

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes Draft

Wednesday, November 12, 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 7 - Commission Member Stephen Goudreau
Commission Member Rhonda Wade
Commission Member Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka
Commission Member Christopher Moulton

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

III. APPROVAL OF MINUTES

1. Approval of Minutes for the Regular Planning and Zoning Commission Meeting of October 22, 2025
2. Approval of Minutes for Planning and Zoning Commission Meeting of September 24, 2025

Minutes were approved by consent.

IV. PUBLIC BUSINESS FROM THE FLOOR

No members of the public were present.

V. NEW BUSINESS

1. **Approval of Recommendation to City Council to Authorize a Gravel Lease for Knik Construction Co. on a 21.3 Acre Portion of Parcel E 1, Tract A, ASLS 79-116, According to Plat 2002-12 and Tract C-1, ASLS 79-116, According to Plat 2002-13.**

MOTION: Commission Member Moulton moved, seconded by Commission Member Goudreau, to approve recommendation to City Council for a gravel lease application for Knik Construction Co. on a 21.3-acre portion of Parcel E 1, Tract A, ASLS 79-116, according to Plat 2002-12 and Tract C-1, ASLS 79-116, according to Plat 2002-13.

Some discussion occurred about the length of leases. Director Huber explained that staff's recommendation was based on the City Council adopted 2005 land use procedures. Commissioner Wade asked about gravel extraction activities and the applicant provided details.

VOTE ON MOTION:

Yays: 7 - Goudreau, Wade, Haase, Beatus, Radotich, Metroka, and Moulton

MOTION CARRIED

2. **Approval of a Recommendation to City Council to Authorize a Lease Assignment and Amendment for use of 4380 McKinley Street, Parcel B, ATS 10 owned by the City of Valdez from Harris Sand & Gravel to Knik Construction Co., Inc.**

MOTION: Commission Member Beatus moved, seconded by Commission Member Metroka, to approval of a recommendation to City Council to authorize a lease assignment and amendment for use of 4380 McKinley Street, Parcel B, ATS 10 owned by the City of Valdez from Harris Sand & Gravel to Knik Construction Co., Inc.

Commissioner Goudreau asked if an environmental assessment was completed at the end of the previous lease. Senior Planner Nicole Chase stated that an environmental assessment had not been a condition of the previous lease and was not a condition of the proposed lease.

VOTE ON MOTION:

Yay: 7 - Goudreau, Wade, Haase, Beatus, Radotich, Metroka, and Moulton

MOTION CARRIED**VI. REPORTS****1. Community Development Director's Report**

Director Huber gave updates on the Housing Needs Assessment, Title 16 Subdivision Code revision, and Hazard Mitigation Process.

Kristen Smith - Executive Director of the Prince William Sound Economic Development District, joined the meeting to update the commission about upcoming 5-year economic development plan and forthcoming public process.

VII. COMMISSION BUSINESS FROM THE FLOOR

Commission Beatus announced that due to scheduling over the next year she would not seek the commission. All of the commissioners expressed gratitude to her for the time she served.

VIII. ADJOURNMENT