

## 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 22-01

Date Received 02/01/2022

Initials KWH

Zoning District Light Industrial

Permitted Use? ☒ Yes ☐ No

### APPLICANT INFORMATION

Name Wilson Brothers Dist CO. INC.

Phone 907-835-2422

Email curt@WBDAK.com

Mailing Address P.O. box 3625  
Valdez, AK 99686

### REPRESENTATIVE INFORMATION (if applicable)

Name Curt Wilson

Phone 907-831-2422

Email curt@WBDAK.com

Mailing Address P.O. box 3625  
Valdez, AK 99686

### PROPERTY INFORMATION

Property Owner Name City of Valdez

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision/Survey \_\_\_\_\_

Physical Address 226 S Harbor Dr.

Property Description vacant lot - see offer

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

to Rent Empty Reefer trailers  
For Fish Processing!

See attached emails below

Total Use Area Dimensions 125,000 sq ft  
Term Requested 5 months - start time May 1<sup>st</sup>  
Parking Area Dimensions 125,000 sq ft

**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

*Curt Wilson*

DATE

2-1-22

over 15:45

(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 [planningdept@valdezak.gov](mailto:planningdept@valdezak.gov) or droppe  
For a fillable PDF form, visit [valdezak.gov/275/City-Forms](http://valdezak.gov/275/City-Forms)

To submit via mail, send to the following address:

**Planning Department**  
**City of Valdez**  
**PO Box 307**  
**Valdez, AK 99686**

**QUESTIONS?**

Call the City of Valdez Planning Department at **907-834-3401** or e



**Curt Wilson**

Office: (907) 835-2422  
Cell: (907) 831-2422

Fax: (907) 835-2410  
E-Mail: [curt@wbdk.com](mailto:curt@wbdk.com)

