



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, April 8, 2026

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Planning & Zoning Commission Meeting Minutes from March 25, 2026.](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. NEW BUSINESS

1. [Approval of Preliminary Plat for Mineral Creek Koch Subdivision - a Re-Plat of Lot 7A Block 8 Mineral Creek Subdivision, Plat #2001-3.](#)

VI. REPORTS

1. Community Development Director's Report

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 26-0134, **Version:** 1

ITEM TITLE:

Planning & Zoning Commission Meeting Minutes from March 25, 2026.

SUBMITTED BY: Administrative Assistant & Permit Specialist Jared Chase

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

Planning & Zoning Commission Meeting Minutes from the regular meeting that was held March 25, 2026.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, March 25, 2026

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 5 - Commission Member Rhonda Wade
Chair Donald Haase
Commission Member Maureen Radotich
Commission Member Caleb Metroka
Commission Member Christopher Moulton

Absent 2 - Commission Member Stephen Goudreau
Commission Member Kristian Fagerberg

Also Present 3 - Community Development Director Kate Huber
Senior Planner Nicole Chase
Administrative Assistant & Permit Specialist Jared Chase

III. APPROVAL OF MINUTES

- 1. Planning & Zoning Commission Meeting Minutes from May 28th, 2025
- 2. Planning & Zoning Commission Meeting Minutes from January 14, 2026
- 3. Planning & Zoning Commission Meeting Minutes from January 28, 2026
- 4. Planning & Zoning Commission Meeting Minutes from February 11, 2026

Minutes were approved as presented.

IV. PUBLIC BUSINESS FROM THE FLOOR

No public business from the floor was presented.

V. NEW BUSINESS

- 1. **Approval of Temporary Land Use Permit 26-06 for Valdez Stay and Play for an Approximately 1,400 Square Foot Portion of Tract A ASLS 79-116 (1500 Airport Road)**

MOTION: Commission Member Wade moved, seconded by Commission Member Radotich, to approve temporary land use permit 26-06 for Valdez Stay and Play for an approximately 1,400 square foot portion of Tract A ASLS 79-116 (1500 Airport Road).

DISCUSSION: Commissioner Members discussed the availability of bathrooms. The applicant provided some comments, as well as staff.

VOTE ON MOTION

Yay: 5 - Wade, Haase, Radotich, Metroka, and Moulton

Absent: 2 - Goudreau, and Fagerberg

MOTION CARRIED

- 2. **Approval of a Recommendation to City Council for a Lease with Colville, Inc. for an Approximately 1.9-acre Portion of Parcel A ATS 564 (1940 Mineral Creek Loop Road) Owned by the City of Valdez**

MOTION: Commission Member Wade moved, seconded by Commission Member Radotich, to approve a recommendation to City Council for a lease with Colville, Inc. for an approximately 1.9-acre portion of Parcel A ATS 564 (1940 Mineral Creek Loop Road) owned by the City of Valdez.

DISCUSSION: No discussion was presented by commissioners.

VOTE ON MOTION

Yay: 5 - Wade, Haase, Radotich, Metroka, and Moulton
Absent: 2 - Goudreau, and Fagerberg

MOTION CARRIED

- 3. **Approval of Recommendation to City Council to Grant a 10' Wide Private Water Line Easement on the City of Valdez Owned Property Known as Parcel B, Northern Lights Subdivision to Valdez Holdings, LLC.**

MOTION: Commission Member Moulton moved, seconded by Commission Member Metroka, to approve recommendation to City Council to grant a 10' wide private water line easement on the City of Valdez owned property known as Parcel B, Northern Lights Subdivision to Valdez Holdings, LLC.

DISCUSSION: Chair Haase had a question for staff about why this was a private easement instead of a public easement. Director Huber explained that staff recommended the private easement because it will only serve a single parcel for seasonal water service.

