



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final

Planning and Zoning Commission

Wednesday, January 28, 2026

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- IV. PUBLIC BUSINESS FROM THE FLOOR
- V. NEW BUSINESS
 - 1. [Approval of Temporary Land Use Permit 26-03 for Chugach Outfitters, LLC for an Approximately 5,000 Square Foot Portion of Tract D ASLS 79-116 \(Gold Fields\) and Walter Day Memorial Road](#)
- VI. REPORTS
 - 1. Community Development Director's Report
- VII. COMMISSION BUSINESS FROM THE FLOOR
- VIII. ADJOURNMENT



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 26-0035, **Version:** 1

ITEM TITLE:

Approval of Temporary Land Use Permit 26-03 for Chugach Outfitters, LLC for an Approximately 5,000 Square Foot Portion of Tract D ASLS 79-116 (Gold Fields) and Walter Day Memorial Road

SUBMITTED BY: Nicole Chase, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve temporary land use permit 26-03 for Chugach Outfitters, LLC for an approximately 5,000 square foot portion of Tract D ASLS 79-116 (Gold Fields) and Walter Day Memorial Road with conditions

SUMMARY STATEMENT:

Community Development staff received a temporary land use permit application for Chugach Outfitters, LLC for an approximately 5,000 square foot portion of Tract D ASLS 79-116 (Gold Fields), 3100 Richardson Hwy for a commercial recreation dog sledding (see attached application and narrative). Chugach Outfitters, LLC wants to run a commercial dog sledding operation intermittently with client parking and staging at the Gold Fields, and taking clients down the Walter Day Memorial Road via dog sled in winter, or dog sledding cart in summer (see attached narrative).

Staff worked with the applicant, Chugach Outfitters, LLC, Animal Control, and the Parks and Recreation Department to determine the proposed temporary land use permit location and conditions to allow for this requested use while factoring in the existing uses and potentially competing uses of the area.

Staff recommends approval of temporary land use permit 26-03 with the following conditions:

- Vaccine records (parvo distemper and rabies) for the dogs are required
- Applicant must meet with Animal Control Officer prior to the permit commencement to discuss animal control ordinance and required safety measures
- Dogs must have a place to get out of the weather in between sled rides
- Winter hours of operation are limited to 10am-6pm, summer hours of operation are limited to 8am-4pm on permit days

- A minimum of 2 signs must be posted at the entrance to the Goldfields by the applicant alerting the public that a dog sled is operating in the area on the days of operation
- Remove the Mayor's Cup dates from the permit approval (no use of the area by Chugach Outfitters authorized March 20th- March 22nd)
- The Gold Fields facility and Walter Day Memorial Road will be closed to off-leash animals during the permitted operations.

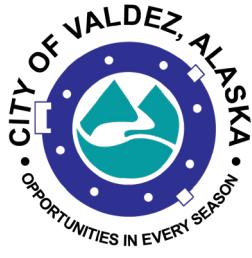
If approved, the applicant will be required to submit documentation of the conditions above, as well as demonstrate adequate liability insurance and participant waivers for legal review.

Community Development will work with the Communications Department and Animal Control to do public outreach about the dog sledding activity in the area. The Animal Control Officer has agreed to patrol in the area during the permit dates and hours of operation.

Per Valdez Municipal Code 17.12.120 (F) (2) , temporary land use permits greater than ten days in duration and not to exceed six months may be granted by the Planning and Zoning Commission. Fees for temporary land use permits of this type were established by City Council with Resolution #23-43 and will be \$11.00 per day.

Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.

Per VMC 17.12.120 (I) (5), if temporary land use permit 26-03 is approved by the Planning and Zoning Commission, the decision will be reported to City Council.



CITY OF VALDEZ TEMPORARY LAND USE PERMIT APPLICATION

All fields are required. If not applicable, please mark with N/A or dash.

