

# 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 a 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**