



Justification for the Purchase of Lot 3, Tract K – Mineral Creek Industrial Park

Securing Dedicated Snow Storage
for the City of Valdez

Why Additional Snow Storage is Critical

- **Extreme Snowfall Conditions** – Valdez regularly receives over 300 inches of snow annually, requiring rapid removal from roadways to maintain safety and accessibility.
- **Current Capacity Limitations** – Several neighborhoods and arterial road sections lack adequate snow storage, creating operational bottlenecks during heavy snow events.
- **Critical Gap on W Egan Drive** – A 1,000-foot section currently has no dedicated snow storage site, forcing longer haul times and delaying clearing efforts.
- **Neighborhood Impact** – Three undersized snow storage lots (Winter Park Circle, Aspen Circle, Birch Circle) cannot accommodate more than 100 inches of snowfall, requiring overflow capacity.

Targeted Land Use – Minimal Footprint



- Relief for Undersized Snow Lots – The new parcel will allow removal of snow from:
 - Winter Park Circle
 - Aspen Circle
 - Birch Circle
- 1,000 ft Section of W Egan Drive – Currently, no dedicated snow storage area
- 1.5 to 2 acres is proposed to be dedicated to Snow Storage
- Remaining land can be preserved for other uses or future development.

How the New Snow Storage Area Will Be Used



Neighborhood Snow Removal

- Snow stored in cul-de-sacs during events.
- Blown into W Egan site **5–6 times/year**.
- Frees up space for next storms.

W Egan Drive Snow Removal

- Snow winged to right-of-way during events.
- Regularly blown into new W Egan site.
- Reduces haul time and equipment wear.

Benefits

- Keeps roads and neighborhoods clear.
- Centralized, efficient storage.
- Improves safety and winter response.



If We Do Not Acquire the Property

- Haul snow from W Egan & cul-de-sacs to distant sites.
- Slower, less efficient snow removal.
- Buy blowers and multiple haul trucks.
- Double winter staffing.
- Costs in the millions for equipment, fuel, and labor.