VOTE ON MOTION

Yay: 5 - Wade, Haase, Radotich, Metroka, and Moulton
Absent: 2 - Goudreau, and Fagerberg

MOTION CARRIED

VI. REPORTS

- 1. Report: Temporary Land Use Permit 26-02 for the Valdez Adventure Alliance for a Portion of 1500 Valdez Glacier Road (Tract A, ASLS 79-116), a Portion of 1730

Homestead Road (Tract J Raven Subdivision) & 3351 Falcon Avenue (Lot 5, Block 9 Robe River Subdivision) owned by the City of Valdez.

2. Community Development Director's Report

Director Huber provided a status update for the Title 16 Revision project.

VII. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Wade expressed a need for public restroom facilities at Valdez Glacier Lake or other recreation areas. Director Huber plans to report back to the commission regarding a process for providing a formal recommendation.

VIII. ADJOURNMENT



Legislation Text

File #: 26-0135, **Version:** 1

ITEM TITLE:

Approval of Preliminary Plat for Mineral Creek Koch Subdivision - a Re-Plat of Lot 7A Block 8 Mineral Creek Subdivision, Plat #2001-3.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve the preliminary plat for Mineral Creek Koch Subdivision - a re-plat of Lot 7A Block 8 Mineral Creek Subdivision, Plat #2001-3, creating Lots 7A1 and 7A2 Mineral Creek Koch Subdivision.

SUMMARY STATEMENT:

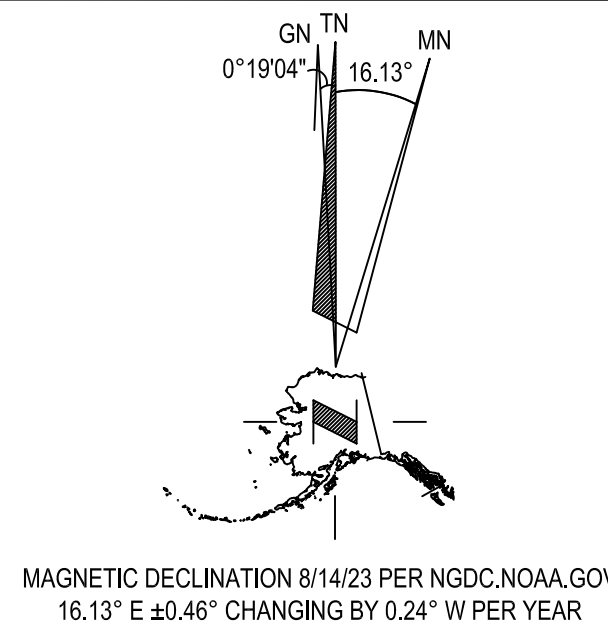
Brad and Lisa Koch have requested a survey within surveyed Section 31, Township 8 south Range 6 west Copper River Meridian, Alaska. Described as follows: a re-plat of Lot 7A Block 8 Mineral Creek Subdivision, Plat 2001-3, creating Lots 7A1 and 7A2 of Block 8, Mineral Creek Koch Subdivision.

The purpose of this subdivision is to create an additional lot that can be developed for a residential house. Allen Minish, of Wrangel Mountain Technical Services, is the surveyor on the project.