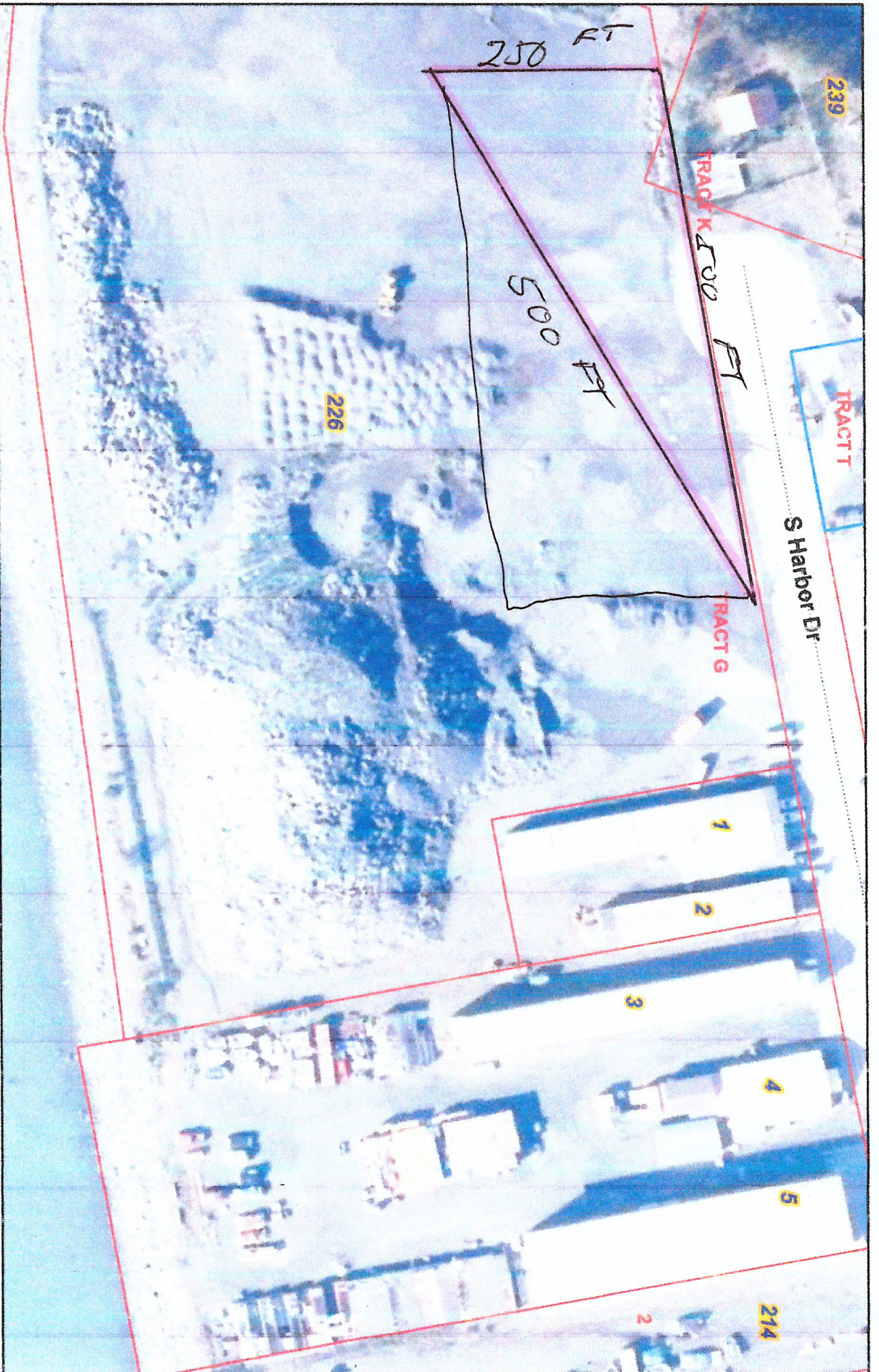


**Valdez:**  
1800 Mineral Creek Lp Rd.  
P.O. Box 3625  
Valdez, AK 99686

**Anchorage:**  
3027 Rampart Dr.  
Anchorage, AK 99501



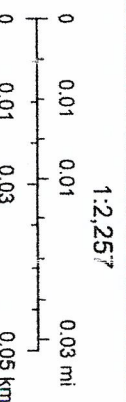
# 226 S Harbor Drive



1/24/2022, 4:31:22 PM

COVparcels

Valdez City Limits



Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS

COV Planning - GIS

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein



**From:** [Curt Wilson](#)  
**To:** [Nicole LeRoy](#)  
**Subject:** RE: Lynden/ Wilson Brothers Property-- Size?  
**Date:** Wednesday, February 2, 2022 3:33:30 PM

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Nicole, can you add to my application, that we may want to put a small gen-set on site for electrical power to run refrigeration units.

Regards,  
Curt Wilson

Office: 907.835.2422  
Fax: 907.835.2410  
Cell: 907.831.2422  
Email: [curt@wbdak.com](mailto:curt@wbdak.com)

-----Original Message-----

From: Nicole LeRoy <[NLeRoy@ValdezAK.Gov](mailto:NLeRoy@ValdezAK.Gov)>  
Sent: Wednesday, February 2, 2022 3:25 PM  
To: Curt Wilson <[Curt@wbdak.com](mailto:Curt@wbdak.com)>  
Subject: RE: Lynden/ Wilson Brothers Property-- Size?

Hi Curt,

An area of 2.86 acres will be charged at \$357.50/month. Areas less than 2 acres in size are charged at \$250/month.

Nicole

-----Original Message-----

From: Curt Wilson <[Curt@wbdak.com](mailto:Curt@wbdak.com)>  
Sent: Wednesday, February 2, 2022 11:59 AM  
To: Nicole LeRoy <[NLeRoy@ValdezAK.Gov](mailto:NLeRoy@ValdezAK.Gov)>  
Subject: RE: Lynden/ Wilson Brothers Property-- Size?

Reefers for the fish plants, and a truck that moves the trailers in and out of the plants. Probably 10-15 spots. Guessing.

Regards,  
Curt Wilson

Office: 907.835.2422  
Fax: 907.835.2410  
Cell: 907.831.2422  
Email: [curt@wbdak.com](mailto:curt@wbdak.com)

-----Original Message-----

From: Nicole LeRoy <[NLeRoy@ValdezAK.Gov](mailto:NLeRoy@ValdezAK.Gov)>  
Sent: Wednesday, February 2, 2022 11:02 AM  
To: Curt Wilson <[Curt@wbdak.com](mailto:Curt@wbdak.com)>  
Subject: RE: Lynden/ Wilson Brothers Property-- Size?

Hey Curt,

Thanks for your TLUP application. Based on our conversation, it sounds like you wanted to add parking for Wilson Brother vehicles, not just reefer storage? Would you just reply to this email with the full scope of what you're wanting to do. If it's just reefer storage, that's fine, I just want to make sure we get all your planned uses for the property in one application.

Nicole

-----Original Message-----

From: Nicole LeRoy

Sent: Monday, January 24, 2022 4:47 PM

To: 'Curt Wilson' <Curt@wbdak.com>

Subject: RE: Lynden/ Wilson Brothers Property-- Size?

Hi Curt,

I've attached the temporary land use permit application and an aerial map of Sea Otter here. The insurance requirements are attached as well. Let me know if you have any questions regarding the TLUP process.

1800, 1825 and 1884 Mineral Creek Loop Road totals 8.96 acres.

Nicole

-----Original Message-----

From: Curt Wilson <Curt@wbdak.com>

Sent: Monday, January 24, 2022 11:51 AM

To: Nicole LeRoy <NLeRoy@ValdezAK.Gov>

Subject: Lynden/ Wilson Brothers Property-- Size?

Nicole, when you get this, can you give me a call? 831-2422.

Partner: Curt Wilson

**Alaska Department of Commerce, Community, and Economic Development**

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

**WILSON BROS DISTRIBUTING COMPANY, INC**

1710 A. SO. RAGOSA CIRCLE, PALMER, AK 99645

owned by

WILSON BROTHERS DISTRIBUTING CO., INC.

is licensed by the department to conduct business for the period

October 7, 2020 to December 31, 2022  
for the following line(s) of business:

42 - Trade



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.  
It is not transferable or assignable.

