a new organization and appointment of a bylaw committee as the first required action of a newly formed organization's board of directors and membership.

At the April 29, 2026 meeting Deputy City Clerk Elise Sorum-Birk worked with the members to review a draft outline for Articles of Incorporation and compete brainstorming on specific desired governance structure with the group.

The draft Articles of Incorporation recommended by the task force are attached for review.

Alaska law requires that the initial directors for an organization be named in the Articles of Incorporation. The task force recommends that the City Council seek letters of interest from the local business community and appoint an initial board of directors for the purposes of appointing a bylaw committee and enrolling membership of a new organization.

**\*DRAFT\* ARTICLES OF INCORPORATION OF  
DESTINATION VALDEZ, INC. \*DRAFT\***

We, the undersigned, natural persons of the age of majority, acting as incorporations for the purpose of creating a non-profit corporation under the laws of the State of Alaska, AS 10.20, do hereby set forth the following stated Articles of Incorporation for said corporation.

**ARTICLE I  
Name**

The name of this corporation is and shall be Destination Valdez (hereinafter referred to as the "corporation").

**ARTICLE II  
Duration**

The duration of this corporation shall be perpetual or until this corporation is legally dissolved.

**ARTICLE III  
Purpose**

The purpose of this corporation is to promote and encourage tourism as an economic driver for the local economy that benefits residents, businesses and visitors.

**ARTICLE IV  
Regulation of Affairs**

The internal affairs of the corporation shall be governed by these articles of incorporation and the bylaws.

**Powers:** The corporation shall have all the powers outlined in AS 10.20.011. The provisions set forth in AS 10.20.153 (applicable to private foundations) shall not apply to this corporation. Notwithstanding anything herein to the contrary, the corporation shall exercise only powers aligned with exempt purposes of organizations set forth in Subsection 501(c)(6) of the Internal Revenue Code under which the corporation chooses to qualify for exemption, or any successor provision or amendment thereto.

**Dissolution:** Upon dissolution of the corporation all debts shall be paid. All remaining assets of the corporation, after payments for the debts of the organization, shall be deposited with the City of Valdez.

**Commented [ES1]:** Gustavus has this wording in their visitor organization's incorporation filing but need to check with legal on if this is sufficient/ if there are any issues with corporate tax-exempt status (501 (C)(6))

**ARTICLE V**

**Membership**

The corporation shall have two classes of members.

**Business Members:** The Business Members of the corporation shall be individuals representing business entities or organizations invested in the purpose of the corporation. The Bylaws may outline additional rights and duties or subclassifications and distinctions for this class of members. Business members shall nominate selections for the Board of Directors.

**Public Members:** The Public Members of the corporation shall be the members of the Valdez City Council and will retain their positions as members of the corporation until their successors on the Valdez City Council take office. The Public Members shall confirm the members of the Board of Directors for the corporation and exercise financial oversight of the corporation including approving the annual budget of the corporation.

**ARTICLE VI  
Board of Directors**

The business and affairs of the corporation shall be managed by the Board of Directors which shall be composed of Business Members of the corporation. The number of directors shall be seven. The Bylaws may allow for representation from Public Membership or other advisory positions on the Board of Directors.

Directors shall be nominated by the Business Members and confirmed by a majority vote of the Public Members. The names of the initial Board of Directors follows:

**[INSERT LIST OF NAMES]**

**ARTICLE X  
Indemnification**

Directors and officers and former directors and officers of the corporation shall be indemnified to the fullest extent of the law, as provided in Alaska Statute 10.20.011(14), or any successor provision or amendment thereto, against expenses actually and reasonably incurred by such person in connection with the defense of any action, suit or proceeding, civil or criminal, in which such person is made a party by reason of being or having been a director or officer of the corporation, except in relation to matters in which that person was adjudged, in the action, suit or proceeding, to be liable for negligence or misconduct in the performance of his/her corporate duties.

**Commented [ES2]:** This can be more or less prescriptive- it depends on how much control you want the board and bylaws to have over future board composition.

**Commented [ES3]:** Tourism Task Force preferred that the city solicit letters of interest and that Council appoint the initial board members prior to submitting articles of incorporation.

**Commented [ES4R3]:** AS 10.20.151 (a)(6) requires names of initial directors to be included

**ARTICLE XI  
Bylaws**

The Board of Directors shall adopt initial Bylaws of the corporation, and these shall be ratified by the Public Members. Thereafter, the power to alter, amend, or repeal the Bylaws shall be reserved to the Public Members. The bylaws may contain any provision for the regulation and management of the affairs of the corporation consistent with Alaska law and these Articles of Incorporation.

**Adopted this X<sup>th</sup> day of MONTH 2026**

President:

Secretary:

---

DRAFT



## Legislation Text

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**File #:** 26-0227, **Version:** 1

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**ITEM TITLE:**

Approval of Renewal of Marijuana Dispensary License - Herbal Outfitters LLC #10173

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office, the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request and is provided the opportunity to express any concerns with the issuance or re-issuance of the license.

Please see attached information provided by the AMCO office regarding this application.

# Alcohol & Marijuana Control Office

**License Number:** 10173

**License Status:** Active-Operating

**License Type:** Retail Marijuana Store

**Doing Business As:** HERBAL OUTFITTERS, LLC

**Business License Number:** 1032590

**Designated Licensee:** Richard Ballow

**Email Address:** rcballow54@gmail.com

**Local Government:** Valdez

**Local Government 2:**

**Community Council:**

**Latitude, Longitude:** 61.130067, -146.352804

**Physical Address:** 165 Fairbanks Drive  
Lower Floor  
Valdez, AK 99686  
UNITED STATES

## Licensee #1

**Type:** Entity

**Alaska Entity Number:** 10035911

**Alaska Entity Name:** Herbal Outfitters, LLC

**Phone Number:** 907-255-0223

**Email Address:** rcballow54@gmail.com

**Mailing Address:** PO Box 2911  
Valdez, AK 99686  
UNITED STATES

## Entity Official #1

**Type:** Individual

**Name:** Richard Ballow

[REDACTED]

[REDACTED]

**Phone Number:** 907-255-0223

**Email Address:** rcballow54@gmail.com

**Mailing Address:** PO Box 2911  
Valdez, AK 99686  
UNITED STATES

*Note: No affiliates entered for this license.*



**Alaska Marijuana Control Board**  
**Form MJ-20: 2026-2027 Renewal Application Certifications**

**What is this form?**

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

**Section 1 – Establishment Information**

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Herbal Outfitters LLC	License Number:	10173		
License Type:	Retail Marijuana Store				
Doing Business As:	Herbal Outfitters LLC				
Premises Address:	165 Fairbanks Drive, Lower Floor				
City:	Valdez	State:	AK	ZIP:	99686

**Section 2 – Individual Information**

Enter information for the individual licensee who is completing this form.

Name:	Richard Charles Ballow
Title:	Owner Operator

**Section 3 – Violations & Charges**

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have not been convicted of any criminal charge in the previous two calendar years.

I certify that I have not committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.

I certify that a notice of violation has not been issued for this license between July 1, 2025 to June 30, 2026.

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:

Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).



# Form MJ-20: Renewal Application Certifications

## Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Signature of licensee

Richard C Bellow

Printed name of licensee



May 4, 2026

Licensee: Herbal Outfitters, LLC  
DBA: Herbal Outfitters, LLC  
VIA email: rcballow54@gmail.com  
Local Government: Valdez  
Via Email: [spierce@valdezak.gov](mailto:spierce@valdezak.gov), [esorumbirk@valdezak.gov](mailto:esorumbirk@valdezak.gov)  
Community Council: N/A  
Via Email:

BCC: [amco.admin@alaska.gov](mailto:amco.admin@alaska.gov)

Re: Retail Marijuana Store License Combined Renewal Notice

<b>License Number:</b>	# 10173
<b>License Type:</b>	Retail Marijuana Store
<b>Licensee:</b>	Herbal Outfitters, LLC
<b>Doing Business As:</b>	Herbal Outfitters, LLC
<b>Physical Address:</b>	165 Fairbanks Drive Lower Floor Valdez, AK 99686 UNITED STATES
<b>Designated Licensee:</b>	Richard Ballow
<b>Phone Number:</b>	907-255-0223
<b>Email Address:</b>	rcballow54@gmail.com

License Renewal Application       Endorsement Renewal Application

**Dear Licensee:**

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,



Kevin Richard, Director  
907-269-0350



Legislation Text

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**File #:** 26-0228, **Version:** 1

---

**ITEM TITLE:**

Approval of Renewal of Liquor License: The Fat Mermaid

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

**SUMMARY STATEMENT:**

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office, the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request and is provided the opportunity to express any concerns with the issuance or re-issuance of the liquor license.



Document reference ID : 7727

## Reinstate from Expired

<b>Application ID:</b>	7727
<b>License No:</b>	4675
<b>License Type applied for Renewal:</b>	Beverage Dispensary License(BDL)
<b>Licensee Name:</b>	North Harbor Project, Inc.
<b>License Expiration Date:</b>	12/31/2025
<b>Doing Business As:</b>	The Fat Mermaid
<b>Premises Address:</b>	143 N Harbor Dr, Valdez, AK, 99686
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	04/13/2026 12:56 PM AKDT

## Entity Information

---

<b>Business Structure:</b>	Corporation
<b>FEIN/SSN Number:</b>	
<b>Alaska Entity number (CBPL):</b>	131570
<b>Alaska Entity Formed Date:</b>	
<b>Home State:</b>	

## Entity Contact Information

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**Entity Address:** P.O. Box 1999, Valdez, AK, 99686

## Local Government and Community Council Details

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**City/Municipality:** Valdez

**Borough:** Unorganized Borough

## Renewal Information

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**Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:**

No

**Provide a written explanation why the licensee failed to submit a complete license renewal application and/or failed to pay the required fees associated with the license renewal on or before February 28 of the year. AS 04.11.540:**

The business was not in active operation leading up to the February 28 expiration date, and during that period we were experiencing temporary financial limitations that prevented timely renewal of the license. Operations resumed on March 2, and we are in the process of completing all outstanding license renewals and taking all necessary steps to maintain full compliance with applicable regulations.

**As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:**

The license was regularly operated continuously throughout the first calendar year for this renewal period.

**As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:**

The license was regularly operated continuously throughout the second calendar year for this renewal period.

**Please select the seasonality:**

Year-round

**Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?!**

No

**Have any notices of violation or citations been issued for this license during the preceding two years?:**

No

## Endorsements

---

<b>License #</b>	<b>License Type</b>	<b>Trade Name</b>	<b>License Status</b>	<b>City</b>
15493	Restaurant Endorsement (RE)	The Fat Mermaid	Expired	Valdez

---

## Attestations

---

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

## Signature

---

Electronic Signature not collected; application submitted based on paper form.

## Payment Info

---

Payment Type : CC

Payment Id: 17cc173a-b14f-4e90-bed8-22fe7c8485f6

Receipt Number: 101293568; 101313283

Payment Date: 04/13/2026 01:15 PM AKDT

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I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

## Signature

---

This application was digitally signed by : Martine Celina Rinoza on 04/13/2026 12:53 PM AKDT

DocuSigned by:  
*karen ables*  
F4F981A46EFB455...

## Certificate Of Completion

Envelope Id: 0A434A7A-B169-8F75-81B7-4139DF1E3538

Status: Completed

Subject: Signature Required: License #4675 The Fat Mermaid

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 3

Initials: 0

Kyle Helie

AutoNav: Enabled

PO Box 110206

Envelopeld Stamping: Disabled

Juneau, AK 99811

Time Zone: (UTC-09:00) Alaska

kyle.helie@alaska.gov

IP Address: 158.145.14.55

## Record Tracking

Status: Original

Holder: Kyle Helie

Location: DocuSign

4/24/2026 4:09:53 PM

kyle.helie@alaska.gov

Security Appliance Status: Connected

Pool: StateLocal

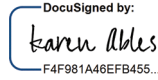
## Signer Events

Karen Ables

thefatmermaidalaska@gmail.com

Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
 F4F981A48EFB455...

Signature Adoption: Pre-selected Style

Using IP Address:

2605:59ca:47c4:7808:50ce:f98c:64b0:a683

Signed using mobile

## Timestamp

Sent: 4/24/2026 4:14:13 PM

Viewed: 4/24/2026 8:47:40 PM

Signed: 4/25/2026 12:30:51 AM

## Electronic Record and Signature Disclosure:

Accepted: 4/24/2026 8:47:40 PM

ID: 45acc8df-ca2f-4e09-a4a3-d60303d87157

Company Name: State of Alaska

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

4/24/2026 4:14:13 PM

Certified Delivered

Security Checked

4/24/2026 8:47:40 PM

Signing Complete

Security Checked

4/25/2026 12:30:51 AM

Completed

Security Checked

4/25/2026 12:30:51 AM

## Payment Events

## Status

## Timestamps

## Electronic Record and Signature Disclosure

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	North Harbor Project, Inc.

**Entity Type:** Business Corporation

**Entity #:** 131570

**Status:** Good Standing

**AK Formed Date:** 11/15/2010

**Duration/Expiration:** Perpetual

**Home State:** ALASKA

**Next Biennial Report Due:** 1/2/2028

**Entity Mailing Address:** PO BOX 1999, VALDEZ, AK 99686

**Entity Physical Address:** 143 NORTH HARBOR DR., 548 W KLUTINA, VALDEZ, AK 99686-1999

## Registered Agent

**Agent Name:** DONNA BROOKS

**Registered Mailing Address:** PO Box 70259, Fairbanks, AK 99707

**Registered Physical Address:** 1133 Doonerak Rd., Fairbanks, AK 99709

## Officials

Show Former

AK Entity #	Name	Titles	Owned
	Karen Ables	Director, President, Secretary, Shareholder, Treasurer	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
11/15/2010	Initial Report	<a href="#">Click to View</a>	
11/15/2010	Creation Filing	<a href="#">Click to View</a>	
1/09/2013	Biennial Report	<a href="#">Click to View</a>	
2/28/2014	Biennial Report	<a href="#">Click to View</a>	
12/28/2015	Biennial Report	<a href="#">Click to View</a>	
11/21/2017	Biennial Report	<a href="#">Click to View</a>	
11/19/2019	Biennial Report	<a href="#">Click to View</a>	
1/03/2022	Biennial Report	<a href="#">Click to View</a>	
12/20/2023	Biennial Report	<a href="#">Click to View</a>	
5/12/2026	Biennial Report	<a href="#">Click to View</a>	

[Close Details](#)



[Print Friendly Version](#)

**Alaska Department of Commerce, Community, and Economic Development**

Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806

This is to certify that the owner

NORTH HARBOR PROJECT, INC.

is licensed by the department to do business as

**THE FAT MERMAID**

PO BOX 1999, VALDEZ, AK 99686

for the period

November 12, 2025 to December 31, 2026  
for the following line(s) of business:

72 - Accommodation and Food Services



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.  
It is not transferable or assignable.

Julie Sande  
Commissioner



May 12, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: **North Harbor Project, Inc.**

DBA: The Fat Mermaid

VIA email: [thefatmermaidalaska@gmail.com](mailto:thefatmermaidalaska@gmail.com)

CC: [ables@cvinternet.net](mailto:ables@cvinternet.net); [martinec.rinoza@gmail.com](mailto:martinec.rinoza@gmail.com)

Local Government 1: Valdez

Local Government 2:

Via Email: [spierce@valdezak.gov](mailto:spierce@valdezak.gov); [esorumbirk@valdezak.gov](mailto:esorumbirk@valdezak.gov)

Re: Beverage Dispensary License #4675 Combined Renewal Notice for 2026-2027 Renewal Cycle

<b>License Number:</b>	#4675
<b>License Type:</b>	Beverage Dispensary
<b>Licensee:</b>	North Harbor Project, Inc.
<b>Doing Business As:</b>	The Fat Mermaid
<b>Physical Address:</b>	143 N Harbor Dr Valdez, AK 99686
<b>Endorsement Type:</b>	Restaurant Endorsement #15493
<b>Designated Licensee:</b>	Karen Ables
<b>Phone Number:</b>	(907) 831-0274; (907) 835-3000
<b>Email Address:</b>	thefatmermaidalaska@gmail.com

License Renewal Application

Endorsement Renewal Application

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **June 16<sup>th</sup>, 2026** Special Board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home

page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Kyle Helie, Licensing Examiner II  
For  
Kevin Richard, Director



Legislation Text

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**File #:** 26-0229, **Version:** 1

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**ITEM TITLE:**

Approval To Go Into Executive Session Re: Discussion of Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues:

**SUBMITTED BY:** Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: na  
Unencumbered Balance: na  
Funding Source: na

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Alaska Statute AS 44.62.310 provides an exception to the Alaska Open Meetings law (AS 44.62.310) which allows the City Council to meet in executive session for the purpose of discussion related to:

1. Matters which involve litigation and where matters of which the immediate knowledge would clearly have an adverse effect upon the finances of the City.
2. Matters which by law, municipal charter, or ordinance are required to be confidential.

**Any formal action related to the discussion requiring a motion and vote of the governing body must be done in open session.**



## Legislation Text

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**File #:** 26-0232, **Version:** 1

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**ITEM TITLE:**

Approval of Service Agreement with American Ramp Company for Upgrades to the Luke Horning Memorial Sk8 Park in the Amount of \$189,925.17

**SUBMITTED BY:** PRCS Director Bridget Irish

**FISCAL NOTES:**

Expenditure Required: \$189,925.17  
Unencumbered Balance: \$190,000.00  
Funding Source: 350-310-55000-2604

**RECOMMENDATION:**

Approve service agreement with American Ramp Company for upgrades to the Luke Horning Memorial Sk8 Park in the amount of \$189,925.17

**SUMMARY STATEMENT:**

The project will include improvements to existing skate features and infrastructure intended to enhance safety, functionality, and the overall user experience for community members of all ages and skill levels. The proposed upgrades will modernize the facility and support continued recreational opportunities within the community.

The existing steel ramps are deteriorating and damaged. Repair estimates in the past have approached or exceeded replacement costs.

The American Ramp Company was selected as the preferred vendor following a competitive process for the replacement of the half pipe and this purchase is a continuation of that selection to ensure uniformity in the equipment.



**City of Valdez  
Agreement for Services**

THIS AGREEMENT between the CITY OF VALDEZ, ALASKA, (“City”) and American Ramp Company (“Contractor”) is effective on the \_\_\_day of \_\_\_\_\_, 20\_\_.

All work under this agreement shall be referred to by the following:

**Project: Skate Park Ramp Replacement  
Contract No.: 2518  
Cost Code: 350-310-55000-2604**

Contractor’s project manager under this agreement is Wade Hinlton.

Contractor’s project manager may not be changed without the written consent of the City.

City’s project manager is Cole Beck.

**ARTICLE 1. Scope of Work**

1.1 The scope of work to be performed hereunder is more completely described in Appendix A which is incorporated herein by reference.

**ARTICLE 2. Compensation**

2.1 Compensation shall be paid in accordance with the Basis of Compensation Schedule attached hereto as Appendix B and incorporated herein by reference in an amount not to exceed \$189,925.17.

**ARTICLE 3. Period of Performance**

3.1 The Contractor agrees to commence the supervision of installation work performed by City employees pursuant to this agreement.

3.2 The period of performance under this agreement shall end and Contractor shall have completed all supervision of work under this agreement by 9/30/2026.

**ARTICLE 6. Appendices**

6.1 The following appendices are attached to this agreement and incorporated herein:

<u>Appendix</u>	<u>Title</u>
A	Scope of Work
B	Basis of Compensation
C	General Conditions

Agreement for Services  
Project: Skate Park Ramp Replacement  
Contract No. 2518  
Cost Code: 350-310-55000-2604



IN WITNESS WHEREOF, the parties to this presence have executed this CONTRACT in two (2) counterparts, each of which shall be deemed an original, in the year and day first mentioned above.

**AMERICAN RAMP COMPANY**

**CITY OF VALDEZ, ALASKA  
APPROVED:**

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Dennis Fleming, Mayor

\_\_\_\_\_  
Printed name

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

Title: \_\_\_\_\_

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

FEDERAL ID #: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Nathan Duval, City Manager

\_\_\_\_\_  
City, State, Zip Code

Date: \_\_\_\_\_

**RECOMMENDED:**

\_\_\_\_\_  
Signature of Company Secretary or Attest

\_\_\_\_\_  
Bridget Rich, PRCS Director

Date: \_\_\_\_\_

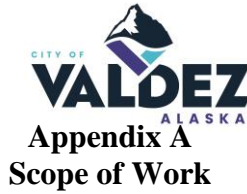
Date: \_\_\_\_\_

**APPROVED AS TO FORM:  
Brena, Bell & Walker, P.C.**

\_\_\_\_\_  
Jake W. Staser

Date: \_\_\_\_\_

**Agreement for Services**  
**Project: Skate Park Ramp Replacement**  
**Contract No. 2518**  
**Cost Code: 350-310-55000-2604**



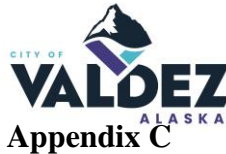
## **BASIC SERVICES**

The scope of work under this agreement includes delivery of the product identified in the attached proposal dated 4/28/26. The Contractor is responsible for shipping the product. The Contractor shall provide supervision of City employees during installation. The scope is more specifically described in the attached proposal dated 4/28/26, which is incorporated herein by reference. Where any provisions of the attached proposal conflict with the provisions of the General Conditions under Appendix C, the latter shall govern this agreement.

## **Appendix B Basis of Compensation**

On completion of work and submission of invoices, the City shall pay to Contractor the compensation as follows:

Compensation is more specifically described in the proposal dated 4/28/26. Ninety percent (90%) of the total contract amount shall be due upon execution of this Agreement. The remaining ten percent (10%) shall be due upon successful completion and installation of the project. Payment shall not exceed \$189,925.17 per the proposal attached to Appendix A of this Agreement, without prior authorization by the City as required in Section V of the General Conditions (Appendix C).



Appendix C  
General Conditions

I. Definitions:

Basic Services: The identified work elements set forth in this Agreement for which the Contractor will receive prime compensation.

Change: An addition to, or reduction of, or other revision in the scope, complexity, character, or duration of the services or other provisions of this Agreement.

City's Project Manager: City's representative in charge of the project(s) and the Contractor's primary point of contact for notice(s) to proceed, invoices, correspondence and interface with the City.

Contractor's Project Manager: The Contractor's representative in charge of the project(s) who is directly responsible and engaged in performing the required services.

Extra Services: Any services or actions required of the Contractor above and beyond provisions of this Agreement.

Funding Agency(s): The agency(s) of the federal, state or municipal government which furnishes funds for the Contractor's compensation under this Agreement.

Optional Services: Identifiable and/or indeterminate work elements set forth in this Agreement, which are separate and distinct from those covered by the prime compensation, which the City has the option to authorize.

Prime Compensation: The dollar amount paid to the Contractor for basic services set forth in this Agreement. Prime compensation does not include payment for any optional or extra services.

Scope of Work: Basic and optional services required of the Contractor by provisions of this Agreement.

Subcontractor: Any person, firm, corporation, joint venture, partnership or other entity engaged through or by Contractor.

II. Information and Services from Others:

Provisions of information, data, budget, standards, and other materials by the City do not warrant their accuracy or quality nor provide approval of omissions or oversights or of any non-compliance with applicable regulation.



The City may, at its election, or in response to a request from the Contractor, furnish information or services from other Contractors. If, in the Contractor's opinion, such information or services are inadequate, the Contractor must notify the City of the specific service or material deemed inadequate and the extent of the inadequacy prior to use in the performance of this Agreement. Unless so notified by the Contractor, the City may assume the information or services provided are adequate.

III. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the City from and against any claim of, or damages, losses, expenses and liability (including but not limited to fees and charges of engineers, architects, attorneys, and other professionals, and court, mediation and/or arbitration costs) for negligent acts, errors, and omissions of the Contractor, Subcontractor, persons or organizations directly or indirectly employed or engaged by Contractor or Subcontractor under this Agreement. The Contractor is not required to indemnify, defend, or hold harmless the City for a claim of, or liability for the independent negligent acts, errors, and omissions of the City. If there is a claim of, or liability for a joint negligent act, error, or omission of the Contractor and the City, the indemnification, defense, and hold harmless obligation of this provision shall be apportioned on a comparative fault basis. In this provision, "Contractor" and "City" include the employees, agents, and contractors who are directly responsible, respectively, to each. In this provision, "independent negligent acts, errors, and omissions" means negligence other than in the City's selection, administration, monitoring, or controlling of the Contractor, or in approving or accepting the Contractor's work.

IV. Payments:

The City shall pay to the Contractor the amount of any changes in the cost of insurance that are attributable to the Scope of Work created by change orders.

Payments shall be made in accordance with Appendix B.

Under no circumstances will City pay for charges in excess of any lump-sum or not-to-exceed contract amount incurred prior to written authorization by City for an increase in the contract amount. Written request for an increase in the contract amount shall be given to City with sufficient notice to allow City to issue formal approval prior to the incurring of excess charges without delay to the work.

On "time and expenses" contract amounts, compensation for work included in the Scope of Work shall be for direct labor costs and the actual cost of reimbursable expenses. Direct labor costs shall be as shown on the current Standard Labor Rates for the Contractor, a copy of which is attached as Appendix D, times a factor of n/a, for services rendered by principals and employees of the firm. Reimbursable expenses mean the actual expenses incurred



directly or indirectly in connection with the Project for: transportation and subsistence incidental thereto; obtaining bids or proposals from contractor(s); furnishing and maintaining field office facilities; toll telephone calls and telegrams; reproduction of reports, drawings, specifications, and similar project-related items and, if authorized in advance by City, overtime work requiring higher than regular rates. Reimbursable expenses shall also include the amount billed to Contractor by Subcontractor employed by Contractor for such Subcontractors' services and reimbursable expenses times a factor of 1.05.

The sum of payments shall not exceed the allowable compensation stated in this Agreement. In the event items on an invoice are disputed, payment on those items will be withheld until the dispute is resolved.

The Contractor shall submit a final invoice and required documentation for services authorized by each Notice to Proceed within Ninety (90) days after final acceptance by the City. The City will not be held liable for payment of invoices submitted after this time unless prior written approval has been given.

V. Changes:

Changes in the Scope of Work or of services may only be made by written amendment signed by both City and Contractor.

If at any time the City through its authorized representatives, either orally or in writing, requests or issues instructions for extra services or otherwise directs actions that conflict with any provisions of this Agreement, the Contractor shall, within ten (10) days of receipt and prior to pursuing such instructions, notify the City in writing, and to the extent possible, describe the scope and estimated cost of any extra services. Unless so notified by the Contractor, the City may assume such instructions have not changed any provisions of this Agreement nor require additional compensation. No additional payments shall be made to the Contractor without such notice.

VI. Audits and Records:

The Contractor shall maintain records of all performances, communications, documents, and correspondence pertinent to this Agreement, and the City or its authorized representatives shall have the right to examine such records and accounting procedures and practices.

The materials described in the Article shall be made available at the business office of the Contractor, at all reasonable times, for inspection, audit or reproduction by City or any funding agency, for a minimum of three years from the date (a) of final payment under this Agreement (b) final payment upon claims or disputes, and for such longer period, if any, as may be required by applicable statute or other provisions of this Agreement.



VII. Termination or Suspension:

This Agreement may be terminated by either party upon ten (10) days' written notice if the other party fails substantially to perform in accordance with its terms through no fault of the party initiating the termination (default termination). If the City terminates this Agreement, the City will pay the Contractor a sum equal to the percentage of work completed that can be substantiated by the Contractor and the City. If the City becomes aware of any fault or defect in the work of the Contractor or nonconformance with this Agreement, the City will give prompt written notice thereof to the Contractor. Should the Contractor's services remain in nonconformance with this Agreement, the percentage of total compensation attributable to the nonconforming work may be withheld.

The City at any time may terminate (convenience termination) or suspend this Agreement for its own needs or convenience. In the event of a convenience termination or suspension for more than three months, the Contractor will be compensated for authorized services and authorized expenditures performed to the date of receipt of written notice of termination plus reasonable termination expenses. NO fee or other compensation for the uncompleted portion of the services will be paid, except for already incurred indirect costs which the Contractor can establish and which would have been compensated for over the life of this Agreement, but because of the convenience termination would have to be absorbed by the Contractor without further compensation.

If state or federal funds support this Agreement, settlement in the event of default or convenience termination must be approved by the City and any appropriate state or federal agency.

VIII. Officials Not to Benefit:

No member of or delegate to Congress, United States Commissioner or other officials of federal, state or local government shall be admitted to any share or part of this Agreement or any benefit to arise therefrom. The Contractor warrants that it has not employed or retained any organization or person, other than a bona fide employee working for the Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any consideration contingent upon or resulting from this Agreement.

IX. Independent Contractor:

Except in those instances specifically provided for herein, the Contractor and any of its agents and employees shall act in an independent capacity and not as agents of the City in the performance of the Agreement.

X. Ownership of Work Products:



Work products produced under this Agreement, except items that have preexisting copyrights, are the property of the City. Payments to the Contractor for services hereunder include full compensation for all work products, field notes, interim work, reports, and other materials produced by the Contractor and its Subcontractors pertaining to this Agreement. Any re-use the City might make of these work products shall be at the City's own risk and the Contractor shall not incur any liability for the City's re-use of the work products on any project for which they were not intended.

XI. Subcontractors, Successors and Assigns:

The City must concur in the selection of all Subcontractors for services to be engaged in performance of this Agreement.

As soon as practicable after the award of the contract, the Contractor shall furnish to the City in writing the names of the proposed Subcontractors for each of the principal portions of the work. The City shall promptly notify the Consultant if it has reasonable objection to any of the proposed Subcontractor. Failure of the City to give prompt notification shall constitute notice of no reasonable objection. The Consultant shall not contract with any Subcontractor to whom the City has made reasonable objection.

If this Agreement includes named firms or individuals, then such firms or individuals shall be employed for the designated services, unless the Agreement is changed by amendment.

The Contractor shall not assign, sublet or transfer any interest in this Agreement without the prior written consent of the City.

The Contractor binds itself, its partners, its Subcontractor, assigns and legal representatives to this Agreement and to the successors, assigns and legal representatives of the City with respect to all covenants of this Agreement.

The Contractor shall include provisions appropriate to effectuate the purposes of this Appendix C in all subcontracts executed to perform services under this Agreement in which subcontract amount exceeds \$40,000.

XII. Claims and Disputes:

If the Contractor becomes aware, or reasonably should have become aware of any act or occurrence which may form the basis of a claim, the Contractor shall immediately inform the City's Project Manager. If the matter cannot be resolved within seven (7) days, the Contractor shall within the next fourteen (14) days submit written notice of the facts which may form the basis of the claim.



In addition, all claims by the Contractor for additional compensation or an extension of the time for performance of any dispute regarding a question of fact or interpretation of this Agreement shall be presented in writing by the Contractor to the City's Project Manager within the next sixty (60) days unless the Project Manager agrees in writing to an extension of time for good cause shown. Good cause shown includes time for the Contractor to prepare the claim, and the City's Project Manager will grant an extension of not more than sixty (60) days for preparation of the claim. The Contractor agrees that unless these written notices are provided, the Contractor shall not be entitled to additional time or compensation for such act, event or condition. The Contractor shall in any case continue diligent performance under this Agreement. The Contractor shall in any case continue to expeditiously accomplish disputed services pending future resolution of the Contractor's claim unless notified by the City to stop work on the disputed matter.

In presenting any claim, the Contractor shall specifically include, to the extent then possible, the following:

- The provisions of this Agreement that apply to the claim and under which it is made.
- The specific relief requested including any additional compensation claimed and the basis upon which it was calculated and/or the additional time requested and the basis upon which it was calculated.
- The claim will be acknowledged in writing by the City's Project Manager. If the claim is not disposed of within sixty (60) days of acknowledgement, provided additional time is not granted in writing by the City's Contract Officer, the claim will be decided by the City's Contract Officer. The Contract Officer reserves the right to make a written request to the Contractor at any time for additional information that the Contractor may possess to support the claims(s). The Contractor agrees to provide the City such additional information within thirty (30) days of receipt for such a request. The City's Contract Officer will allow a reasonable time extension for good cause if presented in writing prior to the expiration of the thirty (30) days. Failure to furnish such additional information constitutes a waiver of claim.
- The Contractor will be furnished a written, signed copy of the Contract Officer's decision within ninety (90) days of receipt of all necessary information from the Contractor upon which to base the decision. The Contract Officer's decision is final and conclusive unless, within thirty (30) days of receipt of the decision, the Contractor delivers a notice of appeal to the City Manager. The notice of appeal shall include specific exceptions to the City's decision including specific provision of this Agreement which the



- Contractor intends to rely upon on appeal. General assertions that the City's decision is contrary to law or to fact are not sufficient.
- The decision of the City Manager will be rendered within 120 days of notice of appeal and the decision constitutes the exhaustion of contractual and administrative remedies.

XIII. Extent of Agreement:

This Agreement, including appendices, represents the entire and integrated Agreement between the City and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subcontractor or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor that does not otherwise exist without regard to this Agreement.

This Agreement may be changed only by written amendment executed by both the City and the Contractor.

All communications that affect this Agreement must be made or confirmed in writing.

The Contractor receiving final payment will execute a release, if required, relinquishing in full all claims against the City arising out of or by reason of the services and work products furnished under this Agreement.

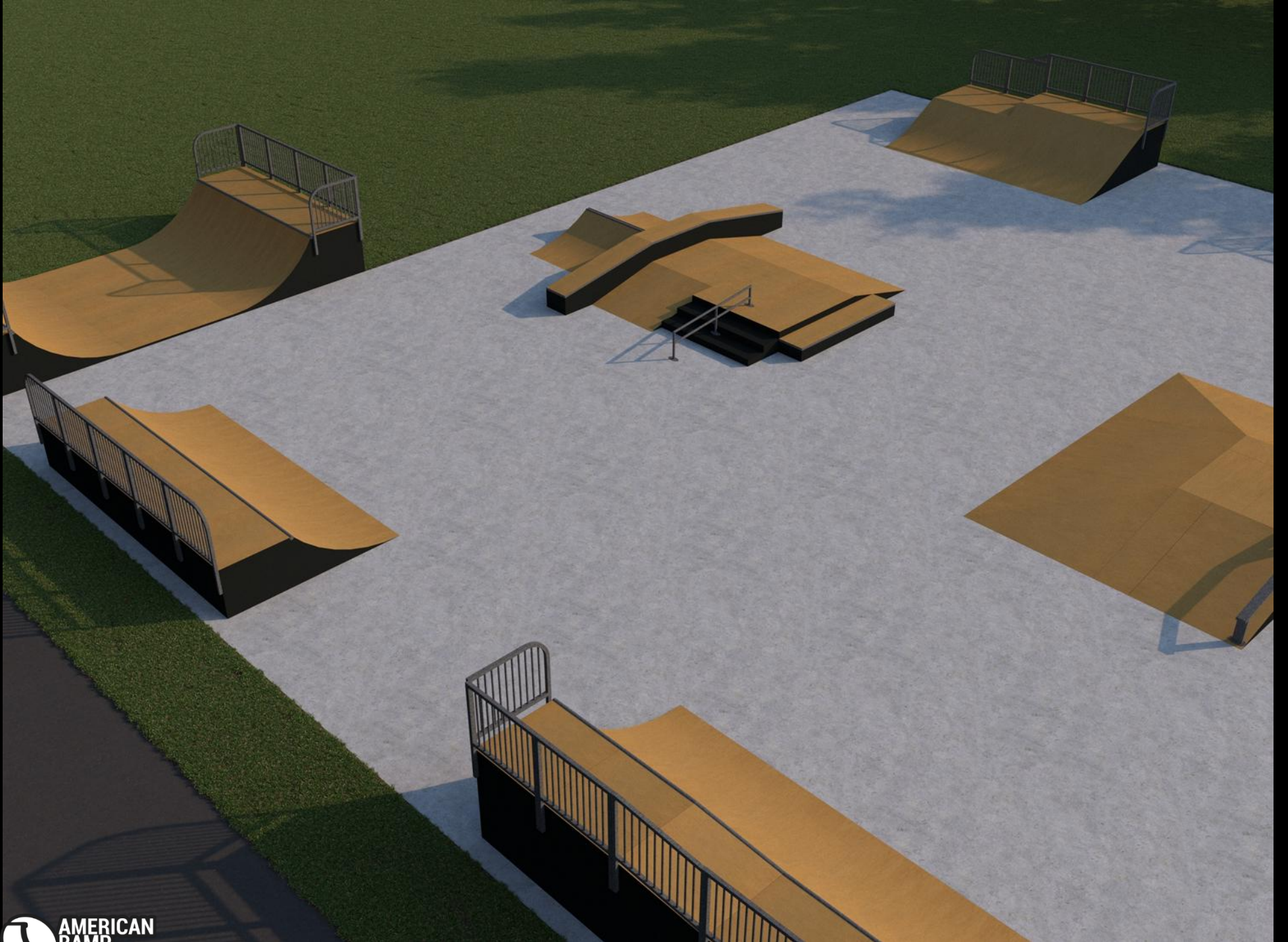
The Contractor shall pay all federal, state and local taxes incurred by the Contractor and shall require payment of such taxes by any contractor or any other persons in the performance of this Agreement.

XIV. Governing Laws:

This Agreement is governed by the laws of the State of Alaska and such federal and local laws and ordinances as are applicable to work performed. Any litigation arising out of the terms of this Agreement shall be brought in the Third Judicial District, Superior or District Court at Valdez.

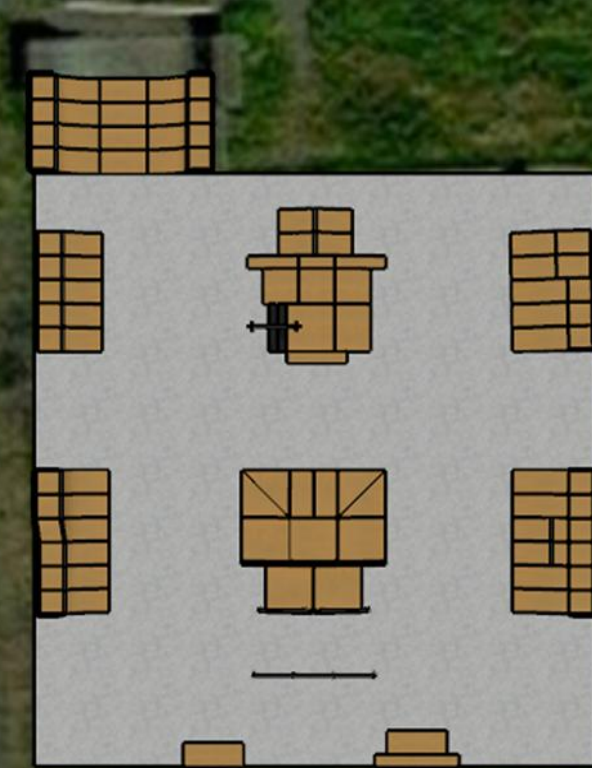








407



Dr

Pioneer Dr



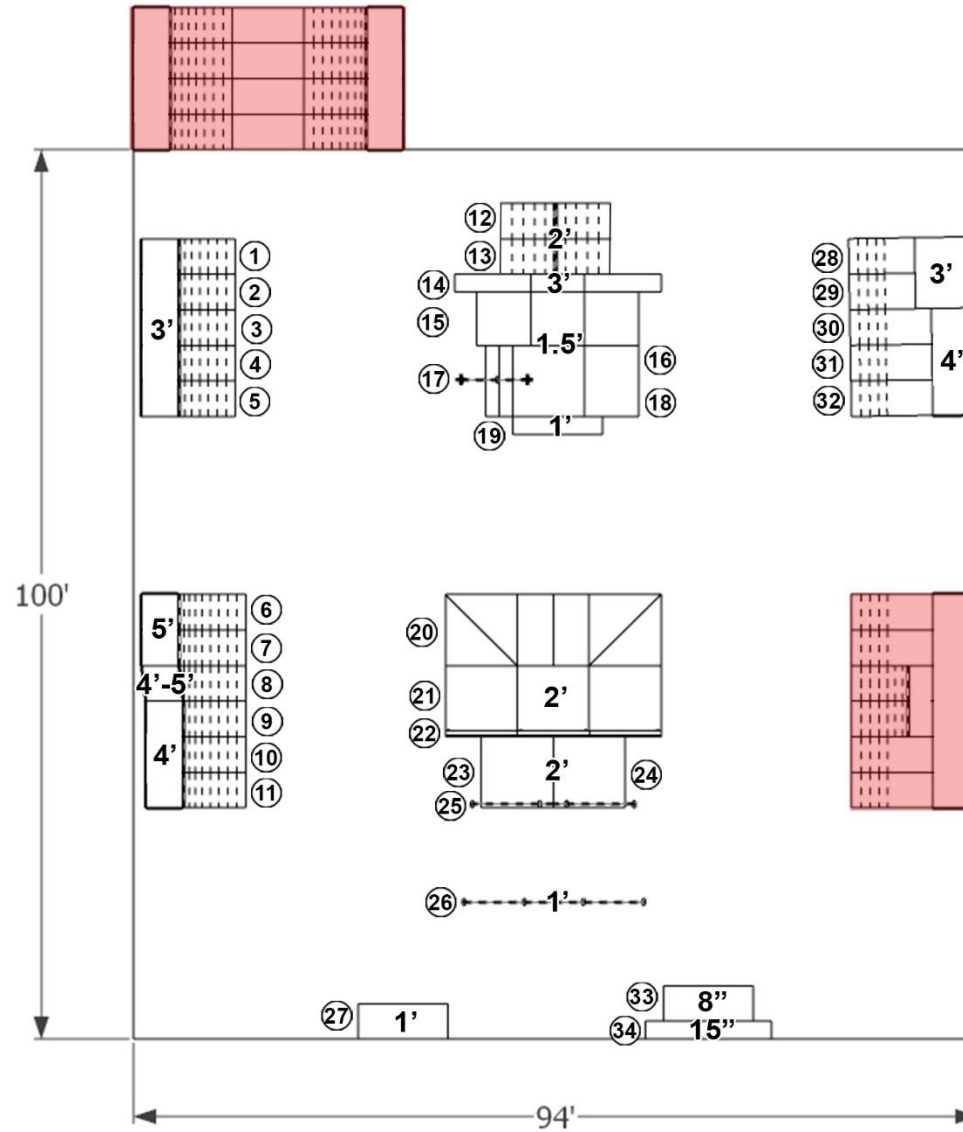
Valdez  
Alaska

61.131203, -146.361840



Pioneer Dr





Note: Existing Equipment shown in red.