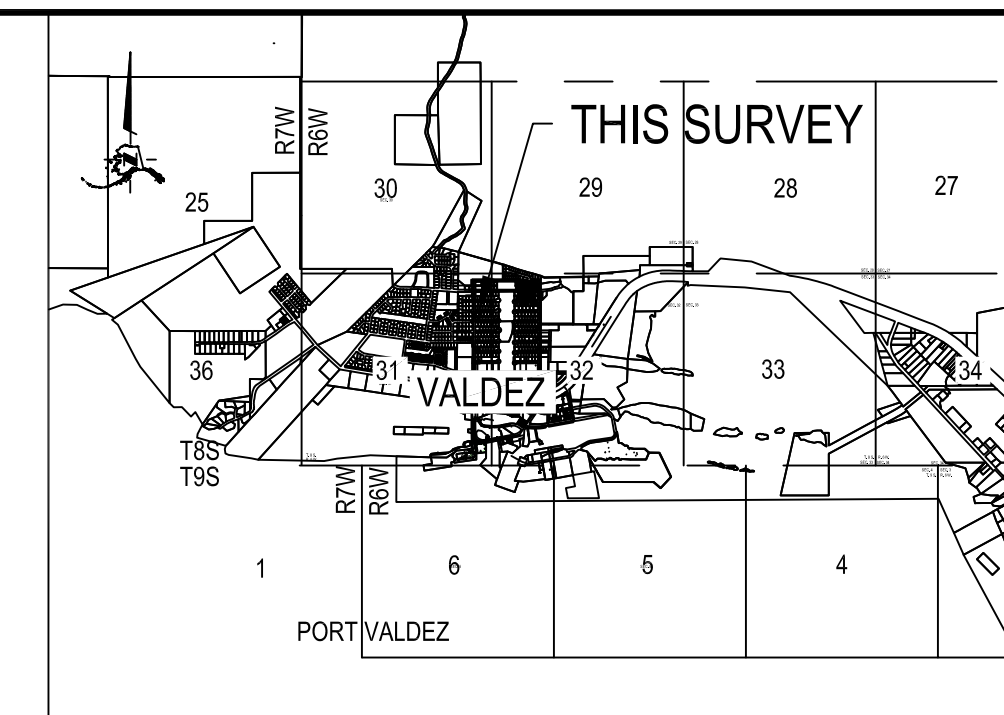
This subdivision is not located in the mapped Special Flood Hazard Area (SFHA) and is not subject to the floodplain regulations of the City of Valdez nor is a floodplain development permit required from the city.

The property is zoned R1 residential. The minimum lot width in the R1 district is 50 feet per Valdez Municipal Code 17.06.060-1. Proposed lots have a greater lot width of 50'. The minimum lot area in the R1 neighborhood mixed use zoning district is 5,500 square feet. The proposed lots meet the minimum lot dimension requirements of Title 17.

