

# City of Valdez

*212 Chenega Ave.  
Valdez, AK 99686*



## Minutes - Draft

**Wednesday, October 22, 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 Rhonda Wade  
Commission Member Donald Haase  
Commission Member Cherise Beatus  
Commission Member Maureen Radotich  
Commission Member Christopher Moulton

**Absent** 1 - Commission Member Caleb Metroka

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

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

1. **Approval of a Recommendation to City Council for a Lease with Central Environmental, Inc. for an approximately 2-acre portion of USS 439 (Pipeyard) Owned by the City of Valdez**

**MOTION:** Commission Member Goudreau moved, seconded by Commission Member Beatus, to approve a recommendation to City Council for a lease with Central Environmental, Inc. for an approximately 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez.

Sean Holland, the lease applicant, and Community Development Director Kate Huber, explained the reasoning for the lease and process. It was noted that storage was needed due to material located on site having to be shipped out by barge. Holland shared that no petroleum or petroleum byproducts would be stored on site.

**VOTE ON MOTION**

**Yay:** 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Moulton

**Absent:** 1 - Metroka

**MOTION CARRIED**

**V. REPORTS****1. Community Development Director's Report**

Director Kate Huber gave a verbal update on the Title 16 Subdivision Code project. Huber noted that a draft had been reviewed by department staff, the City Attorney, the City Manager and the Public Works Director. She indicated that the next steps were public review and Planning and Zoning Commission review prior to City Council approval.

Huber reminded commissioners about upcoming term expirations.

**VI. COMMISSION BUSINESS FROM THE FLOOR**

Commissioner Beatus notified the commission that she would not be reapplying for the commission.

**VII. ADJOURNMENT**