Quote #	Design #	Customer	Date	Designer
Q29078.4	9170	City of Valdez, AK	4-28-26	Cody McEntire

<u>Item</u>	<u>Obstacle</u>	<u>Height</u>	<u>Width</u>	<u>Length</u>
1	Quarter Pipe	3.0'	4.0'	10.0'
2	Quarter Pipe	3.0'	4.0'	10.0'
3	Quarter Pipe	3.0'	4.0'	10.0'
4	Quarter Pipe	3.0'	4.0'	10.0'
5	Quarter Pipe	3.0'	4.0'	10.0'
6	Quarter Pipe	5.0'	4.0'	12.0'
7	Quarter Pipe	5.0'	4.0'	12.0'
8	Quarter Pipe Raked	4'-5'	4.0'	12.0'
9	Quarter Pipe	4.0'	4.0'	11.0'
10	Quarter Pipe	4.0'	4.0'	11.0'
11	Quarter Pipe	4	4.0'	11.0'
12	Spine	2.0'	4.0'	12.0'
13	Spine	2.0'	4.0'	12.0'
14	Planter (2' wide)	3.0'	2.0'	23.0'
15	Wedge, Flat, Wedge	1.5'	6.0'	18.0'
16	Wedge, Flat, Stair	1.5'	4.0'	17.0'
17	Grind Rail (Round)	1.5'	2"	8.0'
18	Wedge, Flat, Stair	1.5'	4.0'	17.0'
19	Grindbox (2' Wide)	1.0'	2.0'	10.0'
20	Pyramid Section (Wedge)	2.0	8.0'	24.0'
21	Wedge, Flat, Wedge	2	8.0'	24.0'
22	Grind Ledge	1.5	6"	24.0'
23	Bank Ramp (Wedge)	2	8.0'	8.0'
24	Bank Ramp (Wedge)	2	8.0'	8.0'
25	Grind Rail, Kinked (Round)	1.5	2"	18.0'
26	Grind Rail (Round)	1	2"	20.0'
27	Grindbox	1	4.0'	10.0'
28	Bank Ramp	3	4.0'	13.0'
29	Bank Ramp	3	4.0'	13.0'
30	Bank Ramp	4	4.0'	13.0'
31	Bank Ramp	4	4.0'	13.0'
32	Bank Ramp	4	4.0'	13.0'
33	Grindbox	8"	4.0'	10.0'
34	Grindbox	15"	2.0'	14.0'

	<b><u>Pro Series</u></b>
Subtotal	\$181,925.17
Custom Grand Opening Package	\$8,000.00
<b>TOTAL</b>	<b>\$189,925.17</b>

Notes:

- Includes obstacles, shipping, supervised installation, and prevailing wage.
- Includes custom grand opening package with pro skater, video & edit, skateboard decks, and t-shirts.
- Excludes sales tax and bonding. If applicable, call for revised quote. Quote valid 30 days.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_





## SKATEPARK ORDER FORM






### CONTACT INFORMATION




SKATEPARK CONTACT			
Skatepark Name: Luke Horning Memorial Skate Park		Design #: 9170	
Skatepark Installation Address: 407 Pioneer Dr.			
City: Valdez		State: AK	Zip: 99686
Skatepark Main Contact Name: Cole Beck			
Phone: 907-835-5413		Alt Phone: 907-302-0402	Fax:
Email Address:			
BILLING CONTACT			
Name: Lisa Anderson		Title: Office Manager	
Phone: 907-835-2531		Fax:	
Remit to Address: P.O. Box 307			
City: Valdez		State: AK	Zip: 99686
Email Address:			
EQUIPMENT INSTALLATION CONTACT			
Name: Cole Beck		Title: Park Supervisor	
Phone: 907-835-5413		Alt Phone: 907-302-0402	Fax:
City: Valdez		State: AK	Zip: 99686
Email Address: cbeck@valdezak.gov			

## SERIES SELECTION

Please check correct options below for the series you have ordered.

<input checked="" type="checkbox"/> 	<p><b>A Riding Surface Color</b></p> <p><input checked="" type="checkbox"/> Maxgrip Tan (Standard) </p> <p><input type="checkbox"/> Other: _____ (additional charges apply)</p>	<p><b>B Framework Color</b> (one color for all components)</p> <p><input checked="" type="checkbox"/> Black (Standard) </p> <p><input type="checkbox"/> Other: _____ (additional charges apply)</p>
	<p><b>C Guard Railing System</b></p> <p><input checked="" type="checkbox"/> Galvanized Vertical Baluster </p> <p><input type="checkbox"/> Other: _____</p>	<p><b>D Additional sound dampening</b> (with 10% upcharge)</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>

<input type="checkbox"/> 	<p><b>A Riding Surface Color</b></p> <p><input type="checkbox"/> Skatelite® Tan (Standard) </p> <p><input type="checkbox"/> Skatelite® Black </p> <p><input type="checkbox"/> Other: _____ (additional charges apply)</p>	<p><b>B Framework Color</b> (one color for all components)</p> <p><input type="checkbox"/> Black (Standard) </p> <p><input type="checkbox"/> Other: _____ (additional charges apply)</p>
	<p><b>C Guard Railing System</b></p> <p><input type="checkbox"/> Galvanized Vertical Baluster </p> <p><input type="checkbox"/> Other: _____</p>	<p><input type="checkbox"/> Other: _____</p>

<input type="checkbox"/> 	<p><b>A Riding Surface Color</b></p> <p><input type="checkbox"/> Skatelite® Black </p> <p><input type="checkbox"/> Skatelite® Tan </p> <p><input type="checkbox"/> Other: _____ (additional charges apply)</p>	<p><b>B Guard Railing System</b> Galvanized Vertical Baluster</p> <p><b>C Enclosures</b> Black HDPE</p>
--	--	---

## DELIVERY AND INSTALLATION

1. Any Building Permits Required?  No  Yes If yes, obtained/filed:  Yes  No
2. Any Contractor's License(s) Required?  No  Yes If yes, obtained/filed:  Yes  No
3. Any Bond(s) Required?  No  Yes If yes, what type(s): \_\_\_\_\_

### 4. Installation Type (Please select A or B)

- A.  Full Factory Installation
- Standard Wage Public Funds: \$ \_\_\_\_\_
- Prevailing Wage Private Funds: \$ \_\_\_\_\_
- A copy of the Prevailing Wage Schedule for your location is required.
- B.  Supervised / Community Build Installation
- Labor will be provided by (check all that apply):
- City Employees
- Community Volunteers
- A copy of your Workers' Comp insurance certificate is required.

5. List any special delivery instructions: Call Cole. Staff will meet truck at skate park with forks

6. Will a forklift be provided to unload equipment from truck? (Note: Customer must provide a forklift if project is supervised/ community build installation of Pro, X, or Stealth Series)

- Yes - Load capacity: CAT 906 lbs
- No

7. Skatepark pad surface:  Concrete  Asphalt\*  Other:

**\*Please review pad disclaimer and sign**

8. Is the pad ready for equipment placement?  Yes  No: it will be ready by \_\_\_/\_\_\_/\_\_\_\*

**\*Please note accuracy of date is important for scheduling installation process**

9. Skatepark pad dimensions are (choose one of the following):

- A.  As indicated on 2D drawing
- B.  Other - Please provide exact dimensions: \_\_\_\_\_ x \_\_\_\_\_

10. Is the skatepark area fenced?

A.  Yes - If yes, delivery onto pad will be accessible through (please choose one of the following):

- 10 ft. wide opening or gate
- Will temporarily remove fence
- Skatepark pad is not fenced on all four sides
- Other: \_\_\_\_\_

B.  No

11. The surface area between unloading point and the skatepark pad is (choose any that apply):

- A.  Lawn/Grass D.  Rock
- B.  Paved Concrete E.  Bark
- C.  Paved Asphalt F.  Other: \_\_\_\_\_

12. Any additional comments:

Old skate park will be removed from concrete pad before scheduled install date.

## **FORKLIFT DISCLAIMER**

American Ramp Company and all their subcontractors and/or agents will endeavor to install your skatepark obstacles with a minimum of disruption to the area surrounding and including the skatepark; however, circumstances and conditions that are beyond our scope of work and out of our control are the responsibility of the owner and/or agent for the owner.

There should be a clear area for the truck to be unloaded that is directly adjacent to the area in which the equipment is to be installed. Travel over concrete, asphalt, lawns or other plantings, American Ramp Company and all their subcontractors and/or agents will not be responsible for damage resulting from moving the equipment to be installed.

Although concrete is the preferred skatepark surface, asphalt may be used. However, equipment used to transport and set the skatepark obstacles is heavy equipment, and as such may cause damage to the asphalt surface. Every precaution will be taken to prevent this but damage may occur under some conditions. In addition, due to the heavy weight of some equipment, settling into the asphalt may occur. The owner will not hold American Ramp Company or their subcontractors and agents responsible for the repairs should they be required.

Any work not included in the original contract, including repairs to surface and surrounding areas shall be paid over and above the contract and/or agreed upon amount.

We would like to suggest the following:

1. Area for unloading the truck should have ample space for a forklift to maneuver and be as close to the skate surface as possible.
2. The space between the unloading site and the skate surface should be minimal (less than 20') and clear of obstructions.
3. If the area between the unloading area and the skate surface consists of lawns or plantings, owner should provide protective matting in the traffic area.
4. If fencing or other barrier protects skate surface, an opening at least 10' wide must be provided for equipment access.
5. If a section of fence/barrier needs to be removed to provide a 10' opening, the owner and/or owner's agent is responsible for the removal and replacement of said 10' section.

Signature



Date

5/11/26

## PAD DISCLAIMER

American Ramp Company requires from its customers detailed information about the pad on which the Skatepark equipment is to be installed. In order for American Ramp Company to provide an enjoyable and safe Skatepark, the following information is required before American Ramp Company will accept a Sales Order:

- Verify the pad dimensions of Length and Width if rectangular in shape.
- If the pad is irregular in shape, provide an AutoCAD .DWG or .DXF file of the pad if possible.
- If no AutoCAD file is available, make a detailed sketch and record any relevant dimensions.
- Verify whether the pad is concrete, asphalt\*, or some other material.  
**\*If pad is asphalt, ramps may settle over time and could require adjusting. American Ramp Company does not warrant and is not responsible for complications caused from the placement of ramps on asphalt.**
- Provide detailed elevation dimensions for any multi-tiered pads.
- If the pad is indoors, locate any wiring, plumbing, or other obstructions or potential hazards in the floor that would prevent the ramps from being anchored properly.
- If the pad is indoors, locate any overhead obstructions, low ceilings, or other potential hazards to skaters.
- If the pad is indoors, locate any doors, fixtures, or any other items that must remain accessible.  
Check for any unusual drainage slopes or crowning that would prevent skate equipment from being anchored flat to the pad.  
**\*If pad is unlevel and we're unable to match our ramps flush, customer has the option to pay us \$100/hr plus materials to fix the issue.**
- Locate any drain grates, seams, or large cracks that would pose hazards to skaters.
- Locate any light poles, fire hydrants, planters or rails on the pad.
- Locate any fencing as well as any gates in the fencing so they are not obstructed.
- Locate any 3rd party skate equipment and include detailed measurements of the equipment if ARC equipment is to be placed adjacent.

American Ramp Company shall not be held responsible for any damages or delays in manufacturing or installation as a result of inaccurate pad information. Additionally, changes in the pad that result in a redesign of the Skatepark after a sales order has been accepted may incur additional charges for restocking, design work, or installation at ARC's sole discretion. Any changes as noted above after the acceptance of a sales order also voids any promised installation date and may be rescheduled for delivery and installation at ARC's sole discretion.

I hereby certify that I have read and agree to the preceding terms and conditions and forfeit the right to any recompense against American Ramp Company, its subsidiaries, and/or its agents should I fail to provide the information required above as outlined.

Signature:  Date: 5/11/26



# SIGNAGE

Have you thought about what type of signage to use for your skatepark? If you do not already have plans for signage you may want to consider purchasing one of our signs. Our attractive signs are available in aluminum with vinyl lettering. The sign measures 30 x 46 inches and stands almost 7 feet once installed.

If you would like signage from us, all we need is:

1) for you to select single-sided or double-sided

2) provide us with the verbiage that you would like for us to use. For liability reasons ARC cannot recommend verbiage for your community so be sure and check with your insurance company as to exactly what you want on your skatepark signage.

Do you want to purchase signage for your skatepark through ARC?

No Thank You

Yes

\$1,300 Aluminum with Vinyl Lettering – single-sided

\$1,800 Aluminum with Vinyl Lettering – double-sided

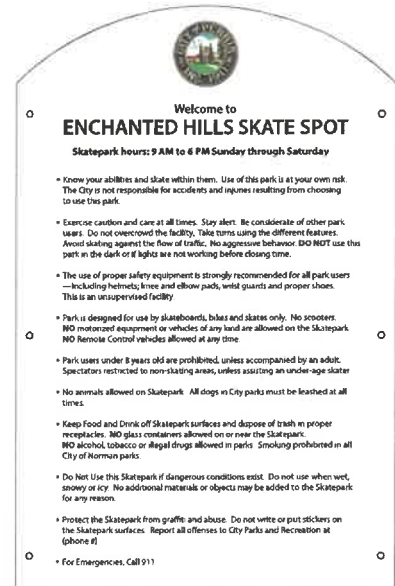
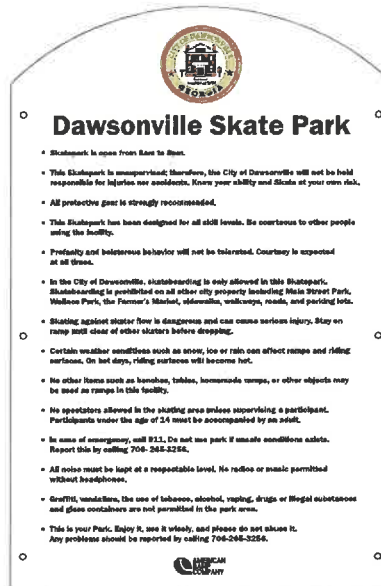
*If double-sided please check what you want on second side*

Duplicate Verbiage

ARC Logo

Blank

Example Signage Below



## SIGN VERBIAGE

Please type verbiage below or email to your sales representative. You can reference examples from page 8 of the Skatepark Order Form.

If sign verbiage is not received within 1 week of the order form ARC cannot guarantee sign will be shipped with the skatepark. If sign has to be shipped separately the customer will be responsible for all shipping charges.

City of Valdez Parks and Recreation logo

### LUKE HORNING MEMORIAL SKATE PARK

#### Park Rules

Welcome! Help keep this park safe, clean, and fun for everyone:

- ? Use this facility at your own risk
- ? Do not use the park in unsafe conditions (wet, icy, snowy, or poor visibility)
- ? Park hours: 9 AM - 10 PM (closed when dark)

#### Sharing the Park

- ? Skateboarders and inline skaters have priority on park features
- ? Be aware of others—take turns and respect all skill levels
- ? No bikes on features in use by skaters
- ? No motorized vehicles of any kind

#### Safety

- ? Helmets and protective gear are strongly recommended
- ? No fighting, abusive language, or unsafe behavior
- ? Parents/guardians: please supervise young users

#### Keep the Park in Great Shape

- ? No food or drinks on ramps or skating surfaces
- ? No glass containers, alcohol, drugs, or smoking
- ? Do not bring outside ramps, obstacles, or materials
- ? No graffiti, stickers, or damage to park features

#### City Regulations

- ? All users must follow the City of Valdez Parks and Recreation Code of Conduct
- ? City codes regarding noise, curfew, alcohol, and cannabis apply
- ? The City may revoke park privileges for rule violations

To report damage or concerns, contact Parks & Recreation: 907-835-2513

For emergencies, call 911

Please help keep this park clean, safe, and open for everyone to enjoy.



↑ N  
*Blake*

601 McKinley Ave, Joplin, MO 64801  
 Toll-free: 800-RAMP-778  
 sales@americanrampcompany.com



Quote #	Design #	Customer	Date	Designer
Q29078.4	9170	City of Valdez, AK	4-28-26	Cody McEntire

<u>Item</u>	<u>Obstacle</u>	<u>Height</u>	<u>Width</u>	<u>Length</u>
1	Quarter Pipe	3.0'	4.0'	10.0'
2	Quarter Pipe	3.0'	4.0'	10.0'
3	Quarter Pipe	3.0'	4.0'	10.0'
4	Quarter Pipe	3.0'	4.0'	10.0'
5	Quarter Pipe	3.0'	4.0'	10.0'
6	Quarter Pipe	5.0'	4.0'	12.0'
7	Quarter Pipe	5.0'	4.0'	12.0'
8	Quarter Pipe Raked	4'-5'	4.0'	12.0'
9	Quarter Pipe	4.0'	4.0'	11.0'
10	Quarter Pipe	4.0'	4.0'	11.0'
11	Quarter Pipe	4	4.0'	11.0'
12	Spine	2.0'	4.0'	12.0'
13	Spine	2.0'	4.0'	12.0'
14	Planter (2' wide)	3.0'	2.0'	23.0'
15	Wedge, Flat, Wedge	1.5'	6.0'	18.0'
16	Wedge, Flat, Stair	1.5'	4.0'	17.0'
17	Grind Rail (Round)	1.5'	2"	8.0'
18	Wedge, Flat, Stair	1.5'	4.0'	17.0'
19	Grindbox (2' Wide)	1.0'	2.0'	10.0'
20	Pyramid Section (Wedge)	2.0	8.0'	24.0'
21	Wedge, Flat, Wedge	2	8.0'	24.0'
22	Grind Ledge	1.5	6"	24.0'
23	Bank Ramp (Wedge)	2	8.0'	8.0'
24	Bank Ramp (Wedge)	2	8.0'	8.0'
25	Grind Rail, Kinked (Round)	1.5	2"	18.0'
26	Grind Rail (Round)	1	2"	20.0'
27	Grindbox	1	4.0'	10.0'
28	Bank Ramp	3	4.0'	13.0'
29	Bank Ramp	3	4.0'	13.0'
30	Bank Ramp	4	4.0'	13.0'
31	Bank Ramp	4	4.0'	13.0'
32	Bank Ramp	4	4.0'	13.0'
33	Grindbox	8"	4.0'	10.0'
34	Grindbox	15"	2.0'	14.0'

	<b><u>Pro Series</u></b>
Subtotal	\$181,925.17
Custom Grand Opening Package	\$8,000.00
<b>TOTAL</b>	<b>\$189,925.17</b>

Notes:

- Includes obstacles, shipping, supervised installation, and prevailing wage.
- Includes custom grand opening package with pro skater, video & edit, skateboard decks, and t-shirts.
- Excludes sales tax and bonding. If applicable, call for revised quote. Quote valid 30 days.

Signature: Colt Berk Date: 5/11/26



## Legislation Text

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**File #:** 26-0224, **Version:** 1

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**ITEM TITLE:**

Approval of 2026 Beautification Matching Grant in the Amount of \$12,500 for Tier 1 Applicant, Radio Shack

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: \$12,500

Unencumbered Balance: ---

Funding Source: Beautification Reserve Fund 350-5550-55000

**RECOMMENDATION:**

Approve 2026 Beautification Matching Grant in the Amount of \$12,500 for Tier 1 Applicant, Radio Shack

**SUMMARY STATEMENT:**

The City Clerk's Office received two additional applications for the 2026 Beautification Matching Grant Program before the May 2026 rolling deadline.

This application includes additional detail on the plan for and timeline of proposed work.

This project falls into the Tier 1 category since this business has not previously received grant funding for another project and is located in the target area.

Application was reviewed by the Beautification Commission at their regular meeting on May 18, 2026 and the commission recommends approval.

The application is attached for review.

Dear Valdez Beautification Commission,

This correspondence is in regard to the proposed project of exterior improvements made to Radio Shack, Address 203 Chitina Ave. Valdez, AK.

Radio Shack is located across from the Valdez Fish Weigh-in Station and very close to the small boat harbor in a major tourist hotspot. The exterior siding has faced significant weather deterioration and damage throughout the years. These effects have come into existence in the form of severely chipped and worn paint on the building's exterior siding and trim. The proposed improvements are the replacement of these damages on the east-facing storefront.

We would like to replace the damaged siding and trim with 24-gauge steel batten and board siding in Colonial Red and the trim in Regal White (see images for example), a durable, more aesthetic alternative. The siding is coated in PVDF paint, commonly used on government and commercial buildings, and is highly regarded for its UV and corrosion resistance properties.

This update would vastly improve and update the outward appearance of the street-facing facade. The strong vertical lines would provide a high-end, modern, and three-dimensional appearance.

Radio Shack has served our community for many years as our town's only electronics store, so we hope that you will consider our application.

Sincerely,

Radio Shack and Co.



## Valdez Beautification Matching Grant Program 2025 Application

### 1. PROJECT LOCATION

Address to be improved: 203 Chitina

Assessor Parcel ID Number(s): 7030-040-002-0

Name of Business or Organization: Arctic Fox Enterprises LLC

Is this property (check one):  Tier One  Tier Two

### 2. APPLICANT INFORMATION

Name: Dee Hodges

Address: 203 Chitina

Mailing Address: PO Box [REDACTED] Valdez, AK 99686

Email Address: [REDACTED] Phone: [REDACTED]

Do you:  Own  Rent (month to month)  Lease

If leased, date of lease expiration: \_\_\_\_\_

Name of Property Owner(s): \_\_\_\_\_

Property Owner Email Address: \_\_\_\_\_

Property Owner Phone: \_\_\_\_\_

**3. DESCRIPTION OF PROPOSED IMPROVEMENTS**

Please attach the following to this application for consideration:

- Detailed written description of proposed work.
- Sketches or drawings of proposed improvements, including samples/photographs of paint colors or materials to be used (do not need to be professionally drawn, but are required for application consideration).
- Color "before" photographs of the area or areas to be improved (submitted electronically if possible).
- Bids for contracted work.
- Budget breakdown – including itemized list of costs associated with the project.
- A letter/narrative addressed to the Beautification Commission detailing how the proposed work adds to the aesthetics of your property and our community.

Applications missing any of the above items will not be considered.

**4. ESTIMATED TIMELINE FOR PROJECT COMPLETION:**

July or August

**5. ESTIMATED COSTS**

TOTAL ESTIMATED PROJECT COST: \$ 25,000

TOTAL MATCHING GRANT REQUESTED: \$ 12,500

**Depending on available funding for the grant program, awarded matching grants may be less than the full amount requested in this project application.** Could and would you proceed with this project if you are awarded less than the full matching grant amount requested?

Circle one:  YES  NO

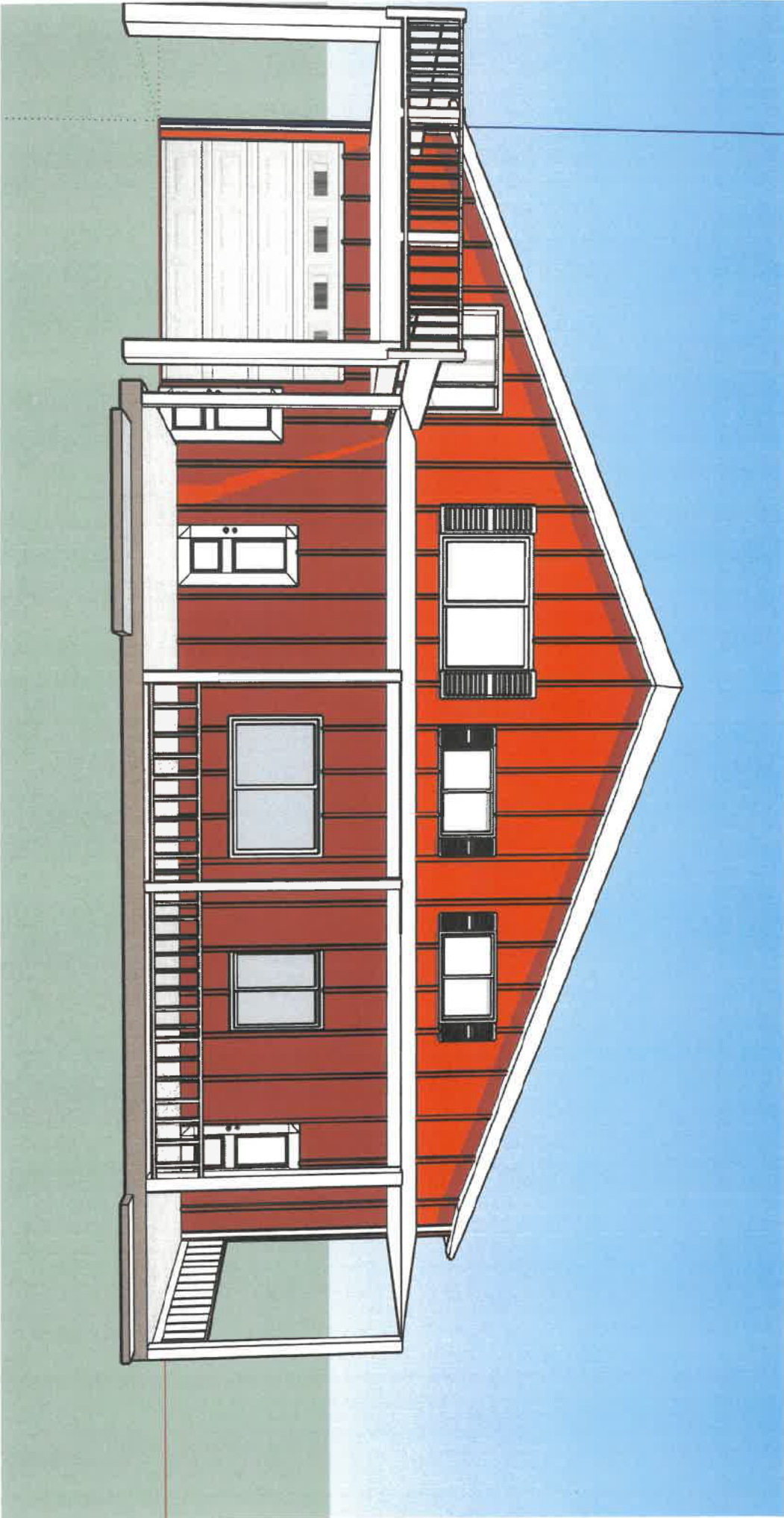
Please explain. Would depend on how much the grant is.

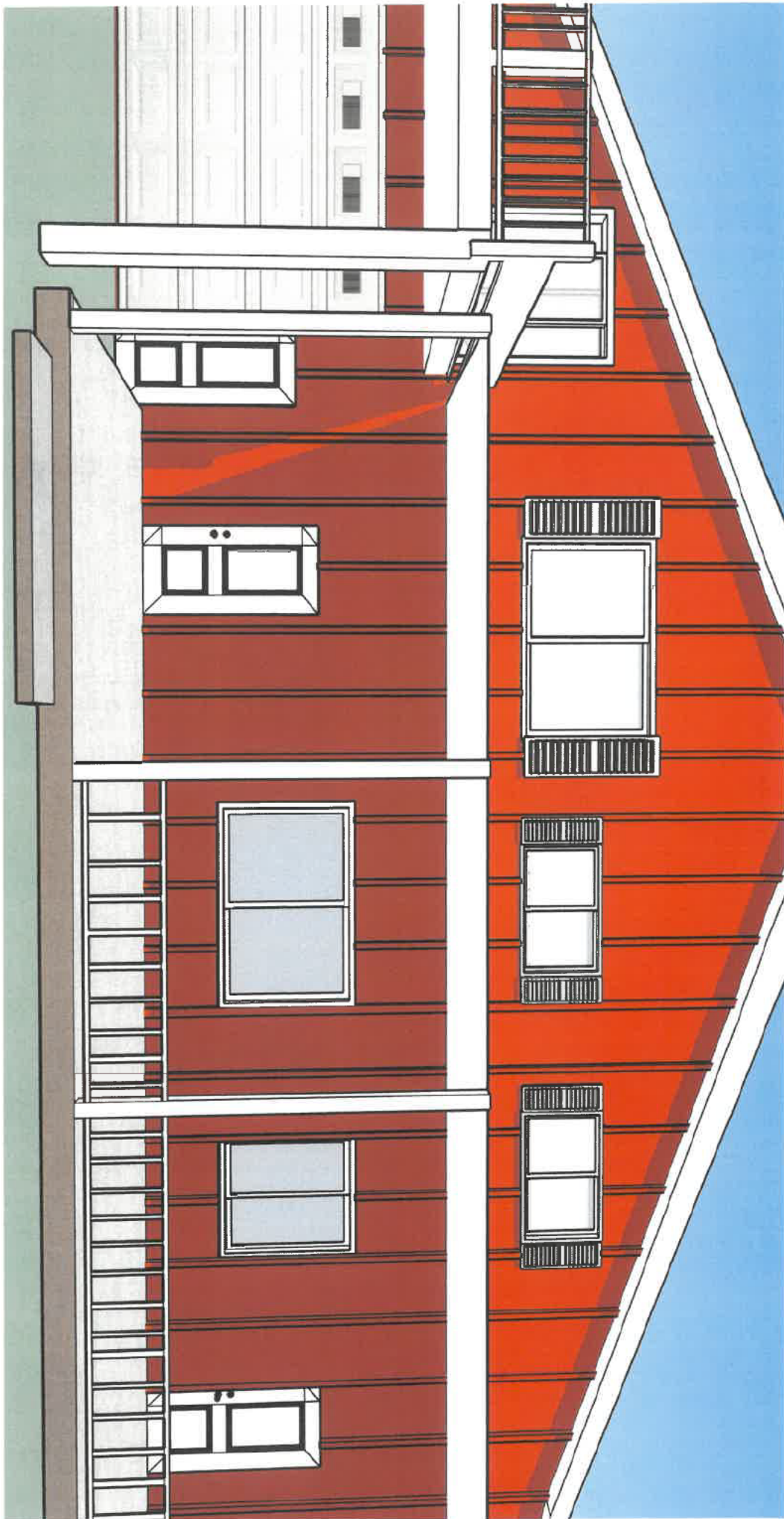
By signing below, I confirm I have read and understand the requirements and process for the 2025 Beautification Matching Grant Program. The information submitted in this application is true and complete to the best of my knowledge.

Property Owner Signature: Due Hodges Date: 4/16/2026

Applicant Signature: Due Hodges Date: 4/16/2026









Summit Construction, LLC  
 P.O. Box 825  
 Valdez, Alaska 99686  
 T: 907.347.8453  
 summitconstructionak@hotmail.com

## Quote

04/24/2026

Invoice Number:42726

Attn: Dee  
 Radioshack  
 203 chitna Ave  
 Valdez, AK 99686

**Project Description:**supply and install front of building with new 24 gauge batten board siding in colonial red with white trim. Project is app 1200 sq ft of siding and includes both above and below the deck awning. Price includes wx barrier over existing t-111

**Terms:** 50 percent down to purchase steel and 50 percent upon completion

Description	Quantity	Unit Price	Cost
Simulated drawing of new siding	1	\$1,500.00	\$1,500.00
Installation of weather barrier	1200	\$1.25	\$1,500.00
Siding materials, flashing and fasteners cost	1200	\$8.50	10,200.00
Labor to install siding	1200	\$10.00	\$12000.00
Dump run and site clean up	1	500	500
		Subtotal	\$25,700.00
Repeat customer Discount			\$700.00
		Amount Due	<b>\$25,000.00</b>



TERRA COTTA



COLONIAL RED



REGAL RED \*



BURGUNDY \*



PATINA GREEN



HEMLOCK GREEN \*



HARTFORD GREEN \*



EVERGREEN



SLATE BLUE



REGAL BLUE \*



SOLAR WHITE



REGAL WHITE



STONE WHITE



SURREY BEIGE



TIG MOON STONE™ \*



TIG CHARCOAL GRAY \*



TIG MEDIUM BRONZE \*



TIG DARK BRONZE \*



TIG BLACK \*

### CORELINE TEXTURED LOW-GLOSS (TLG) PVDF COLORS



SIERRA TAN



SANDSTONE



ASH GRAY



DOVE GRAY



SLATE GRAY



CHARCOAL GRAY



BURNISHED SLATE



MEDIUM BRONZE



MANSARD BROWN



DARK BRONZE



MATTE BLACK



VINTAGE® \*



PRE-WEATHERED GALVALUME® \*



COR-TEN A2P RAW® \*



\* Available at a slight price premium    \* Metallic premium    \* Weathered premium  
Oil coating is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using cold formed products processed properly, designing for thermal movement, following stringent specifications for insulation and proper handling most oil carrying can be minimized. Oil carrying is not grounds for a refund/panel rejection.



SILVER \*



COPPER \*



CHAMPAGNE \*

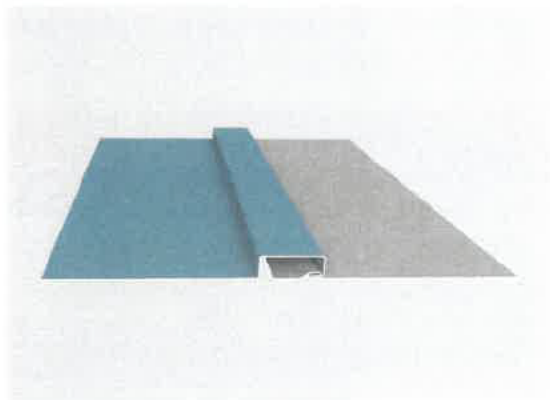
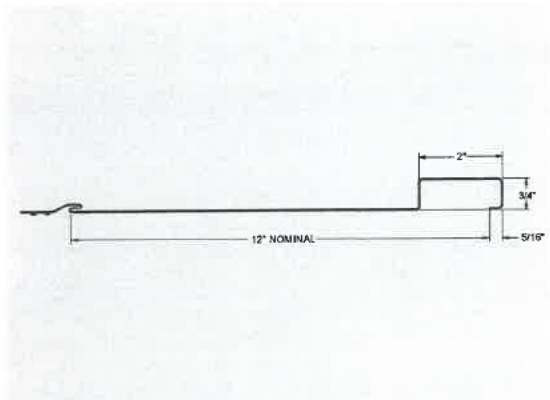
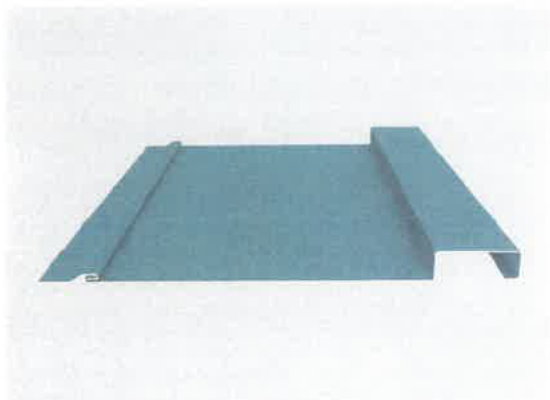


ACRYLIC-COATED GALVALUME®



See our colors on your roof or wall with our Color Visualizer. Sit a piece of your property and load the perfect color. Scan the QR code online to get started.

# SMI BOARD & BATTEN WALL PANEL PROFILE



## PANEL INFORMATION

<b>Panel Type</b>	Wall
<b>Panel Width Minimum</b>	12" Nominal
<b>Seam Height</b>	3/4"
<b>Mounting Orientation</b>	Vertical
<b>Materials Formed</b>	22 and 24-gauge steel

## PANEL TESTING

<b>Structural Performance</b>	ASTM E 330
<b>FBC Non-HVHZ Approval</b>	FL45939

## PANEL NOTES

This panel uses 3-5/8" of material to form the panel.

1" x 1/4" slots are equally spaced every 6-3/8."

Striations or ribs may be needed for panels wider than 12" coverage to avoid oil canning.



## Legislation Text

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**File #:** 26-0225, **Version:** 1

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**ITEM TITLE:**

Approval of 2026 Beautification Matching Grant in the Amount of \$25,000 for Tier 1 Applicant, Magpies LLC

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: \$25,000

Unencumbered Balance: ---

Funding Source: Beautification Reserve Fund 350-5550-55000

**RECOMMENDATION:**

Approve 2026 Beautification Matching Grant in the amount of \$25,000 for Tier 1 applicant, Magpies LLC.

**SUMMARY STATEMENT:**

The City Clerk's Office received two additional applications for the 2026 Beautification Matching Grant Program before the May 2026 rolling deadline.

Magpies LLC has applied prior but proposed projects were not within scope of grant activities. This application includes additional detail on the plan for and timeline of proposed work.

This project falls into the Tier 1 category since this business has not previously received grant funding for another project. This project also qualifies for the higher total grant amount since the property is a high visibility corner lot in the target area.

The Beautification Commission reviewed this application at their regular meeting on May 18, 2026. The commission recommends approval.

The application is attached for review.



## Valdez Beautification Matching Grant Program 2026 Application

### 1. PROJECT LOCATION

Address to be improved: 350 Galena Dr.

Assessor Parcel ID Number(s): 70400.350250

Name of Business or Organization: Magpies LLC

Is this property (check one):  Tier One  Tier Two

### 2. APPLICANT INFORMATION

Name: Margaret Auble

Address: 350 Galena Dr. [REDACTED]

Mailing Address: POB [REDACTED] Valdez, AK 99686

Email Address: [REDACTED] Phone: [REDACTED]

Do you:  Own  Rent (month to month)  Lease

If leased, date of lease expiration: \_\_\_\_\_

Name of Property Owner(s): Margaret Auble / Magpies LLC

Property Owner Email Address: [REDACTED]

Property Owner Phone: [REDACTED]

### 3. DESCRIPTION OF PROPOSED IMPROVEMENTS

Please attach the following to this application for consideration:

- Detailed written description of proposed work.
- Sketches or drawings of proposed improvements, including samples/photographs of paint colors or materials to be used (do not need to be professionally drawn, but are required for application consideration).
- Color "before" photographs of the area or areas to be improved (submitted electronically if possible).
- Bids for contracted work.
- Budget breakdown – including itemized list of costs associated with the project.
- A letter/narrative addressed to the Beautification Commission detailing how the proposed work adds to the aesthetics of your property and our community.