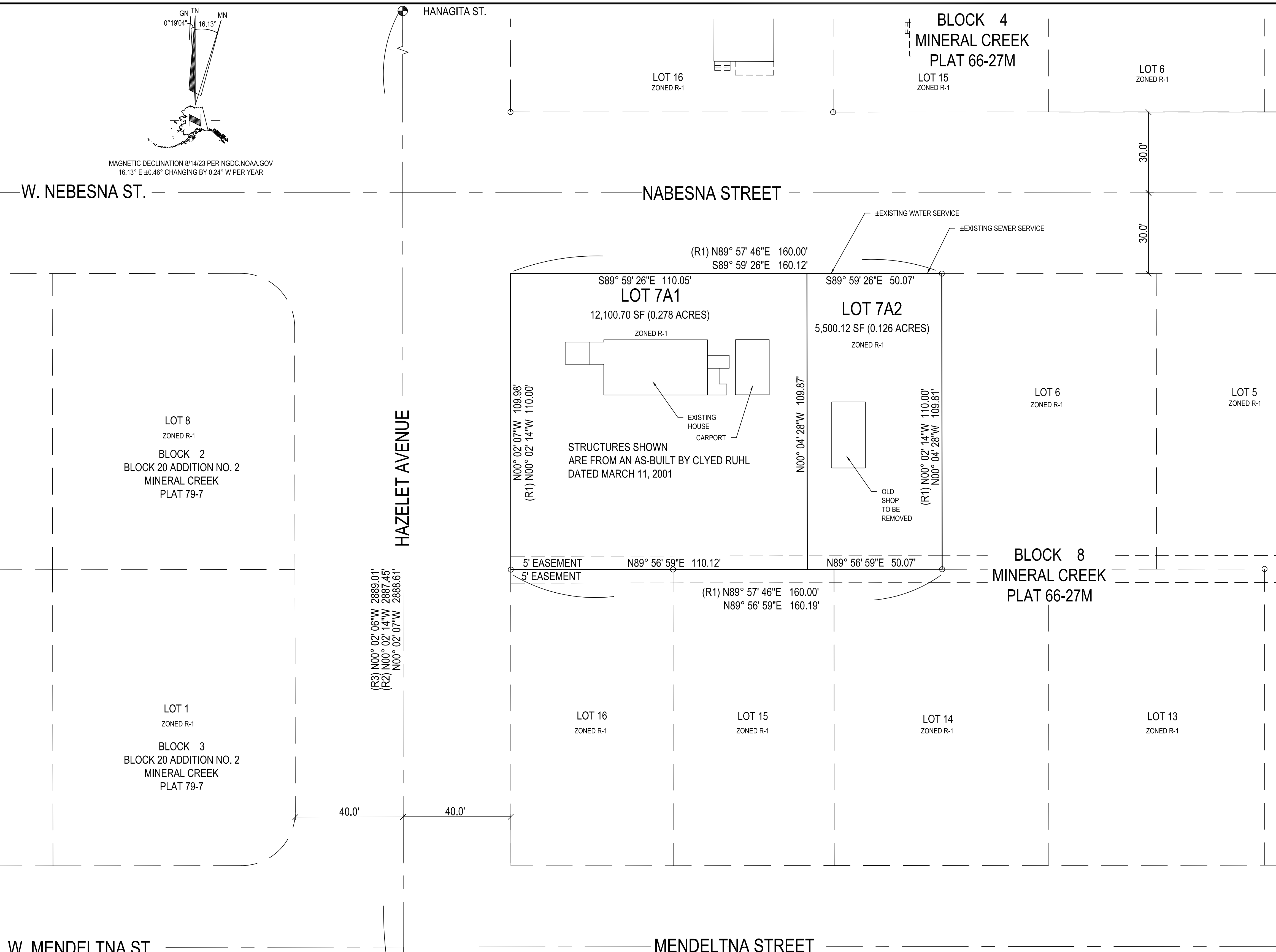
Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on March 27th, 2026. Notice was sent to the utilities on August 15th, 2025. Staff will continue to work with the surveyor and landowner to ensure all final plat requirements are met.



MAGNETIC DECLINATION 8/14/23 PER NGDC.NOAA.GOV
16.13° E ±0.46° CHANGING BY 0.24° W PER YEAR



VICINITY MAP
SCALE: 1" = 1 MILE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

BRADLEY J KOCH _____ DATE _____
PO BOX 706
VALDEZ, AK 99686

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
BY: _____, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

LISA D KOCH _____ DATE _____
PO BOX 706
VALDEZ, AK 99686

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
BY: _____, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TAX CERTIFICATE

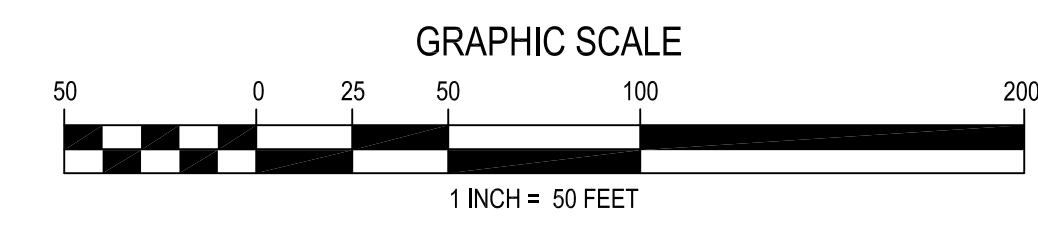
I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTIES REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____.