Office Use Only

Application Number	_____	Date Received	_____
Initials	_____	Zoning District	_____
Permitted Use?	Yes	No	

APPLICANT INFORMATION

Name	_____
Phone	_____
Email	_____
Mailing Address	_____

REPRESENTATIVE INFORMATION *(if applicable)*

Name	_____
Phone	_____
Email	_____
Mailing Address	_____

PROPERTY INFORMATION

Property Owner Name	_____
Legal Description	Lot _____ Block _____ Subdivision/Survey _____
Physical Address	_____
Property Description	_____

Proposed Use of Area *(attach a narrative, if more detail is required)*

Total Use Area Dimensions _____

Term Requested _____

Parking Area Dimensions _____

TEMPORARY BUILDINGS/STRUCTURES (if applicable)

Detail the number of temporary buildings, and the dimensions, type, and use for each.

ORGANIZATION TYPE

Individual Corporation

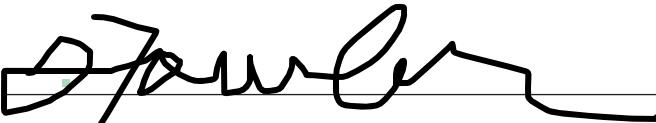
Sole Proprietorship Non Profit

Partnership Other (please explain) _____

ADDITIONAL MATERIALS REQUIRED (the following must be submitted when applying for a TLUP)

- Site Plan** (including lot boundaries, use area boundaries, parking dimensions, and proposed temporary buildings)
- Certificate of Liability Insurance** (may be submitted following approval, but is required prior to permit issuance)
- State of Alaska Business License** (and any applicable professional licenses)
- City of Valdez Business Registration**

APPLICANT SIGNATURE



DATE _____

(Your signature above certifies that you are the official representative of this business and that all information included on this form is accurate.)

ADDITIONAL INFORMATION

Forms may be emailed to **communitydevelopment@valdezak.gov** or dropped off at the Community Development Window in City Hall. For a fillable PDF form, visit valdezak.gov/275/City-Forms

To submit via mail, send to the following address:

Community Development
City of Valdez
PO Box 307
Valdez, AK 99686

QUESTIONS?

Call the City of Valdez Community Development Department at **907-834-3401** or email **communitydevelopment@valdezak.gov**.

Narrative:

In addition to Guest parking Dog transport is a 10' truck with 8' trailer for anchoring Dogs /Sleds/ Carts before and after tours. We would run tours on the trail to the river.

We host a kennel of four 15 year old Alaskan Huskies. With origins in Eagle. Significantly the end of telegraph built to communicate between Valdez and Yukon prospectors. There are 13 active working age team mates all related to this bloodline. Teams consisting of four to six dogs pull the Summer carts. Most carts seat four guests.

Small teams are easier to control safely in public. All runs are proceeded with site evaluation before every tour. These checks determine if hazards exist ie; tree fall, flooding, excessive heat where shade must be provided for animals and guests. No conflicting wildlife or pedestrians with loose pets

After transporting or acquiring guests 10 minutes of orientation then 20 minutes of tour will commence. In past engagements we have hauled as many as 50 people in approximately 4-5 hours. That would be a full day! Normally 20 people is sufficient to keep us happy.

Summer guests are recruited dock side or by reservation electronically.

Winter dates need to correspond with weather, reservations and normal busy times beginning February with ski season. Trail conditions dictate a dog teams ability to work.

We base operations from truck that houses and stages departures and arrivals of dog teams and guests. Parking should accommodate approximately half dozen vehicles.

Small two fold self standing signs will indicate operation sites and removed after each event.

All garbage and waste removed promptly.

Winter can require trail prep done with snow machine.

Term:

To clarify Summer dates are individual days. As opposed to Winter dates are consecutive.