**Applications missing any of the above items will not be considered.**

### 4. ESTIMATED TIMELINE FOR PROJECT COMPLETION:

We hope to break ground in July, with completion and occupancy by the beginning of October.

### 5. ESTIMATED COSTS

TOTAL ESTIMATED PROJECT COST: \$ 166,857.04

TOTAL MATCHING GRANT REQUESTED: \$ 25,000.00

Depending on available funding for the grant program, awarded matching grants may be less than the full amount requested in this project application. Could and would you proceed with this project if you are awarded less than the full matching grant amount requested?

Circle one: YES NO

Please explain. I have planned to develop this corner for 10 years, and now is the time. Every grant goes a long way, but not receiving them will not hinder us.  
By signing below, I confirm I have read and understand the requirements and process for the 2026 Beautification Matching Grant Program. The information submitted in this application is true and complete to the best of my knowledge.

Property Owner Signature: Margaret Auble Date: 4-30-20

Applicant Signature: Margaret Auble Date: 4-30-20

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## Magpies LLC

350 Galena St.

Valdez, AK

# Hazelet Houses:Landscaping

28<sup>th</sup> April 2026

## OVERVIEW

Magpies LLC has provided many services in the Valdez Hospitality industry over the past 19 years. And for the last decade we have been navigating the possibilities of more permanent roots that provide a well rounded stay to our visitors. We have finally come to a business model that meets the needs of investment (both financial and life) and the needs of our community. While we are sunsetting the cafe and events, we are not at all stepping away from hospitality and providing the delicious guest experience Magpie's has come to be known for. The new lodging we are building will continue to blend remembering our old town roots and Alaskan style, with clean, efficient, and cozy modern touches. This corner property on Galena street has provided quiet sanctuary even during our wildest events. The bird life, and wanderings of local wildlife is vibrant. And we are on the beaten path for local's daily walks and nights out. Keeping that all in mind we are asking for the beautification grant to assist with the permanent landscaping that will be going in at the back of each of the houses on Hazelet, which will actually be their relaxation areas. How fun will it be for our guests to watch parades from their tea gardens?!

## GOALS

1. Revegetate property after build with plants that provide curb appeal, nutritional use, and are found in local gardens around Valdez.
2. Choose plants and materials that thrive in Valdez weather, need low maintenance, and bloom vibrantly every season. (While maintaining an Alaskan English tea garden feel.)
3. Provide a finished look and private feel for visiting guests.
4. Provide cute curbside appeal for our community in a healthy well cared for thriving property and small business.

---

## **SPECIFICATIONS**

### **Driving Way / Entrance / Surrounding**

- Lilac Trees or Apple Trees on either side of the driveway as you drive in.

### **Cabin Landscaping**

- The front of each cabin will be decorated with Lilac Trees on either side of the staircase. A lower lying shrub can be used to cover the skirting of the building.
- Pavers will be laid to create a walkway from the front of each cabin to the back giving access to the English Tea Garden in the back.
- The ground around all cabins will be skimmed to create a clean surface for ground cover and resurfacing with small smooth stones.
- Along the two longer sides of all cabins will be Goats Beard.
- The back of each cabin will have a classic “English Garden Feel” with a wide variety of the following plants: Alaskan Roses, Lavender, Foxglove, Delphiniums, Peonies, Clematis, Hydrangea and herbs such as, Thyme, Rosemary, Sage, Mint, Chamomile and Lemon Balm. The garden will be accompanied by a beautiful trellis allowing the Clematis to climb with a comfortable seating area. The view of these gardens from Hazelet Road will be one to remember by all who see.
- To add extra shade, privacy and fragrance, Apple Trees will be planted between each cabin.

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## MILESTONES

### **Break Ground: June**

By the end of June we will have underwriting complete, be at 90% completion with 61\*North Architects and Criterion General on the buildings, and have permitting with Fire Life and Safety completed. This will be when we break ground! Water/Sewer/Foundations will go in.

### **Build Cabins: July**

While the land is being developed and buttoned back up, the cabins are being build in Anchorage. They are scheduled to arrive in July. Builders will follow them down to assemble on site.

### **Finish Interiors: August/September**

Plumbing and Electrical will be finished by Frontier Electrical and Caliber Mechanical. Criterion will do the rest of the finish work. We should be ready for an occupancy walk through by late September/early October.

### **Landscaping: September**

While interior finish work is occurring I will have Sam complete the landscaping. If anything needs to be wintered in a green house over the winter for spring planting we will take that into consideration. However, I believe this will all plant well in September.

### **CELEBRATE !! First Bookings: December**

Magpies will finally be living the hospitality dreams that sprouted in a young 30 year old girl's heart when she attempted to buy the Brookside BnB while leaving her sweet brick and mortar bakery 14 years ago. The soft opening and first bookings are slated for November, with a grand opening of December Christmas Cottages!

## Elise Sorum-Birk

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**From:** Margaret Auble [REDACTED]  
**Sent:** Friday, May 1, 2026 8:13 AM  
**To:** Elise Sorum-Birk  
**Subject:** Magpies LLC Beautification Matching Grant Application  
**Attachments:** 2026 Beautification Matching Grant Narrative.pdf; Hazelet Housing Project - Landscaping Budget.pdf; Hazelet House Landscaping Invoice.pdf; 2026 4 6 HAZELET CABIN 35% PROGRESS PLAN SET (1).pdf; landscape thoughts set 1.pdf; 2026.02.12 Magpie\_Valdez-11x17 (2).pdf; benchgarden.JPG; AgTec Geocell Ground Grid 4 Inch, 8.4ft x 27.4ft, Standard Depth – Cellular Conf.pdf; Before Photo Hazelet View.heic; Before Aerial View.JPG; Before Hazelet Galena Corner.mov; 2026application.pdf

Dear Beautification Commission,

My full grant application is attached below. After a beautiful winter of planning and financing, we are finally in a position to confidently apply for grants and move forward with the project. Magpies has been operating on the corner of Galena for 7 years now, bringing a beautiful heartbeat to the community. But this presence had to be packed away each winter, and it became increasingly difficult to maintain and rebuild every summer. We have been navigating a more permanent change since the beginning, and are so excited to be implementing it. I do hope to continue to bring beauty and abundance to our town well into the future! Building energy efficient and classic small structures will meet travelers' needs, providing a unique, cozy curb appeal over standard large hotel development, and grow space to anchor the community. Thank you for this grant opportunity. The programs currently offered to encourage development have helped the projections immensely!





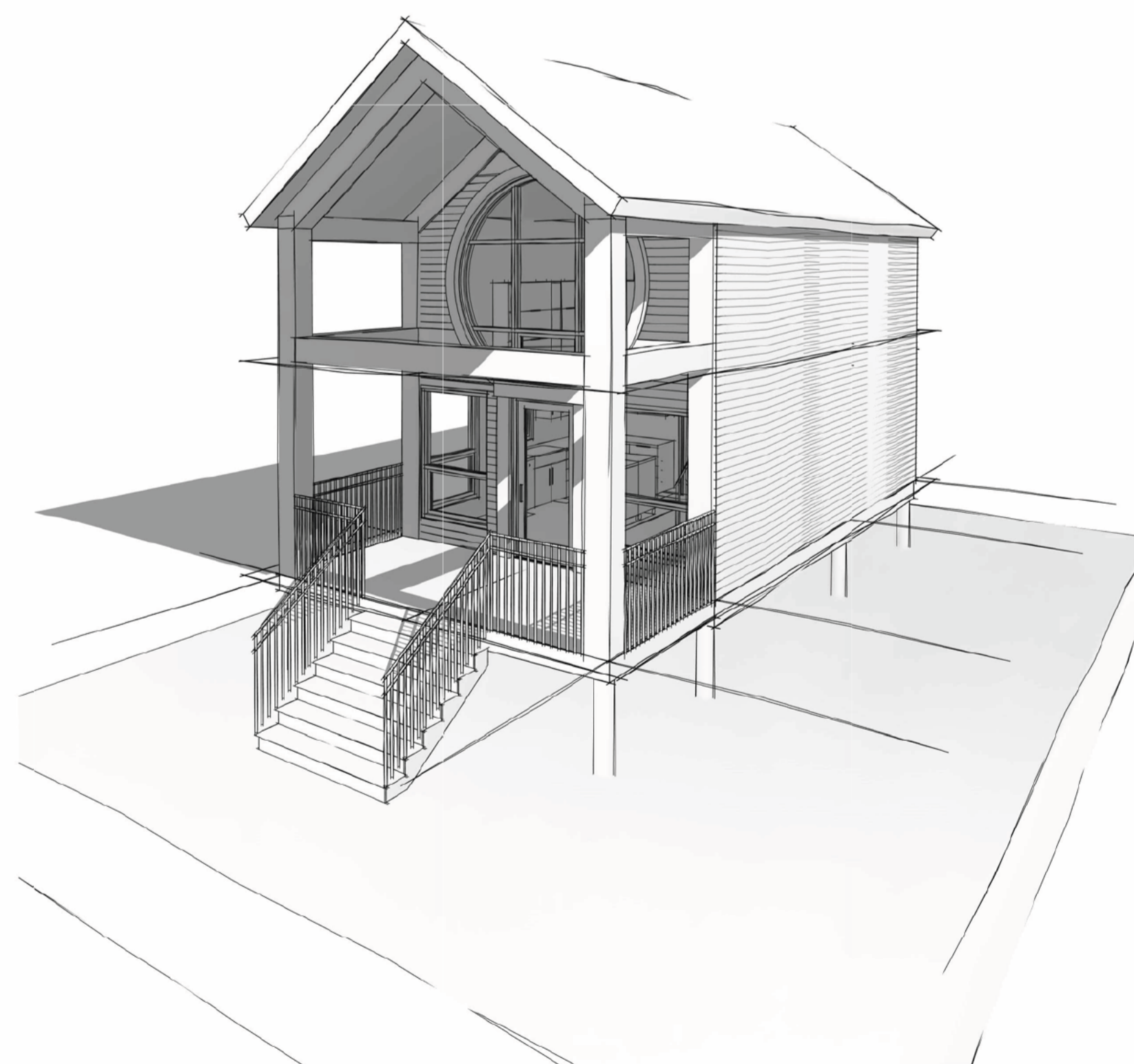


--  
Maggie Auble  
Magpies LLC

[www.magpiesonthefly.com](http://www.magpiesonthefly.com)



61 NORTH ARCHITECTS  
3401 DENALI STREET SUITE 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



HAZELET DEVELOPMENT - CABIN ONE

148

PROJECT ADDRESS:  
CORNER OF HAZELET AVENUE  
AND GALENA DRIVE  
VALDEZ, ALASKA  
61 PROJECT NO. 2K26007

DATE: 04.06.2026  
35% PROGRESS PLANS

COVER  
A0

## PROJECT DESCRIPTION

A PROPOSED, FIVE-UNIT CABIN RENTAL DEVELOPMENT IN VALDEZ, ALASKA. THE CABINS ARE 16' x 28' WITH A SMALL LOFT AND COVERED ENTRY DECK.

ADDITIONAL STRUCTURES ON SITE ARE ANTICIPATED TO BE FOR COMMON SAUNAS AND HOT TUB.

THE CONSTRUCTION TYPE IS TYPE V NON-SPRINKLERED.

## GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 IBC, LOCAL AMENDMENTS AND GOOD STANDARD PRACTICE. CONTRACTOR TO COORDINATE ALL DIMENSIONS, SIZING AND OPENINGS WITH ALL TRADES. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO ENSURE PROPER FIT.

2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND FINISH GRADES.

3. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

4. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND GRID LINES UNLESS OTHERWISE NOTED.

## CODE ANALYSIS

### IBC 2021 AND STATE OF ALASKA AMENDMENTS

2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL FIRE CODE  
 2009 ICC/ANSI A117.1

CONSTRUCTION TYPE: VB, NON-SPRINKLERED

OCCUPANCY:  
 GROUP R-3, LODGING HOUSE (TRANSIENT) WITH FIVE OR FEWER GUEST ROOMS AND 10 OR FEWER OCCUPANTS.

SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4  
 THESE CODE SECTIONS OF RATED WALLS AND FLOOR ASSEMBLIES DO NOT APPLY TO THIS STRUCTURE BECAUSE THE CABINS ARE AN INDIVIDUAL UNIT WITH SEPARATION TO THE ADJACENT UNITS AND COMMON SPACE.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES  
 IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE  
 R - (TYPE VB, NS) = 40 FEET

IBC TABLE 504.4, ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE  
 R-3 - (TYPE VB, NS) = 3 STORIES

SECTION 506 BUILDING AREA  
 IBC TABLE 506.2 ALLOWABLE AREA DETERMINATION.  
 R-3 - (TYPE VB, NS) = UNLIMITED AREA

STATE OF AK AMENDMENT TO THE CODE:  
 (21) Chapter 5, Table 509.1 (Incidental uses) of the IBC, is revised by changing the wording in the first block under the left column to read: "Furnace rooms in Group E, I, and R-1, R-2, R-3, and R-4 occupancies regardless of Btu input, and furnace rooms of all other occupancies where the largest piece of equipment is over 400,000 Btu per hour input".

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS  
 TYPE VB CONSTRUCTION  
 PRIMARY STRUCTURAL FRAME 0 HOUR  
 BEARING WALLS 0 HOUR  
 EXTERIOR 0 HOUR  
 INTERIOR 0 HOUR  
 NONBEARING WALLS AND PARTITIONS PER TABLE  
 EXTERIOR  
 602  
 NONBEARING WALLS AND PARTITIONS  
 INTERIOR 0 HOUR  
 FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR  
 ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE.  
 TYPE VB CONSTRUCTION (FIRE SEPERATION DISTANCE)  
 LESS THAN 5' 1 HOUR  
 MORE THAN 5' AND LESS THAN 10' 1 HOUR  
 MORE THAN 10' AND LESS THAN 30' 0 HOUR  
 MORE THAN 30' 0 HOUR

IBC 903 AUTOMATIC SPRINKLER SYSTEM.  
 SPRINKLER SYSTEM NOT REQUIRED BASED ON THE STATE AMENDMENT TO THE CODE.

STATE OF AK AMENDMENT TO THE CODE  
 (26) Chapter 9, Section 903.2.8 (Group R) of the IBC, is revised to read: "903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout buildings containing Group R occupancies as provided in this section.

903.2.8.1 Group R-1. An automatic sprinkler system shall be provided throughout all buildings that contain an R-1 occupancy.

903.2.8.2 Group R-2. An automatic sprinkler system shall be provided throughout all buildings that contain an R-2 occupancy.

Exceptions:  
 1. Buildings that are no more than two stories in height, including basements and contain four or fewer dwelling units.

2. Buildings that are no more than two stories in height, including basements and contain 16 or fewer sleeping rooms.

For the purpose of this section, fire walls may be used to create up to three separate attached buildings. Any additional buildings must be physically separated in accordance with IBC Table 602.

903.2.8.3 Group R-4. A 13R automatic sprinkler system shall be provided throughout all buildings that contain an R-4 occupancy.

SECTION 906 PORTABLE FIRE EXTINGUISHERS  
 TABLE 906.1 PORTABLE FIRE EXTINGUISHERS  
 EXCEPTION 1 IS DELETED THROUGH AMENDMENT.  
 WE ARE PROVIDING A 1-A-10-B-C EXTINGUISHER UNDER THE KITCHEN SINK.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS  
 IBC 907.2.2 GROUP R-3.  
 FIRE ALARM NOT REQUIRED.

## SHEET SCHEDULE

ARCHITECTURAL	
A0	COVER
A1	CODE ANALYSIS
<del>A2</del>	<del>ARCHITECTURAL SITE PLAN</del>
A3	GENERAL INFORMATION
<del>A4</del>	<del>VERTICAL AND HORIZONTAL ASSEMBLIES</del>
<del>A5</del>	<del>SCHEDULES</del>
A6	FIRST FLOOR PLAN
A7	SECOND FLOOR PLAN
A8	ROOF PLAN
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	BUILDING SECTIONS
A12	BUILDING SECTIONS
<del>A13</del>	<del>WALL SECTIONS</del>
A14	INTERIOR ELEVATIONS
<del>A15</del>	<del>DETAILS</del>
<del>A16</del>	<del>SPECIFICATIONS</del>
<del>A17</del>	<del>SPECIFICATIONS</del>

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

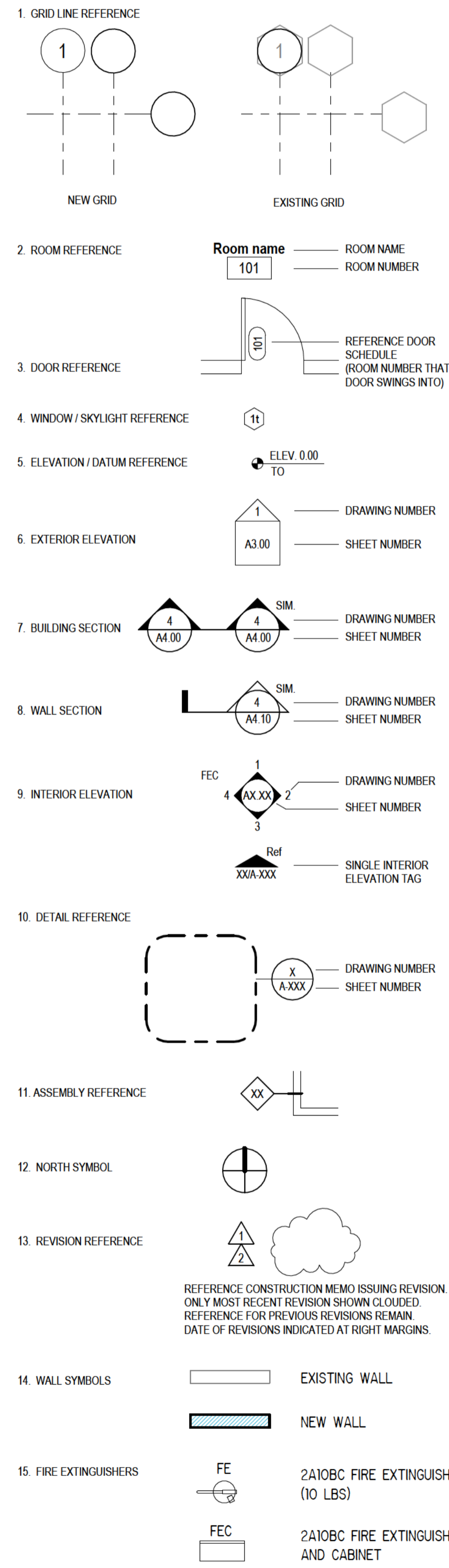
CODE ANALYSIS  
 A1

DATE: 04.06.2026  
 35% PROGRESS PLANS

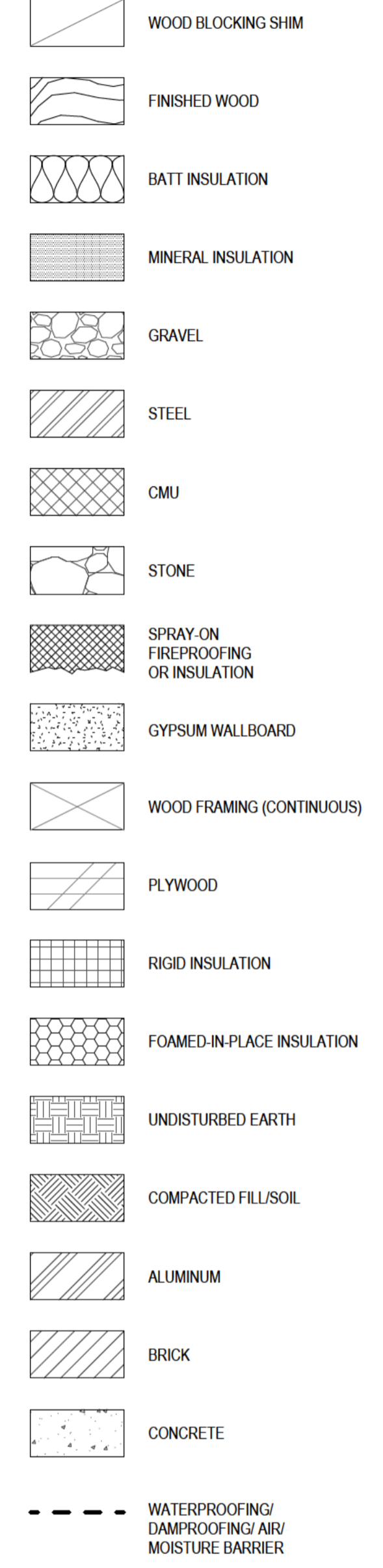
ABBREVIATIONS

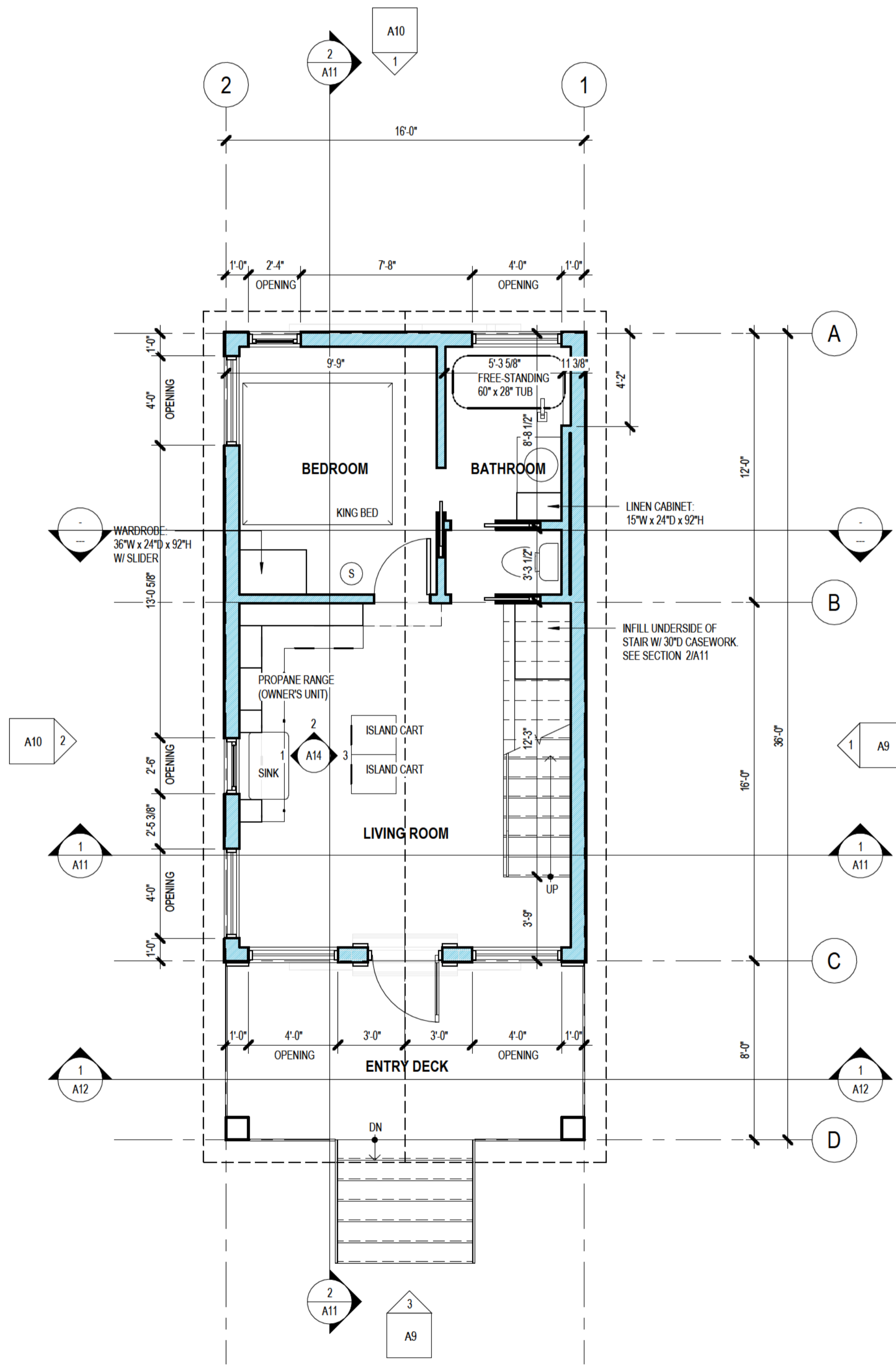
@	AT	FLR	FLOOR, FLOORING	PLAM	PLASTIC LAMINATE
Ⓢ	CENTERLINE	FLUOR	FLUORESCENT	PLAS	PLASTER
Ⓢ	PROPERTY LINE	FOC	FACE OF CONCRETE	PLWD	PLYWOOD
Ⓢ	DIAMETER	FOF	FACE OF FINISH	PNL	PANEL
#	POUND OR NUMBER	FOIG	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	PNT	POINT
(E)	EXISTING	FOM	FACE OF MASONRY	PR	PAIR
(N)	NEW	FOS	FACE OF STUDS	PRCST	PRECAST
AB	ANCHOR BOLT	FP	FIREPROOF	PSF	POUNDS PER CUBIC FOOT
ABV	ABOVE	FPL	FIREPLACE	PSI	POUNDS PER SQUARE INCH
ACC	ACCESS	FR	FRAME	PT	PRESERVATIVE TREATED
ACOUS	ACOUSTICAL	FT	FOOR OR FEET	PTN	PARTITION
ACP	ASPHALT CONCRETE PAVING	FTG	FOOTING	PVC	POLYVINYL CHLORIDE
ACS	ACCESS PANEL	FURR	FURRING	R	RISER
ACT	ACOUSTICAL TILE	FUT	FUTURE	RA	RETURN AIR
AD	AREA DRAIN	FW	FULL WIDTH	RAD	RADIUS
ADA	AMERICANS WITH DISABILITIES	GA	GAUGE	RD	ROOF DRAIN
ADJ	ADJUSTABLE	GALV	GALVANIZED	REF	REFERENCE
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	REFR	REFRIGERATOR
AGGR	AGGREGATE	GL	GLASS	REG	REGISTER
AIB	AIR INFILTRATION BARRIER	GLAM	GLUE-LAMINATED	REINF	REINFORCED
ALT	ALTERNATE	GR	GRADE	REM	REMAINDER
ALUM	ALUMINUM	GWB	GYPSUM WALL BOARD	REQ	REQUIRED
APPROX	APPROXIMATE	GYP	GYPSUM	RESIL	RESILIENT
ARCH	ARCHITECTURAL	HB	HOSE BIBB	REV	REVISION, REVISIONS, REVISED
ASPH	ASPHALT	HC	HOLLOW CORE	RH	RIGHT HAND
AUTO	AUTOMATIC	HDO	HIGH DENSITY OVERLAY	RM	ROOM
BD	BOARD	HDR	HEADER	RO	ROUGH OPENING
BITUM	BITUMINOUS	HDW	HARDWOOD	RWL	RAIN WATER LEADER
BLDG	BUILDING	HDWD	HARDWARE	S	SOUTH
BLKG	BLOCKING	HM	HOLLOW METAL	SAF	SELF-ADHERED FLASHING
BM	BEAM	HORIZ	HORIZONTAL	SAM	SELF-ADHERED MEMBRANE
BO	BOTTOM OF...	HP	HIGH POINT	SC	SOLID CORE
BOT	BOTTOM	HR	HOUR	SCHED	SCHEDULE
BRG	BEARING	HT	HEIGHT	SD	SMOKE DETECTOR
BSMT	BASEMENT	HVAC	HEATING/VENTILATING/AIR CONDITIONING	SECT	SECTION
BUR	BUILT UP ROOFING	HW	HOT WATER	SG	SAFETY GLASS
CAB	CABINET	HWT	HOT WATER TANK	SHV	SHelf, SHELVING
CB	CATCH BASIN	ID	INSIDE DIAMETER	SHR	SHOWER
CEM	CEMENT	IN	INCH	SHT	SHEET
CER	CERAMIC	INCL	INCLUDED	SHT MTL	SHEET METAL
CIP	CAST-IN-PLACE	INSL	INSULATION	SHTG	SHEATHING
CJ	CONTROL JOINT	INT	INTERIOR	SIM	SIMILAR
CLG	CEILING	INV	INVERT	SOG	SLAB ON GRADE
CLK	CAULKING	JB	JUNCTION BOX	SPEC	SPECIFICATION
CLO	CLOSET	JF	JOINT FILLER	SQ FT	SQUARE FOOT (FEET)
CLR	CLEAR	JT	JOINT	SQ IN	SQUARE INCHES)
CMU	CONCRETE MASONRY UNIT	KIT	KITCHEN	SST	STAINLESS STEEL
CNTR	COUNTER	KO	KNOCKOUT	STD	STANDARD
COL	COLUMN	LAM	LAMINATE, LAMINATED	STL	STEEL
CONC	CONCRETE	LAV	LAVATORY	ST	STONE
CONN	CONNECTION	LBS	POUNDS	STOR	STORAGE
CONST	CONSTRUCTION	LF	LINEAR FOOT (FEET)	STRUCT	STRUCTURAL
CONT	CONTINUOUS	LH	LEFT HAND	SUSP	SUSPENDED
CONTR	CONTRACTOR	LL	LIVE LOAD	SYM	SYMMETRICAL
CORR	CORRIDOR	LOC	LOCATION	T	TREAD
CPT	CARPET, CARPETED	LP	LOW POINT	T&G	TONGUE AND GROOVE
CRS	COLD ROLLED STEEL	LT	LIGHT	TEL	TELEPHONE
CSK	COUNTERSUNK	MAS	MASONRY	TER	TERRAZZO
CT	CERAMIC TILE	MATL	MATERIAL	TG	TEMPERED GLASS
CTR	CENTER	MAX	MAXIMUM	THK	THICK
CU FT	CUBIC FEET	MB	MACHINE BOLT	TO	TOP OF...
DBL	DOUBLE	MC	MEDICINE CABINET	TOB	TOP OF BEAM
DEMO	DEMOLITION	MDF	MEDIUM DENSITY FIBERBOARD	TOC	TOP OF CONCRETE, CURB
DET	DETAIL	MDO	MEDIUM DENSITY OVERLAY	TOF	TOP OF FLOOR, FOOTING, FRAME
DIA	DIAMETER	MECH	MECHANICAL	TOM	TOP OF MASONRY
DIM	DIMENSION	MEMB	MEMBRANE	TOP	TOP OF PARAPET, PAVEMENT
DL	DEAD LOAD	MFR	MANUFACTURER	TOPO	TOPOGRAPHY
DN	DOWN	MIN	MINIMUM	TOS	TOP OF SLAB, STEEL
DR	DOOR	MIR	MIRROR	TOW	TOP OF WALL
DR OPNG	DOOR OPENING	MISC	MISCELLANEOUS	TS	TUBE STEEL
DS	DOWNSPOUT	MO	MASONRY OPENING	TSTAT	THERMOSTAT
DSP	DRY STANDPIPE	MTD	MOUNTED	TYP	TYPICAL
DT	DRAIN TILE	MTL	METAL	UNO	UNLESS OTHERWISE NOTED
DW	DISHWASHER	MUL	MULLION	VB	VINYL BASE
DWG	DRAWING	N	NORTH	VEN	VENEER
E	EAST	N/A	NOT APPLICABLE	VERT	VERTICAL
EA	EACH	NIC	NOT IN CONTRACT	VEST	VESTIBULE
EJ	EXPANSION JOINT	NO	NUMBER	VG	VERTICAL GRAIN
EL	ELEVATION	NOM	NOMINAL	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	NR	NOISE REDUCTION	VT	VINYL TILE
ELEV	ELEVATOR	NTS	NOT TO SCALE	W	WEST
ENCL	ENCLOSURE	OA	OVERALL	W/	WITH
EQ	EQUAL	OC	ON CENTER	W/O	WITHOUT
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WC	WATER CLOSET
EST	ESTIMATE	OFF	OVERFLOW DRAIN	WD	WOOD
EW	EACH WAY	OH	OFFICE	WDW	WINDOW
EXH FN	EXHAUST FAN	OHWM	ORDINARY HIGH WATER MARK	WF	WIDE FLANGE
EXIST	EXISTING	OPNG	OPENING	WF BM	WIDE FLANGE BEAM
EXP	EXPANDED, EXPANSION	OPP	OPPOSITE	WG	WIRED GLASS
EXP BT	EXPANSION BOLT	OSB	ORIENTED STRAND BOARD	WH	WATER HEATER
EXPO	EXPOSED	PBD	PARTICLE BOARD	WL	WATER LINE
EXT	EXTERIOR	PCC	PRECAST CONCRETE	WLD	WELDED
FA	FIRE ALARM	PCF	POUNDS PER CUBIC FOOT	WP	WATERPROOF
FB	FLAT BAR	PERF	PERFORATED	WPM	WATERPROOF MEMBRANE
FBG	FIBERGLASS	PERP	PERPENDICULAR	WR	WATER RESISTANT
FD	FLOOR DRAIN	PL	PLATE	WSCOT	WAINSCOT
FE	FIRE EXTINGUISHER			WSG	WIRE SAFETY GLASS
FEC	FIRE EXTINGUISHER CABINET			WTR	WATER
FF EL	FINISH FLOOR ELEVATION			WWF	WELDED WIRE FABRIC
FH	FIRE HYDRANT			WWM	WELDED WIRE MESH
FHC	FIRE HOSE CABINET			WT	WEIGHT
FIN FLR	FINISH FLOOR				
FF	FINISH TO FINISH				
FIN	FINISH				
FLASH	FLASHING				

SYMBOLS LEGEND



MATERIALS LEGEND





① FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- 1. COORDINATE ALL NEW WORK WITH STRUCTURAL, MECHANICAL AND ELECTRICAL.
- 2. x

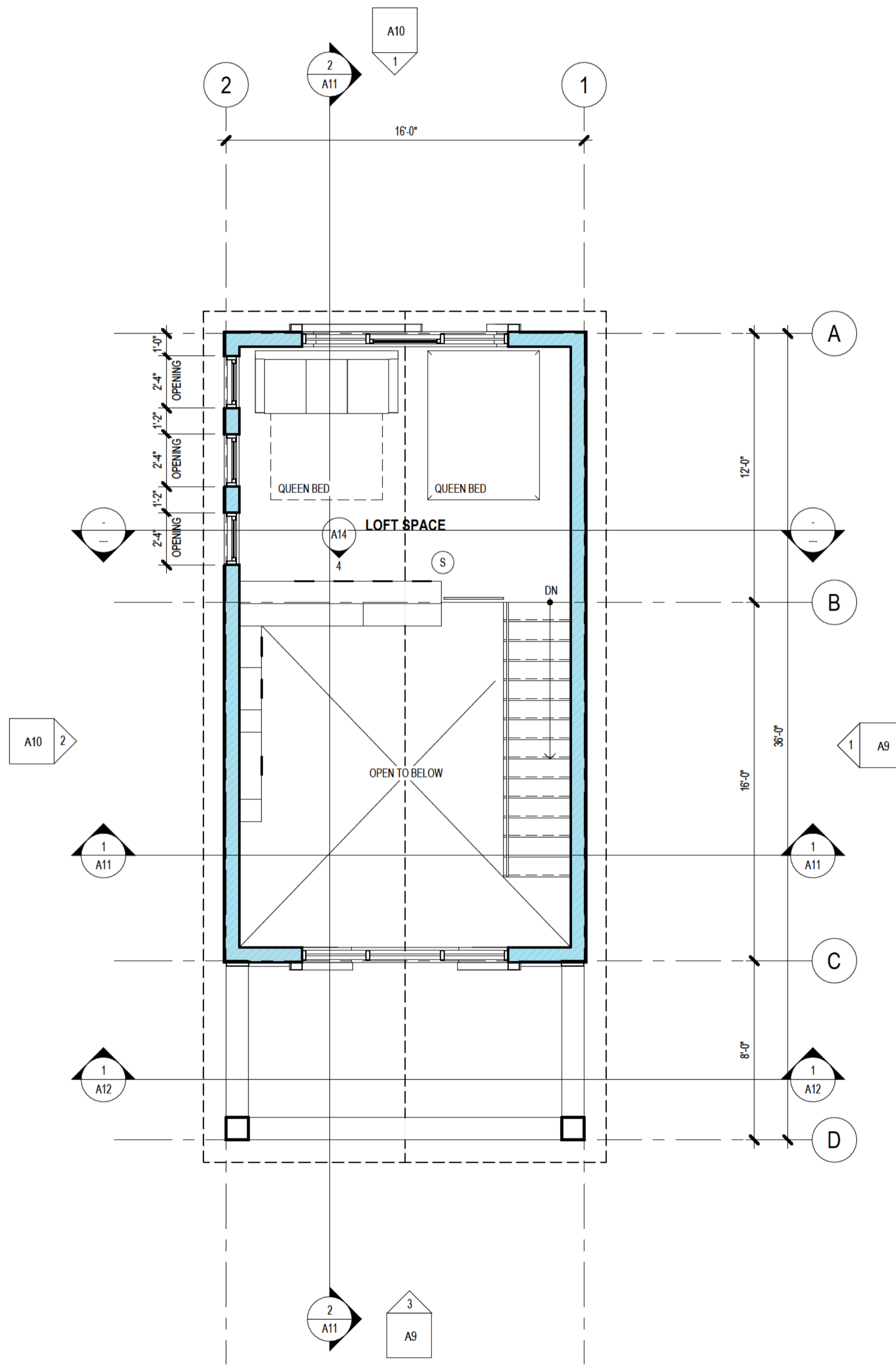
**LEGEND**

- NEW WALL
- WALL ASSEMBLY (SEE ASSEMBLIES)
- FE 2A10BC FIRE EXTINGUISHER
- S SMOKE DETECTOR (SEE ELECTRICAL)
- 1 DRAWING NUMBER
- 4 (A11) 2 SHEET NUMBER
- (100) DOOR IDENTIFICATION TAG (SEE DOOR SCHEDULE)
- F1 F2 FLOOR FINISH CHANGE