SIGNED _____
SHERI L. PIERCE MMC
CITY CLERK
CITY OF VALDEZ

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

SIGNED _____ DATE _____
DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ



LEGEND

- FOUND PRIMARY 3.5" ALCAP MONUMENT
- FOUND PRIMARY 2.5" BRASS CAP MONUMENT
- FOUND SECONDARY MONUMENT ALCAP ON REBAR
- FOUND REBAR
- SET SECONDARY MONUMENT YELLOW PLASTIC CAP ON 5/8" X 30" REBAR
- SUBDIVISION EXTERIOR BOUNDARY
- SUBDIVISION INTERIOR BOUNDARY
- OTHER BOUNDARIES
- SECTION LINES
- - - - - EASEMENT
- (R1) RECORD PLAT 2001-3
- (R2) RECORD PLAT 66-40M & 66-27M (CALCULATED FROM COORDINATES)
- (R3) RECORD PLAT 2019-4

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 66-40M, 66-27M, 2001-3, 2019-4 VALDEZ R.D.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

ALLEN MINISH _____ DATE _____
REGISTERED LAND SURVEYOR



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32 EDGERTON HWY, CHITINA, AK 99566 (907) 823-2280		
A PLAT OF MINERAL CREEK KOCH SUBDIVISION CREATING LOTS 7A1 AND 7A2 OF BLOCK 8		
A RE-PLAT OF LOT 7A BLOCK 8 MINERAL CREEK SUBDIVISION PLAT 2001-3 WITHIN A PORTION OF USS 638; LOCATED WITHIN SURVEYED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±17,600.82 FT ² (±0.404 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 2/20/24	DATE OF SURVEY: START: 2023 END: 2024	WMTS PROJECT # 23042
CHECKED BY: ADM / COV DATE: 2/20/24	SCALE: 1" = 50'	DRAWING NAME: VALDEZ E OF HAZELET



3/27/2026

**NOTICE OF SUBDIVISION/REPLAT
BRAD AND LISA KOCH
MINERAL CREEK KOCH SUBDIVISION**

Brad and Lisa Koch have requested a survey within Section 31, Township 8 South, Range 6 West, Copper River Meridian, Valdez Recording District, Alaska. Described as follows: A re-plat of Lot 7A Block 8 Mineral Creek Subdivision Plat #2001-3. The subject property's street address is 360 Nabesna St.

The preliminary plat will go before the Planning and Zoning Commission for approval on April 8th, 2026, at 7:00PM in the City Council Chambers (214 Fairbanks Drive). The public is invited to attend the meeting and provide your comments. If you wish to comment on the subdivision and cannot attend the meeting, please provide your comments to the Community Development Department in writing or via e-mail to communitydevelopment@ValdezAK.Gov. Staff will pass comments received before 4:00PM the day of the hearing on to the Planning and Zoning Commission.

If you have any questions please contact the Community Development Department at (907) 834-3401 or stop by our window in City Hall at 212 Chenega Avenue.