Julie Anderson  
Commissioner



# CITY OF VALDEZ BUSINESS REGISTRATION

**ISSUED TO:**

Wilson Brothers Distributing Co.  
Inc.  
Curt Wilson  
(907) 835-2422  
  
1800 Mineral Creek Loop Road  
Valdez, AK, 99686

**ISSUED BY:**

City of Valdez  
Planning Department  
907-834-3401  
  
PO Box 307  
Valdez, AK 99686

**REGISTRATION NUMBER:** 22-362

**BUSINESS DESCRIPTION:** Food and Beverage Distributor-Freight Consolidation

**BUSINESS TYPE:** grocery/food transportation

**APPROVED BY:****Approval Status**

Approved

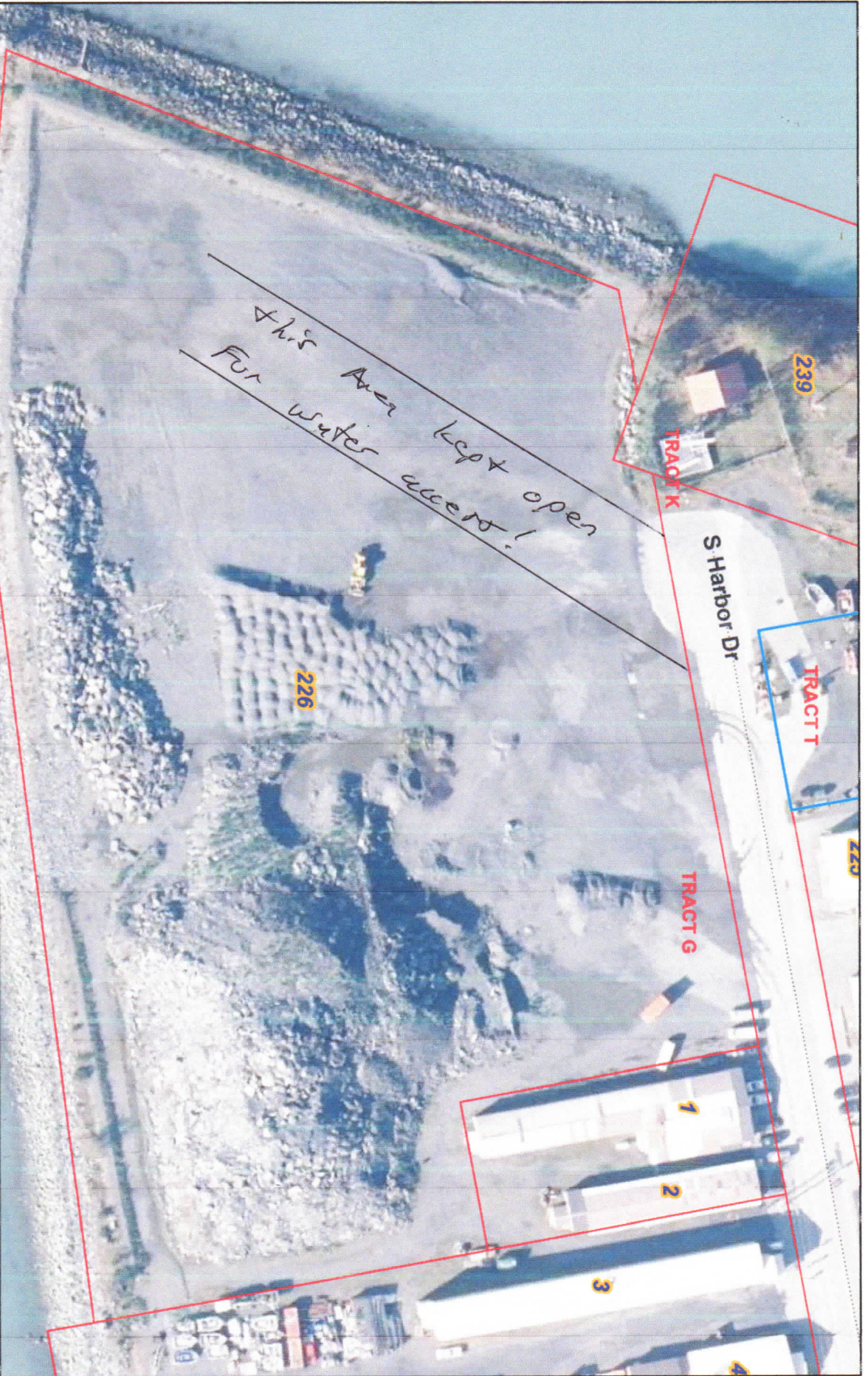
**VALID FROM:** 01/01/2022

**EXPIRES:** 12/31/2022

*This license is non-transferable and is issued in compliance with the City of Valdez, AK per Valdez Municipal Code 5.04.*



# 226 S Harbor Drive



RECEIVED  
By nleroy at 2:47 pm, Feb 10, 2022

2/10/2022, 11:15:53 AM

COVparcels

Valdez City Limits