

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, August 27, 2025

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

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

Present 6 - Commission Member Stephen Goudreau
Commission Member Rhonda Wade
Commission Member Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka

Excused 1 - Commission Member Christopher Moulton

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

III. APPROVAL OF MINUTES

1. Approval of Minutes for Planning & Zoning Meeting August 13th, 2025

IV. PUBLIC BUSINESS FROM THE FLOOR**V. NEW BUSINESS**

1. **Approval of Preliminary 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 Beatus, to Approve the preliminary plat for Spruce Tree Subdivision - a subdivision of Lot 2, Tract 3, US Survey No. 3538, Plat No. 2003-7, creating Lots 1A, 2A, and 3A, Spruce Tree Subdivision.

DISCUSSION: Commissioner Goudreau asked about the snow lot associated with this subdivision and guarantees that it will stay a snow lot. Director Huber explained that currently the city leases this snow storage lot and it is not formally designated for that use. Huber explained that city administration will discuss snow storage options with the applicant. Commissioner Radotich had a question for the applicant about access. The applicant, Jim McCay, was present and explained that access is planned from the highway and Dylan, not Skidder St. which is currently undeveloped.

VOTE ON MOTION:

Yay: 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Metroka.

Excused: 1 - Moulton.

MOTION CARRIED

VI. REPORTS

1. Community Development Director's Report

Director Huber updated the commission on the Title 15 Title 16 code revision projects.

VII. COMMISSION BUSINESS FROM THE FLOOR

No Commission business was presented.

VIII. ADJOURNMENT