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

FIRST FLOOR PLAN  
 A6

DATE: 04.06.2026  
 35% PROGRESS PLANS



**GENERAL NOTES**

- 1. COORDINATE ALL NEW WORK WITH STRUCTURAL, MECHANICAL AND ELECTRICAL.
- 2. x

**LEGEND**

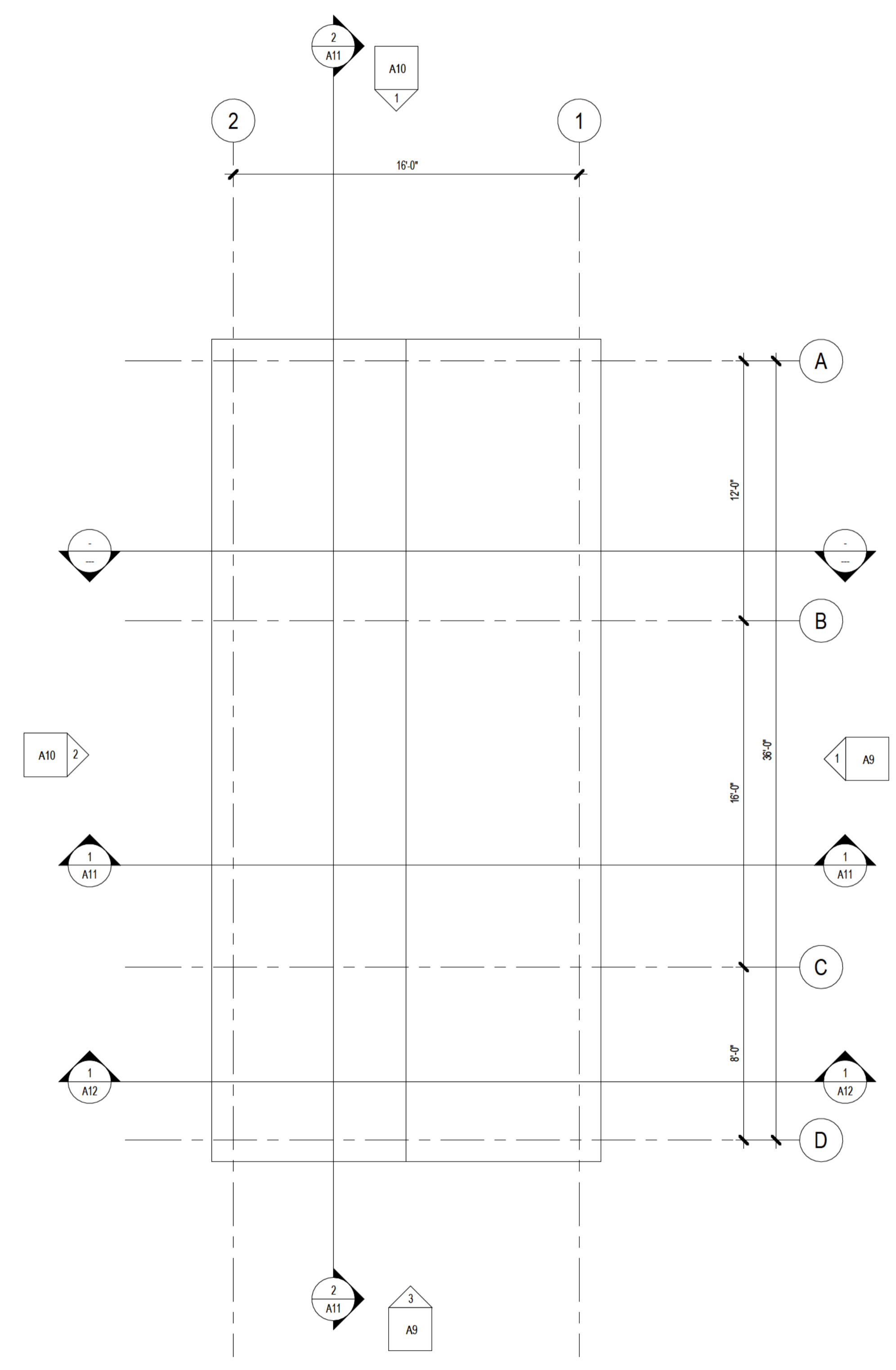
- NEW WALL
- WALL ASSEMBLY (SEE ASSEMBLIES)
- FE 2A10BC FIRE EXTINGUISHER
- S SMOKE DETECTOR (SEE ELECTRICAL)
- 1 DRAWING NUMBER
- 4 (A.X.X.X) 2 SHEET NUMBER
- (100) DOOR IDENTIFICATION TAG (SEE DOOR SCHEDULE)
- F1 F2 FLOOR FINISH CHANGE

**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

**SECOND FLOOR PLAN**  
**A7**

DATE: 04.06.2026  
 35% PROGRESS PLANS



① ROOF PLAN  
 SCALE: 1/4" = 1'-0"

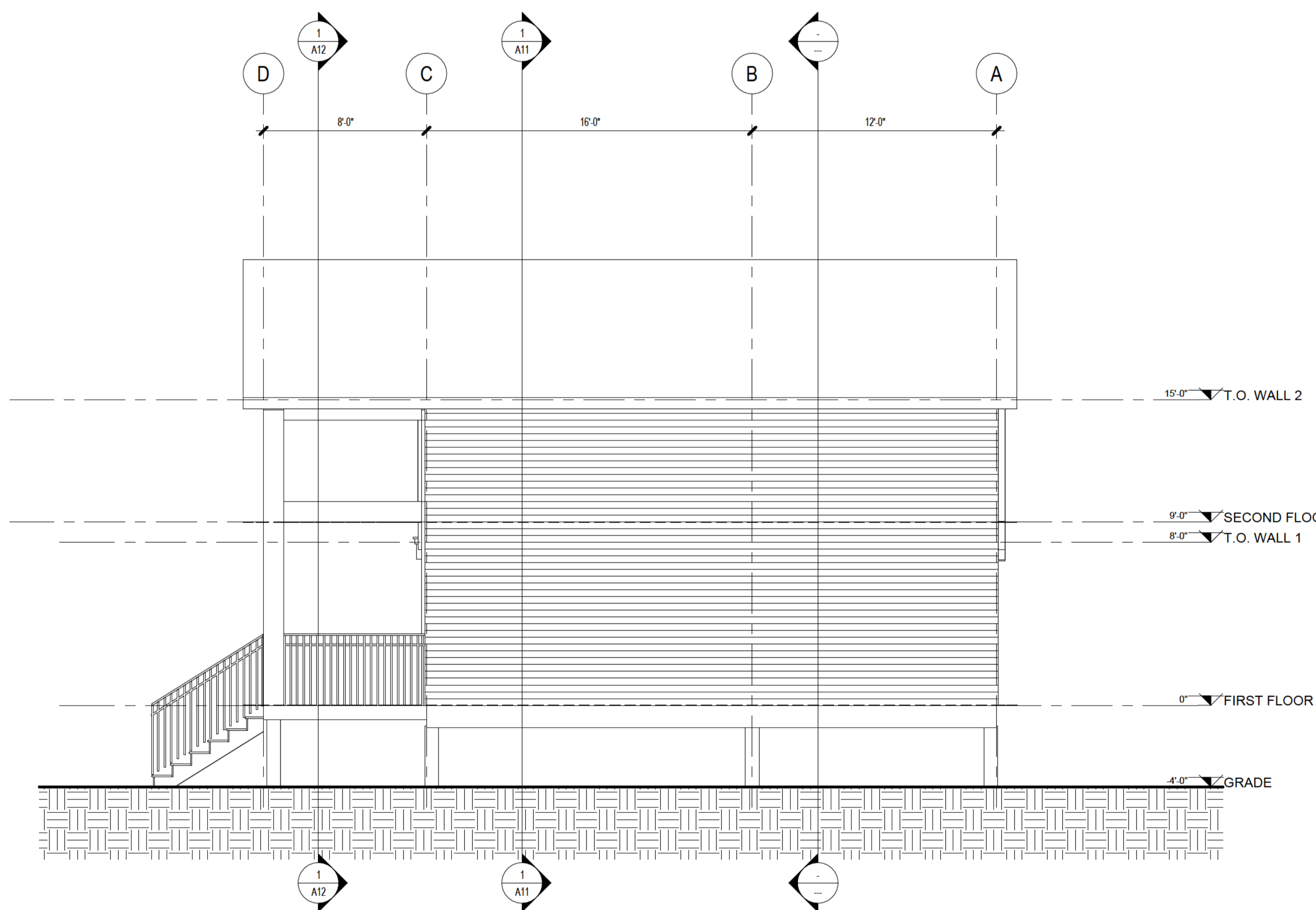
PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
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 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

ROOF PLAN  
 A8

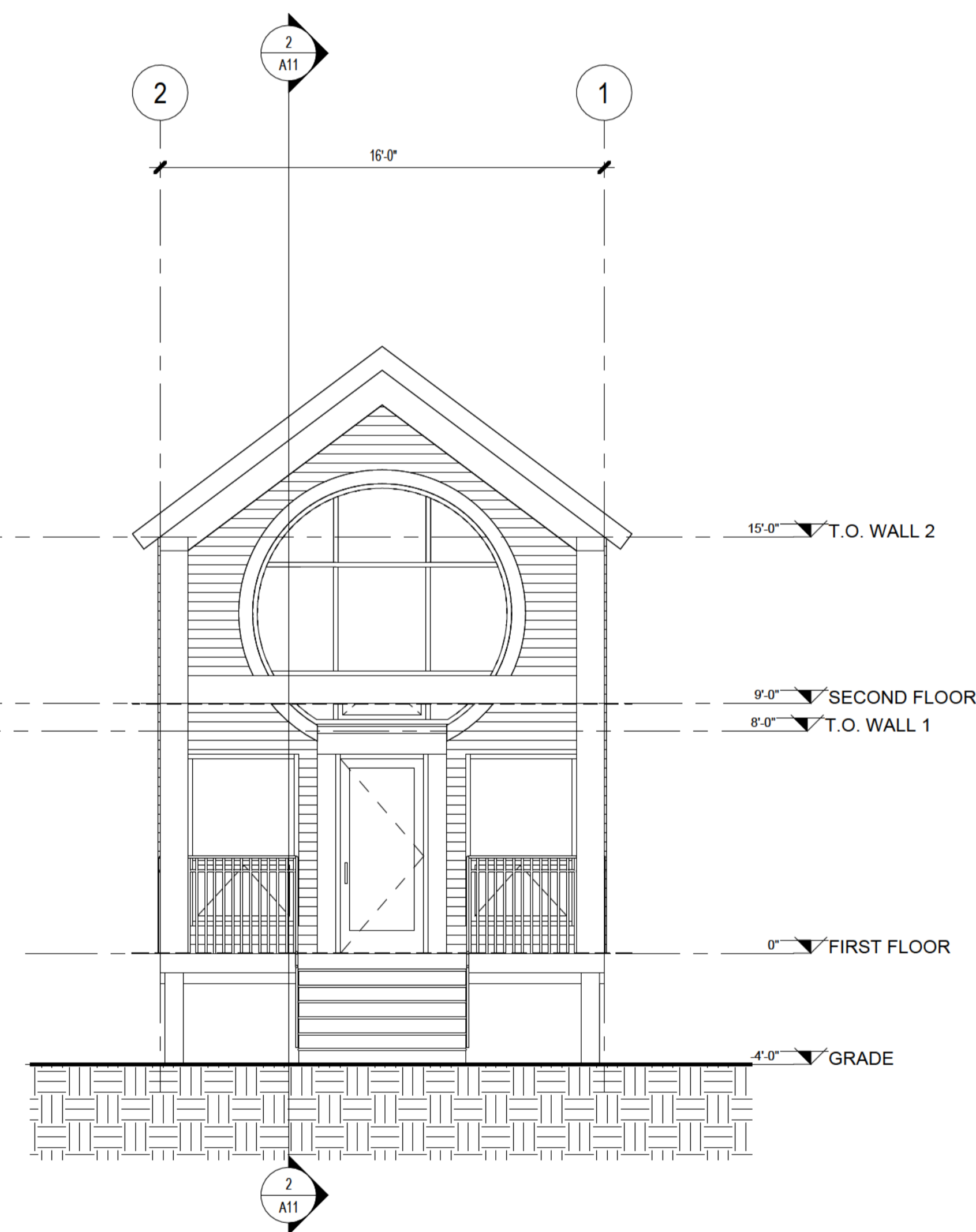
DATE: 04.06.2026  
 35% PROGRESS PLANS

EXTERIOR FINISH SCHEDULE					
CODE	ITEM	MANUFACTURER	MODEL	FINISH / COLOR	COMMENTS
1	X	X	X	TBD	NOTE X
2	X	X	X	TBD	NOTE X
PX	PAINT	-	-	TBD	-

NOTES:  
 1. X



① SIDE 1 ELEVATION  
 SCALE: 1/4" = 1'-0"



③ FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

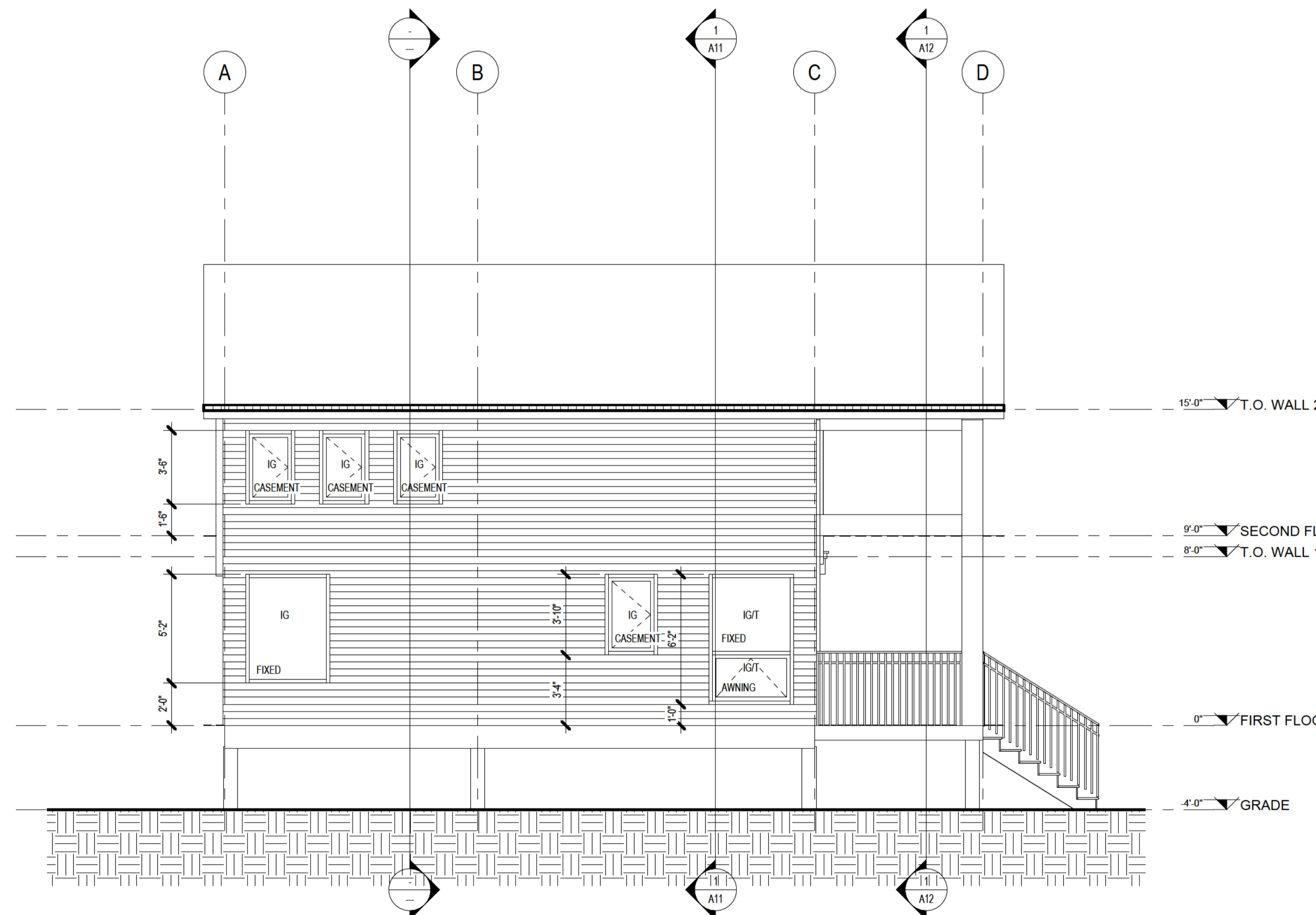
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 CORNER OF HAZELET AVENUE  
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 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

EXTERIOR ELEVATIONS  
 A9

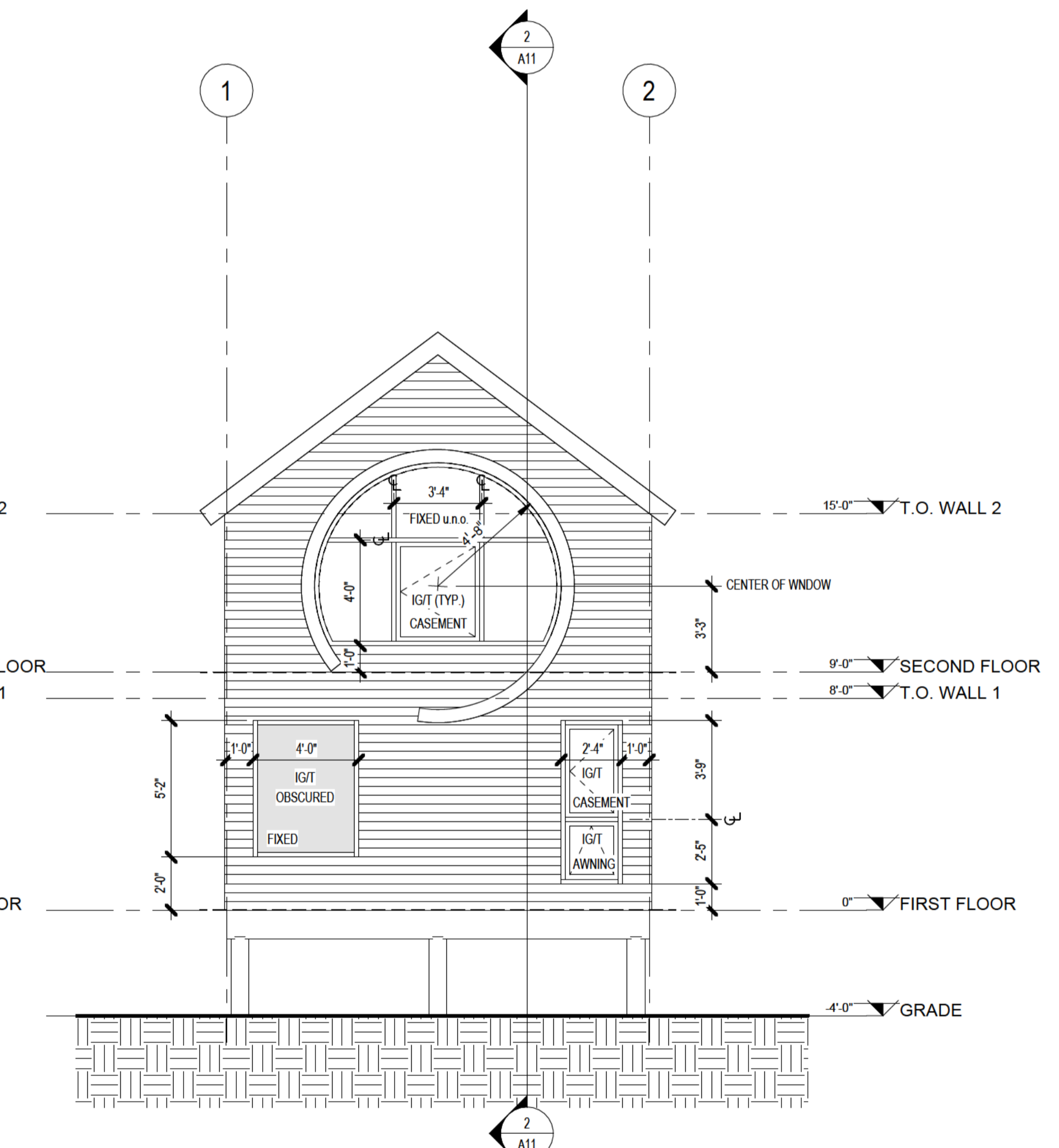
DATE: 04.06.2026  
 35% PROGRESS PLANS

EXTERIOR FINISH SCHEDULE					
CODE	ITEM	MANUFACTURER	MODEL	FINISH / COLOR	COMMENTS
1	X	X	X	TBD	NOTE X
2	X	X	X	TBD	NOTE X
PX	PAINT	-	-	TBD	-

NOTES:  
 1. X



② SIDE 2 ELEVATION  
 SCALE: 1/4" = 1'-0"

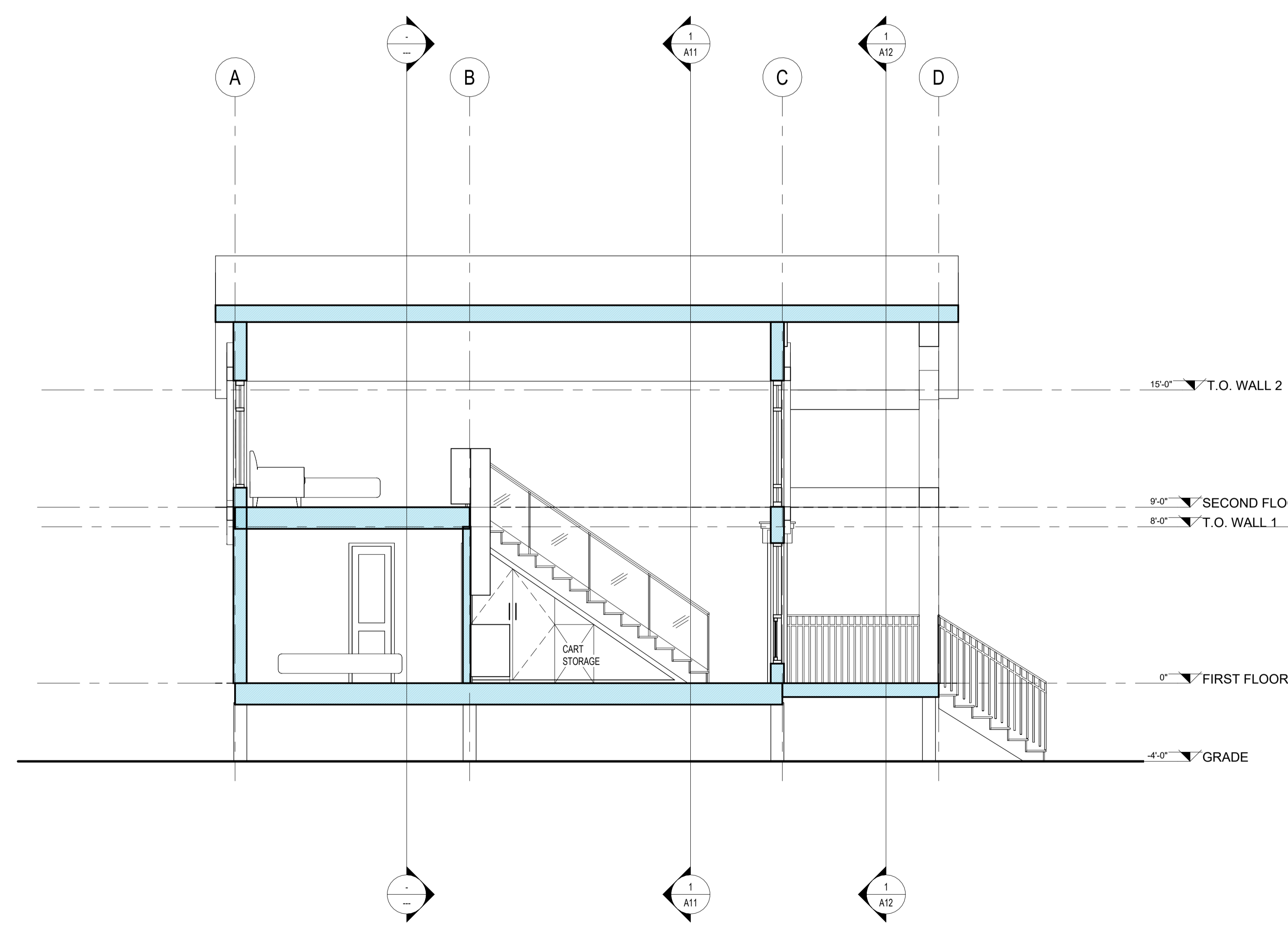


① REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

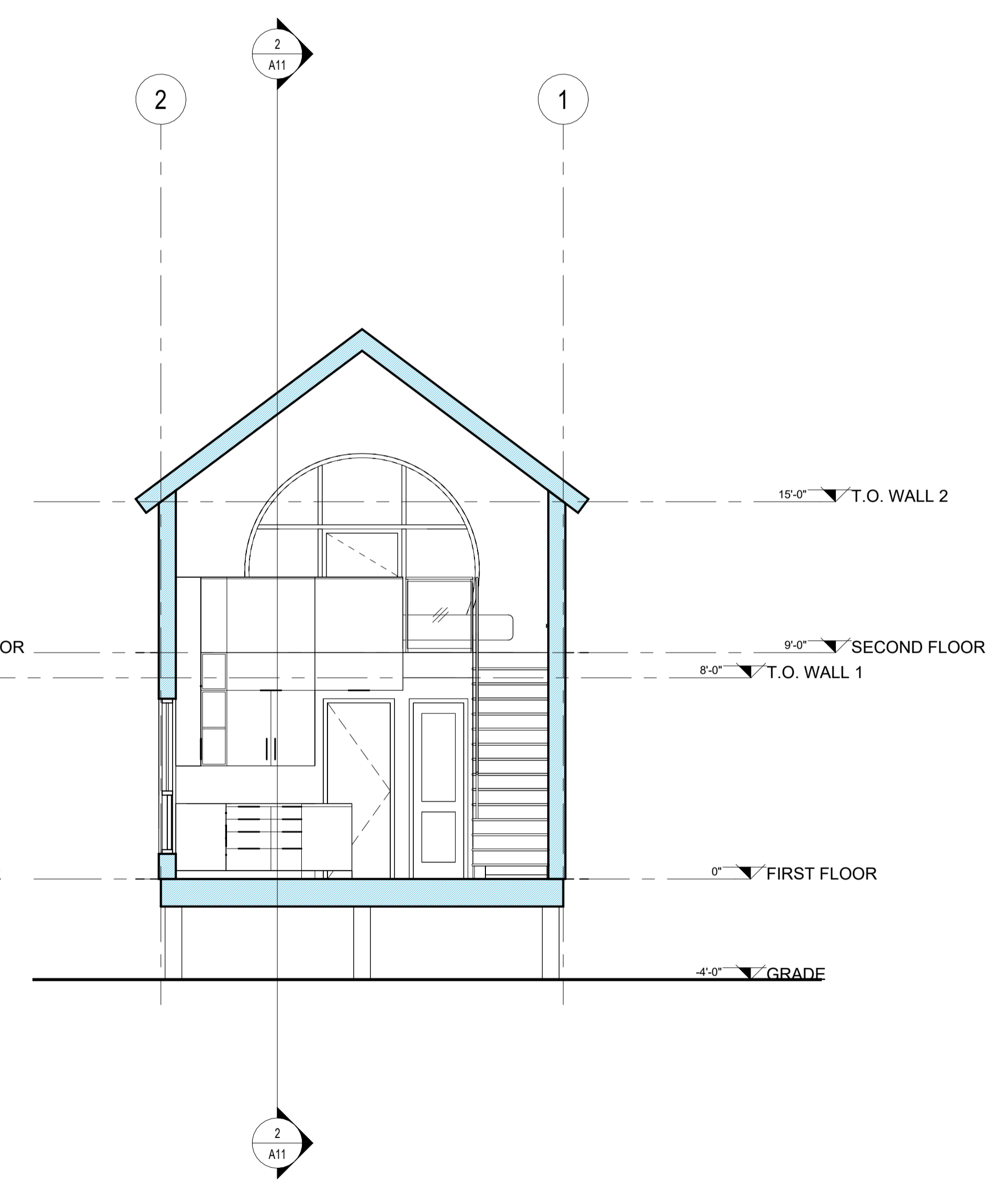
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 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

EXTERIOR ELEVATIONS  
 A10

DATE: 04.06.2026  
 35% PROGRESS PLANS



SECTION B-B  
 SCALE: 1/4" = 1'-0"



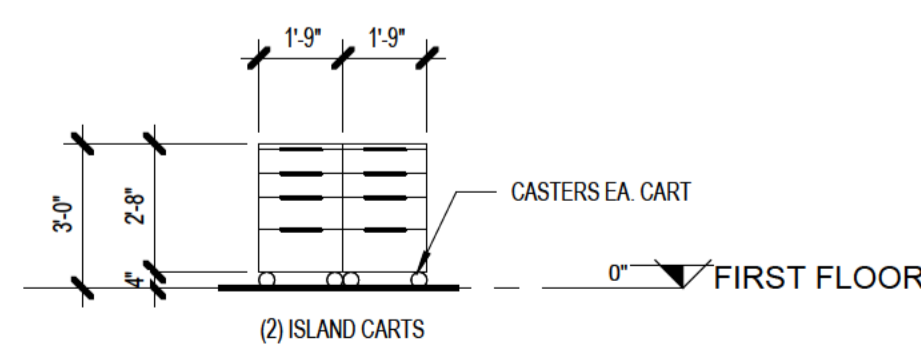
SECTION A-A  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

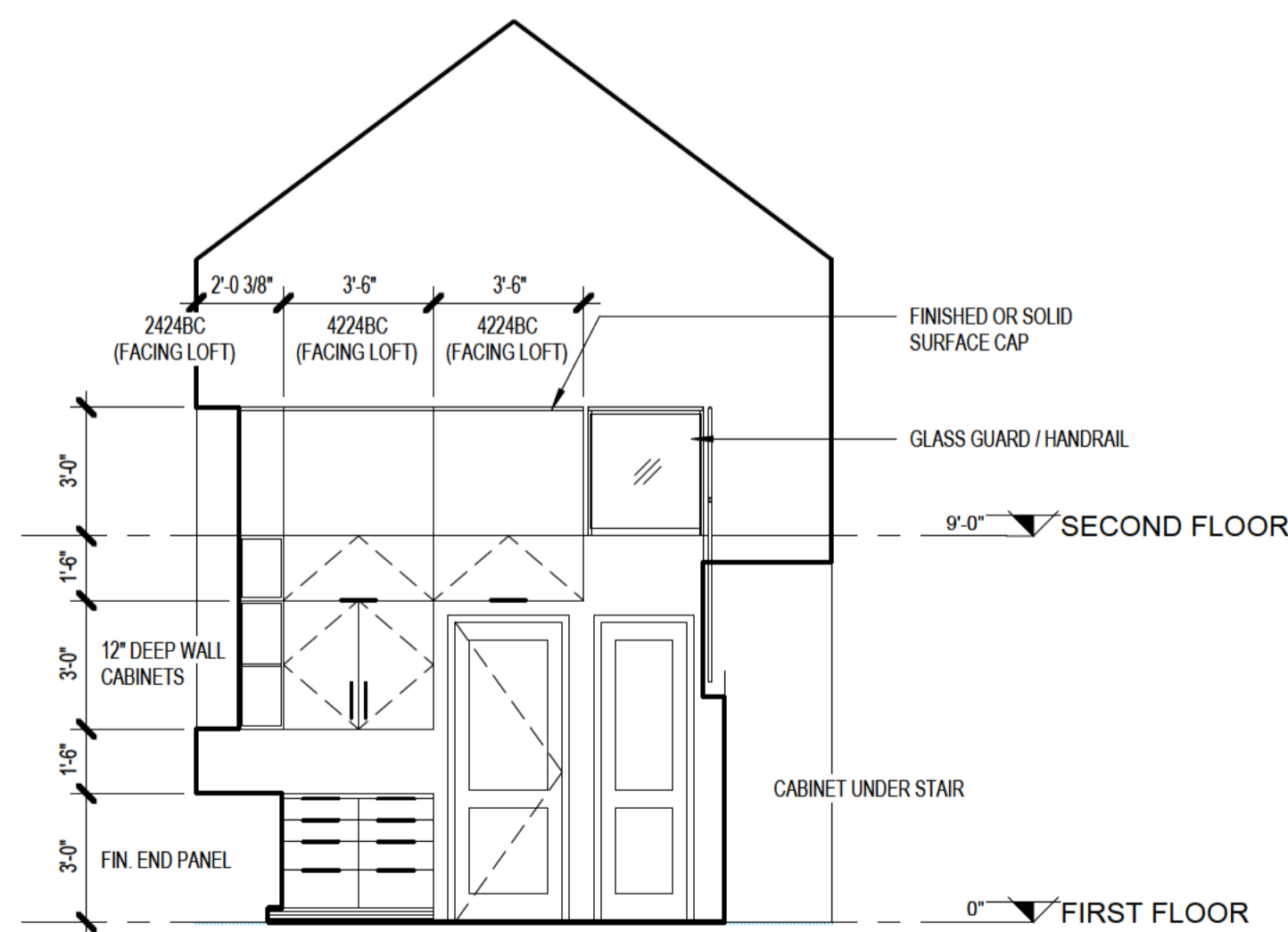
BUILDING SECTIONS  
 A11

DATE: 04.06.2026  
 35% PROGRESS PLANS

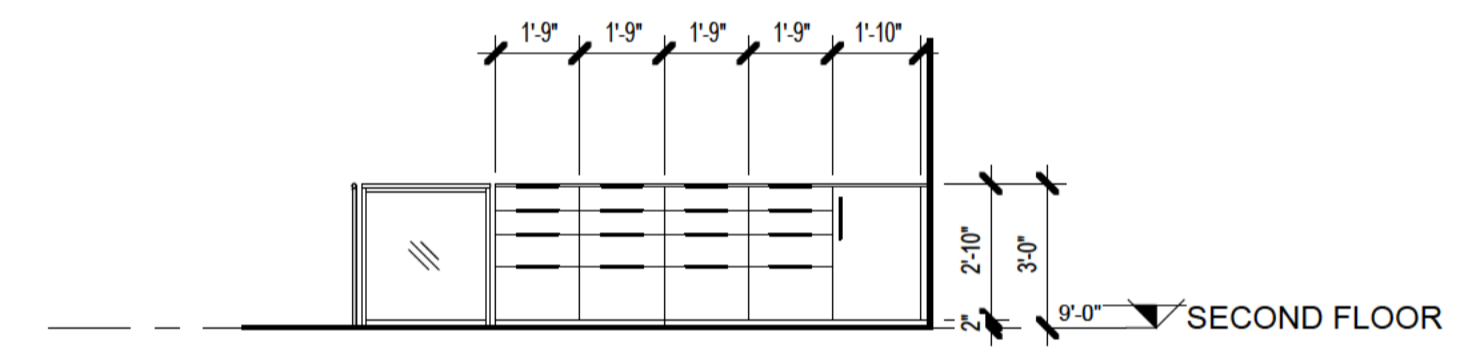




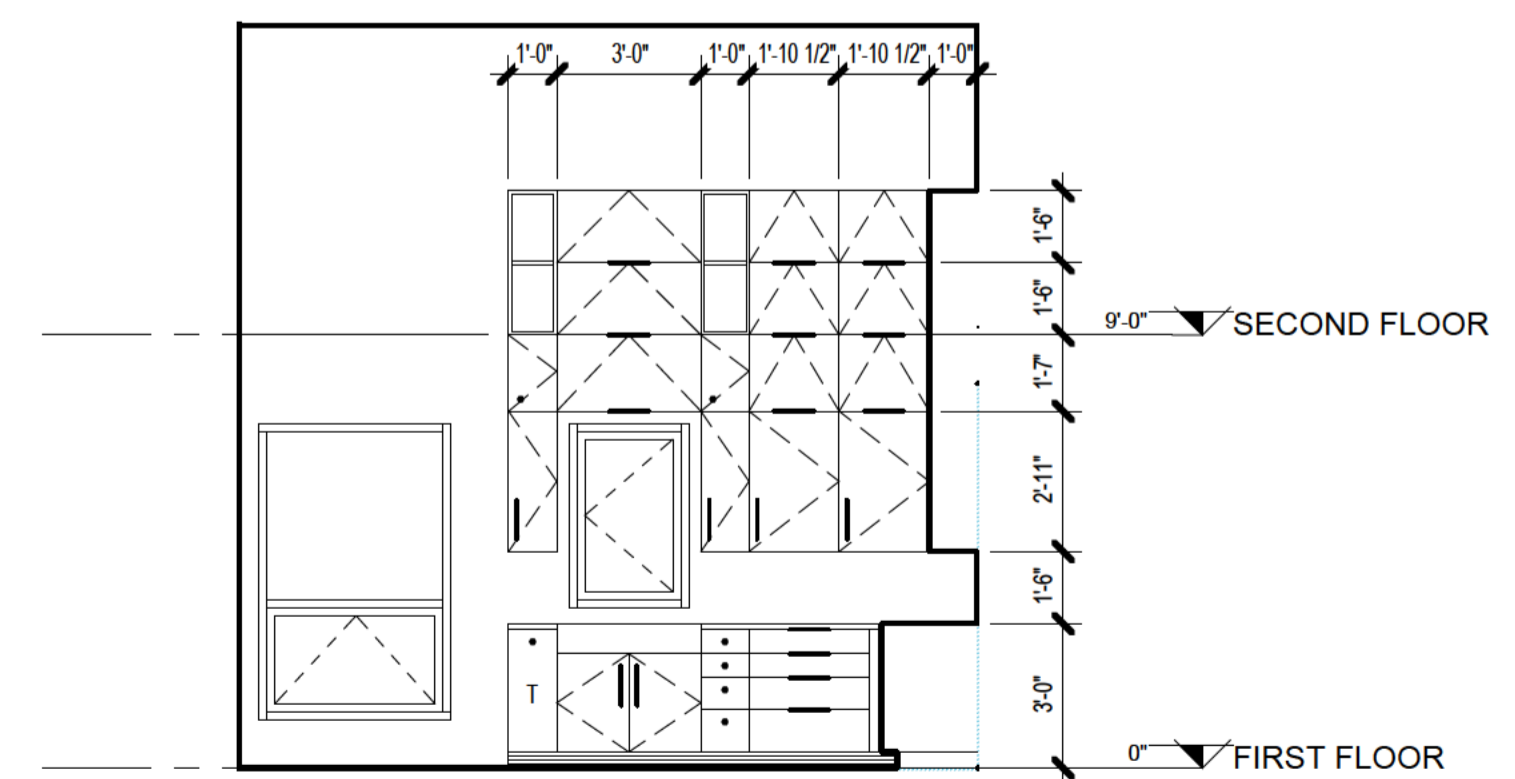
③ INTERIOR ELEVATION C  
 SCALE: 1/4" = 1'-0"



② INTERIOR ELEVATION B  
 SCALE: 1/4" = 1'-0"



④ INTERIOR ELEVATION D  
 SCALE: 1/4" = 1'-0"



① INTERIOR ELEVATION A  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

INTERIOR ELEVATIONS  
 A14

DATE: 04.06.2026  
 35% PROGRESS PLANS

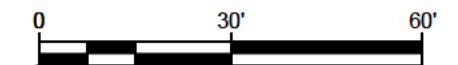
This document is intended for conceptual and visual representation purposes only. It is not a construction document. Final placement, dimensions, and feasibility must be evaluated and adjusted based on actual site conditions, field verification, and contractor review.

\*\*Proposed Cabin 5 is conceptually shown in the location of the existing temporary utility shed. Final placement and relocation of existing structures shall be verified and coordinated based on site conditions and project requirements.



— SUBDIVIDED PROPERTY LINES

--- 20' FIRE CODE SPACING BETWEEN STRUCTURES





[HOME](#) > [GROUND REINFORCEMENT](#) > [GEOCELLS](#) >

AGTEC GEOCELL GROUND GRID 4 INCH, 8.4FT X 27.4FT, STANDARD DEPTH – CELLULAR CONFINEMENT, GRAVEL DRIVEWAY, FARM MUD CONTROL, GRASS PARKING, ROAD PAVER

# AGTEC GEOCELL GROUND GRID 4 INCH, 8.4FT X 27.4FT, STANDARD DEPTH – CELLULAR CONFINEMENT, GRAVEL DRIVEWAY, FARM MUD CONTROL, GRASS PARKING, ROAD PAVER

## \$164.99

IN STOCK

SKU AGT-GS100

The Agtec Geocell is a load support and erosion control product used to provide strength, stability and erosion control to base layers of soil, sand, gravel and rock. Cells are 4" deep. Covers 230 sq.ft.



★★★★★ 12 Reviews

7 Questions \ 7 Answers

Buy 5 for **\$156.74** each and **save 5%**

Buy 10 for **\$148.49** each and **save 10%**

Buy 30 for **\$140.24** each and **save 15%**

Buy 50 for **\$131.99** each and **save 20%**

Qty

36

ADD TO CART

★ [Add to Wish List](#)

▮ [Add to Compare](#)

✉ [Email](#)



## **Details**

# AGTEC GEOCELL GROUND GRID PAVER - 4 INCH (8.4'X 27.4')

\*Beware of low quality imitations with poorly sized cells and weak welds.\*

### FEATURES:

- AgTec was the first USA company selling Geocell's directly online
- Covers approx. 230 sq.ft.
- Paver Size: 8.4' x 27.4'

- Cell size : 12.6" x 11.3" (320mm x 287mm)
- Made of Black HDPE
- UV stabilized to increase the life of the product
- 1.5+/-0.1mm rhomboidal indentation texture to keep fill in place.
- Perforated cells allow water to easily filter through
- High tensile strength > 1420N/10CM (320 lbf)
- Saves money by greatly reducing the amount of fill needed to form a strong base
- Perfect for constructing, driveways, parking lots, roads, trails, embankments and much more
- We highly recommend a 3.2oz Woven Geotextile or a 4.5oz Non-Woven Geotextile beneath this geocell
- Use 18" J-hook rebar anchor stakes for installation. Approximately 18 stakes per geocell (sold separately)
- Use approximately 30 zip-ties per Geocell depending on your layout
- Great on farms for driveways, trails, parking lots, mud and erosion control, animal enclosures, building foundations
- 10 Year Warranty
- Made in the USA

Note: It is important for installations with traffic to use compacting gravel as fill, otherwise there can be a "quicksand effect". We highly recommend compacting 3/8" gravel and not pea gravel or any rounded fill.

