

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