

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, September 24, 2025

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER****II. ROLL CALL**

Present 6 - Commission Member Stephen Goudreau
Commission Member Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka
Commission Member Christopher Moulton

Absent 1 - Commission Member Rhonda Wade

Also Present 2 - Community Development Director Kate Huber
Administrative Assistant Jared Chase

III. APPROVAL OF MINUTES**1. Approval of Minutes from the Planning & Zoning Commission Meeting June 14th, 2023.**

The minutes from June 14, 2023 were approved.

2. Approval of Minutes from Planning and Zoning Commission Meeting of May 24, 2023.

It was requested that additional details of discussion items be added to the minutes of May 24, 2023. Staff indicated that the edits would be made and the minutes resubmitted for approval at a future meeting.

IV. PUBLIC HEARINGS**1. Public Hearing for the Proposed Rezone of 1001 Airport Road (Tract C-1, ASLS 79-116, Plat 2002-13) to Heavy Industrial (HI).**

Chair Haase opened the public hearing. No public was present.

V. NEW BUSINESS**1. Approval of Final Plat for Spruce Tree Subdivision – A Subdivision of Lot 2, Tract 3, US Survey No. 3538, Plat No. 2003-7, Creating Lots 2A, 2B, and 2C, Spruce Tree Subdivision.**

MOTION: Commission Member Goudreau moved, seconded by Commission Member Radotich, to approve the final plat for Spruce Tree Subdivision - a subdivision of Lot 2, Tract 3, US Survey No. 3538, Plat No. 2003-7, creating Lots 2A, 2B, and 2C Spruce Tree Subdivision.

Commissioner Moulton wanted to ensure that the lots would eventually be required to connect to city water.

Chair Haase voiced agreement with staff findings.

VOTE ON MOTION

Yay: 6 - Goudreau, Haase, Beatus, Radotich, Metroka, and Moulton

Absent: 1 - Wade

MOTION CARRIED

2. **Approval of a Recommendation to the City Council to Authorize the Rezone of 1001 Airport Road (Tract C-1, ASLS 79-116, Plat 2002-13) to Heavy Industrial (HI).**

MOTION: Commission Member Goudreau moved, seconded by Commission Member Radotich, to approve a recommendation to City Council to authorize the rezone of 1001 Airport Road (Tract C-1, ASLS 79-116, Plat 2002-13) to Heavy Industrial (HI).

Commissioner Goudreau requested context on why the rezone was required.

Director Huber explained that the existing gravel pit covers two parcels, one parcel zoned as Heavy Industrial and the other zoned as Public Lands.

VOTE ON MOTION

Yay: 6 - Goudreau, Haase, Beatus, Radotich, Metroka, and Moulton

Absent: 1 - Wade

MOTION CARRIED

VI. REPORTS

1. **Report: Issuance of Temporary Land Use Permit 25-10 for the Valdez Convention and Visitors Bureau, Inc. for 161 Galena Drive (Lot 31, Block 33 Mineral Creek Subdivision), 310 Galena Drive (Lots 15 & 16, Block 35, Mineral Creek Subdivision) and 180 Galena Drive (Lots 11 & 12, Block 35, Mineral Creek Subdivision) owned by the City of Valdez.**
2. **Report: Issuance of Temporary Land Use Permit 25-11 to Seward Sauna, LLC for use of an Approximately 300 Square Foot Portion of ASLS 79-117 (1300 West Egan Drive) owned by the City of Valdez.**

3. **Community Development Director's Report**

Director Huber shared about the upcoming business development workshop and noted a presentation by Community Development staff.

VII. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Moulton inquired about the design for snow shedding in the Alaska Corporation for Affordable Housing development. Director Huber provided information regarding the design submittal and PUD process.

VIII. ADJOURNMENT