The Agtec Geocell is a great solution for ground stabilization and mud control. This innovative product works by holding the ground aggregate in place within the honeycomb cells that prevents the materials shifting sideways. This increased stability not only strengthens and reinforces the structural integrity of the base but also allows for a reduction in the quantity of material needed to create a solid foundation by up to 5 times. This efficiency saves users valuable time, money, and resources. Whether you're stabilizing a pathway, reinforcing a livestock area, or creating a durable base for equipment storage, the Agtec Geocell ensures long-lasting durability and optimal performance, making it an essential tool for any farm committed to maintaining robust and stable ground conditions.







# Sammie's Garden Spot

---

## Landscaping Estimate for Hazelet Houses

Estimate #000010

**Estimate date**

April 28, 2026

**Estimate expiration date**

Never

**Customer**

Margaret Auble

magpiesbakery@gmail.com

907-831-1097

**Message**

An email will be sent with details on supply use, visuals of the supplies and layout. We look forward to your response. Thank you!

Please note that all prices are subject to change due to currency fluctuation, fuel prices, product availability, or other unforeseen circumstances.

---

Supplies	\$18,500.00
Equipment	\$3,000.00
Labor	\$26,920.00
<hr/>	
Subtotal	\$48,420.00
Tax	\$0.00
<hr/>	
<b>Total</b>	<b>\$48,420.00</b>

---

P.O. Box 374, Copper Center, AK 99573

907-201-8422

sammiesgardenspot@yahoo.com

<b>Contractor/Materials</b>	<b>Cost</b>	<b>Details of work/product</b>		
Sammie's Garden Spot	\$48,420.00	Place all plants, pavers, and garden details for property.		
RS Contracting	\$12,000	Deliver and spread pea gravel (we are waiting on final water specs so Rodger can give a final AIP bid)		
Retianing Materials	\$6,431.04	Geocell Grids for front/sides of each structure. AgTech		
<b>Total Aesthetic Landscape Cost:</b>	<b>\$66,851.04</b>			

of houses along Hazlet Ave  
 there will still be sidewalk, and set back  
 Here. I would love summer tea gardens  
 on the "Back" of each house with  
 the access being a path along the side  
 of each house. Keeping in mind  
 Bushes at the base of each  
 house to cover the raised  
 look.



If we have to reforest here  
 I want to keep picture window in  
 Sakura & hot tubs in mind.

- ① we love the idea of edible gardens
- ② Where can we plant peppermint?
- ③ Rosemary: tree? bush? does it do well in AK?
- ④ Where can Irises go?
- ⑤ Hydrangeas.

I love Poppys!

There will be skirting  
 around the houses.  
 Can we use a - goat? -  
 local bush (rose has shallow  
 root and covers in front of  
 main street building.)  
 (think bushes in front of  
 gravel on building.)



Existing flower beds on foot of existing house.

Cotton Wood is currently here. We love the privacy - view shed

parking dot?



## Legislation Text

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**File #:** ORD 26-0003, **Version:** 1

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**ITEM TITLE:**

#26-03 - Amending Chapter 3.24 of the Valdez Municipal Code Titled Public Accommodation Tax (Amended). First Reading. Public Hearing.

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk/ Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: n/a  
Unencumbered Balance: n/a  
Funding Source: n/a

**RECOMMENDATION:**

Introduce Ordinance 26-03 in first reading for public hearing.

**SUMMARY STATEMENT:**

Chapter 3.24 of the Valdez Municipal Code was last updated by Ordinance 24-05 which added short-term rentals to the definition of “public accommodation” and required hosting platforms (like AirBNB or VRBO) to remit the tax on behalf of those using these platforms.

Since adoption of that ordinance, Council has more wholistically discussed this chapter of code various times, with specific focus on the need to alter Section 3.24.120 “Distribution of Funds”. Most recently, this chapter was the topic of a December 2025 work session.

City staff have identified a series of recommended administrative changes to correct minor omissions and clarify language generally. Council members expressed a desire to add RV Parks to the definition of “public accommodation” to capture revenue from an additional category of visitors.

At the City Council meeting on April 21, 2026, Council Member Austin Love requested that this ordinance be brought forward for first reading at the next regular meeting and other members consented.

At the May 6<sup>th</sup> meeting, Council adopted an amendment to remove the language related to recreational vehicle parks and campgrounds from the ordinance.

Ordinance 26-03 as amended is attached. Since the ordinance was amended it returns to first reading.

CITY OF VALDEZ, ALASKA  
ORDINANCE NO. 26-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, AMENDING CHAPTER 3.24 OF THE VALDEZ MUNICIPAL  
CODE TITLED PUBLIC ACCOMMODATION TAX

WHEREAS, city staff has identified administrative changes to the public accommodation tax code needed to correct minor omissions from the prior ordinance, ensure clarity in administration of the tax and align better with Alaska public records law; and

WHEREAS, additionally the City Council has expressed a desire to expand the tax to include RV Parks and Campgrounds as defined in Title 17 of the Valdez Municipal Code to generate additional revenue to support economic development and the local visitor services sector.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA that the following amendments are made to Chapter 3.24 of the Valdez Municipal Code:

**Section 1.** Chapter 3.24 of the Valdez Municipal Code is hereby amended to read as follows:

**Chapter 3.24**

**PUBLIC ACCOMMODATION TAX**

**Sections:**

- 3.24.010** Definitions.
- 3.24.020** Levied—Responsibility for payment—Collection.
- 3.24.030** Certificate of registration for operators.
- 3.24.032** Certificate of registration for hosting platforms.
- 3.24.040** Receipts—Segregation.
- 3.24.050** Receipts—Transmittal—Due date—Penalty.
- 3.24.060** Returns to be confidential.
- 3.24.070** Records—Maintenance, and inspection **and investigation.**
- ~~**3.24.080** Records—Investigation by city.~~
- 3.24.090** Suits for collection.
- 3.24.100** Prohibited acts.
- 3.24.110** Civil penalties for violations.
- 3.24.120** Distribution of funds.

### **3.24.010. Definitions.**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

"Guest" means an individual, corporation, partnership or association paying or agreeing to pay monetary consideration for the use of a public accommodation.

"Hosting platform" means a person or entity that provides a means through which an operator may offer a public accommodation for rent, usually through an online platform that provides a means for the guest to pay rent for a public accommodation.

"Operator" means a person who furnishes or offers for rent a public accommodation in the city for monetary consideration, whether acting directly or through an agent or employee.

"Person" means an individual and entities recognized by law.

"Public accommodation" means "hotel, motel, inn or lodge," "rental cabin," or "short-term rental" as defined in Title 17 of this code.

"Quarter" means computed by use of the calendar year beginning with January and consisting of a three-month period.

"Rents" means the amount paid as monetary consideration for the use of a public accommodation by a guest.

(prior code § 25-126; Ord. 94-02 § 1 (part); Ord. 24-05 § 1; Ord. 94-06 § 1)

### **3.24.020. Levied—Responsibility for payment—Collection.**

A. The city levies a tax on public accommodation rentals within the city equal to six percent of the rental. The tax shall be applicable to all rentals, unless the rental is specifically exempt from taxation, as follows:

1. Rent paid directly by the United States or state of Alaska insofar as they are immune from taxation;
2. An employee of the public accommodation collecting the tax.

B. Each guest is responsible for the tax imposed by this chapter, and the tax shall be due and payable at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax shall be due when the guest ceases to occupy or use space in the public accommodation.

- C. Every operator renting a public accommodation subject to taxation under this chapter shall collect the taxes imposed by this chapter from the guest at the time of collection of the rental and shall transmit the same quarterly to the city unless taxes imposed by this chapter are collected by a hosting platform. The tax imposed shall be shown on the billing to the guest as a separate and distinct item.
- D. Every hosting platform accepting public accommodation rental payment from a guest on behalf of an operator as defined in this chapter shall collect the taxes imposed by this chapter from the guest at the time of collection of the rental payment and shall remit all public accommodation taxes collected to the city on a quarterly basis.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-127)

### **3.24.030. Registration for operators.**

- A. Operators shall register with the city by providing the approved business registration for the public accommodation and, if required, the short-term rental permit prior to commencing business.
- B. The city finance department shall maintain a record of all registered operators authorized to collect and remit public accommodation taxes.
- C. Operators shall provide the city finance department written notice in the event of a change of business type, change of address or closing of a public accommodation business.
- D. For a registration to be valid the operator must comply with Valdez business registration requirements as well as the provisions of the zoning, building, plumbing, electrical, and fire codes, and other applicable ordinances of the city.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 28-128)

### **3.24.035. Registration for hosting platforms.**

- A. Every hosting platform accepting payment for public accommodation rentals as defined by this chapter shall register with the city upon a form provided by the city. There is no requirement for a hosting platform to hold a city business registration or have a physical presence within the city.
- B. The city finance department shall maintain a record of registered hosting platforms authorized to collect and remit public accommodation taxes.

(Ord. 24-05 § 1)

### **3.24.040. Receipts—Segregation.**

Title to the taxes collected pursuant to this chapter shall vest to the city upon collection. Such taxes shall be segregated by the operator or hosting platform from the funds of the operator or hosting platform and safeguarded until transmitted to the city as hereinafter provided.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-129)

**3.24.050. Receipts—Transmittal—Due date—Penalty.**

- A. On or before the last day of the month following each calendar quarter, each operator shall prepare and submit to the city a return for the preceding quarter upon forms furnished by the city setting forth the amount received for:
1. Rentals within the city;
  2. Taxes collected.

In addition, the operator shall submit such other information and supporting papers as may be required by the city.

- B. The operator shall sign the return and transmit it together with the taxes collected to the city on or before the due date. A return shall be filed even if the public accommodation has no rental for the quarter.
- C. Taxes collected by an operator as provided by this chapter shall be due the last day of the month following each calendar quarter. If taxes collected by an operator have not been received by the city on or before the due date, the operator shall incur a penalty equal to ten and one-half percent of the taxes which are due or a minimum of one hundred dollars and shall be charged interest at the rate of ten and one-half percent per annum for each day the tax is delinquent. ~~A one-time-only waiver of penalty will be given for any late filed tax return after April 30, 1994.~~
- D. Where the city has reasonable grounds to believe that taxes due were not collected or taxes collected were not transmitted on or before the due date, or if the operator of a public accommodation has failed to file a return as required by this chapter, the city shall prepare a notice of delinquency and shall deliver such notice to the operator. Payment of delinquent tax under a notice of delinquency shall include penalty and interest which shall be calculated as provided above.
- E. A registered hosting platform shall submit tax returns and remit tax payments in accordance with this section. The tax return shall set forth or include the aggregate amounts of all rents earned by and taxes due from the operators who use the hosting platform to rent or offer to rent public accommodations through the hosting platform. To the extent a hosting platform collects taxes on behalf of an operator, the operator's liability for those taxes shall be deemed satisfied.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-130)

**3.24.060. Returns to be confidential.**

~~All returns filed with the city pursuant to the provisions of this chapter and all data obtained from such returns are confidential and may not be released for inspection by the public, except upon court order.~~

Except as otherwise provided in this section, all data obtained from returns is confidential and shall be kept from inspection of all persons except officers, agents, and employees of the city and may not be disclosed by the city except in:

A. Connection with efforts by the city to collect the tax or enforce provisions of this chapter;

B. Response to a subpoena issued by a court;

C. When furnishing of information on a reciprocal basis to other agencies or political subdivisions of the state or the United States concerned with the enforcement of tax laws;

D. In compilation of statistics and studies by the city for public distribution, so long as information from individual businesses is not identifiable as to source.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-131)

### **3.24.070. Records—Maintenance, and inspection and investigation.**

A. Regardless of whether a hosting platform is used, every operator of a public accommodation engaged in business within the city shall keep and preserve suitable records of all rentals made and such other books and accounts as may be necessary to determine the amount of tax required to be collected. All books, invoices and other necessary records shall be maintained by the operator for a period of two years and shall be available for examination at reasonable times by the city for the purpose of ascertaining the correctness of a return or for the purpose of determining the amount of tax collected or levied.

B. A registered hosting platform shall keep and preserve suitable records of all rental transactions subject to this chapter and all claimed exemptions from payment, collection, or remittance of the public accommodation taxes under this chapter. To the extent a hosting platform may assign anonymous account numbers to operators using the hosting platform, when inspecting records, the city shall inspect the required records in an anonymized fashion, unless the city has obtained a release of information from the operator or an order to produce identifiable operator information issued through a binding legal process.

C. For the purpose of ascertaining the correctness of a return, or for the purpose of determining the amount of tax collected or which should have been collected, the city manager, or his or her duly authorized agent, may hold investigations and hearings concerning any matters covered by this chapter, and may examine any relevant books, papers, records or memoranda of any operator or hosting platform, and may require the attendance of any operator or hosting platform representative, officer or employee. The city council shall have the power to issue subpoenas to compel attendance or to require production of relevant books, papers, records or memoranda.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-132)

### **3.24.080. Records—Investigation by city.**

~~The city may conduct investigations and hearings concerning any matters covered by this chapter, may examine relevant books, papers, records or memoranda of any operator and may require the attendance of the operator, his officers or employees. The city shall have the power to administer oaths to persons testifying, and may issue formal subpoenas to compel attendance or to require production of relevant books, papers, records or memoranda. All subpoenas issued under the terms of this chapter may be served on any person of legal age. The fees paid to witnesses for attendance at the hearings shall be the same as the fees paid to witnesses before the Superior Court, and such fees shall be paid when the witness is excused from further attendance. When a witness is subpoenaed at the insistence of any party to the proceeding, the cost of service of the subpoena and the fee of the witness shall be borne by the party at whose request the witness is summoned. A subpoena shall be served in the same manner as a subpoena issued by a Superior Court. The city or any party to an investigation or hearing before the city may cause the deposition of witnesses residing within or without the state to be taken in a manner prescribed by law for depositions in civil actions in the courts of this state and to that end may compel the attendance of witnesses and production of relevant books, papers, records or memoranda.~~

~~(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-133)~~

### **3.24.090. Suits for collection.**

Taxes due but not paid or taxes collected but not transmitted may be recovered in an action at law against the guest or the public accommodation operator or hosting platform. Tax returns shall be prima facie proof of taxes collected but not transmitted.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-134)

### **3.24.100. Prohibited acts.**

No person may fail or refuse to pay the tax imposed by this chapter when it is due and payable to an operator authorized to collect the tax.

An operator or hosting platform may not advertise or state to the public or to any guest directly or indirectly that the tax or any part of it will be assumed or absorbed by the operator or hosting platform, or that the tax will not be added to the rental or that it will be refunded. An operator or hosting platform may not absorb or fail to add the tax or any part of it or refund any tax or fail to state the tax separately to the guest.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-135)

### **3.24.110. Civil penalties for violations.**

An operator who rents public accommodations in the city and who thereafter fails to file a tax return as required by this chapter shall incur civil penalty equal to ten percent of the taxes due to the city for each quarter for which a return was not filed as required by this chapter. An operator who, in the course of business, rents public accommodations

upon which a tax is levied hereunder and who fails to collect such a tax shall incur a civil penalty of double the tax which should have been collected. A hosting platform that collects public accommodation taxes on behalf of an operator is subject to the penalties set forth herein. In addition, a violator of this chapter is subject to criminal penalties as set forth in Section 1.08.010.

(Ord. 24-05 § 1; Ord. 94-02 § 1 (part); prior code § 25-136)

### **3.24.120. Distribution of funds.**

~~A. Funds received under this chapter including penalties and interest for each calendar year may be available for use as follows:~~

- ~~1. Up to one hundred percent of the gross funds may be made available for distribution. The cost of administration and collection of the public accommodation tax shall come from the gross funds prior to distribution.~~
- ~~2. Funds available for distribution shall be those public accommodation tax funds received by the city during the prior fiscal year.~~
- ~~3. All public accommodation tax funds, including penalties and interest, received under this chapter will be placed in an utilized for economic development fund purposes and will be distributed at the discretion of the city council.~~
- ~~4. Each applicant for funds shall submit a program description including, but not limited to, the following:
  - ~~a. Program objectives;~~
  - ~~b. Economic development benefit or opportunities;~~
  - ~~c. Annual operating budget; and~~
  - ~~d. Financial statement including revenues, expenditures and reserve account balances.~~~~

~~The submission date will be determined on an annual basis by the city manager.~~

**Section 2.** This ordinance takes immediate effect upon passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF VALDEZ, ALASKA

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Dennis Fleming, Mayor

ATTEST:

---

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

---

Jake Staser, City Attorney  
Brena, Bell, & Walker, P.C.

Adoption:  
Yeas:  
Noes:  
Absent:  
Abstaining:



## Legislation Text

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**File #:** ORD 26-0004, **Version:** 1

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**ITEM TITLE:**

#26-04 - Repealing and Reenacting Title 16 of the Valdez Municipal Code Titled Subdivisions.  
Second Reading. Adoption.

**SUBMITTED BY:** Kate Huber, Community Development Director

**FISCAL NOTES:**

Expenditure Required: n/a  
Unencumbered Balance: n/a  
Funding Source: n/a

**RECOMMENDATION:**

Adopt Ordinance 26-04 in second reading.

**SUMMARY STATEMENT:**

Plan Valdez, the 2021 Valdez Comprehensive Plan identified the revision of the Title 17 Zoning Code and the Title 16 Subdivision code as high priority action items. Following adoption of the comp plan, Community Development Department staff completed a full revision of the Title 17 Zoning Code which was adopted by City Council in 2024. In 2025, Community Development staff joined with a consultant team from R&M Consultants in Anchorage to revise Title 16.

The goals identified for the code revision project were as follows:

- Bring Title 16 into conformance with the comprehensive plan and the revised Title 17
- Balance individual property rights with the community vision and goals
- Address unique characteristics of Valdez, including provisions for required snow storage dedications
- Increase ease of code administration and refine procedures
- Incorporate easy to understand language

On May 7, 2025, The Valdez City Council and Planning & Zoning Commission held a joint work session to learn more about the code revision project and provide input to guide the project team.

After completing the first draft of the revised ordinance, a public comment period was held for two weeks, officially ending on February 27, 2026. During the comment period two sets of written comments were received from surveyors who work frequently in Valdez. These comments were

provided to the Planning & Zoning Commission.

Due to the extensive nature of the comments received, the project team opted to revise the draft ordinance. The proposed ordinance includes changes made in response to the comments received. Also attached for review is the existing text of Valdez Municipal Code Title 16. Because of the extensive changes proposed, including reorganization of the title, a separate draft for the revision was necessary.

Significant changes to the title include:

- Added administrative approval process for minor plats, subject to approval by the Community Development Director.
- Clarified the process for transferring required snow storage lots to the City of Valdez.
- Added variance process and criteria for approval.
- Added public way vacations process and requirements.
- Incorporated plain, easy to understand language throughout.
- For ease of reading and interpretation, provides additional definition of terms used throughout the title.
- Rewrite is done in formatting and organization similar to Title 17.
- Increases the public notification period from 10 days to 14 days and updates the notification requirements to explicitly require published, mailed, and posted notice.
- Updated the plat monumentation section to reflect current survey practices.

At their regular meeting on April 22, 2026, the Planning & Zoning Commission held a public hearing to take public comment on the proposed ordinance. No public comments were made during the meeting or received in writing.

The Planning & Zoning Commission held a robust discussion of the draft ordinance prior to voting on their recommendation to City Council to adopt the draft ordinance. During the discussion two errors were noted in the draft that have been corrected. Additionally, the commission voted to recommend two amendments to the ordinance. Please see below for more details on each of the four topics and how staff has handled them for the draft ordinance:

1. Line 598 - two redundant words were deleted.
2. Line 497 - 5 seconds was replaced with 1 second.
3. Line 944 - A maximum slope of six percent was added, in addition to the allowable minimum slope. The Planning & Zoning Commissioners voted to recommend this amendment to the draft. The amendment passed with 6 yays and 1 absent.
4. Lines 824, 1074, 1161 The final recommended change made by the Planning & Zoning Commission relates to the mechanism for dedicating the snow storage areas required for newly established subdivisions with dedicated right-of-way. The proposed ordinance identifies

(in multiple locations) a requirement that all dedicated snow storage must be conveyed to the city via deed after the platting process. This method has been a common practice for the city in recent years but is not an explicit requirement of the existing Title 16.

City staff is recommending this change to add clarity to the process and ensure that snow storage is maintained. It also ensures that the developer will not have to pay property taxes on lands that are required for public snow storage. The Planning & Zoning Commissioners expressed concerns with the addition of this strict requirement and discussed other mechanisms for dedicating snow storage while maintaining private ownership of the land.

The Planning & Zoning Commission voted to recommend that all three references to 'deeded' snow storage be replaced with 'dedicated'. The amendment passed with 4 yays, 2 nays, 1 absent. Because the staff recommendation differs from the amendment recommended by the Planning & Zoning Commission, staff has not made this change to the ordinance.

City Council should consider this recommendation by the commission and provide staff direction and amend the ordinance and if the change is desired.

An ordinance amending Chapter 2.52 of the Valdez Municipal code is also in first reading to adjust language related to the Planning & Zoning Commission's platting authority and allow administrative approval in platting process as outlined in this rewrite.

Later on, Community Development staff will also bring forward a simple revision to Title 12 to add clarification regarding driveway requirements and bring Title 12 in alignment with Titles 16 and 17.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 26-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA REPEALING AND REENACTING TITLE 16 OF THE VALDEZ  
MUNICIPAL CODE TITLED SUBDIVISIONS

WHEREAS, Title 16 of the Valdez Municipal Code is intended to regulate platting actions in accordance with the city comprehensive plan with consideration of conditions and the environment in Valdez; and

WHEREAS, Title 16 of the Valdez Municipal Code was last updated in 1996, and is not in conformity with the 2021 Comprehensive Plan, Plan Valdez; and

WHEREAS, Goal 2.1, Action item D, of the 2021 Comprehensive Plan, Plan Valdez is to “conduct a comprehensive rewrite of Title 16 – Subdivisions to implement Plan Valdez”; and

WHEREAS, this revision aims to develop consistency with Plan Valdez, incorporate easy to understand language, increase ease of code administration and refine procedures, address unique characteristics of Valdez, and balance individual property rights with the community vision and goals; and

WHEREAS, City of Valdez staff has presented a revised draft of Valdez Municipal Code Title 16 following a multi-year process, beginning in January of 2025; and

WHEREAS, a joint work session was held on May 7, 2025, between the City Council and the Planning and Zoning Commission; and

WHEREAS, a draft of the proposed code was provided to surveyors with prior work experience in Valdez, and comments were received from two surveying firms; and

WHEREAS, a public draft of the proposed code was made available to the public on the city website and at City Hall and a public comment period was held from February 13, 2026, through February 27, 2026; and

WHEREAS, a public hearing was held on April 22, 2026, during the regular meeting of the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission, during their regular meeting on April 22, 2026, voted to recommend adoption of the revised Title 16 with recommendations of changes to the public draft;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that Title 16 of the Valdez Municipal Code is hereby retitled “Platting” and reenacted to read as follows:

**Section 1:** Chapter 16.04 is reenacted as follows:

**Chapter 16.04  
GENERAL PROVISIONS**

Sections:

- 16.04.010 Purpose—General standards for plat approval.**
- 16.04.020 Review matrix.**
- 16.04.030 Definitions.**
- 16.04.040 Applicability.**
- 16.04.050 Sale of land prior to compliance with this title prohibited.**
- 16.04.060 Compliance with title required prior to issuance of permits.**
- 16.04.070 Appeals.**
- 16.04.080 Fees.**
- 16.04.090 Notification requirements.**

**16.04.010 Purpose—General standards for plat approval.**

The purpose of this title is to regulate platting actions in accordance with the city comprehensive plan and with consideration of conditions and the environment in Valdez. These subdivision regulations are designed to provide for orderly development; to lessen street congestion; to promote public safety; to protect the public health and general welfare; to provide high quality of life; to prevent overcrowding; and to stimulate systematic development of transportation and public utilities.

- A. The platting authority may approve a preliminary or final plat only if it finds that the plat:
1. Conforms to the provisions of this title and other applicable city ordinances, to and including Valdez Municipal Code, Title 17 - Zoning;
  2. Promotes the public health, safety and welfare;
  3. Provides for the proper arrangement of streets in relation to existing or proposed recorded and, or surveyed streets, plats and rights-of way;
  4. Provides clear definition for the efficient movement of vehicular and pedestrian traffic;
  5. Assures adequate and properly placed utilities such as water, sanitary sewerage, storm drainage, and other public utilities;
  6. Provides and displays access for safety and public service equipment, to and including emergency vehicles;
  7. Provides and displays the need for adequate and properly placed snow storage;
  8. Facilitates the orderly and efficient layout and use of land;

9. Furthers the goals and policies of the comprehensive plan and other adopted city policies and plans.

B. The platting authority may impose conditions upon the approval of a plat when it finds conditions are necessary to conform to the standards of this title.

**16.04.020 Review matrix.**

A. General. Review procedures established in this chapter are applicable to any platting action within the city of Valdez.

B. Review Matrix. The review matrix is provided as Table 16.04.020-1. The review matrix identifies each platting action along with the corresponding review authority, decision-making authority and appellant authority.

**Table 16.04.020-1 Review Matrix**

<b>Permit/Application Type</b>	<b>Reviewing Authority (Recommendation)</b>	<b>Decision-Making Authority</b>	<b>Appellate Authority</b>
Preliminary Plat - Minor	Community Development Staff	Community Development Director	Planning & Zoning Commission
Preliminary Plat – Major	Community Development Staff	Planning & Zoning Commission	City Council
Final Plat – Minor	Community Development Staff	Community Development Director	Planning & Zoning Commission
Final Plat – Major	Community Development Staff	Final plats that conform to an approved preliminary plat may be approved administratively by the Community Development Director pursuant to Section 16.12.030.	Planning & Zoning Commission
Variances	Community Development Department	Planning & Zoning Commission	City Council

Public Way Vacations – 1. Drainage easements 2. Maintenance easements 3. Public utility easements 4. Private easements 5. Relocation of any of the above-described interests	Community Development Staff	Community Development Director	Planning & Zoning Commission
All other public way vacations	Community Development Department and Planning & Zoning Commission	City Council	Superior Court or Court of Competency

**16.04.030 Definitions.**

For the purposes of this title, any word or term not interpreted or defined by this section shall be used with a meaning of common or standard utilization.

The following words and phrases shall have the meanings respectively ascribed to them by this section unless such construction of the word or term would be inconsistent with the manifest intent of the city council or the context clearly requires otherwise:

“Abut” means to physically touch or border upon; or to share a common property line.

“Adjacent” means two or more lots that share a common lot line (abutting) or where they are separated only by an alley or minor street.

“Applicant” means the owner or agent of the owner of land which is being platted pursuant to this title.

“Buildable area” means the area on a lot that is eligible to place a building or structure that complies with setbacks, easements and other regulations that restrict construction.

“Certificate to Plat” means a certificate prepared by a title company authorized by the laws of the state to write the title, showing the names of all persons having any record title interest in the land to be platted, together with the nature of their respective interests therein.

“City” means the City of Valdez.

“City engineer” means the duly designated city engineer for the city of Valdez or best qualified individual, as determined by the city manager.

“Easement” means a grant by a property owner for the use of a strip or area of land by the general public, a public utility, a corporation or a person for specified purposes.

“Fair Market Value” means the estimated price which the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

“Hazardous areas” means areas which present a threat to life or property from geophysical or geological hazards, including flooding, tsunami or storm surge run-ups, landslides, snowslides, faults, ice hazards, erosion and littoral beach processes.

“Lot” means a parcel or tract of land with a distinct legal description shown as an individual unit on the most recent plat of record.

“Lot—Corner lot” means a lot situated at the junction of, and bordering on, two intersecting rights-of-way.

“Lot—Depth” means the mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot line.

“Lot—Double frontage or reversed frontage” means a lot with frontage on two or more non-intersecting streets.

“Lot—Flag” means an irregularly shaped lot in which the buildable area typically has no street frontage, but has an arm that provides street access, called the “flagpole.” The width of the flagpole does not meet the minimum lot width standards in the zoning district in which it is located.

“Lot—Front lot line” means the lot line adjacent to a public street. In the case of a corner lot, the front line shall be the shorter of the street lot lines. In the case of a triangular lot located on a curved street, the front lot line shall be the chord line of the curve measured from the points where property intersects the right-of-way.

“Lot—Lot width” means the mean horizontal distance separating side lot lines of an individual lot.

“Lot—Rear lot line” means the lot line opposite and most distant from the front lot line, and in the case of a triangular, irregular or other odd-shaped lot, the line not less than 10 feet in length, within the lot, and at the maximum distance from the front lot line.

“Plat” means the map prepared, as required by this title, for the purpose of recording subdivisions or other divisions of land as provided in this title.

“Platting authority” means the community development director or planning and zoning commission, as defined in this title.

“Private streets” means those streets which are not dedicated or accepted by the city as a public street and may not be available for public use, wherein ownership, maintenance and liability for the street remain with the individual lot owners, and which shall be shown on the final plat by easement or tract.

“Public street” means a permanently designed major, collector, or minor way, open to public use, which affords the primary means of access to abutting property, such as an avenue, place, drive, boulevard, highway and any other similar public thoroughfare.

- A. “Major streets” means a roadway which serves as the primary artery of through traffic movement.
- B. “Collector streets” means a street designed and intended to carry traffic from residential street systems to arterial street systems or state highways.
- C. “Minor streets” are those which are used primarily for access to the abutting properties.

“Right-of-way” means a strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, pedestrian way, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

“Sketch plat” means a sketch preparatory to the preliminary plat that enables the applicant to save time and expense in reaching general agreement with the platting authority as to the form of the plat and the objectives of these regulations.

“Snow storage” means land dedicated to the city for the storage of snow.

“Street” see definition for public and private streets.

“Subdivision” means the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

- A. “Major plat” is the creation of more than two lots.
- B. “Minor plat” is the creation of no more than two lots, or the elimination or modification of a single lot line, provided the plat does not include:
  - 1. Dedication of right-of-way;
  - 2. Vacation of public right-of-way or easement;
  - 3. Public improvements;
  - 4. A request for variance from this title.

“Surveyor” means a land surveyor registered and licensed in the state of Alaska.

“Vacation” means the act of making legally void any right-of-way, easement, public area, or other public interest in land.

“Variance” grants an exception to a standard of this title, but only when the criteria for variance approval within this title are met.

**16.04.040 Applicability.**

- A. This title applies to all plats which result in the partitioning, dividing, combining or altering of any lot, parcel or tract of land, including acquisitions created by an exercise of the power of eminent domain by an agency of the state or the city, except as provided in subsection B of this section.
- B. No provision of this chapter applies to any lot or lots legally created and filed on record before the effective date of the provision, unless the lot or lots are further platted. Plats given preliminary or final approval by the platting authority under regulations existing prior to this title shall comply only with the regulations existing at the time of that approval.

**16.04.050 Sale of land prior to compliance with this title prohibited.**

No owner or agent of the owner of land shall transfer, sell, offer to sell, or enter into a contract to sell land before a plat has been prepared, approved and recorded in compliance with this title. Each sale of a lot or parcel in violation of this section shall be a separate offense. The city may enjoin a transfer or sale or agreement to sell and may recover the penalty by appropriate legal action.

**16.04.060 Compliance with title required prior to issuance of permits.**

No building or occupancy permit shall be issued for a new building on a lot which did not exist as a described and recorded parcel on February 8, 1965, or that was not created by recorded subdivision pursuant to state statute, or by a recorded plat pursuant to provisions of this title.

**16.04.070 Appeals.**

- A. Where the community development director is the platting authority, any person may file an appeal to the planning and zoning commission within 30 days of that decision.
- B. Where the planning and zoning commission is the platting authority, any person may file an appeal to the city council within 30 days of the vote and decision. An appeal to the city council shall comply with Section 17.12.140.

**Section 2:** Chapter 16.08 is reenacted as follows:

**Chapter 16.08  
PRELIMINARY PLATS**

Sections:

- 16.08.010 Pre-application meeting.**
- 16.08.020 Preliminary plat required.**
- 16.08.030 Form and contents.**
- 16.08.040 Acceptance for review.**
- 16.08.050 Review agencies.**
- 16.08.060 Preliminary plat approval.**
- 16.08.070 Review by city engineer.**
- 16.08.080 Right-of-way acquisition plats.**
- 16.08.010 Pre-application meeting.**

**16.08.010 Pre-application meeting.**

- A. The applicant shall, before submitting the preliminary plat for review, meet with the community development director for pre-application meeting to ensure that the plat is acceptable for processing.
- B. The applicant may provide the following information at the time of the preliminary consultation:
  - 1. General. Information including data on existing covenants, land characteristics and available community facilities and utilities, and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, business areas, playgrounds, parks and other public areas, tree planting, proposed protective covenants and proposed utilities and street improvements.
  - 2. Location Map. A location map showing the relationship of the proposed subdivision area and its location to existing community facilities which serve or would be influenced by it, and nearby subdivided areas.
  - 3. Proposed Layout. A map showing a simple sketch of the proposed layout of streets, snow storage, lots and other features in relation to existing conditions. The map may be a freehand pencil sketch made directly on a print of the topographic survey.

**16.08.020 Preliminary plat required.**

Before submitting a final plat for approval and recording, the applicant shall submit a preliminary plat, accompanied by a Certificate to Plat that identifies all interest in the property and a written narrative describing the project, for approval. The form and data required for preliminary plat submittal is designated under this chapter.

### **16.08.030 Form and contents.**

The preliminary plat shall be clearly and legibly drawn. The applicant shall submit one digital copy. The plat shall be formatted to print at 24 inches by 36 inches.

The applicant shall provide a narrative including a description of the surrounding land uses and environmental features and describe how the proposed plat aligns with the goals and policies of the comprehensive plan. The narrative may include a written description of existing covenants, land characteristics and available community facilities and utilities, and information describing the subdivision proposal such as number of lots, typical lot width and depth, business areas, playgrounds, parks and other public areas, landscaping, proposed protective covenants and proposed utilities and street improvements.

The applicant shall consult with the community development director to determine the map scale to be used. All attempts shall be made to draw the map of a subdivision containing six acres or less at a scale of 1-inch equals 50 feet. All other subdivisions shall be drawn at a scale of 1-inch equals 100 feet, unless otherwise approved by the community development director. The preliminary plat shall contain the following information:

- A. The date, scale and north arrow;
- B. The proposed subdivision name: which shall not be the same as the name of any plat previously recorded in the city;
- C. The name and address of the owner(s), the surveyor preparing the plat and the name, address and telephone number of a primary contact person;
- D. The location of the subdivision by township and range, section and meridian;
- E. A small-scale vicinity map at a scale of not less than one-inch to the mile;
- F. Unless waived and made a condition of preliminary approval, the exact length and bearing of the exterior boundaries of the plat;
- G. The location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land;
- H. Zoning on and adjacent to the plat;
- I. Location, widths and names of all existing and platted streets, or other public ways and easements, and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges and other pertinent data as determined by the community development director;

- J. If the plat borders a waterbody, the distances and bearing on a meander line established at the mean high-water mark of tidally influenced bodies of water and at the ordinary high-water mark of navigable streams, river, creeks, and lakes;
- K. Areas designated as wetlands by the United States Corps of Engineers or in adopted city plans or studies;
- L. The layout, width and approximate grades of all new streets and rights-of-way, such as highways, easements for sewers, water mains and other public utilities;
- M. The direction and distance to the nearest water and sewer mains;
- N. The approximate dimensions and areas of lots;
- O. If not served by public utilities, the buildable area for each lot;
- P. Where a proposed subdivision will not be served by the City of Valdez sewer system, the preliminary plat shall identify the proposed method of wastewater disposal and demonstrate that each lot contains sufficient area to accommodate an onsite wastewater disposal system and a replacement system in accordance with the requirements of the State of Alaska, Department of Environmental Conservation.
- Q. The approximate radii of all curves and length of the tangent between curves;
- R. The area of property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of the dedication or reservation;
- S. Generally, utilities shall be placed in dedicated rights-of-way. The platting authority shall require the dedication of utility easements when a utility company demonstrates a specific need for them. Utility easements shall be sized as follows, but the platting authority may approve different standards when justified by site conditions or specific utility needs:
  1. Utility easements along rear lot lines shall be at least 10 feet wide, or a total of 20 feet wide along adjoining rear lots;
  2. Utility easements adjacent to lot lines shall be five feet wide, or a total of 10 feet wide along adjoining side lots;
  3. Where a front-yard easement is needed to accommodate a transmission utility, the easement shall be 10 feet wide;
- T. If the subdivision is proposed to be completed in several phases, the sequence of development must be indicated
- U. The community development director may require the following information to be included on the preliminary plat: areas known to be susceptible to geophysical

hazards including but not limited to landslide, mud and earth flow, soil creep, soil liquification, avalanche chutes, run-outs, or wind blast;

- V. The plat shall delineate the boundaries of the Special Flood Hazard Area (SFHA) as identified on the current FEMA Flood Insurance Rate Map (FIRM), including floodways, floodplains, and base flood elevations and shall identify areas subject to flooding hazards not mapped on the FIRM but documented in local studies or otherwise known to the city;
- W. The plat shall identify any portions of the plat that lies within mapped tsunami inundation areas, as identified by the Alaska Division of Geological and Geophysical Surveys (DGGS), adopted city plans, or other authoritative sources;
- X. The plat shall identify any portions of the plat that lies within an area protected by a levee or flood control structure;
- Y. When the proposed plat is located on land that has a difference in elevation of greater than six percent, the following information shall be provided on the preliminary plat:
  - 1. Contours at five-foot vertical intervals.
  - 2. All elevations shown shall include the vertical datum used.
  - 3. Where slope exceeds 12 percent, contour lines may be shown at a suitable interval not to exceed 20 feet.
  - 4. The area for which contour data is to be shown shall extend beyond the boundaries of the actual property being platted a distance which will adequately relate the plat to its surroundings.

**16.08.040 Acceptance for review.**

The community development director shall accept or reject the preliminary plat application for review within 10 business days of submittal by the applicant. Any rejection must be in writing and state the reasons for rejection under this title. Following acceptance by the community development director for review by the platting authority, the plat shall be forwarded for agency review. The community development director will retain one copy in the official file and make copies available to the public, upon request.

**16.08.050 Review agencies.**

The community development director may designate review agencies to aid in the examination of preliminary plats. Review agencies should submit comments on the proposed plat in writing no later than 10 days prior to the platting authority's meeting on the preliminary plat or the community development director's decision deadline.

**16.08.060 Preliminary plat approval.**

- A. Approval by the community development director. For minor plats, the community development director shall, within 30 days of acceptance, approve, approve conditionally or deny the preliminary plat application. The applicant shall be notified in writing in the form of a Notice of Decision, which shall include findings that support the approval or rejection, and any conditions of approval.
- B. Approval by the Planning and Zoning Commission. For major plats, the planning and zoning commission shall hold a public hearing within 60 days of the acceptance by the community development director. The planning and zoning commission shall, within 30 days of the close of the public hearing, approve, approve conditionally or reject the preliminary plat application. The applicant shall be notified in writing in the form of a Notice of Decision, which shall include any conditions of approval or the reasons for rejection.
- C. General.
  - 1. Approval of the plat is the platting authority's preliminary approval to proceed with the preparation of the final plat. If the final plat conforms substantially to the layout, and conditions of approval have been met, final approval can be sought pursuant to Chapter 16.12. Application for final approval must be completed and filed within 18 months of preliminary plat approval. The community development director may grant one extension of up to 18-months to this deadline after a written request and justification is submitted by the applicant.
  - 2. If the platting authority does not approve, denies or returns the plat to the applicant within the time limits of subsections A and B above:
    - a. Where the community development director is the platting authority, the applicant may request the plat be submitted to the planning and zoning commission.
    - b. Where the planning and zoning commission is the platting authority, the applicant may request the plat be submitted to the city council.