N


Mineral Creek Koch Subdivision

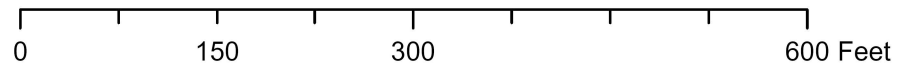
300 Foot Radius

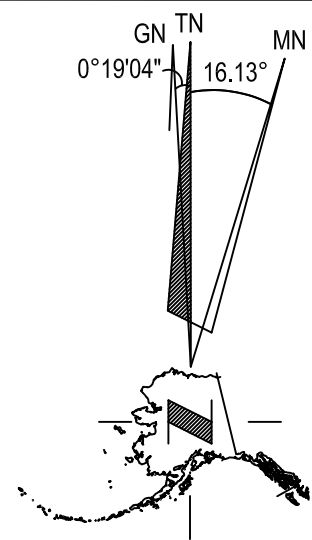


Legend

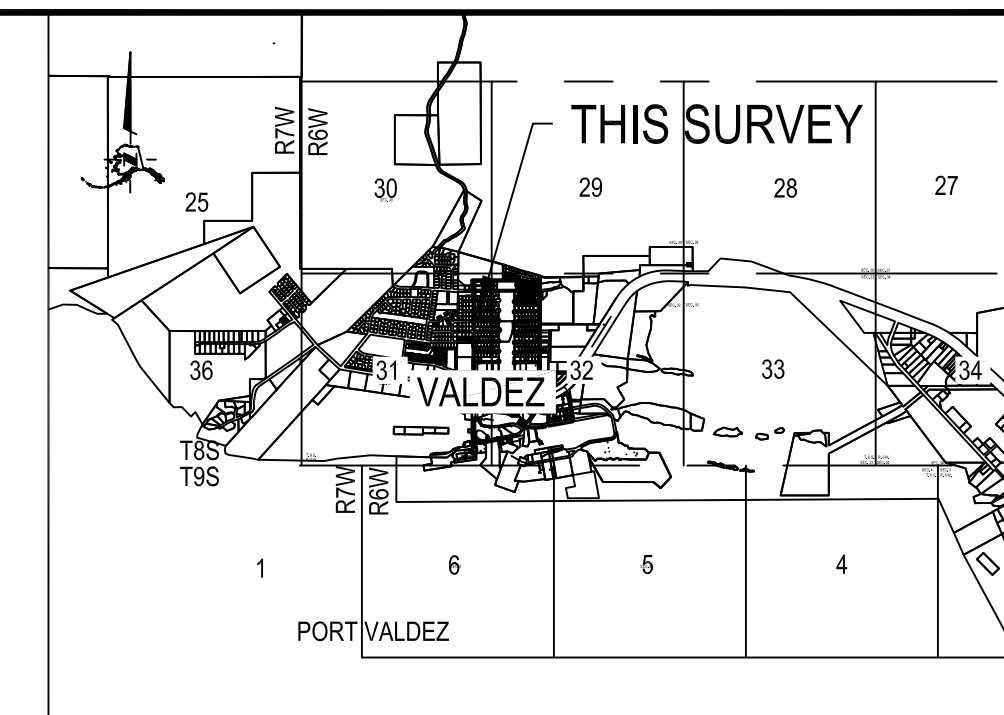
 Koch 300' Buffer

 Parcel Boundary





MAGNETIC DECLINATION 8/14/23 PER NGDC.NOAA.GOV
16.13° E ±0.46° CHANGING BY 0.24° W PER YEAR



VICINITY MAP
SCALE: 1" = 1 MILE

W. NEBESNA ST.

NABESNA STREET

W. MENDELTA ST.

MENDELTA STREET

HAZELET AVENUE

(R3) N00° 02' 06"W 2889.01'
(R2) N00° 02' 14"W 2887.45'
N00° 02' 07"W 2888.61'

40.0' 40.0'

EGAN DR.

BLOCK 4
MINERAL CREEK
PLAT 66-27M

LOT 15 ZONED R-1

LOT 16 ZONED R-1

LOT 6 ZONED R-1

LOT 8
ZONED R-1
BLOCK 2
BLOCK 20 ADDITION NO. 2
MINERAL CREEK
PLAT 79-7

LOT 1
ZONED R-1
BLOCK 3
BLOCK 20 ADDITION NO. 2
MINERAL CREEK
PLAT 79-7

LOT 7A1
12,100.70 SF (0.278 ACRES)
ZONED R-1

LOT 7A2
5,500.12 SF (0.126 ACRES)
ZONED R-1

LOT 6
ZONED R-1

LOT 5
ZONED R-1

BLOCK 8
MINERAL CREEK
PLAT 66-27M

LOT 16
ZONED R-1

LOT 15
ZONED R-1

LOT 14
ZONED R-1

LOT 13
ZONED R-1

(R1) N89° 57' 46"E 160.00'
S89° 59' 26"E 160.12'

S89° 59' 26"E 110.05'

S89° 59' 26"E 50.07'

(R1) N00° 02' 14"W 110.00'

N00° 04' 28"W 109.87'

(R1) N00° 02' 14"W 110.00'
N00° 04' 28"W 109.81'

5' EASEMENT N89° 56' 59"E 110.12'

5' EASEMENT N89° 56' 59"E 50.07'

(R1) N89° 57' 46"E 160.00'
N89° 56' 59"E 160.19'