Winter Dates

February 15th – 28th

March 1st – 27th

Summer dates:

May 9th

May 13th

July 1st

July 3rd

July 11th

July 13th

July 14th

July 15th

July 17th & 18th

July 21st & 22nd

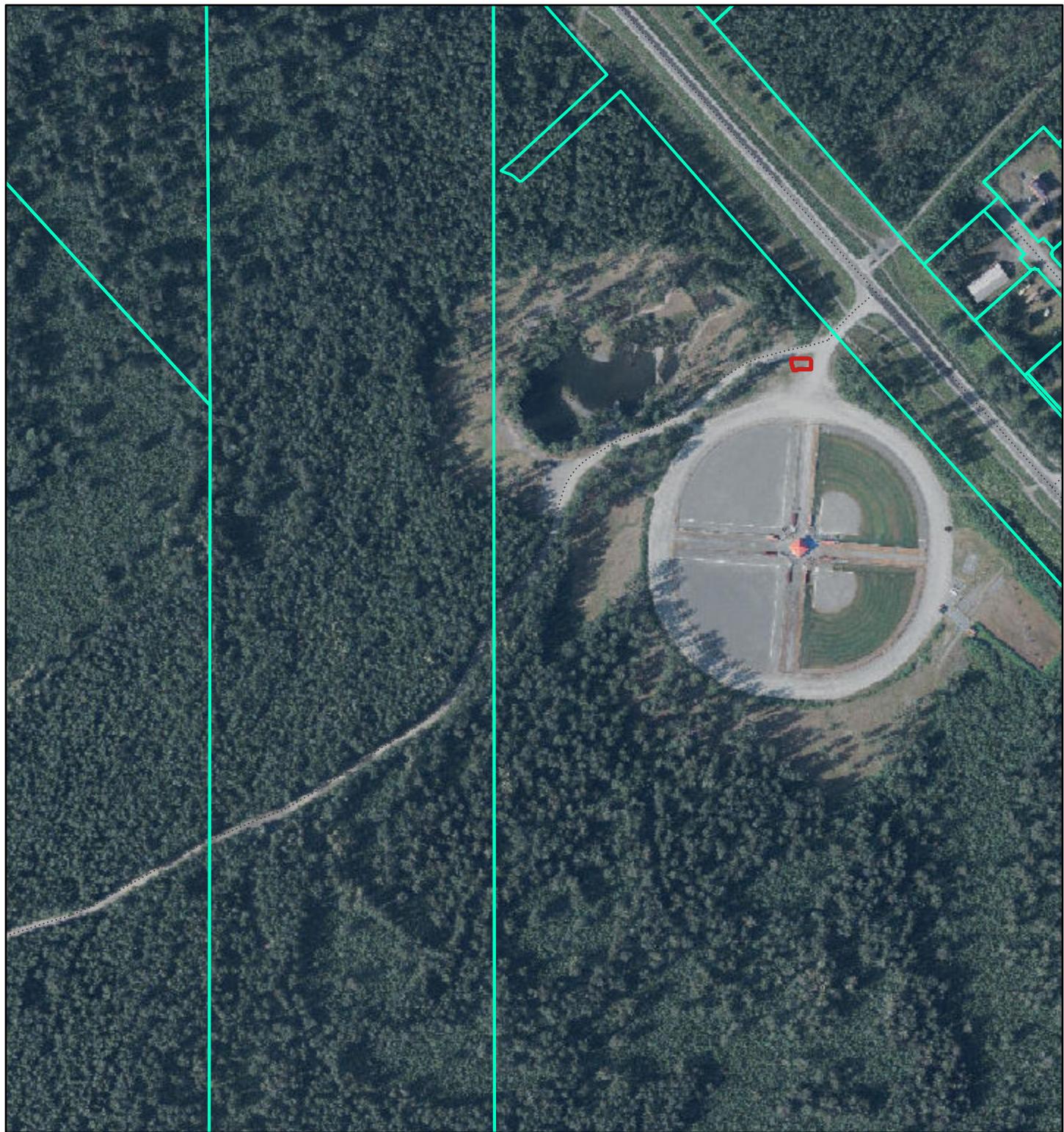
July 24th

July 29th

September 15th

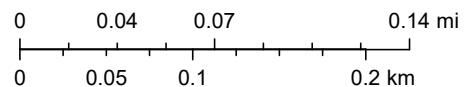
September 21st

Aerial Map



11/20/2025, 4:03:53 PM

1:9,028



Parcels

Valdez City Limits

VanTor, JAP, City of Valdez; JAP

