



ZONING MAP AMENDMENT (REZONE) APPLICATION

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

Office Use Only

Application _____ Date Received 8/28/2025
Initials BW _____

APPLICANT INFORMATION

Name Troy Gray - Knik Construction
Phone 907-545-0578
Email tgray@lynden.com
Mailing Address 6520 Kulis Dr. Anchorage, AK 99502

PROPERTY INFORMATION

Property Address 1001 Airport Rd. Valdez, AK 99686
Legal Description TRACT C1 ASLS 79-116
Current Zoning Public Lands
Requested Zoning Heavy industrial
Comprehensive Plan _____
Place Type Industrial Hub

ADDITIONAL MATERIALS REQUIRED *(The following must be submitted when applying for a rezone.)*

- ☒ **Proposed Amendment** *(Provide proposed map amendments on a figure that clearly delineates and labels the proposed changes.)*
- ☒ **Narrative** *(Describe the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity, as applicable. Describe how the proposed amendments align with the goals and policies within the comprehensive plan. Identify whether the proposal will result in nonconforming situations that involve the existing structures and land uses within the subject property.)*
- ☐ **Map Set and Technical Studies** *(Additional maps and studies may be required depending on the amendment proposal.)* [Let me know if you need additional maps](#)

APPLICANT SIGNATURE Troy Gray **DATE** 8-28-25

(Your signature above certifies 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.

To submit via mail, send to the following address:

Community Development Department
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



Knik Construction Co., Inc.

6520 Kulis Drive

Anchorage, AK 99502

Phone: (907) 245-1865

Rezoning Application Narrative

Site Location and Surrounding Uses

Knik Construction requests rezoning of Tract C1 ASLS 79-116, a 14.4-acre parcel, from Public Lands to Heavy Industrial. The site is located off Airport Road, approximately 2,000 feet southeast of Valdez Runway 24. Surrounding areas are primarily used for gravel operations and other industrial activities.

Historical Uses

This parcel, the northern portion of the former Harris Sand and Gravel/City of Valdez Gravel Pit, has been used for heavy industrial purposes for over 20+ years. Activities include gravel extraction, processing, stockpiling, and scaling to meet local market needs, including asphalt rock and pavement production via an ADEC-permitted asphalt plant.

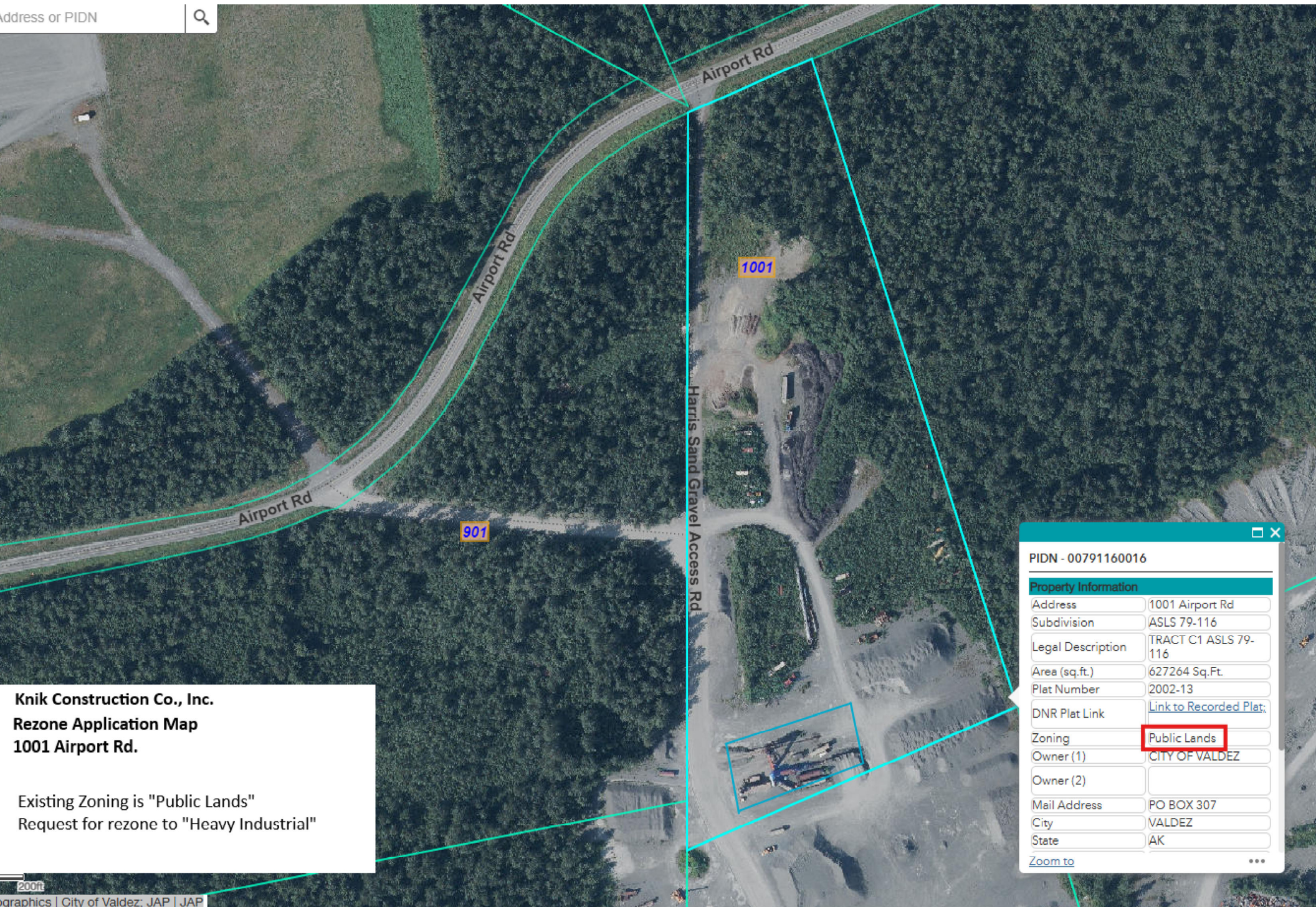
Benefits of Rezoning

Rezoning to Heavy Industrial will enhance operational efficiency by co-locating critical components—gravel extraction, crusher plant, asphalt plant stockpiles, and feeder bins—reducing costs and improving material quality for asphalt production.

Environmental Features

Rezoning will support operations, primarily asphalt production, under strict environmental compliance. Required permits include:

- ADEC MG3 Air Permit (asphalt plant)
- ADEC MG9 Air Permit (rock crusher)
- ADEC MSGP Stormwater Permit (site-wide operations)
- ADNR Reclamation Plan and Bond (post-extraction reclamation)
- SOA SPCC Plan (spill prevention for fuel and hazardous liquids)



PIDN - 00791160016	
Property Information	
Address	1001 Airport Rd
Subdivision	ASLS 79-116
Legal Description	TRACT C1 ASLS 79-116
Area (sq.ft.)	627264 Sq.Ft.
Plat Number	2002-13
DNR Plat Link	Link to Recorded Plat;
Zoning	Public Lands
Owner (1)	CITY OF VALDEZ
Owner (2)	
Mail Address	PO BOX 307
City	VALDEZ
State	AK
Zoom to	

Knik Construction Co., Inc.
Rezone Application Map
1001 Airport Rd.

Existing Zoning is "Public Lands"
Request for rezone to "Heavy Industrial"