**16.08.070 Review by city engineer.**

Following preliminary approval of the major plat, and prior to submittal of a final plat, the applicant shall, when applicable, furnish to the city engineer for review and approval, the following engineering data pertaining to utilities and improvements required:

- A. Plans and profiles showing existing and established grades for all streets, public rights-of-way and snow storage areas;
- B. Plans and profiles of all storm sewers, culverts and surface water drainage facilities;
- C. Plans and profiles of all sanitary sewers, including one sanitary sewer lateral per lot to run to the lot lines;

- D. Plans and profiles of all water distribution lines including stop boxes and appurtenances including one water lateral per lot to run to the lot line;
- E. All other improvements required under Chapter 16.28 of this title.

**16.08.080 Right-of-way acquisition plats.**

- A. A plat for a government agency's acquisition of street or trail right-of-way, or for other public purposes is subject to the review and approval procedures of chapters 16.08 and 16.12 and is not subject to any other approval procedure for plats under this title.
- B. Submission Requirements. A government right-of-way acquisition plat submitted under this section shall be reviewed by the community development director as a minor plat and must contain the following information:
  - 1. The plat shall describe the entire ownership involved where the division results in a remainder parcel in excess of 10 acres, not intended for immediate sale or other conveyance. The platting authority may waive the requirement for inclusion of the remainder parcel.

**Section 3:** Chapter 16.12 is reenacted as follows:

**Chapter 16.12  
FINAL PLATS**

**Sections:**

**16.12.010 Submittal.**

**16.12.020 Form and content.**

**16.12.030 Procedure when final plat conforms to approved preliminary plat.**

**16.12.040 Procedure when final plat differs from approved preliminary plat.**

**16.12.010 Submittal.**

- A. To ensure that the final plat is acceptable for processing, applicants are encouraged to submit copies to the community development director for review prior to formal submittal.
- B. One digital copy of the final plat shall be submitted to the community development director within 18 months of approval of the preliminary plat. If approval of the preliminary plat must be obtained from another authority after approval by the platting authority, the final plat shall be submitted within 24 months of approval of the preliminary plat.
- C. A Certificate to Plat showing all parties with a secured interest in the property shall be provided to the community development director.

**16.12.020 Form and content.**

- A. Form. A reproducible copy of the final plat drawn to scale with nonfading black ink on mylar material approved by the community development director.

The plat shall be at the scale approved by the platting authority at the time of the preliminary plat approval. The plat or plats shall be a sheet size of 24 inches by 36 inches, or 30 inches by 42 inches as determined after consultation with the community development director with a one and a one-half inch binder border (or as required by the State of Alaska Recorder's Office) at the left end of the longer sheet dimension and a one-half inch border along the other three edges. When multiple sheets are required, each must be numbered, be the same size, and show clearly labeled match lines. Match lines shall follow street centerlines or be otherwise located to avoid cutting lots or blocks in two.

- B. Content. The plats shall show all existing and established monuments and courses and distances necessary to restake any portion of the plat. The allowable error of closure shall not exceed the latest accuracy standards for property surveys as established by the National Society of Professional Surveyors (NSPS).

The final plat shall show the following:

1. The boundary of the platted area showing clearly what stakes, monuments, or other evidence were found or established on the ground to determine the boundary of the subdivision;
2. Bearing and distance to all monuments used to locate the subdivision boundary;
3. The basis of bearing and its source;
4. All monuments found shall be indicated. If the monuments were reset by ties, that fact shall be stated;
5. The plat shall show the following:
  - a. Centerlines of all streets:
    - i. Tangents, lengths and bearings;
    - ii. Curve radii of all curves, curve data which may be in tabular form and include central angles, lengths, radii, and arc and chord bearings;
    - iii. Central or deflection angles of all curves;
    - iv. Arc lengths of all curves;
  - b. Total width of each street, walkway, trail or path being dedicated;
  - c. Width of any existing dedication;
  - d. Width of portions of streets each side of the centerline;
  - e. Width of the following rights-of-way:
    - i. Patent reserves;
    - ii. Section line easements;
    - iii. Public utility easements;
    - iv. Any other easements existing or dedicated, by the plat;
  - f. All lot lines should be radial to a curve. If not, they shall be labeled "not radial";
  - g. Dimensions shall be in feet and hundredths of a foot;
  - h. Bearings shall be shown to the nearest one seconds;
6. The width of any existing dedication which provides access to the subdivision;

7. The width, bearing and other data necessary to delineate all easements to which lots are subject.
  - a. Easements shall be denoted by broken lines;
  - b. If an easement is not parallel to and adjoining the lot lines, distances and bearings on the side lines of the lots which are cut by the easements shall be shown so as to indicate clearly the actual length of the lot line from the lot corners to the easement;
8. All lots and blocks shall be numbered in a simple, consecutive, easy to follow manner;
9. Sufficient data shall be shown on lot and block boundaries to determine readily the length and bearing of each line;
10. No ditto marks shall be used;
11. The name of adjoining subdivisions and numbers of adjoining lots as well as adjoining easements and roads;
12. North arrow;
13. Three-inch bar scale;
14. Title block arranged in the lower right-hand corner which shall include the following:
  - a. Date survey was completed;
  - b. Subdivision name;
  - c. Surveyor's name, address, telephone number and license number;
  - d. Draft person's initials;
  - e. Checker's initials;
  - f. Legal description of the subdivision location;
  - g. Name of owner(s) of record;
15. The area of each lot in square footage to the nearest .01 square feet or acres to three decimal places;
16. A vicinity map arranged in upper right-hand corner at a scale no smaller than one-inch equals one mile, showing major street systems, section lines and north arrow;
17. A legend with appropriate symbols indicating pertinent information;

18. If the lots within the subdivision are not served by public sewer, a note shall be included on the plat stating, "Onsite wastewater systems must be designed and permitted in accordance with applicable regulations of the Alaska Department of Environmental Conservation."
  19. If the property lies within the Special Flood Hazard Area, a note shall be included on the plat stating, "This plat contains land within the Special Flood Hazard Area. Development within this area is subject to the floodplain management regulations contained in Chapter 15.30."
  20. If the property lies within mapped tsunami inundation areas, a note shall be included on the plat stating, "This plat contains land within a mapped tsunami inundation area and may be subject to City regulations intended to reduce tsunami risk."
  21. If the property lies within an area protected by a levee or flood control structure, a note shall be included on the plat stating, "This plat contains land protected by a levee or flood control structure. Flooding of this property may occur in the event of levee failure, overtopping, or operational issues."
  22. If the plat designates lots for the storage of snow, a note shall be included on the plat stating, "Areas and/or lots are deeded to the City of Valdez for the storage of snow."
- C. Certificates and affidavits. The following certificates and affidavits shall be placed on the final plat, or submitted with, as appropriate, when submitted by the subdivider for approval:
1. A notarized certificate from the owners of the subdivision stating ownership, acknowledging all dedications, and describing all easements for the purpose dedicated;
  2. A certificate by the registered surveyor, licensed and registered in the state of Alaska, attesting to the accuracy of the survey and the installation and correct location of all monuments required;
  3. A tax certificate or receipt from the city stating that all taxes levied against the property at that date have been paid;
  4. A guarantee of improvements if required public improvements have not been completed at the date of submittal of the final plat; and
  5. A Certificate of Approval from the city to be signed by the Platting Authority and attested by the City Clerk and notarized.
  6. Approval certificates from relevant state agencies.

7. A certificate of Acceptance and Dedication by the city accepting for public uses and for public purposes the real property dedicated on the plat including, but not limited to easements, rights-of-way, alleys, roadways, thoroughfares, snow storage lots, and parks.

**16.12.030 Procedure when final plat conforms to approved preliminary plat.**

- A. A hearing on the final plat shall not be required when the plat conforms to the preliminary plat including any conditions, as approved by the platting authority. The final plat is considered to conform when the community development director determines that all conditions of preliminary approval are met and the final plat does not:
  1. Modify lot dimensions and/or area by more than 10 percent from that approved by the preliminary plat;
  2. Change the total number of lots created.
- B. If determined by the community development director that the final plat conforms to the approved preliminary plat, final plat submittal shall follow all procedures of Chapter 16.12.

**16.12.040 Procedure when final plat differs from approved preliminary plat.**

When the final plat differs from the preliminary plat, the plat shall be considered a new application for preliminary plat approval.

**Section 4:** Chapter 16.16 is reenacted as follows:

**Chapter 16.16  
VARIANCES**

**Sections:**

- 16.16.010 Purpose.**
- 16.16.020 Approval criteria.**
- 16.16.030 Review procedure.**
- 16.16.040 Platting authority action.**
- 16.16.050 Form and content.**

**16.16.010 Purpose.**

The variance procedures are established to allow applicants to seek deviations and modifications from the express requirements of this title to overcome unique site impediments and area conditions. Deviations to the city's platting requirements may be necessary to facilitate development where existing site and area conditions limit an applicant's ability to fully comply with the platting requirements. An approved variance grants the right to develop the lot, or subdivision in a way that is otherwise prohibited by this title.

**16.16.020 Approval criteria.**

The planning and zoning commission may grant a variance if it finds that the following criteria have been met:

- A. Criterion 1: The granting of the variance will not be detrimental to the public safety, welfare or injurious to adjacent property.
- B. Criterion 2: There are practical difficulties or unique site conditions that make strict application of the provisions of this chapter unnecessary burdensome or inconsistent with good subdivision design.
- C. Criterion 3: The need for the variance is not the result of actions taken by the applicant or property owner.
- D. Criterion 4: The variance will be in consistent with the intent and purpose of this title and the goals and policies of the comprehensive plan.

**16.16.030 Review procedure.**

The city shall process the application for variance pursuant to the following procedures:

- A. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the department shall review the submittal for completeness. Where the submittal lacks the required information, the department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the department may restart its review. The department shall provide written comments to the applicant detailing elements of the application that do not comply with regulations and policies.
- B. The community development director shall conduct a review of the application's consistency with the approval criteria. The community development director may circulate the application to other city departments or outside agencies for comment. The community development director shall provide written comments to the applicant detailing elements of the application that are inconsistent with approval criteria.
- C. Application Revisions. As applicable, the applicant may revise its application submittal to address the community development director's comments. If the applicant provides a revised application packet, the community development director shall review the revised application for regulatory and policy compliance.
- D. After determining the application is complete, the community development director shall provide public notice pursuant to Section 16.04.090. The planning and zoning commission shall hold a public hearing within 60 days of the of the determination of completeness by the community development director.
- E. Staff Report. The community development director shall write a staff report that:
  - 1. Summarizes the proposed platting variance in terms of location;
  - 2. Describes the deviations or modifications sought;
  - 3. Provides findings related to the plat variance approval criteria;
  - 4. Provides a recommendation to approve, approve with conditions, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.

#### **16.16.040 Platting authority action.**

The planning and zoning commission shall have the authority to grant variances. The planning and zoning commission may render a decision at the same meeting as the public hearing. The planning and zoning commission shall make its decision on the request for variance within 30 days from the date of the public hearing. In granting or denying any platting variance, the planning and zoning commission shall state its findings and the specific reasons for its action on the request for a variance and shall also record its action in a Notice of Decision.

#### **16.16.050 Form and content.**

Applicants for a variance shall provide the following items for the city to initiate review:

- A. Application and Fee(s). Applicants shall provide a complete application and pay fees as set out in Section 16.04.080 at the time of application filing. Additional expenses incurred by the city that are associated with the review may be paid at a later date, but prior to action being taken on the application.
- B. An application for platting variance shall include:
1. Legal description of all property(s) subject to the variance;
  2. A preliminary plat in accordance with Section 16.08.030, Form and contents, prepared by a land surveyor registered in the State of Alaska;
  3. A written explanation of the conditions, facts and reasons why a variance should be granted and how the variance complies with Section 16.16.020, Approval criteria;
  4. Technical studies. The applicant may be required to submit technical studies at the discretion of the community development director to demonstrate compliance with the variance approval criteria. These may include, but are not limited to, traffic studies, drainage studies and visual impact studies.

**Section 5:** Chapter 16.20 is reenacted as follows:

**Chapter 16.20  
PUBLIC WAY VACATIONS**

**Sections:**

- 16.20.010 Purpose.**
- 16.20.020 Vacation initiation.**
- 16.20.030 Review procedure.**
- 16.20.040 Decision making responsibility.**
- 16.20.050 Platting authority review.**
- 16.20.060 Title to vacated area.**
- 16.20.070 Appeals.**

**16.20.010 Purpose.**

The vacation procedures are established to provide a definitive procedure for the vacation of a platted public right-of-way, public area, or other public easement dedicated on an approved plat, to provide procedures for the alteration, including removal, of platted utility easements, and to preserve the rights of adjacent property owners, the city and the public at large.

**16.20.020 Vacation initiation.**

- A. The vacation of a platted right-of-way, public area, or other public easements dedicated on an approved plat may be initiated by:
  - 1. Petition of the city council;
  - 2. Petition of the planning and zoning commission;
  - 3. Petition of a public utility; or
  - 4. Petition of 51% of the owners of all of property abutting the area proposed to be vacated and of property owners for properties served by the right-of-way or area being vacated, as determined by the community development director.
- B. The petition shall be filed with the community development director and shall be accompanied by:
  - 1. A copy of the existing plat showing the proposed alteration, replat or vacation;
  - 2. A filing fee, in the amount set out in Section 16.04.080, and the recording fees;
  - 3. For vacation of a utility easement, proof of written notice to and any response from public utility authorized to use the easement;
  - 4. For vacation of a drainage easement, a written statement of approval from the city engineer;

5. Any statements containing the reasons in support of the vacation.

**16.20.030 Review procedure.**

The city shall process the application for a vacation pursuant to the following procedures.

- A. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the community development department shall review the submittal for completeness. Where the submittal lacks the required information, the department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the community development department may restart its review. The department shall provide written comments to the applicant detailing elements of the application that do not comply with regulations and policies.
- B. After determining the application is complete, the department shall provide public notice pursuant to section 16.04.090.
- C. The community development director shall conduct a review of the application's consistency with the approval criteria. The community development director may circulate the application to other city departments and public or private entities for comment.
- D. The capital facilities director shall review the application and present written comments, including recommended conditions of approval, to the community development director.
- E. Staff Report. The community development director shall write a staff report that:
  1. Summarizes the proposed vacation in terms of location;
  2. Provides findings related to the vacation approval criteria in section 16.20.050;
  3. Provides a recommendation to approve, approve with conditions, or deny the request.

The staff report shall include the applicant's complete submittal and any public comments as attachments.

**16.20.040 Decision-making responsibility.**

- A. The community development director is the platting authority for applications to vacate the following platted interests:
  1. Drainage easements;
  2. Maintenance easements;
  3. Public utility easements;

4. Private easements, but only upon the written concurrence of the beneficiaries;
5. Relocation of any of the above-described interests.

B. The city council is the platting authority for all other applications to vacate a dedicated public area. Prior to the city council's action on a request for vacation, the planning and zoning commission shall hold a public hearing and make a recommendation on the proposed vacation to the city council. C. For easements under the jurisdiction of the state, such as section lines and RS 2477 rights-of-way, the city is advisory and final authority for approval and platting of the vacation rests with the state.

#### **16.20.050 Platting authority review.**

The platting authority shall consider the merits of each vacation request. The applicant has the burden to prove otherwise.

- A. The platting authority may recommend the approval of a vacation only if it finds that all the following criteria have been met:
1. Criterion 1: The area proposed to be vacated is not a right-of-way acquired under the former 43 U.S.C. 932 (RS 2477 right-of-way) unless the application is at the request of an approved vacation of an existing RS 2477 right-of-way by the Alaska Department of Transportation and Public Facilities or the Alaska Department of Natural Resources;
  2. Criterion 2: There is not any current or anticipated future public purpose to retain the area proposed to be vacated;
  3. Criterion 3: The proposed vacation will not have a detrimental effect on the adjacent property or on the neighborhood;
  4. Criterion 4: The proposed vacation is in the best interest of the public;
  5. Criterion 5: The proposed vacation involving a section line easement demonstrates it is in the public interest and there is a reasonably comparable or better alternate means of access.
- B. The platting authority shall take action on the vacation application within 60 days after the submittal date. The reasons for the decision on the vacation shall be stated in the case record and recorded on a form approved by the Community Development Director.
- C. Approval Period. The approval of a vacation expires 18 months after the date of approval. The city council may grant one extension of up to 18 months to this deadline after a written request and justification is submitted by the applicant.

**16.20.060 Title to vacated area.**

- A. The title to the right-of-way, public area or easement shall be in accordance with Alaska Statute 29.40.160.
- B. If the city acquired the right-of-way or other public area vacated by means other than as a platting requirement, the fair market value of the area shall be deposited with the city upon final vacation.

**16.20.070 Appeals.**

- A. For vacations where the community development director is the platting authority, the decision on the vacation is final and may be appealed to the planning and zoning commission.
- B. For vacations where the city council is the platting authority, the decision on a vacation is final and may be appealed to superior court or a court of competence.

**Section 6:** Chapter 16.24 is reenacted as follows:

**Chapter 16.24  
DESIGN STANDARDS**

**Sections:**

- 16.24.010 Conformance to standards generally.**
- 16.24.020 Design—Lot layout.**
- 16.24.030 Design—Lot dimensions.**
- 16.24.040 Design—Lot lines.**
- 16.24.050 Design—Lot frontage and access.**
- 16.24.060 Design—Snow storage.**
- 16.24.070 Design—Reserve strips.**
- 16.24.080 Design—Hazardous areas.**
- 16.24.090 Design—Phasing schedule.**
- 16.24.100 Design—Block arrangement.**
- 16.24.110 Streets—General design considerations.**
- 16.24.120 Design—Street grades.**
- 16.24.130 Design—Street alignment.**
- 16.24.140 Design—Street intersections.**
- 16.24.150 Design—Cul-de-sac.**
- 16.24.160 Design—Street names.**
- 16.24.170 Design—Street addresses.**
- 16.24.180 Design—Geometric and profiles.**
- 16.24.190 Design--- Planned Unit Developments (PUDs).**
- 16.24.200 Engineering and design criteria.**

**16.24.010 Conformance to standards generally.**

A proposed plat design shall conform to the following standards:

- A. All applicable provisions of this title and any other ordinances of the city;
- B. The comprehensive plan;
- C. The official zoning map;
- D. The regulations of the State Department of Environmental Conservation if the plat is not served by a public sewer and provision for service has not been made;
- E. The regulations of the State Department of Transportation and Public Facilities relating to safety of access and the preservation of the public interest and investment if the plat or any lot contained therein abuts on a state highway;

**16.24.020 Design—Lot layout.**

In areas served by municipal sewer and water the preferred lot layout is two tiers of lots on a cul-de-sac street with snow storage at the street end. Examples of the preferred development layout are available from the community development director.

**16.24.030 Design—Lot dimensions.**

- A. In addition to the dimensional and intensity standards of Table 17.16.060-1, all lots shall have the minimum dimensions required by this section.
- B. Where lots are created that are larger than the minimum required by the current zoning, the platting authority may require the plat be designed to allow for future re-subdivision of lots into the minimum size required.
- C. Notwithstanding any other provision of this section, the width of the flagpole portion of a flag shaped lot shall be no less than:
  - 1. 30 feet when both public water and sewer systems are to serve a residential lot;
  - 2. 40 feet when both public water and sewer systems are to serve a mixed use, commercial or industrial lot;
  - 3. 20 feet when only a public water or a public sewer system are to serve a lot;
  - 4. 20 feet when the lot is located in a rural area and will not be served by either public water or public sewer systems.
- H. Notwithstanding any other provision of this section, the length of the flagpole portion of a flag shaped lot shall be no more than 200 feet, unless approved by the fire chief.

**16.24.040 Design—Lot lines.**

To the extent feasible, side lot lines shall be perpendicular to straight streets and radial to curved streets.

**16.24.050 Design—Lot frontage and access.**

- A. All lots shall have frontage on a street or navigable water and be provided physical and legal access.
- B. The front lot line of a residential lot shall not abut a major street. A waiver may be granted by the platting authority when the applicant demonstrates that access to a lesser street is not practicable or feasible.
- C. The frontage of a lot on a cul-de-sac bulb shall be a minimum of 30 feet. This does not apply to flag lots.
- D. All street rights-of-way shall include a snow storage area that extends 10 feet outward from the back of the curb. Utilities within snow storage area shall be installed to accommodate snow loads and snow removal as determined by the city engineer.

**16.24.060 Design—Snow storage.**

- A. Snow storage lots shall be conveyed to the city by title immediately after recording of the plat. Snow storage lots shall be identified by plat note. The area of the snow storage lot(s) shall be equal to one square foot for every square foot of dedicated right-of-way. The distance between dedicated snow storage lots shall not be more than 1,000 feet. The location and layout of snow storage lots shall be approved by the public works director.
- B. Snow storage lots shall be cleared and graded to ensure that drainage does not adversely impact adjacent property. The final drainage plan for the snow storage lots shall be approved by the city engineer.

**16.24.070 Design—Reserve strips.**

Privately owned strips may not be reserved to control access to public rights-of-way.

**16.24.080 Design—Hazardous areas.**

The design of a subdivision containing or abutting hazardous areas shall conform to this section, in addition to the remainder of this title.

- A. The applicant shall demonstrate to the satisfaction of the platting authority, that the design is specifically adapted to the proposed development and that the design considers other development in the vicinity and does not increase hazards to other areas.
- B. The applicant shall demonstrate to the satisfaction of the platting authority that the design can meet the requirements of Section 15.30.050 when any portion of the plat is within a special flood hazard area.
- C. The platting authority may require the dedication of easements to construct and maintain cut and fill slopes and other control structures, including but not limited to, dikes or riprap.
- D. Subdivision design shall take into consideration known areas susceptible to geophysical hazards including but not limited to erosion, landslide, mud and earth flow, soil creep, soil liquefaction, avalanche chutes, run-outs, or wind blast.
- E. The community development director may require the applicant to submit technical studies to demonstrate compliance with this title with respect to identified hazardous areas.
- F. The platting authority shall require the dedication of stream maintenance and protection easements where a river, stream, creek, important surface watercourse, or drainage course traverses or is adjacent to the subdivision. The easement shall conform substantially to the line of the stream.

- G. The width of the stream maintenance easement shall be that which the platting authority finds necessary to protect the stream and adjacent property from soil erosion, flooding, water pollution and destruction of fish and wildlife habitat. The easement will not be less than 25 feet wide on either side of the stream, measured landward from the ordinary high-water mark.
- H. All structures within a stream maintenance and protection easement, shall be required by plat note to be readily moveable or temporary.

**16.24.090 Design—Phasing schedule.**

The platting authority may require that a subdivision conform to a phasing schedule based upon the scheduled availability of infrastructure to serve the subdivision. The platting authority, upon a showing of good cause by the applicant, may authorize the applicant to proceed with the installation of improvements required under this title on a portion or part of the subdivision.

**16.24.100 Design—Block arrangement.**

Blocks shall consist of two tiers of lots, except where lots back onto a major street, natural feature or subdivision boundary.

**16.24.110 Streets—General design considerations.**

- A. The streets in a subdivision shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by these streets. All subdivisions shall have legal and physical access.
  - 1. Major Streets. Major streets shall be properly integrated with the existing and proposed system of major streets and highways.
  - 2. Collector Streets. Collector streets shall be properly related to special traffic generating from facilities such as schools, churches and shopping areas to population densities, and to major streets into which they feed.
  - 3. Minor Streets. Minor streets shall be laid out to conform as much as possible to topography, to discourage use by through traffic, to permit efficient snow removal, drainage and sewer systems and to require the minimum amount of street necessary to provide convenient, safe access to property.
- B. Where a subdivision borders on or contains an existing or proposed major street, the platting authority may require adjacent collector or minor streets be provided.
- C. The rights-of-way of all streets shall be the width specified on the official map or comprehensive plan but shall be within the width specified below.

<b>Street</b>	<b>Right-of-Way (feet)</b>
Major streets	80-100
Collector streets	70-80
Minor streets	50-60

**16.24.120 Design—Street grades.**

- A. Streets shall be arranged in relation to topography to provide usable lots, safe streets, reasonable gradients and minimum damage to terrain and existing vegetation. The minimum grade of all streets shall be no less than one-half percent. The minimum shall not be permitted for distances greater than 600 feet.
- B. Cul-de-sac turnaround grades shall not exceed five percent.
- C. Major and collector street grades shall not exceed eight percent unless necessitated by exceptional topography and approved by the platting authority. Minor street grades shall not exceed 10 percent. Any street grade exceeding six percent shall be on a straight alignment no more than 100 feet long. The platting authority may allow the grade to be longer where topographic conditions warrant.

**16.24.130 Design—Street alignment.**

- A. Collector streets shall be aligned to continue existing streets from adjoining areas into the proposed subdivision. Minor streets shall be aligned to discourage through traffic.
- B. Stub streets with temporary turnaround areas shall be extended to the boundaries of the proposed subdivision where appropriate to provide future street connections to adjacent unsubdivided areas.
- C. Grade or median separations of street lanes may be permitted to preserve natural features, provide space for landscaping, or facilitate access in subdivisions containing steep lots.
- D. Street alignment shall consider and minimize potential wind damage and snow removal.

**16.24.140 Design—Street intersections.**

Streets shall intersect at, or as near as feasible, to a 90-degree angle and not less than a 75-degree angle. The distance between intersection centerlines shall be a minimum of 150 feet. Corner roundings at intersections shall have a minimum radius of 20 feet. Sight distance shall conform with the most recent publication of the American Association of State Highway and Transportation Officials (AASHTO). The platting authority may require pedestrian crosswalks not less than 15 feet wide to provide convenient pedestrian

circulation or access to schools, playgrounds, shopping areas, transportation and other community facilities.

**16.24.150 Design—Cul-de-sac.**

Where topography and traffic circulation permit, the length of a cul-de-sac shall not exceed 900 feet. The length shall be measured from centerline of intersecting through streets to the radius point of cul-de-sac bulb, or a line running from the radius point perpendicular to the street centerline. The constructed street shall have a turnaround compliant with the adopted provisions in title 8 of this code. A waiver may be granted by the platting authority, upon a recommendation from the fire chief, when the applicant demonstrates an alternate turnaround design provides adequate fire access.

**16.24.160 Design—Street names.**

New street names shall not duplicate the names of existing streets. Streets that are continuations of other streets already in existence and named shall bear the name of the existing streets in conformance with section 12.06.120.

**16.24.170 Design—Street addresses.**

The community development director shall assign all official street address numbers. A permanent address shall be assigned only for property that is subject to a plat filed depicting the dedicated right-of-way serving the property in conformance with section 12.06.090.

**16.24.180 Design—Geometric and profiles.**

In addition to the requirements below, the provisions of chapter 12.04 and section 16.24.200 apply. Detailed requirements for current construction materials and methods are available from the city engineer.

- A. Horizontal Curves. Changes in horizontal alignment of roads shall be made using horizontal circular curves. The radii of horizontal curves shall not be less than:
  - 1. Major streets, 800 feet;
  - 2. Collector streets, 600 feet;
  - 3. Minor streets, 150 feet.
- B. Compound curves and broken-back curves shall not be used unless approved by the platting authority. Reverse curves shall have an intermediate tangent of 100 feet or more unless the curve radii are more than 300 feet.
- C. Cross Slopes. The minimum road cross slope shall not be less than two percent and not greater than six percent .

D. Superelevations shall be installed in accordance with the current publication of AASHTO. The maximum superelevation allowed is six percent.

**16.24.190 Design—Planned Unit Developments (PUDs).**

A Planned Unit Development (PUD) is intended to provide flexibility to the city's dimensional standards to achieve better project design than otherwise could be accomplished through the direct application of the dimensional standards. PUDs may be created pursuant to the conditional use permit process required by section 17.12.090 and subject to all provisions of chapter 17.84.

**16.24.200 Engineering and design criteria.**

A. Dedicated streets shall receive street maintenance and snow removal when all the streets are dedicated to public use, meet the engineering and design criteria, and have been accepted by the city. Prior to acceptance of dedication, the platting authority shall consider the following factors:

1. The anticipated population density within the subdivision;
2. The anticipated level of vehicular traffic upon the subdivision streets;
3. The anticipated level of pedestrian traffic upon the subdivision streets;
4. The cost of constructing streets to higher engineering and design criteria as compared to the benefits derived from higher criteria.

The acceptable criteria are set forth in the most current adopted City of Valdez Street Standards. The platting authority may impose additional conditions or requirements as it deems to be in the public interest. It may set different engineering and design criteria for different subdivisions and for different streets within a subdivision and is not limited by any of the requirements of this title.

- B. A subdivision in which the streets do not meet the criteria or requirements set forth by the platting authority will not be accepted.
- C. The criteria and requirements shall be determined by the platting at preliminary plat approval.
- D. The city or any person may appeal to the city council in accordance with section 16.04.070.
- E. The platting authority shall determine criteria and requirements for existing subdivisions which have streets not in conformance with design requirements presently existing under this title. When in the public interest, the platting authority may require additional improvements for streets.

**Section 7:** Chapter 16.28 is reenacted as follows:

**Chapter 16.28  
IMPROVEMENTS**

**Sections:**

- 16.28.010 Monuments.**
- 16.28.020 Required facilities.**
- 16.28.030 Bond required.**
- 16.28.040 Approval of city engineer.**
- 16.28.050 Development in phases.**
- 16.28.060 Dedication of facilities.**

**16.28.010 Monuments.**

A. Angle Points. All angle points in the subdivision shall be marked with monuments permanently set as follows:

1. Two primary monuments on or within the subdivision boundary. Where possible, the primary monuments should be on the ends of the same line. Existing monuments that meet primary monument specifications will not require additional primary monuments;
2. All other angle points within the subdivision shall be marked with secondary monuments;
3. If not located within roadways or walkways, flush to the surface or protruding no more than four inches above ground level;
4. If located within walkways, roadways or snow storage areas at least six inches below the surface in a survey box;
5. Primary monuments shall be stamped with the following information:
  - a. Location and identification;
  - b. Year set;
  - c. Surveyor's license number;
  - d. Exact transit point.

B. All other corners shall be monumented with secondary monuments permanently set:

1. Flush to the surface; or
2. Protruding no more than four inches above the surface; and
3. Stamped with the following information:

- a. Location and identification;
- b. Surveyor's license number;
- c. Year set.

C. Monument Material. The following monument material or equal shall be employed in the survey:

1. Primary Monuments. Alloyed iron pipe, zinc coated or aluminum pipe;
  - a. Outside diameter, two-inch or larger;
  - b. Cut in 30-inch lengths;
  - c. One end of the pipe shall be split for several inches and the two halves spread to form flanges or a commercially manufactured foot attached.
2. A brass or aluminum cap, two and one-half inches or larger in diameter shall be securely attached to the other end by mechanical means;
3. If aluminum pipe is used, the monument must contain a magnetic insert as an integral part of its composition;
4. In areas where primary monuments are located on rock outcrops or concrete surfaces, a brass or aluminum tablet two and one-half inch diameter with a one-half inch diameter stem shall be cemented into a drilled hole. The tablet shall be flush with the surrounding surface. The tablet shall include a magnetic insert as an integral part of its composition.

D. Secondary Monuments.

1. Cap one and one-half inch or larger secured by friction fit or mechanical means to five-eighths inch steel rebar or other ferrous metal rod;
2. The rods shall penetrate a minimum of 30 inches below the surface;
3. In areas where secondary monuments are located on rock outcrop or concrete surfaces, the procedure for primary monuments shall be followed.

E. Reference Monuments. Reference monuments may used when the actual corner location cannot be set or if required for other reasons.

1. Minimum requirements are the same as those for secondary monuments.
2. All reference caps will be marked with the following information:
  - a. Distance to monument;

- b. Surveyor's license number;
  - c. Designation of and an arrow pointing to the referenced "corner";
  - d. Date set.
3. Witness corners shall be used when the actual location of the corner cannot be set and shall meet the following:
- a. Witness distance shall be shown on the plat, from the existing monument, as set, to the true corner position.
  - b. Witness corners shall be set on the property line at a distance considered reasonable and practical from the true corner point.
- F. Monument material requirements are minimum standards. Other materials of equal or higher quality approved by the city engineer shall be allowed.
- G. The Community Development Director may approve the use of monuments other than required by this section when warranted by specific field conditions.

**16.28.020 Required facilities.**

Where applicable, before the final plat may be considered for approval, the applicant shall provide and dedicate the following facilities and improvements in accordance with the City of Valdez Standard Specifications document. The applicant shall provide to the city engineer, as-built drawings of the improvements certified by a licensed engineer in the State of Alaska. Facilities and improvements shall be installed within 24 months.

- A. **Water and Sewer.** Water and sanitary sewer mains, lift stations and laterals to the lot lines where the subdivision is within 200 feet of land served by water and sewer.
- B. **Streets.** All new streets, and additional right-of-way along existing streets, shall conform with Section 16.24.110. No required dedication shall exceed 100 feet of width except for cul-de-sacs and street boulevards for center strip drainage. Where collector and major streets lie within the plat, the applicant shall not be required to provide improvements in excess of those normally required to serve the development itself. The platting authority may waive the requirement for paving where the subdivision is in a rural area.
- C. **Stormwater Mains.** Stormwater mains shall be provided as deemed necessary by the city engineer.
- D. **Surface Drainage.** Curb and gutter or other adequate facilities to provide surface water drainage as deemed necessary by the city engineer.

- E. Erosion Control. All open cuts of ground shall be returned in a satisfactory condition as determined by the city engineer. Seeding shall be provided for any open cut subject to excessive erosion. Barriers shall be placed at intervals and at right angles to the flow of water to prevent erosion.
- F. Snow Storage. Snow storage shall be provided per Section 16.24.060 on property that has been deeded to the city.
- G. Street Signs. Street signs indicating street name, speed limits and other appropriate notification shall be provided as deemed necessary by the city engineer and community development department.
- H. Street Lights. Street lights illuminating intersections and lengths of street shall be provided as deemed necessary by the city engineer.

**16.28.030 Bond required.**

When facilities and improvements required by this chapter have not been fully installed at the time the plat is submitted for final approval, the applicant shall file with the community development director a bond or other surety or collateral providing for whole or partial releases, to ensure that all required improvements are constructed as specified in the approved plans. The bond or other financial guarantee shall be approved by the city attorney and shall be of an amount determined by the city engineer.

**16.28.040 Approval of city engineer.**

The adequacy of the facilities and improvements required by this chapter and their proper installation shall be subject to approval of the city engineer.

**16.28.050 Development in phases.**

Where in the determination of the platting authority that the whole of the area being platted cannot immediately be fully improved with respect to the installation of all required facilities and street improvements, the platting authority may authorize the applicant to proceed with the installation of improvements required under this title on a portion of the platted area. In such event, the requirements of this title shall apply to that portion or part thereof authorized for immediate improvement.

**16.28.060 Dedication of facilities.**

All facilities and improvements installed prior to the final approval of the plat shall be considered dedicated along with streets and other public areas upon the approval of the final plat. Facilities and improvements completed under bond or other financial guarantee after the approval of the plat shall be considered dedicated upon their approval and acceptance and release of the bond or other guarantee.

**Section 8:** Chapter 16.32 is reenacted as follows:

**Chapter 16.32  
PUBLIC SITES AND OPEN SPACES**

**Sections:**

- 16.32.010 Purpose.**
- 16.32.020 Reservation of potential sites.**
- 16.32.030 Excessive street dedication.**
- 16.32.040 Determination of feasibility.**
- 16.32.050 Dedication—Streets.**
- 16.32.060 Dedication—Walkways, trails and paths.**
- 16.32.070 Dedication—Utility easements.**
- 16.32.080 Dedication—Snow storage.**

**16.32.010 Purpose.**

Public sites and opens space provisions are established to ensure adequate open spaces and sites for public uses are properly located and preserved as the community develops and to ensure the costs of public sites needed by new development are equitably apportioned.

**16.32.020 Reservation of potential sites.**

- A. Design Consideration. The platting authority, after considering the proposed plat's impact on the community and the goals and policies of the comprehensive plan, may require the proposed plat to provide the dedication of public sites and open spaces.
- B. Reservation May Be Required. Where it is determined by the platting authority that a portion of the plat is required for public sites or open spaces, the applicant may be required to reserve an area for a period not to exceed three years. Within three years of the filing of a final plat, the city or any other public or private agency may acquire any parcel designated as reserve tract on the plat, by purchase or as otherwise authorized by law, for the purpose or purposes for which the parcel was reserved. The designation of an area to be reserved shall be supported by a report from the community development director. The report shall contain a statement from the entity proposing to acquire the tract that it intends to acquire the designated area. If a reserve tract is not acquired within the three-year period, it shall be released from the reserve tract designation unless the time for acquisition is extended by the reserve tract's owners or by another provision of law.
- C. How Determined. The reserve land to be provided shall be up to five percent of the net residential lot area created by the plat.
- D. Exemptions. The platting authority may waive the dedication of a public site or open space in rural large lot subdivisions, or where the plat results in the creation of no more than one additional lot or parcel, or for a parcel on which a permanent residential structure has existed for at least one year prior to the date of the division.

E. Redivision. Where a lot or parcel for which a dedication has once been made is further divided, dedications shall be required only for the additional lots or parcels created.

**16.32.030 Excessive street dedication.**

In the case of major thoroughfares lying within the plat, the applicant may dedicate the width in excess of that required by this title and receive credit towards areas required under this chapter.

**16.32.040 Determination of feasibility.**

The platting authority shall make the determination of the feasibility of dedication of the public site or open space.

**16.32.050 Dedication—Streets.**

All street rights-of-way shall be dedicated to the public.

**16.32.060 Dedication—Walkways, trails and paths.**

The platting authority may require the dedication of pedestrian walkways or nonmotorized trails and paths where it finds they are necessary for convenient circulation or to protect pedestrians and bicycles from motorized vehicle traffic. The platting authority may require the dedication of pedestrian walkways and/or nonmotorized trails and paths to provide public access to any adjacent stream, lake or ocean. The minimum width of a dedication shall be 10 feet.

**16.32.070 Dedication—Utility easements.**

The platting authority may require the dedication of utility easements when a utility company or the city demonstrates a need.

**16.32.080 Dedication—Snow storage.**

All land dedicated for snow storage shall be deeded to the city.

**Section 9:** This ordinance takes effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Dennis Fleming, Mayor

ATTEST:

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Brena, Bell & Walker, P.C.