OLD SHOP
TO BE
REMOVED

STRUCTURES SHOWN
ARE FROM AN AS-BUILT BY CLYED RUHL
DATED MARCH 11, 2001

EXISTING HOUSE
CARPORT

EXISTING WATER SERVICE

EXISTING SEWER SERVICE

LEGEND

- FOUND PRIMARY 3.5" ALCAP MONUMENT
- FOUND PRIMARY 2.5" BRASS CAP MONUMENT
- FOUND SECONDARY MONUMENT ALCAP ON REBAR
- FOUND REBAR
- SET SECONDARY MONUMENT YELLOW PLASTIC CAP ON 5/8" X 30" REBAR
- SUBDIVISION EXTERIOR BOUNDARY
- SUBDIVISION INTERIOR BOUNDARY
- OTHER BOUNDARIES
- SECTION LINES
- - - - - EASEMENT
- (R1) RECORD PLAT 2001-3
- (R2) RECORD PLAT 66-40M & 66-27M (CALCULATED FROM COORDINATES)
- (R3) RECORD PLAT 2019-4

NOTES

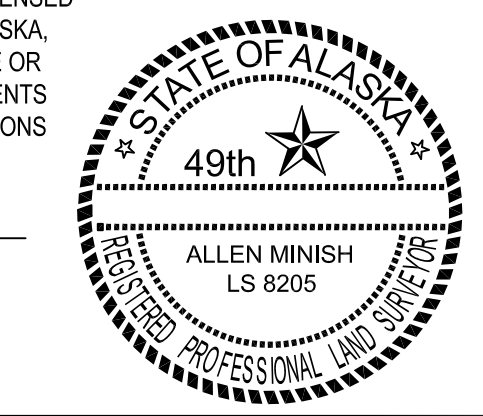
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 66-40M, 66-27M, 2001-3, 2019-4 VALDEZ R.D.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

ALLEN MINISH
REGISTERED LAND SURVEYOR

DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

BRADLEY J KOCH
PO BOX 706
VALDEZ, AK 99686

DATE

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
BY: _____, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

LISA D KOCH
PO BOX 706
VALDEZ, AK 99686

DATE

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
BY: _____, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTIES REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____.

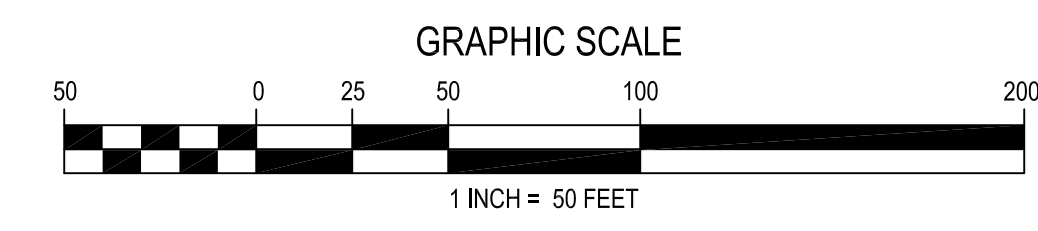
SIGNED
SHERI L. PIERCE MMC
CITY CLERK
CITY OF VALDEZ

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

SIGNED
DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ

DATE



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32 EDGERTON HWY., CHITINA, AK 99566 (907) 823-2280		
A PLAT OF MINERAL CREEK KOCH SUBDIVISION CREATING LOTS 7A1 AND 7A2 OF BLOCK 8		
A RE-PLAT OF LOT 7A BLOCK 8 MINERAL CREEK SUBDIVISION PLAT 2001-3 WITHIN A PORTION OF USS 638; LOCATED WITHIN SURVEYED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±17,600.82 FT² (±0.404 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 2/20/24	DATE OF SURVEY: START: 2023 END: 2024	WMTS PROJECT # 23042
CHECKED BY: ADM / COV DATE: 2/20/24	SCALE: 1" = 50'	DRAWING NAME: VALDEZ E OF HAZELET