First Reading:  
Second Reading:  
Yeas:  
Nays:  
Absent:  
Abstain:

1	<b>Title 16 Subdivisions</b>	
2	Chapter 16.04 GENERAL PROVISIONS.....	4
3	16.04.010 Purpose—General standards for plat approval.....	4
4	16.04.020 Review matrix.....	5
5	16.04.030 Definitions. ....	7
6	16.04.040 Applicability. ....	10
7	16.04.050 Sale of land prior to compliance with this title prohibited. ....	10
8	16.04.060 Compliance with title required prior to issuance of permits.....	10
9	16.04.070 Appeals.....	10
10	16.04.080 Fees. ....	11
11	16.04.090 Notification requirements.....	11
12	Chapter 16.08 PRELIMINARY PLATS.....	12
13	16.08.010 Pre-application meeting. ....	12
14	16.08.020 Preliminary plat required. ....	13
15	16.08.030 Form and contents. ....	13
16	16.08.040 Acceptance for review.....	16
17	16.08.050 Review agencies. ....	16
18	16.08.060 Preliminary plat approval.....	16
19	16.08.070 Review by city engineer.....	17
20	16.08.080 Right-of-way acquisition plats. ....	17
21	Chapter 16.12 FINAL PLATS.....	19
22	16.12.010 Submittal. ....	19
23	16.12.020 Form and content.....	19
24	16.12.030 Procedure when final plat conforms to approved preliminary plat. ....	23
25	16.12.040 Procedure when final plat differs from approved preliminary plat. ....	23
26	Chapter 16.16 VARIANCES .....	24
27	16.16.010 Purpose. ....	24

28	16.16.020	Approval criteria.....	24
29	16.16.030	Review procedure. ....	24
30	16.16.040	Platting authority action.....	25
31	16.16.050	Form and content.....	26
32	Chapter 16.20	PUBLIC WAY VACATIONS .....	27
33	16.20.010	Purpose. ....	27
34	16.20.020	Vacation initiation. ....	27
35	16.20.030	Review procedure. ....	28
36	16.20.040	Decision-making responsibility.....	29
37	16.20.050	Platting authority review. ....	29
38	16.20.060	Title to vacated area.....	30
39	16.20.070	Appeals.....	30
40	Chapter 16.24	DESIGN STANDARDS.....	31
41	16.24.010	Conformance to standards generally. ....	32
42	16.24.020	Design—Lot layout. ....	32
43	16.24.030	Design—Lot dimensions.....	32
44	16.24.040	Design—Lot lines.....	33
45	16.24.050	Design—Lot frontage and access. ....	33
46	16.24.060	Design—Snow storage. ....	33
47	16.24.070	Design—Reserve strips.....	33
48	16.24.080	Design—Hazardous areas. ....	34
49	16.24.090	Design—Phasing schedule. ....	34
50	16.24.100	Design—Block arrangement. ....	35
51	16.24.110	Streets—General design considerations.....	35
52	16.24.120	Design—Street grades.....	36
53	16.24.130	Design—Street alignment. ....	36
54	16.24.140	Design—Street intersections.....	36
55	16.24.150	Design—Cul-de-sac. ....	37

56	16.24.160	Design—Street names.....	37
57	16.24.170	Design—Street addresses. ....	37
58	16.24.180	Design—Geometric and profiles. ....	37
59	16.24.190	Design—Planned Unit Developments (PUDs).....	38
60	16.24.200	Engineering and design criteria.....	38
61	Chapter 16.28 IMPROVEMENTS.....		40
62	16.28.010	Monuments.....	40
63	16.28.020	Required facilities.....	42
64	16.28.030	Bond required. ....	43
65	16.28.040	Approval of city engineer. ....	44
66	16.28.050	Development in phases.....	44
67	16.28.060	Dedication of facilities.....	44
68	Chapter 16.32 PUBLIC SITES AND OPEN SPACES .....		45
69	16.32.010	Purpose. ....	45
70	16.32.020	Reservation of potential sites.....	45
71	16.32.030	Excessive street dedication. ....	46
72	16.32.040	Determination of feasibility.....	46
73	16.32.050	Dedication—Streets. ....	46
74	16.32.060	Dedication—Walkways, trails and paths.....	46
75	16.32.070	Dedication—Utility easements. ....	46
76	16.32.080	Dedication—Snow storage.....	46
77			

78 **Chapter 16.04**  
79 **GENERAL PROVISIONS**

80 Sections:

81 **16.04.010 Purpose—General standards for plat approval.**

82 **16.04.020 Review matrix.**

83 **16.04.030 Definitions.**

84 **16.04.040 Applicability.**

85 **16.04.050 Sale of land prior to compliance with this title prohibited.**

86 **16.04.060 Compliance with title required prior to issuance of permits.**

87 **16.04.070 Appeals.**

88 **16.04.080 Fees.**

89 **16.04.090 Notification requirements.**

90 **16.04.010 Purpose—General standards for plat approval.**

91 The purpose of this title is to regulate platting actions in accordance with the city  
92 comprehensive plan and with consideration of conditions and the environment in Valdez. These  
93 subdivision regulations are designed to provide for orderly development; to lessen street  
94 congestion; to promote public safety; to protect the public health and general welfare; to  
95 provide high quality of life; to prevent overcrowding; and to stimulate systematic development  
96 of transportation and public utilities.

97 A. The platting authority may approve a preliminary or final plat only if it finds that the plat:

98 1. Conforms to the provisions of this title and other applicable city ordinances, to and  
99 including Valdez Municipal Code, Title 17 - Zoning;

100 2. Promotes the public health, safety and welfare;

101 3. Provides for the proper arrangement of streets in relation to existing or proposed  
102 recorded and, or surveyed streets, plats and rights-of way.

103 4. Provides clear definition for the efficient movement of vehicular and pedestrian traffic;

- 104 5. Assures adequate and properly placed utilities such as water, sanitary sewerage, storm  
 105 drainage, and other public utilities;
- 106 6. Provides and displays access for safety and public service equipment, to and including  
 107 emergency vehicles;
- 108 7. Provides and displays the need for adequate and properly placed snow storage;
- 109 8. Facilitates the orderly and efficient layout and use of land;
- 110 9. Furthers the goals and policies of the comprehensive plan and other adopted city  
 111 policies and plans.

112 B. The platting authority may impose conditions upon the approval of a plat when it finds  
 113 conditions are necessary to conform to the standards of this title.

114 **16.04.020 Review matrix.**

115 A. General. Review procedures established in this chapter are applicable to any platting action  
 116 within the city of Valdez.

117

118 B. Review Matrix. The review matrix is provided as Table 16.04.020-1. The review matrix  
 119 identifies each platting action along with the corresponding review authority, decision-making  
 120 authority and appellant authority.

121 Table 16.04.020-1 Review Matrix

<b>Permit/Application Type</b>	<b>Reviewing Authority (Recommendation)</b>	<b>Decision-Making Authority</b>	<b>Appellate Authority</b>
Preliminary Plat - Minor	Community Development Staff	Community Development Director	Planning & Zoning Commission
Preliminary Plat – Major	Community Development Staff	Planning & Zoning Commission	City Council

Final Plat – Minor	Community Development Staff	Community Development Director	Planning & Zoning Commission
Final Plat – Major	Community Development Staff	Final plats that conform to an approved preliminary plat may be approved administratively by the Community Development Director pursuant to Section 16.12.030.	Planning & Zoning Commission
Variances	Community Development Department	Planning & Zoning Commission	City Council
Public Way Vacations – <ol style="list-style-type: none"> <li>1. Drainage easements</li> <li>2. Maintenance easements</li> <li>3. Public utility easements</li> <li>4. Private easements</li> <li>5. Relocation of any of the above-described interests</li> </ol>	Community Development Staff	Community Development Director	Planning & Zoning Commission
All other public way vacations	Community Development Department and Planning & Zoning Commission	City Council	Superior Court or Court of Competency

122 **16.04.030 Definitions.**

123 For the purposes of this title, any word or term not interpreted or defined by this section shall  
124 be used with a meaning of common or standard utilization.

125 A. The following words and phrases shall have the meanings respectively ascribed to them by  
126 this section unless such construction of the word or term would be inconsistent with the  
127 manifest intent of the city council or the context clearly requires otherwise:

128 “Abut” means to physically touch or border upon; or to share a common property line.

129 “Adjacent” means two or more lots that share a common lot line (abutting) or where they are  
130 separated only by an alley or minor street.

131 “Applicant” means the owner or agent of the owner of land which is being platted pursuant to  
132 this title.

133 “Buildable area” means the area on a lot that is eligible to place a building or structure that  
134 complies with setbacks, easements and other regulations that restrict construction.

135 “Certificate to Plat” means a certificate prepared by a title company authorized by the laws of  
136 the state to write the title, showing the names of all persons having any record title interest in  
137 the land to be platted, together with the nature of their respective interests therein.

138 “City” means the City of Valdez.

139 “City engineer” means the duly designated city engineer for the city of Valdez or best qualified  
140 individual, as determined by the city manager.

141 “Easement” means a grant by a property owner for the use of a strip or area of land by the  
142 general public, a public utility, a corporation or a person for specified purposes.

143 “Fair Market Value” means the estimated price which the property would bring in an open  
144 market and under the then prevailing market conditions in a sale between a willing seller and a  
145 willing buyer both conversant with the property and with prevailing general price levels.

146 “Hazardous areas” means areas which present a threat to life or property from geophysical or  
147 geological hazards, including flooding, tsunami or storm surge run-ups, landslides, snowslides,  
148 faults, ice hazards, erosion and littoral beach processes.

149 “Lot” means a parcel or tract of land with a distinct legal description shown as an individual unit  
150 on the most recent plat of record.

151 “Lot—Corner lot” means a lot situated at the junction of, and bordering on, two intersecting  
152 rights-of-way.

153 “Lot—Depth” means the mean horizontal distance between the front and rear lot lines,  
154 measured in the general direction of its side lot line.

155 “Lot—Double frontage or reversed frontage” means a lot with frontage on two or more non-  
156 intersecting streets.

157 “Lot—Flag” means an irregularly shaped lot in which the buildable area typically has no street  
158 frontage, but has an arm that provides street access, called the “flagpole.” The width of the  
159 flagpole does not meet the minimum lot width standards in the zoning district in which it is  
160 located.

161 “Lot—Front lot line” means the lot line adjacent to a public street. In the case of a corner lot,  
162 the front line shall be the shorter of the street lot lines. In the case of a triangular lot located on  
163 a curved street, the front lot line shall be the chord line of the curve measured from the points  
164 where property intersects the right-of-way.

165 “Lot—Lot width” means the mean horizontal distance separating side lot lines of an individual  
166 lot.

167 “Lot—Rear lot line” means the lot line opposite and most distant from the front lot line, and in  
168 the case of a triangular, irregular or other odd-shaped lot, the line not less than 10 feet in  
169 length, within the lot, and at the maximum distance from the front lot line.

170 “Plat” means the map prepared, as required by this title, for the purpose of recording  
171 subdivisions or other divisions of land as provided in this title.

172 “Platting authority” means the community development director or planning and zoning  
173 commission, as defined in this title.

174 “Private streets” means those streets which are not dedicated or accepted by the city as a  
175 public street and may not be available for public use, wherein ownership, maintenance and  
176 liability for the street remain with the individual lot owners, and which shall be shown on the  
177 final plat by easement or tract.

178 “Public street” means a permanently designed major, collector, or minor way, open to public  
179 use, which affords the primary means of access to abutting property, such as an avenue, place,  
180 drive, boulevard, highway and any other similar public thoroughfare.

181 1. “Major streets” means a roadway which serves as the primary artery of through traffic  
182 movement.

183 2. “Collector streets” means a street designed and intended to carry traffic from residential  
184 street systems to arterial street systems or state highways.

185 3. “Minor streets” are those which are used primarily for access to the abutting properties.

186 “Right-of-way” means a strip of land acquired by reservation, dedication, prescription or  
187 condemnation and intended to be occupied by a road, pedestrian way, railroad, electric  
188 transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

189 “Sketch plat” means a sketch preparatory to the preliminary plat that enables the applicant to  
190 save time and expense in reaching general agreement with the platting authority as to the form  
191 of the plat and the objectives of these regulations.

192 “Snow storage” means land dedicated to the city for the storage of snow.

193 “Street” see definition for public and private streets.

194 “Subdivision” means the division of a lot, tract, or parcel of land into two or more lots, tracts,  
195 parcels or other divisions of land for sale, development or lease.

196 1. “Major plat” is the creation of more than two lots.

197 2. “Minor plat” is the creation of no more than two lots, or the elimination/modification of  
198 a single lot line, provided the plat does not include:

199 a. Dedication of right-of-way;

200 b. Vacation of public right-of-way or easement;

201 c. Public improvements;

202 d. A request for variance from this title.

203 “Surveyor” means a land surveyor registered and licensed in the state of Alaska.

204 “Vacation” means the act of making legally void any right-of-way, easement, public area, or  
205 other public interest in land.

206 “Variance” grants an exception to a standard of this title, but only when the criteria for variance  
207 approval within this title are met.

208 **16.04.040 Applicability.**

209 A. This title applies to, except as provided in subsection B of this section, all plats which result  
210 in the partitioning, dividing, combining or altering of any lot, parcel or tract of land, including  
211 acquisitions created by an exercise of the power of eminent domain by an agency of the state  
212 or the city.

213 B. No provision of this chapter applies to any lot or lots legally created and filed on record  
214 before the effective date of the provision, unless the lot or lots are further platted. Plats given  
215 preliminary or final approval by the platting authority under regulations existing prior to this  
216 title shall comply only with the regulations existing at the time of that approval.

217 **16.04.050 Sale of land prior to compliance with this title prohibited.**

218 No owner or agent of the owner of land shall transfer, sell, offer to sell, or enter into a contract  
219 to sell land before a plat has been prepared, approved and recorded in compliance with this  
220 title. Each sale of a lot or parcel in violation of this section shall be a separate offense. The city  
221 may enjoin a transfer or sale or agreement to sell and may recover the penalty by appropriate  
222 legal action.

223 **16.04.060 Compliance with title required prior to issuance of permits.**

224 No building or occupancy permit shall be issued for a new building on a lot which did not exist  
225 as a described and recorded parcel on February 8, 1965, or that was not created by recorded  
226 subdivision pursuant to state statute, or by a recorded plat pursuant to provisions of this title.

227 **16.04.070 Appeals.**

228 A. Where the community development director is the platting authority, any person may file an  
229 appeal to the planning and zoning commission within 30 days of that decision.

230 B. Where the planning and zoning commission is the platting authority, any person may file an  
231 appeal to the city council within 30 days of the vote and decision. An appeal to the city council  
232 shall comply with Section 17.12.140.

233

234 **16.04.080 Fees.**

235 The city council may adopt by resolution a fee schedule for all actions, reviews and approvals  
236 under this title that shall be paid by the applicant for the specific requests/applications.

237 **16.04.090 Notification requirements.**

238 A. Notification. Notices required by this title shall include the date, time and location of the  
239 hearing, as well as the description of the action requested and the property for which the  
240 action has been requested. The names of the property owners and the parties filing the  
241 application shall also be included. The following notices shall be given:

242 1. Published Notices. The notice shall be published on the City of Valdez website in a  
243 designated section with reasonable navigation links thereto. At least 14 days before the  
244 public hearing or community development director decision, the city clerk shall provide  
245 notice to local media outlets to the extent deemed reasonable by the city clerk and post on  
246 the city website a notice of hearing.

247 2. Mail Notices. For major plats, notice shall be sent by mail at least 14 days prior to the  
248 public hearing to each owner of property within a distance of 300 feet of the exterior  
249 boundary of the lot or parcel of land described in the application for the requested action.

250 3. Site Postings. For all plats, the community development department staff shall post the  
251 property with a document holder containing public notice flyers on a public roadway that  
252 abuts the property at least 14 days before the scheduled hearing. The flyers shall list the  
253 date, time and location of the hearing and summarize the application request. The following  
254 exemptions shall apply to site posting standards:

255 a. Non-Roadway Accessible Land. Site posting is not required where the parcel(s)  
256 subject of the application does not abut a public roadway (e.g., land only accessible  
257 by water or access easements).

258 B. Consideration of Testimony. The platting authority shall consider testimony or written  
259 communication from any interested person.

260 C. Notice of Decision. Notice of decision shall be sent within 10 days following a decision of  
261 the platting authority to interested parties who have provided verbal testimony or written  
262 comment on any request for preliminary plat approval.

263 **Chapter 16.08**  
264 **PRELIMINARY PLATS**

265 Sections:

266 **16.08.010 Pre-application meeting.**

267 **16.08.020 Preliminary plat required.**

268 **16.08.030 Form and contents.**

269 **16.08.040 Acceptance for review.**

270 **16.08.050 Review agencies.**

271 **16.08.060 Preliminary plat approval.**

272 **16.08.070 Review by city engineer.**

273 **16.08.080 Right-of-way acquisition plats.**

274 **16.08.010 Pre-application meeting.**

275 A. The applicant shall, before submitting the preliminary plat for review, meet with the  
276 community development director for pre-application meeting to ensure that the plat is  
277 acceptable for processing.

278 B. The applicant may provide the following information at the time of the preliminary  
279 consultation:

280 1. General. Information including data on existing covenants, land characteristics and  
281 available community facilities and utilities, and information describing the subdivision  
282 proposal such as number of residential lots, typical lot width and depth, business areas,  
283 playgrounds, parks and other public areas, tree planting, proposed protective covenants and  
284 proposed utilities and street improvements.

285 2. Location Map. A location map showing the relationship of the proposed subdivision area  
286 and its location to existing community facilities which serve or would be influenced by it,  
287 and nearby subdivided areas.

288 3. Proposed Layout. A map showing a simple sketch of the proposed layout of streets,  
289 snow storage, lots and other features in relation to existing conditions. The map may be a  
290 freehand pencil sketch made directly on a print of the topographic survey.

291 **16.08.020 Preliminary plat required.**

292 Before submitting a final plat for approval and recording, the applicant shall submit a  
293 preliminary plat, accompanied by a Certificate to Plat that identifies all interest in the property  
294 and a written narrative describing the project, for approval. The form and data required for  
295 preliminary plat submittal is designated under this chapter.

296 **16.08.030 Form and contents.**

297 The preliminary plat shall be clearly and legibly drawn. The applicant shall submit one digital  
298 copy. The plat shall be formatted to print at 24 inches by 36 inches.

299 The applicant shall provide a narrative including a description of the surrounding land uses and  
300 environmental features and describe how the proposed plat aligns with the goals and policies  
301 of the comprehensive plan. The narrative may include a written description of existing  
302 covenants, land characteristics and available community facilities and utilities, and information  
303 describing the subdivision proposal such as number of lots, typical lot width and depth,  
304 business areas, playgrounds, parks and other public areas, landscaping, proposed protective  
305 covenants and proposed utilities and street improvements.

306 The applicant shall consult with the community development director to determine the map  
307 scale to be used. All attempts shall be made to draw the map of a subdivision containing six  
308 acres or less at a scale of 1-inch equals 50 feet. All other subdivisions shall be drawn at a scale  
309 of 1-inch equals 100 feet, unless otherwise approved by the community development director.

310 The preliminary plat shall contain the following information:

311 A. The date, scale and north arrow;

312 B. The proposed subdivision name: which shall not be the same as the name of any plat  
313 previously recorded in the city;

314 C. The name and address of the owner(s), the surveyor preparing the plat and the name,  
315 address and telephone number of a primary contact person;

316 D. The location of the subdivision by township and range, section and meridian;

317 E. A small-scale vicinity map at a scale of not less than one-inch to the mile;

318 F. Unless waived and made a condition of preliminary approval, the exact length and bearing  
319 of the exterior boundaries of the plat;

- 320 G. The location and names of adjacent subdivisions and the owners of adjoining parcels of  
321 unsubdivided land;
- 322 H. Zoning on and adjacent to the plat;
- 323 I. Location, widths and names of all existing and platted streets, or other public ways and  
324 easements, and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches,  
325 permanent buildings, bridges and other pertinent data as determined by the community  
326 development director;
- 327 ;
- 328 J. If the plat borders a waterbody, the distances and bearing on a meander line established at  
329 the mean high-water mark of tidally influenced bodies of water and at the ordinary high-water  
330 mark of navigable streams, river, creeks, and lakes;
- 331 K. Areas designated as wetlands by the United States Corps of Engineers or in adopted city  
332 plans or studies;
- 333 L. The layout, width and approximate grades of all new streets and rights-of-way, such as  
334 highways, easements for sewers, water mains and other public utilities;
- 335 M. The direction and distance to the nearest water and sewer mains;
- 336 N. The approximate dimensions and areas of lots;
- 337 O. If not served by public utilities, the buildable area for each lot;
- 338 P. Where a proposed subdivision will not be served by the City of Valdez sewer system, the  
339 preliminary plat shall identify the proposed method of wastewater disposal and demonstrate  
340 that each lot contains sufficient area to accommodate an onsite wastewater disposal system  
341 and a replacement system in accordance with the requirements of the State of Alaska,  
342 Department of Environmental Conservation.
- 343 Q. The approximate radii of all curves and length of the tangent between curves;
- 344 R. The area of property proposed to be dedicated for public use or to be reserved by deed  
345 covenant for use of all property owners in the subdivision with the conditions, if any, of the  
346 dedication or reservation;

347 S. Generally, utilities shall be placed in dedicated rights-of-way. The platting authority shall  
348 require the dedication of utility easements when a utility company demonstrates a specific  
349 need for them. Utility easements shall be sized as follows, but the platting authority may  
350 approve different standards when justified by site conditions or specific utility needs:

351 1. Utility easements along rear lot lines shall be at least 10 feet wide, or a total of 20 feet  
352 wide along adjoining rear lots;

353 2. Utility easements adjacent to lot lines shall be five feet wide, or a total of 10 feet wide  
354 along adjoining side lots;

355 3. Where a front-yard easement is needed to accommodate a transmission utility, the  
356 easement shall be 10 feet wide.

357 T. If the subdivision is proposed to be completed in several phases, the sequence of  
358 development must be indicated;

359 U. The community development director may require the following information to be  
360 included on the preliminary plat: areas known to be susceptible to geophysical hazards  
361 including but not limited to landslide, mud and earth flow, soil creep, soil liquefaction,  
362 avalanche chutes, run-outs, or wind blast;

363 V. The plat shall delineate the boundaries of the Special Flood Hazard Area (SFHA) as identified  
364 on the current FEMA Flood Insurance Rate Map (FIRM), including floodways, floodplains, and  
365 base flood elevations and shall identify areas subject to flooding hazards not mapped on the  
366 FIRM but documented in local studies or otherwise known to the city;

367 W. The plat shall identify any portions of the plat that lies within mapped tsunami inundation  
368 areas, as identified by the Alaska Division of Geological & Geophysical Surveys (DGGS), adopted  
369 city plans, or other authoritative sources;

370 X. The plat shall identify any portions of the plat that lies within an area protected by a levee or  
371 flood control structure;

372 Y. When the proposed plat is located on land that has a difference in elevation of greater than  
373 six percent, the following information shall be provided on the preliminary plat:

374 1. Contours at five-foot vertical intervals.

- 375 2. All elevations shown shall include the vertical datum used.
- 376 3. Where slope exceeds 12%, contour lines may be shown at a suitable interval not to  
377 exceed 20 feet.
- 378 4. The area for which contour data is to be shown shall extend beyond the boundaries of  
379 the actual property being platted a distance which will adequately relate the plat to its  
380 surroundings.

381 **16.08.040 Acceptance for review.**

382 The community development director shall accept or reject the preliminary plat application for  
383 review within 10 business days of submittal by the applicant. Any rejection must be in writing  
384 and state the reasons for rejection under this title. Following acceptance by the community  
385 development director for review by the platting authority, the plat shall be forwarded for  
386 agency review. The community development director will retain one copy in the official file and  
387 make copies available to the public, upon request.

388 **16.08.050 Review agencies.**

389 The community development director may designate review agencies to aid in the examination  
390 of preliminary plats. Review agencies should submit comments on the proposed plat in writing  
391 no later than 10 days prior to the platting authority's meeting on the preliminary plat or the  
392 community development director's decision deadline.

393 **16.08.060 Preliminary plat approval.**

394 A. Approval by the community development director. For minor plats, the community  
395 development director shall, within 30 days of acceptance, approve, approve conditionally or  
396 deny the preliminary plat application. The applicant shall be notified in writing in the form of a  
397 Notice of Decision, which shall include findings that support the approval or rejection, and any  
398 conditions of approval.

399 B. Approval by the Planning and Zoning Commission. For major plats, the planning and zoning  
400 commission shall hold a public hearing within 60 days of the acceptance by the community  
401 development director. The planning and zoning commission shall, within 30 days of the close of  
402 the public hearing, approve, approve conditionally or reject the preliminary plat application.  
403 The applicant shall be notified in writing in the form of a Notice of Decision, which shall include  
404 any conditions of approval or the reasons for rejection.

405 C. General.

406 1. Approval of the plat is the platting authority’s preliminary approval to proceed with the  
407 preparation of the final plat. If the final plat conforms substantially to the layout, and  
408 conditions of approval have been met, final approval can be sought pursuant to  
409 Chapter 16.12. Application for final approval must be completed and filed within 18 months  
410 of preliminary plat approval. The community development director may grant one extension  
411 of up to 18-months to this deadline after a written request and justification is submitted by  
412 the applicant.

413 2. If the platting authority does not approve, denies or returns the plat to the applicant  
414 within the time limits of subsections A and B above:

415 a. Where the community development director is the platting authority, the applicant  
416 may request the plat be submitted to the planning and zoning commission.

417 b. Where the planning and zoning commission is the platting authority, the applicant  
418 may request the plat be submitted to the city council.

419 **16.08.070 Review by city engineer.**

420 Following preliminary approval of the major plat; and prior to submittal of a final plat, the  
421 applicant shall, when applicable, furnish to the city engineer for review and approval, the  
422 following engineering data pertaining to utilities and improvements required:

423 A. Plans and profiles showing existing and established grades for all streets, public rights-of-  
424 way and snow storage areas;

425 B. Plans and profiles of all storm sewers, culverts and surface water drainage facilities;

426 C. Plans and profiles of all sanitary sewers, including one sanitary sewer lateral per lot to run  
427 to the lot lines;

428 D. Plans and profiles of all water distribution lines including stop boxes and appurtenances  
429 including one water lateral per lot to run to the lot line;

430 E. All other improvements required under Chapter 16.28 of this title.

431 **16.08.080 Right-of-way acquisition plats.**

432 A. A plat for a government agency’s acquisition of street or trail right-of-way, or for other  
433 public purposes is subject to the review and approval procedures of chapters 16.08 and 16.12  
434 and is not subject to any other approval procedure for plats under this title.

435 B. Submission Requirements. A government right-of-way acquisition plat submitted under this  
436 section shall be reviewed by the community development director as a minor plat and must  
437 contain the following information:

438 1. The plat shall describe the entire ownership involved where the division results in a  
439 remainder parcel in excess of 10 acres, not intended for immediate sale or other conveyance.  
440 The platting authority may waive the requirement for inclusion of the remainder parcel.

441 **Chapter 16.12**  
442 **FINAL PLATS**

443 Sections:

444 **16.12.010 Submittal.**

445 **16.12.020 Form and content.**

446 **16.12.030 Procedure when final plat conforms to approved preliminary plat.**

447 **16.12.040 Procedure when final plat differs from approved preliminary plat.**

448 **16.12.010 Submittal.**

449 A. To ensure that the final plat is acceptable for processing, applicants are encouraged to  
450 submit copies to the community development director for review prior to formal submittal.

451 B. One digital copy of the final plat shall be submitted to the community development director  
452 within 18 months of approval of the preliminary plat. If approval of the preliminary plat must be  
453 obtained from another authority after approval by the platting authority, the final plat shall be  
454 submitted within 24 months of approval of the preliminary plat.

455 C. A Certificate to Plat showing all parties with a secured interest in the property shall be  
456 provided to the community development director.

457 **16.12.020 Form and content.**

458 A. Form. A reproducible copy of the final plat drawn to scale with nonfading black ink on  
459 mylar material approved by the community development director.

460 The plat shall be at the scale approved by the platting authority at the time of the preliminary  
461 plat approval. The plat or plats shall be a sheet size of 24 inches by 36 inches, or 30 inches by 42  
462 inches as determined after consultation with the community development director with a one  
463 and a one-half inch binder border (or as required by the State of Alaska Recorder's Office) at  
464 the left end of the longer sheet dimension and a one-half inch border along the other three  
465 edges. When multiple sheets are required, each must be numbered, be the same size, and  
466 show clearly labeled match lines. Match lines shall follow street centerlines or be otherwise  
467 located to avoid cutting lots or blocks in two.

468 B. Content. The plats shall show all existing and established monuments and courses and  
469 distances necessary to restake any portion of the plat. The allowable error of closure shall not

470 exceed the latest accuracy standards for property surveys as established by the National Society  
471 of Professional Surveyors (NSPS).

472 The final plat shall show the following:

- 473 1. The boundary of the platted area showing clearly what stakes, monuments, or other  
474 evidence were found or established on the ground to determine the boundary of the  
475 subdivision;
- 476 2. Bearing and distance to all monuments used to locate the subdivision boundary;
- 477 3. The basis of bearing and its source shall be shown;
- 478 4. All monuments found shall be indicated. If the monuments were reset by ties, that fact  
479 shall be stated;
- 480 5. The plat shall show the following:
  - 481 a. Centerlines of all streets:
    - 482 i. Tangents, lengths and bearings;
    - 483 ii. Curve radii of all curves, curve data which may be in tabular form and include  
484 central angles, lengths, radii, and arc and chord bearings;
    - 485 iii. Central or deflection angles of all curves;
    - 486 iv. Arc lengths of all curves;
  - 487 b. Total width of each street, walkway, trail or path being dedicated;
  - 488 c. Width of any existing dedication;
  - 489 d. Width of portions of streets each side of the centerline;
  - 490 e. Width of the following rights-of-way:
    - 491 i. Patent reserves;
    - 492 ii. Section line easements;
    - 493 iii. Public utility easements;

- 494           iv. Any other easements existing or dedicated, by the plat;
- 495           f. All lot lines should be radial to a curve. If not, they shall be labeled “not radial”;
- 496           g. Dimensions shall be in feet and hundredths of a foot;
- 497           h. Bearings shall be shown to the nearest one seconds;
- 498       6. The width of any existing dedication which provides access to the subdivision;
- 499       7. The width, bearing and other data necessary to delineate all easements to which lots are  
500       subject.
- 501           a. Easements shall be denoted by broken lines;
- 502           b. If an easement is not parallel to and adjoining the lot lines, distances and bearings  
503           on the side lines of the lots which are cut by the easements shall be shown so as to  
504           indicate clearly the actual length of the lot line from the lot corners to the easement;
- 505       8. All lots and blocks shall be numbered in a simple, consecutive, easy to follow manner;
- 506       9. Sufficient data shall be shown on lot and block boundaries to determine readily the  
507       length and bearing of each line;
- 508       10. No ditto marks shall be used;
- 509       11. The name of adjoining subdivisions and numbers of adjoining lots as well as adjoining  
510       easements and roads;
- 511       12. North arrow;
- 512       13. Three-inch bar scale;
- 513       14. Title block arranged in the lower right-hand corner which shall include the following:
- 514           a. Date survey was completed;
- 515           b. Subdivision name;
- 516           c. Surveyor’s name, address, telephone number and license number;
- 517           d. Draft person’s initials;

- 518 e. Checker's initials;
- 519 f. Legal description of the subdivision location;
- 520 g. Name of owner(s) of record;
- 521 15. The area of each lot in square footage to the nearest .01 square feet or acres to three  
522 decimal places;
- 523 16. A vicinity map arranged in upper right-hand corner at a scale no smaller than one-inch  
524 equals one mile, showing major street systems, section lines and north arrow;
- 525 17. A legend with appropriate symbols indicating pertinent information;
- 526 18. If the lots within the subdivision are not served by public sewer, a note shall be included  
527 on the plat stating, "Onsite wastewater systems must be designed and permitted in  
528 accordance with applicable regulations of the Alaska Department of Environmental  
529 Conservation."
- 530 19. If the property lies within the Special Flood Hazard Area, a note shall be included on the  
531 plat stating, "This plat contains land within the Special Flood Hazard Area. Development  
532 within this area is subject to the floodplain management regulations contained in Chapter  
533 15.30."
- 534 20. If the property lies within mapped tsunami inundation areas, a note shall be included on  
535 the plat stating, "This plat contains land within a mapped tsunami inundation area and may  
536 be subject to City regulations intended to reduce tsunami risk."
- 537 21. If the property lies within an area protected by a levee or flood control structure, a note  
538 shall be included on the plat stating, "This plat contains land protected by a levee or flood  
539 control structure. Flooding of this property may occur in the event of levee failure,  
540 overtopping, or operational issues."
- 541 22. If the plat designates lots for the storage of snow, a note shall be included on the plat  
542 stating, "Areas and/or lots are deeded to the City of Valdez for the storage of snow."
- 543 C. Certificates and affidavits. The following certificates and affidavits shall be placed on the  
544 final plat, or submitted with, as appropriate, when submitted by the subdivider for approval:

545 1. A notarized certificate from the owners of the subdivision stating ownership,  
546 acknowledging all dedications, and describing all easements for the purpose dedicated;

547 2. A certificate by the registered surveyor, licensed and registered in the state of Alaska,  
548 attesting to the accuracy of the survey and the installation and correct location of all  
549 monuments required;

550 3. A tax certificate or receipt from the city stating that all taxes levied against the  
551 property at that date have been paid;

552 4. A guarantee of improvements if required public improvements have not been  
553 completed at the date of submittal of the final plat; and

554 5. A Certificate of Approval from the city to be signed by the Platting Authority and  
555 attested by the City Clerk and notarized.

556 6. Approval certificates from relevant state agencies.

557 7. A certificate of Acceptance and Dedication by the city accepting for public uses and for  
558 public purposes the real property dedicated on the plat including, but not limited to easements,  
559 rights-of-way, alleys, roadways, thoroughfares, snow storage lots, and parks.

560 **16.12.030 Procedure when final plat conforms to approved preliminary plat.**

561 A. A hearing on the final plat shall not be required when the plat conforms to the preliminary  
562 plat including any conditions, as approved by the platting authority. The final plat is considered  
563 to conform when the community development director determines that all conditions of  
564 preliminary approval are met and the final plat does not:

565 1. Modify lot dimensions and/or area by more than 10% from that approved by the  
566 preliminary plat;

567 2. Change the total number of lots created.

568 B. If determined by the community development director that the final plat conforms to the  
569 approved preliminary plat, final plat submittal shall follow all procedures of Chapter 16.12.

570 **16.12.040 Procedure when final plat differs from approved preliminary plat.**

571 When the final plat differs from the preliminary plat, the plat shall be considered a new  
572 application for preliminary plat approval.

573 **Chapter 16.16**  
574 **VARIANCES**

575 Sections:

576 **16.16.010 Purpose.**

577 **16.16.020 Approval criteria.**

578 **16.16.030 Review procedure.**

579 **16.16.040 Platting authority action.**

580 **16.16.050 Form and content.**

581 **16.16.010 Purpose.**

582 The variance procedures are established to allow applicants to seek deviations and  
583 modifications from the express requirements of this title to overcome unique site impediments  
584 and area conditions. Deviations to the city's platting requirements may be necessary to  
585 facilitate development where existing site and area conditions limit an applicant's ability to fully  
586 comply with the platting requirements. An approved variance grants the right to develop the  
587 lot, or subdivision in a way that is otherwise prohibited by this title.

588 **16.16.020 Approval criteria.**

589 The planning and zoning commission may grant a variance if it finds that the following criteria  
590 have been met:

591 A. Criterion 1: The granting of the variance will not be detrimental to the public safety, welfare  
592 or injurious to adjacent property.

593 B. Criterion 2: There are practical difficulties or unique site conditions that make strict  
594 application of the provisions of this chapter unnecessary burdensome or inconsistent with good  
595 subdivision design.

596 C. Criterion 3: The need for the variance is not the result of actions taken by the applicant or  
597 property owner.

598 D. Criterion 4: The variance will be in consistent with the intent and purpose of this title and  
599 the goals and policies of the comprehensive plan.

600 **16.16.030 Review procedure.**

601 The city shall process the application for variance pursuant to the following procedures:

602 A. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the  
603 department shall review the submittal for completeness. Where the submittal lacks the  
604 required information, the department shall cease its review and notify the applicant of deficient  
605 information/items. After the applicant addresses the deficient items, the department may  
606 restart its review. The department shall provide written comments to the applicant detailing  
607 elements of the application that do not comply with regulations and policies.

608 B. The community development director shall conduct a review of the application's consistency  
609 with the approval criteria. The community development director may circulate the application  
610 to other city departments or outside agencies for comment. The community development  
611 director shall provide written comments to the applicant detailing elements of the application  
612 that are inconsistent with approval criteria.

613 C. Application Revisions. As applicable, the applicant may revise its application submittal to  
614 address the community development director's comments. If the applicant provides a revised  
615 application packet, the community development director shall review the revised application for  
616 regulatory and policy compliance.

617 D. After determining the application is complete, the community development director shall  
618 provide public notice pursuant to Section 16.04.090. The planning and zoning commission shall  
619 hold a public hearing within 60 days of the of the determination of completeness by the  
620 community development director.

621 E. Staff Report. The community development director shall write a staff report that:

- 622 1. Summarizes the proposed platting variance in terms of location;
  - 623 2. Describes the deviations or modifications sought;
  - 624 3. Provides findings related to the plat variance approval criteria;
  - 625 4. Provides a recommendation to approve, approve with conditions, or deny the request.
- 626 The staff report shall include the applicant's complete submittal and any public comments as  
627 attachments.

628 **16.16.040 Platting authority action.**

629 The planning and zoning commission shall have the authority to grant variances. The planning  
630 and zoning commission may render a decision at the same meeting as the public hearing. The  
631 planning\_and zoning commission shall make its decision on the request for variance within 30  
632 days from the date\_of the public hearing. In granting or denying any platting variance, the

633 planning and zoning commission shall state its findings and the specific reasons for its action on  
634 the request for a variance and shall also record its action in a Notice of Decision.

635 | **16.16.050 Form and content.**

636 Applicants for a variance shall provide the following items for the city to initiate review:

637 A. Application and Fee(s). Applicants shall provide a complete application and pay fees as set  
638 out in Section 16.04.080 at the time of application filing. Additional expenses incurred by the  
639 city that are associated with the review may be paid at a later date, but prior to action being  
640 taken on the application.

641 B. An application for platting variance shall include:

642 1. Legal description of all property(s) subject to the variance;

643 2. A preliminary plat in accordance with Section 16.08.030, Form and contents, prepared  
644 by a land surveyor registered in the State of Alaska;

645 3. A written explanation of the conditions, facts and reasons why a variance should be  
646 granted and how the variance complies with Section 16.16.020, Approval criteria;

647 4. Technical studies. The applicant may be required to submit technical studies at the  
648 discretion of the community development director to demonstrate compliance with the  
649 variance approval criteria. These may include, but are not limited to, traffic studies, drainage  
650 studies and visual impact studies.

**Chapter 16.20**  
**PUBLIC WAY VACATIONS**

651  
652

653 Sections:

654 **16.20.010 Purpose.**

655 **16.20.020 Vacation initiation.**

656 **16.20.030 Review procedure.**

657 **16.20.040 Decision making responsibility.**

658 **16.20.050 Platting authority review.**

659 **16.20.060 Title to vacated area.**

660 **16.20.070 Appeals.**

661 **16.20.010 Purpose.**

662 The vacation procedures are established to provide a definitive procedure for the vacation of a  
663 platted public right-of-way, public area, or other public easement dedicated on an approved  
664 plat, to provide procedures for the alteration, including removal, of platted utility easements,  
665 and to preserve the rights of adjacent property owners, the city and the public at large.

666 **16.20.020 Vacation initiation.**

667 A. The vacation of a platted right-of-way, public area, or other public easements dedicated on  
668 an approved plat may be initiated by:

669 1. Petition of the city council;

670 2. Petition of the planning and zoning commission;

671 3. Petition of a public utility; or

672 4. Petition of 51% of the owners of all of property abutting the area proposed to be  
673 vacated and of property owners for properties served by the right-of-way or area being  
674 vacated, as determined by the Community Development Director

675 B. The petition shall be filed with the community development director and shall be  
676 accompanied by:

677 1. A copy of the existing plat showing the proposed alteration, replat or vacation;

- 678 2. A filing fee, in the amount set out in Section 16.04.080, and the recording fees;
- 679 3. For vacation of a utility easement, proof of written notice to and any response from  
680 public utility authorized to use the easement;
- 681 4. For vacation of a drainage easement, a written statement of approval from the city  
682 engineer;
- 683 5. Any statements containing the reasons in support of the vacation.

684 **16.20.030 Review procedure.**

685 The city shall process the application for a vacation pursuant to the following procedures.

686 A. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the  
687 community development department shall review the submittal for completeness. Where the  
688 submittal lacks the required information, the department shall cease its review and notify the  
689 applicant of deficient information/items. After the applicant addresses the deficient items, the  
690 community development department may restart its review. The department shall provide  
691 written comments to the applicant detailing elements of the application that do not comply  
692 with regulations and policies.

693 B. After determining the application is complete, the department shall provide public notice  
694 pursuant to Section 16.04.090.

695 C. The community development director shall conduct a review of the application's consistency  
696 with the approval criteria. The community development director may circulate the application  
697 to other city departments and public or private entities for comment.

698 D. The capital facilities director shall review the application and present written comments,  
699 including recommended conditions of approval, to the community development director.

700 E. Staff Report. The community development director shall write a staff report that:

- 701 1. Summarizes the proposed vacation in terms of location;
- 702 2. Provides findings related to the vacation approval criteria in Section 16.20.050;
- 703 3. Provides a recommendation to approve, approve with conditions, or deny the request.

704 The staff report shall include the applicant’s complete submittal and any public comments as  
705 attachments.

706 **16.20.040 Decision-making responsibility.**

707 A. The community development director is the platting authority for applications to vacate the  
708 following platted interests:

- 709 1. Drainage easements;
- 710 2. Maintenance easements;
- 711 3. Public utility easements;
- 712 4. Private easements, but only upon the written concurrence of the beneficiaries;
- 713 5. Relocation of any of the above-described interests.

714 B. The city council is the platting authority for all other applications to vacate a dedicated public  
715 area. Prior to the city council’s action on a request for vacation, the planning and zoning  
716 commission shall hold a public hearing and make a recommendation on the proposed vacation  
717 to the city council. C. For easements under the jurisdiction of the state, such as section lines  
718 and RS 2477 rights-of-way, the city is advisory and final authority for approval and platting of  
719 the vacation rests with the state.

720 **16.20.050 Platting authority review.**

721 The platting authority shall consider the merits of each vacation request. The applicant has the  
722 burden to prove otherwise.

723 A. The platting authority may recommend the approval of a vacation only if it finds that all the  
724 following criteria have been met:

- 725 1. Criterion 1: The area proposed to be vacated is not a right-of-way acquired under  
726 the former 43 U.S.C. 932 (RS 2477 right-of-way) unless the application is at the  
727 request of an approved vacation of an existing RS 2477 right-of-way by the Alaska  
728 Department of Transportation and Public Facilities or the Alaska Department of  
729 Natural Resources;
- 730 2. Criterion 2: There is not any current or anticipated future public purpose to retain  
731 the area proposed to be vacated;

- 732 3. Criterion 3: The proposed vacation will not have a detrimental effect on the adjacent  
733 property or on the neighborhood;
- 734 4. Criterion 4: The proposed vacation is in the best interest of the public;
- 735 5. Criterion 5: The proposed vacation involving a section line easement demonstrates it  
736 is in the public interest and there is a reasonably comparable or better alternate  
737 means of access.

738 B. The platting authority shall take action on the vacation application within 60 days after the  
739 submittal date. The reasons for the decision on the vacation shall be stated in the case record  
740 and recorded on a form approved by the Community Development Director.

741 C. Approval Period. The approval of a vacation expires 18 months after the date of approval.  
742 The city council may grant one extension of up to 18 months to this deadline after a written  
743 request and justification is submitted by the applicant.

744 **16.20.060 Title to vacated area.**

745 A. The title to the right-of-way, public area or easement shall be in accordance with Alaska  
746 Statute 29.40.160.

747 B. If the city acquired the right-of-way or other public area vacated by means other than as a  
748 platting requirement, the fair market value of the area shall be deposited with the city upon  
749 final vacation.

750 **16.20.070 Appeals.**

751 A. For vacations where the community development director is the platting authority, the  
752 decision on the vacation is final and may be appealed to the planning and zoning commission.

753 B. For vacations where the city council is the platting authority, the decision on a vacation is  
754 final and may be appealed to superior court or a court of competency.

755 Chapter 16.24  
756 DESIGN STANDARDS

757 Sections:

- 758 **16.24.010** Conformance to standards generally.
- 759 **16.24.020** Design—Lot layout.
- 760 **16.24.030** Design—Lot dimensions.
- 761 **16.24.040** Design—Lot lines.
- 762 **16.24.050** Design—Lot frontage and access.
- 763 **16.24.060** Design—Snow storage.
- 764 **16.24.070** Design—Reserve strips.
- 765 **16.24.080** Design—Hazardous areas.
- 766 **16.24.090** Design—Phasing schedule.
- 767 **16.24.100** Design—Block arrangement.
- 768 **16.24.110** Streets—General design considerations.
- 769 **16.24.120** Design—Street grades.
- 770 **16.24.130** Design—Street alignment.
- 771 **16.24.140** Design—Street intersections.
- 772 **16.24.150** Design—Cul-de-sac.
- 773 **16.24.160** Design—Street names.
- 774 **16.24.170** Design—Street addresses.
- 775 **16.24.180** Design—Geometric and profiles.
- 776 **16.24.190** Design--- Planned Unit Developments (PUDs).
- 777 **16.24.200** Engineering and design criteria.

778

779 **16.24.010 Conformance to standards generally.**

780 A proposed plat design shall conform to the following standards:

- 781 A. All applicable provisions of this title and any other ordinances of the city;
- 782 B. The comprehensive plan;
- 783 C. The official zoning map;
- 784 D. The regulations of the State Department of Environmental Conservation if the plat is not  
785 served by a public sewer and provision for service has not been made;
- 786 E. The regulations of the State Department of Transportation and Public Facilities relating to  
787 safety of access and the preservation of the public interest and investment if the plat or any lot  
788 contained therein abuts on a state highway;

789 **16.24.020 Design—Lot layout.**

790 In areas served by municipal sewer and water the preferred lot layout is two tiers of lots on a  
791 cul-de-sac street with snow storage at the street end. Examples of the preferred development  
792 layout are available from the community development director.

793 **16.24.030 Design—Lot dimensions.**

- 794 A. In addition to the dimensional and intensity standards of Table 17.16.060-1, all lots shall  
795 have the minimum dimensions required by this section.
- 796 B. Where lots are created that are larger than the minimum required by the current zoning,  
797 the platting authority may require the plat be designed to allow for future re-subdivision of lots  
798 into the minimum size required.
- 799 C. Notwithstanding any other provision of this section, the width of the flagpole portion of a  
800 flag shaped lot shall be no less than:
  - 801 1. 30 feet when both public water and sewer systems are to serve a residential lot;
  - 802 2. 40 feet when both public water and sewer systems are to serve a mixed use,  
803 commercial or industrial lot;
  - 804 3. 20 feet when only a public water or a public sewer system are to serve a lot;

805 4. 20 feet when the lot is located in a rural area and will not be served by either public  
806 water or public sewer systems.

807 H. Notwithstanding any other provision of this section, the length of the flagpole portion of a  
808 flag shaped lot shall be no more than 200 feet, unless approved by the fire chief.

809 **16.24.040 Design—Lot lines.**

810 To the extent feasible, side lot lines shall be perpendicular to straight streets and radial to  
811 curved streets.

812 **16.24.050 Design—Lot frontage and access.**

813 A. All lots shall have frontage on a street or navigable water and be provided physical and  
814 legal access.

815 B. The front lot line of a residential lot shall not abut a major street. A waiver may be granted  
816 by the platting authority when the applicant demonstrates that access to a lesser street is not  
817 practicable or feasible.

818 D. The frontage of a lot on a cul-de-sac bulb shall be a minimum of 30 feet. This does not  
819 apply to flag lots.

820 E. All street rights-of-way shall include a snow storage area that extends 10 feet outward from  
821 the back of the curb. Utilities within snow storage area shall be installed to accommodate snow  
822 loads and snow removal as determined by the city engineer.

823 **16.24.060 Design—Snow storage.**

824 A. Snow storage lots shall be conveyed to the city by title immediately after recording of the  
825 plat. Snow storage lots shall be identified by plat note. The area of the snow storage lot(s) shall  
826 be equal to one square foot for every square foot of dedicated right-of-way. The distance  
827 between dedicated snow storage lots shall not be more than 1,000 feet. The location and  
828 layout of snow storage lots shall be approved by the public works director.

829 B. Snow storage lots shall be cleared and graded to ensure that drainage does not adversely  
830 impact adjacent property. The final drainage plan for the snow storage lots shall be approved  
831 by the city engineer.

832 **16.24.070 Design—Reserve strips.**

833 Privately owned strips may not be reserved to control access to public rights-of-way.

834 **16.24.080 Design—Hazardous areas.**

835 The design of a subdivision containing or abutting hazardous areas shall conform to this section,  
836 in addition to the remainder of this title.

837 A. The applicant shall demonstrate to the satisfaction of the platting authority, that the design  
838 is specifically adapted to the proposed development and that the design considers other  
839 development in the vicinity and does not increase hazards to other areas.

840 B. The applicant shall demonstrate to the satisfaction of the platting authority that the design  
841 can meet the requirements of Section 15.30.050 when any portion of the plat is within a special  
842 flood hazard area.

843 C. The platting authority may require the dedication of easements to construct and maintain  
844 cut and fill slopes and other control structures, including but not limited to, dikes or riprap.

845 D. Subdivision design shall take into consideration known areas susceptible to geophysical  
846 hazards including but not limited to erosion, landslide, mud and earth flow, soil creep, soil  
847 liquefaction, avalanche chutes, run-outs, or wind blast.

848 E. The community development director may require the applicant to submit technical studies  
849 to demonstrate compliance with this title with respect to identified hazardous areas.

850 F. The platting authority shall require the dedication of stream maintenance and protection  
851 easements where a river, stream, creek, important surface watercourse, or drainage course  
852 traverses or is adjacent to the subdivision. The easement shall conform substantially to the line  
853 of the stream.

854 G. The width of the stream maintenance easement shall be that which the platting authority  
855 finds necessary to protect the stream and adjacent property from soil erosion, flooding, water  
856 pollution and destruction of fish and wildlife habitat. The easement will not be less than 25 feet  
857 wide on either side of the stream, measured landward from the ordinary high-water mark.

858 H. All structures within a stream maintenance and protection easement, shall be required by  
859 plat note to be readily moveable or temporary.

860 **16.24.090 Design—Phasing schedule.**

861 The platting authority may require that a subdivision conform to a phasing schedule based  
862 upon the scheduled availability of infrastructure to serve the subdivision. The platting authority,  
863 upon a showing of good cause by the applicant, may authorize the applicant to proceed with

864 the installation of improvements required under this title on a portion or part of the  
865 subdivision.

866 **16.24.100 Design—Block arrangement.**

867 Blocks shall consist of two tiers of lots, except where lots back onto a major street, natural  
868 feature or subdivision boundary.

869 **16.24.110 Streets—General design considerations.**

870 A. The streets in a subdivision shall be designed and located in relation to existing and  
871 planned streets, to topographical conditions and natural terrain features such as streams and  
872 existing tree growth, to public convenience and safety, and in their appropriate relation to the  
873 proposed uses of the land to be served by these streets. All subdivisions shall have legal and  
874 physical access.

875 1. Major Streets. Major streets shall be properly integrated with the existing and proposed  
876 system of major streets and highways.

877 2. Collector Streets. Collector streets shall be properly related to special traffic generating  
878 from facilities such as schools, churches and shopping areas to population densities, and to  
879 major streets into which they feed.

880 3. Minor Streets. Minor streets shall be laid out to conform as much as possible to  
881 topography, to discourage use by through traffic, to permit efficient snow removal,  
882 drainage and sewer systems and to require the minimum amount of street necessary to  
883 provide convenient, safe access to property.

884 B. Where a subdivision borders on or contains an existing or proposed major street, the  
885 platting authority may require adjacent collector or minor streets be provided.

886 C. The rights-of-way of all streets shall be the width specified on the official map or  
887 comprehensive plan but shall be within the width specified below.

Street	Right-of-Way (feet)
Major streets	80-100
Collector streets	70-80

Street	Right-of-Way (feet)
Minor streets	50-60

888 **16.24.120 Design—Street grades.**

889 A. Streets shall be arranged in relation to topography to provide usable lots, safe streets,  
 890 reasonable gradients and minimum damage to terrain and existing vegetation. The minimum  
 891 grade of all streets shall be no less than one-half percent. The minimum shall not be permitted  
 892 for distances greater than 600 feet.

893 B. Cul-de-sac turnaround grades shall not exceed five percent.

894 C. Major and collector street grades shall not exceed eight percent unless necessitated by  
 895 exceptional topography and approved by the platting authority. Minor street grades shall not  
 896 exceed 10%. Any street grade exceeding six percent shall be on a straight alignment no more  
 897 than 100 feet long. The platting authority may allow the grade to be longer where topographic  
 898 conditions warrant.

899 **16.24.130 Design—Street alignment.**

900 A. Collector streets shall be aligned to continue existing streets from adjoining areas into the  
 901 proposed subdivision. Minor streets shall be aligned to discourage through traffic.

902 B. Stub streets with temporary turnaround areas shall be extended to the boundaries of the  
 903 proposed subdivision where appropriate to provide future street connections to adjacent  
 904 unsubdivided areas.

905 C. Grade or median separations of street lanes may be permitted to preserve natural features,  
 906 provide space for landscaping, or facilitate access in subdivisions containing steep lots.

907 D. Street alignment shall consider and minimize potential wind damage and snow removal.

908 **16.24.140 Design—Street intersections.**

909 Streets shall intersect at, or as near as feasible, to a 90-degree angle and not less than a 75-  
 910 degree angle. The distance between intersection centerlines shall be a minimum of 150 feet.  
 911 Corner roundings at intersections shall have a minimum radius of 20 feet. Sight distance shall  
 912 conform with the most recent publication of the American Association of State Highway and  
 913 Transportation Officials (AASHTO). The platting authority may require pedestrian crosswalks

914 not less than 15 feet wide to provide convenient pedestrian circulation or access to schools,  
915 playgrounds, shopping areas, transportation and other community facilities.

916 **16.24.150 Design—Cul-de-sac.**

917 Where topography and traffic circulation permit, the length of a cul-de-sac shall not exceed 900  
918 feet. The length shall be measured from centerline of intersecting through streets to the radius  
919 point of cul-de-sac bulb, or a line running from the radius point perpendicular to the street  
920 centerline. The constructed street shall have a turnaround compliant with the adopted fire  
921 code in VMC Title 8. A waiver may be granted by the platting authority, upon a  
922 recommendation from the Fire Chief, when the applicant demonstrates an alternate  
923 turnaround design provides adequate fire access.

924 **16.24.160 Design—Street names.**

925 New street names shall not duplicate the names of existing streets. Streets that are  
926 continuations of other streets already in existence and named shall bear the name of the  
927 existing streets in conformance with Section 12.06.120.

928 **16.24.170 Design—Street addresses.**

929 The community development director shall assign all official street address numbers. A  
930 permanent address shall be assigned only for property that is subject to a plat filed depicting  
931 the dedicated right-of-way serving the property in conformance with Section 12.06.090.

932 **16.24.180 Design—Geometric and profiles.**

933 In addition to the requirements below, the provisions of Chapter 12.04 and Section  
934 16.24.200 apply. Detailed requirements for current construction materials and methods are  
935 available from the city engineer.

936 A. Horizontal Curves. Changes in horizontal alignment of roads shall be made using horizontal  
937 circular curves. The radii of horizontal curves shall not be less than:

- 938 1. Major streets, 800 feet;
- 939 2. Collector streets, 600 feet;
- 940 3. Minor streets, 150 feet.

941 B. Compound curves and broken-back curves shall not be used unless approved by the  
942 platting authority. Reverse curves shall have an intermediate tangent of 100 feet or more  
943 unless the curve radii are more than 300 feet.

944 C. Cross Slopes. The minimum road cross slope shall not be less than two percent and not  
945 greater than six percent .

946 D. Superelevations shall be installed in accordance with the current publication of AASHTO.  
947 The maximum superelevation allowed is six percent.

948 **16.24.190 Design—Planned Unit Developments (PUDs).**

949 A Planned Unit Development (PUD) is intended to provide flexibility to the city’s dimensional  
950 standards to achieve better project design than otherwise could be accomplished through the  
951 direct application of the dimensional standards. PUDs may be created pursuant to the  
952 conditional use permit process required by Section 17.12.090 and is subject to all provisions of  
953 Chapter 17.84.

954 **16.24.200 Engineering and design criteria.**

955 A. Dedicated streets shall receive street maintenance and snow removal when all the streets  
956 are dedicated to public use, meet the engineering and design criteria, and have been accepted  
957 by the city. Prior to acceptance of dedication, the platting authority shall consider the following  
958 factors:

- 959 1. The anticipated population density within the subdivision;
- 960 2. The anticipated level of vehicular traffic upon the subdivision streets;
- 961 3. The anticipated level of pedestrian traffic upon the subdivision streets;
- 962 4. The cost of constructing streets to higher engineering and design criteria as compared to  
963 the benefits derived from higher criteria.

964 The acceptable criteria are set forth in the most current adopted City of Valdez Street  
965 Standards. The platting authority may impose additional conditions or requirements as it deems  
966 to be in the public interest. It may set different engineering and design criteria for different  
967 subdivisions and for different streets within a subdivision and is not limited by any of the  
968 requirements of this title.

969 B. A subdivision in which the streets do not meet the criteria or requirements set forth by the  
970 platting authority will not be accepted.

971 C. The criteria and requirements shall be determined by the platting at preliminary plat  
972 approval.

973 D. The city or any person may appeal to the city council in accordance with Section 16.04.070.

974 E. The platting authority shall determine criteria and requirements for existing subdivisions  
975 which have streets not in conformance with design requirements presently existing under this  
976 title. When in the public interest, the platting authority may require additional improvements  
977 for streets.

978 **Chapter 16.28**  
979 **IMPROVEMENTS**

980 Sections:

981 **16.28.010 Monuments.**

982 **16.28.020 Required facilities.**

983 **16.28.030 Bond required.**

984 **16.28.040 Approval of city engineer.**

985 **16.28.050 Development in phases.**

986 **16.28.060 Dedication of facilities.**

987 **16.28.010 Monuments.**

988 A. Angle Points. All angle points in the subdivision shall be marked with monuments  
989 permanently set as follows:

990 1. Two primary monuments on or within the subdivision boundary. Where possible,  
991 the primary monuments should be on the ends of the same line. Existing monuments  
992 that meet primary monument specifications will not require additional primary  
993 monuments.

994 2. All other angle points within the subdivision shall be marked with secondary  
995 monuments.

996 3. If not located within roadways or walkways, flush to the surface or protruding no  
997 more than four inches above ground level;

998 4. If located within walkways, roadways or snow storage areas at least six inches below  
999 the surface in a survey box;

1000 5. Primary monuments shall be stamped with the following information:

1001 a. Location and identification;

1002 b. Year set;

1003 c. Surveyor's license number;

- 1004 d. Exact transit point;
- 1005 B. All other corners shall be monumented with secondary monuments permanently set:
- 1006 1. Flush to the surface; or
- 1007 2. Protruding no more than four inches above the surface; and
- 1008 3. Stamped with the following information:
- 1009 a. Location and identification;
- 1010 b. Surveyor's license number;
- 1011 c. Year set.
- 1012 C. Monument Material. The following monument material or equal shall be employed in the
- 1013 survey:
- 1014 1. Primary Monuments. Alloyed iron pipe, zinc coated or aluminum pipe.
- 1015 a. Outside diameter, two-inch or larger;
- 1016 b. Cut in 30-inch lengths;
- 1017 c. One end of the pipe shall be split for several inches and the two halves
- 1018 spread to form flanges or a commercially manufactured foot attached.
- 1019 2. A brass or aluminum cap, two and one-half inches or larger in diameter shall be
- 1020 securely attached to the other end by mechanical means.
- 1021 3. If aluminum pipe is used, the monument must contain a magnetic insert as an
- 1022 integral part of its composition.
- 1023 4. In areas where primary monuments are located on rock outcrops or concrete
- 1024 surfaces, a brass or aluminum tablet two and one-half inch diameter with a one-half
- 1025 inch diameter stem shall be cemented into a drilled hole. The tablet shall be flush with
- 1026 the surrounding surface. The tablet shall include a magnetic insert as an integral part of
- 1027 its composition.
- 1028 D. Secondary Monuments.

- 1029 1. Cap one and one-half inch or larger secured by friction fit or mechanical means to  
1030 five-eighths inch steel rebar or other ferrous metal rod.
- 1031 2. The rods shall penetrate a minimum of 30 inches below the surface.
- 1032 4. In areas where secondary monuments are located on rock outcrop or concrete  
1033 surfaces, the procedure for primary monuments shall be followed.
- 1034 E. Reference Monuments. Reference monuments may used when the actual corner location  
1035 cannot be set or if required for other reasons.
- 1036 1. Minimum requirements are the same as those for secondary monuments.
- 1037 2. All reference caps will be marked with the following information:
- 1038 a. Distance to monument;
- 1039 b. Surveyor's license number;
- 1040 c. Designation of and an arrow pointing to the referenced "corner";
- 1041 d. Date set.
- 1042 3. Witness corners shall be used when the actual location of the corner cannot be set  
1043 and shall meet the following:
- 1044 a. Witness distance shall be shown on the plat, from the existing monument, as  
1045 set, to the true corner position.
- 1046 b. Witness corners shall be set on the property line at a distance considered  
1047 reasonable and practical from the true corner point.
- 1048 F. Monument material requirements are minimum standards. Other materials of equal or  
1049 higher quality approved by the city engineer shall be allowed.
- 1050 G. The Community Development Director may approve the use of monuments other than  
1051 required by this section when warranted by specific field conditions.
- 1052 **16.28.020 Required facilities.**
- 1053 Where applicable, before the final plat may be considered for approval, the applicant shall  
1054 provide and dedicate the following facilities and improvements in accordance with the City of

1055 Valdez Standard Specifications document. The applicant shall provide to the city engineer, as-  
1056 built drawings of the improvements certified by a licensed engineer in the State of Alaska.  
1057 Facilities and improvements shall be installed within 24 months.

1058 A. Water and Sewer. Water and sanitary sewer mains, lift stations and laterals to the lot lines  
1059 where the subdivision is within 200 feet of land served by water and sewer.

1060 B. Streets. All new streets, and additional right-of-way along existing streets, shall conform  
1061 with Section 16.24.110. No required dedication shall exceed 100 feet of width except for cul-de-  
1062 sacs and street boulevards for center strip drainage. Where collector and major streets lie  
1063 within the plat, the applicant shall not be required to provide improvements in excess of those  
1064 normally required to serve the development itself. The platting authority may waive the  
1065 requirement for paving where the subdivision is in a rural area.

1066 C. Stormwater Mains. Stormwater mains shall be provided as deemed necessary by the city  
1067 engineer.

1068 D. Surface Drainage. Curb and gutter or other adequate facilities to provide surface water  
1069 drainage as deemed necessary by the city engineer.

1070 E. Erosion Control. All open cuts of ground shall be returned in a satisfactory condition as  
1071 determined by the city engineer. Seeding shall be provided for any open cut subject to  
1072 excessive erosion. Barriers shall be placed at intervals and at right angles to the flow of water to  
1073 prevent erosion.

1074 F. Snow Storage. Snow storage shall be provided per Section 16.24.060 on property that has  
1075 been deeded to the city.

1076 G. Street Signs. Street signs indicating street name, speed limits and other appropriate  
1077 notification shall be provided as deemed necessary by the city engineer and community  
1078 development department.

1079 H. Street Lights. Street lights illuminating intersections and lengths of street shall be provided  
1080 as deemed necessary by the city engineer.

1081 **16.28.030 Bond required.**

1082 When facilities and improvements required by this chapter have not been fully installed at the  
1083 time the plat is submitted for final approval, the applicant shall file with the community  
1084 development director a bond or other surety or collateral providing for whole or partial

1085 releases, to ensure that all required improvements are constructed as specified in the approved  
1086 plans. The bond or other financial guarantee shall be approved by the city attorney and shall be  
1087 of an amount determined by the city engineer.

1088 **16.28.040 Approval of city engineer.**

1089 The adequacy of the facilities and improvements required by this chapter and their proper  
1090 installation shall be subject to approval of the city engineer.

1091 **16.28.050 Development in phases.**

1092 Where in the determination of the platting authority that the whole of the area being platted  
1093 cannot immediately be fully improved with respect to the installation of all required facilities  
1094 and street improvements, the platting authority may authorize the applicant to proceed with  
1095 the installation of improvements required under this title on a portion of the platted area. In  
1096 such event, the requirements of this title shall apply to that portion or part thereof authorized  
1097 for immediate improvement.

1098 **16.28.060 Dedication of facilities.**

1099 All facilities and improvements installed prior to the final approval of the plat shall be  
1100 considered dedicated along with streets and other public areas upon the approval of the final  
1101 plat. Facilities and improvements completed under bond or other financial guarantee after the  
1102 approval of the plat shall be considered dedicated upon their approval and acceptance and  
1103 release of the bond or other guarantee.

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**Chapter 16.32**  
**PUBLIC SITES AND OPEN SPACES**

Sections:

- 16.32.010 Purpose.**
- 16.32.020 Reservation of potential sites.**
- 16.32.030 Excessive street dedication.**
- 16.32.040 Determination of feasibility.**
- 16.32.050 Dedication—Streets.**
- 16.32.060 Dedication—Walkways, trails and paths.**
- 16.32.070 Dedication—Utility easements.**
- 16.32.080 Dedication—Snow storage.**

**16.32.010 Purpose.**

Public sites and opens space provisions are established to ensure adequate open spaces and sites for public uses are properly located and preserved as the community develops and to ensure the costs of public sites needed by new development are equitably apportioned.

**16.32.020 Reservation of potential sites.**

A. Design Consideration. The platting authority, after considering the proposed plat’s impact on the community and the goals and policies of the comprehensive plan, may require the proposed plat to provide the dedication of public sites and open spaces.

B. Reservation May Be Required. Where it is determined by the platting authority that a portion of the plat is required for public sites or open spaces, the applicant may be required to reserve an area for a period not to exceed three years. Within three years of the filing of a final plat, the city or any other public or private agency may acquire any parcel designated as reserve tract on the plat, by purchase or as otherwise authorized by law, for the purpose or purposes for which the parcel was reserved. The designation of an area to be reserved shall be supported by a report from the community development director. The report shall contain a statement from the entity proposing to acquire the tract that it intends to acquire the designated area. If a reserve tract is not acquired within the three-year period, it shall be released from the reserve tract designation unless the time for acquisition is extended by the reserve tract’s owners or by another provision of law.

1134 C. How Determined. The reserve land to be provided shall be up to five percent of the net  
1135 residential lot area created by the plat.

1136 D. Exemptions. The platting authority may waive the dedication of a public site or open space  
1137 in rural large lot subdivisions, or where the plat results in the creation of no more than one  
1138 additional lot or parcel, or for a parcel on which a permanent residential structure has existed  
1139 for at least one year prior to the date of the division.

1140 E. Redivision. Where a lot or parcel for which a dedication has once been made is further  
1141 divided, dedications shall be required only for the additional lots or parcels created.

1142 **16.32.030 Excessive street dedication.**

1143 In the case of major thoroughfares lying within the plat, the applicant may dedicate the width  
1144 in excess of that required by this title and receive credit towards areas required under this  
1145 chapter.

1146 **16.32.040 Determination of feasibility.**

1147 The platting authority shall make the determination of the feasibility of dedication of the public  
1148 site or open space.

1149 **16.32.050 Dedication—Streets.**

1150 All street rights-of-way shall be dedicated to the public.

1151 **16.32.060 Dedication—Walkways, trails and paths.**

1152 The platting authority may require the dedication of pedestrian walkways or nonmotorized  
1153 trails and paths where it finds they are necessary for convenient circulation or to protect  
1154 pedestrians and bicycles from motorized vehicle traffic. The platting authority may require the  
1155 dedication of pedestrian walkways and/or nonmotorized trails and paths to provide public  
1156 access to any adjacent stream, lake or ocean. The minimum width of a dedication shall be 10  
1157 feet.

1158 **16.32.070 Dedication—Utility easements.**

1159 The platting authority may require the dedication of utility easements when a utility company  
1160 or the city demonstrates a need.

1161 **16.32.080 Dedication—Snow storage.**

1162 All land dedicated for snow storage shall be deeded to the city.



## Legislation Text

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**File #:** ORD 26-0005, **Version:** 1

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**ITEM TITLE:**

#26-05 - Amending Chapter 2.52 of the Valdez Municipal Code Titled Planning and Zoning Commission (Amended). First Reading. Public Hearing.

**SUBMITTED BY:** Elise Sorum-Birk, Deputy Clerk/ Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: n/a  
Unencumbered Balance: n/a  
Funding Source: n/a

**RECOMMENDATION:**

Introduce Ordinance 26-05 on first reading.

**SUMMARY STATEMENT:**

This ordinance adjusts language in code related to the Planning and Zoning Commission's platting authority to allow for proposed changes to Title 16 and administrative approval of some plats.

Additionally, language of this chapter has been updated to remove outdated terminology and conform to other sections of code.

At their May 6, 2026 meeting Council adopted an amendment to correct the omission of term length provision. This ordinance returns to first reading due to the amendment.

CITY OF VALDEZ, ALASKA  
ORDINANCE NO. 26-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA,  
AMENDING CHAPTER 2.52 OF THE VALDEZ MUNICIPAL CODE TITLED  
PLANNING AND ZONING COMMISSION

WHEREAS, the Planning and Zoning Commission is established in city charter and Chapter 2.52 of the Valdez Municipal Code; and

WHEREAS, if adopted Ordinance 26-04, repealing and reenacting Title 16 of the Valdez Municipal Code will allow certain plating actions to be approved administratively; and

WHEREAS, this ordinance also provides an opportunity to address outdated language and conform language with other sections of code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA that the following amendments are made to Title 2 of the Valdez Municipal Code:

**Section 1.** Chapter 2.52 of the Valdez Municipal Code is hereby amended to read as follows:

**Chapter 2.52**  
**PLANNING AND ZONING COMMISSION**

Sections:

- 2.52.010 Establishment — Composition — Appointment of members.  
~~2.52.020 Terms of office of members — Filling of Vacancies.~~  
2.52.030<sup>20</sup> Powers and duties.  
2.52.040<sup>30</sup> Quorum and voting.  
2.52.050<sup>40</sup> Decisions.

**2.60.010 Establishment—Composition—Appointment of members.**

~~A. There shall be a~~ **The** city planning and zoning commission, which shall consist<sup>s</sup> of seven members who shall be appointed by the mayor, with the approval of the city council **for staggered three-year terms.** ~~The city council shall serve as ex officio members of the commission.~~

**B. Vacancies shall be filled in the same manner as the commissioners are appointed.**

C. The commission shall elect its chair from among the appointive members.  
(Prior code § 2-14)

**~~2.60.020 Terms of office of members—Filling of vacancies.~~**

~~The term of office of the appointive members of the planning and zoning commission shall be three years. Any vacancy during the unexpired term of an appointive member shall be filled by the city council for the remainder of the term.~~

~~(Prior code § 2-15; amended by Prop. 1, 10-2-2001)~~

**2.52.030~~20~~ Powers and duties.**

The planning and zoning commission shall:

- A. Have the authority to prepare and submit to the city council for its approval a master plan for the physical development of the city, including the general location, character and extent of streets, bridges, parks, waterways and other public ways, grounds and spaces, together with the general location of the public buildings and other public property, public utilities, ~~and the extent and location of any public housing or slum clearance projects.~~ The commission shall recommend such modifications of such to this plan from time to time, ~~as it deems~~ deemed to be in the city's interest;
- B. Prepare and recommend to the city council a comprehensive zoning ordinance and map, or propose amendments or revisions thereof, with such provisions as the commission shall deem necessary or desirable for the promotion of health, safety, ~~morals and~~ general welfare of the inhabitants of the city;
- C. ~~Act as the platting board and~~ Exercise platting authority in accordance with title 16 of this code and other functions with respect to land subdivisions, planning and zoning as may be prescribed elsewhere in this code or any other ordinance of the city, not inconsistent with the provisions of the city charter; and
- D. Cause minutes of each meeting to be recorded and ~~forwarded to the city council through the city manager~~ filed with the city clerk.

~~(Prior code § 2-16)~~

**2.52.040 Quorum and voting.**

A quorum of the planning and zoning commission for the conduct of any meeting or public hearing shall be a majority of the commission. No actions shall be taken by the commission except by concurrence of at least four members.

~~(Prior code § 2-17)~~

**2.52.050 Decisions.**

Any and all final decisions of the planning and zoning commission may be overruled or reversed by the city council, but only upon a vote of five council members in favor of such overruling or reversal.

~~(Prior code § 2-18)~~

**Section 2.** This ordinance becomes effective immediately.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Dennis Fleming, Mayor

ATTEST:

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jake Stasser, City Attorney  
Brena, Bell, & Clarkson, P.C

First Reading:  
Second Reading:  
Adoption:  
Ayes:  
Noes:  
Absent:  
Abstain:



Legislation Text

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**File #:** 26-0230, **Version:** 1

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**ITEM TITLE:**

City Manager Written Report

**SUBMITTED BY:** Nathan Duval, City Manager

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file.

**SUMMARY STATEMENT:**

Attached report outlines events that have occurred since the last Council meeting. A verbal update will be provided in conjunction with report.

### Council Priorities

- **Child Care** [Complete an operating, active, licensed childcare facility by Fall 2026]
  - Head Start is still accepting applications for students and teachers. Opening date dependent on licensure approval
  - Submitted environmental review to HUD for new center, awaiting response from HUD.
- **Housing** [Increase housing stock by Fall 2027, utilizing the housing needs survey]
  - Monitored progress on HB 13
- **Maintenance** [Annually appropriate funds toward deferred maintenance on critical infrastructure]
- **Modernize Aging Infrastructure** [Annually modernize aging infrastructure, while leveraging natural and transportation assets, to expand: Outdoor Recreation, Tourism, Maritime, Community]

### Legislative Interactions

- HB 78 vetoed by Governor Dunleavy
- Tommy Sheridan from UAF ABEC will be testifying before the Senate subcommittee on Coast Guard in DC.
- Watched SARB hearings on Pipeline valuation
- Monitoring the state Capital budget for HHES project & special session on gas line

### Operations & Initiatives

- Clean-up Day and bulk pick-up was a success
- Visitor Center is operational
- Tourism Task Force hosted Lunch and learn for businesses 5/14 at visitors center
- Finalizing agendas for Council & Directors' strategic planning sessions in June
- Cookies with the CM on 5/21
- Held all staff meeting to discuss insurance benefits and proposed improvements to the 401 & 457 plans
- Observed Board of Equalization hearings
- 'No Camping' signs have been ordered and will be deployed upon receipt

### Personnel

- Advertising open positions for both full time and temps
- Preparing for summer retirements & succession

### Projects

- Work anticipated to begin in earnest after Memorial Day for Meals project
- Interviews complete for HS remodel architect selection
- Monthly project reports begin in June to correspond with the summer season.

### Acknowledgements

- Congratulations to the VHS class of 2026



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 26-0226, **Version:** 1

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**ITEM TITLE:**

Legal Billing Summaries - March and April 2026

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file.

**SUMMARY STATEMENT:**

Attorney billing summaries for March and April of 2026 are attached for City Council review.

# BRENA, BELL & WALKER, P.C.

ROBIN O. BRENA, MANAGING ATTORNEY  
 JESSE C. BELL  
 WILLIAM M. WALKER  
 DAVID W. WENSEL  
 ANTHONY S. GUERRIERO  
 JON S. WAKELAND  
 KELLY M. MOGHADAM  
 JAKE W. STASER

ATTORNEYS AT LAW

810 N STREET, SUITE 100  
 ANCHORAGE, ALASKA 99501  
 TELEPHONE: (907) 258-2000  
 FACSIMILE: (907) 258-2001  
 WEB SITE: BRENALAW.COM

[trupe@brenalaw.com](mailto:trupe@brenalaw.com)

April 15, 2026

City of Valdez  
 Attn: Nathan Duval, City Manager  
 P.O. Box 307  
 Valdez, AK 99686

## March 2026 Billing Summary Sheet

File No.	Description	
1374-007	City Council	\$3,040.00
1374-008	Capital Facilities	\$245.00
1374-009	Ports & Harbors	\$210.00
1374-010	Finance	\$420.00
1374-011	Administration	\$15,855.00
1374-012	Community Development	\$1,387.50
1374-014	SARB Matters	\$7,780.55
1374-014C	Escaped Property 2017-2022 Superior Court Appeal	\$8,387.50
1374-014C-A	Superior Court Appeal	\$24,686.00
1374-014D	Escaped Property Original Assessments	\$4,050.00
1374-014D-A	Superior Court Appeal	\$188,222.05
1374-016	Parks and Recreation	\$70.00
1374-017	Police Department	\$485.30
1374-018	Human Resources	\$210.00
1374-019	Public Works	\$280.00
1374-020	Small Boat Harbor	
1374-029S	Ad Valorem Settlement	\$16,136.13
1374-030	C-Plan	\$20,050.05
1374-031	IT	\$70.00
1374-033	Fire Department	\$820.00
1374-036	Code Enforcement	
1374-042	Redistricting	
1374-042B	Redistricting (Attorney's Fees Appeal)	\$9,986.55
1374-043A	RCA Order 6 Appeal	\$122,230.95
1374-043B	RCA/Consolidated Appeals of Orders 6 and 17	
1374-043E	Remand Order Appeal (Sup Ct)	
1374-046	Foreclosures	\$45.00
1374-053	Ables	
1374-055	TAPS 2026	\$58,937.04
	<b>TOTAL</b>	<b>\$483,604.62</b>

### Contributed-Hour Summary

**DO NOT PAY - Fees will be paid from any attorneys' fees award.**

File No.	Description	Fees Over Cap
1374-043B	City of Valdez/RCA/Consolidated Appeals of Orders 6 & 17 Superior Ct. Nos. 3AN-20-05915 CI/3AN-21-04104 CI (Consolidated) Work began December 2020 Initial Fee Cap of \$25,000 has been met.	\$276,587.50
1374-043C	City of Valdez/BP-Hilcorp/Dismissal Appeal Supreme Ct. No. S-18178 Work began August 2021	\$315,712.67
1374-043D	City of Valdez/BP-Hilcorp/Constitutional Claimant Fees Appeal, Supreme Ct. No. S-18347 Work began February 2022	\$109,014.39
	<b>TOTAL</b>	<b>\$701,314.56</b>

# BRENA, BELL & WALKER, P.C.

ROBIN O. BRENA, MANAGING ATTORNEY  
 JESSE C. BELL  
 WILLIAM M. WALKER  
 DAVID W. WENSEL  
 ANTHONY S. GUERRIERO  
 JON S. WAKELAND  
 KELLY M. MOGHADAM  
 JAKE W. STASER

ATTORNEYS AT LAW

810 N STREET, SUITE 100  
 ANCHORAGE, ALASKA 99501  
 TELEPHONE: (907) 258-2000  
 FACSIMILE: (907) 258-2001  
 WEB SITE: BRENALAW.COM

[trupe@brenalaw.com](mailto:trupe@brenalaw.com)

May 18, 2026

City of Valdez  
 Attn: Nathan Duval, City Manager  
 P.O. Box 307  
 Valdez, AK 99686

## April 2026 Billing Summary Sheet

File No.	Description	
1374-007	City Council	\$4,280.00
1374-008	Capital Facilities	\$175.00
1374-009	Ports & Harbors	\$140.00
1374-010	Finance	\$574.95
1374-011	Administration	\$8,501.80
1374-012	Community Development	\$955.00
1374-014	SARB Matters	\$11,850.63
1374-014C	Escaped Property 2017-2022 Superior Court Appeal	
1374-014C-A	Superior Court Appeal	\$14,560.50
1374-014D	Escaped Property Original Assessments	
1374-014D-A	Superior Court Appeal	\$259,653.15
1374-016	Parks and Recreation	\$575.00
1374-017	Police Department	\$795.15
1374-018	Human Resources	\$871.26
1374-019	Public Works	
1374-020	Small Boat Harbor	
1374-029S	Ad Valorem Settlement	
1374-030	C-Plan	\$44,298.48
1374-031	IT	
1374-032	Economic Development	\$70.00
1374-033	Fire Department	\$490.00
1374-036	Code Enforcement	\$280.00
1374-042	Redistricting	
1374-042B	Redistricting (Attorney's Fees Appeal)	\$58,849.77
1374-043A	RCA Order 6 Appeal	\$48,030.38
1374-043B	RCA/Consolidated Appeals of Orders 6 and 17	
1374-043E	Remand Order Appeal (Sup Ct)	
1374-046	Foreclosures	\$1,512.40
1374-053	Ables	
1374-055	TAPS 2026	\$83,990.01
	<b>TOTAL</b>	<b>\$540,453.48</b>

### Contributed-Hour Summary

**DO NOT PAY - Fees will be paid from any attorneys' fees award.**

File No.	Description	Fees Over Cap
1374-043B	City of Valdez/RCA/Consolidated Appeals of Orders 6 & 17 Superior Ct. Nos. 3AN-20-05915 CI/3AN-21-04104 CI (Consolidated) Work began December 2020 Initial Fee Cap of \$25,000 has been met.	\$276,587.50
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	<b>TOTAL</b>	<b>\$701,314.56</b>