



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, June 25, 2025

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC BUSINESS FROM THE FLOOR

IV. NEW BUSINESS

1. [Approval of Temporary Land Use Permit #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 \(Pipeyard\) Owned by the City of Valdez for a Six-Month Term](#)

V. REPORTS

1. [Report: Issuance of Temporary Land Use Permit 25-04 for the Roadside Potatohead, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision](#)

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT



Legislation Text

File #: 25-0277, **Version:** 1

ITEM TITLE:

Approval of Temporary Land Use Permit #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 (Pipeyard) Owned by the City of Valdez for a Six-Month Term

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 #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez for a six-month term

SUMMARY STATEMENT:

Community Development Department staff received a temporary land use permit application from Central Environmental, Inc. for use of a 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez.

Central Environmental, Inc. has requested use of the property for temporary staging of scrap metal awaiting shipment from the Port of Valdez (see attached application and narrative). No permanent alteration of the land shall occur, or structures are proposed as part of this use. Central Environmental Inc. has stated that they will provide soil samples and visual inspection of the property prior by a third party prior to staging scrap metal at this location. They requested to use the property for six months starting July 7th and then evaluate the potential need for a long-term lease.

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.

Pursuant to Valdez Municipal Code 17.12.120 (I) 5. *“Action for Long-Term Permits. The planning and zoning commission shall review the long-term temporary land use permit application, review staff comments, and take action on the application. The commission may approve, approve with conditions, or deny the application. Issuance of long-term permits shall be reported to the city council at the next regularly scheduled meeting.”*

Fees for temporary land use permits of this type were established by City Council with Resolution #23-43 which states that “For temporary land use permits for areas that are less than two acres in

size, the fee shall be a flat monthly rate of \$311.00, or a pro-rated daily rate of \$11 per day for those periods less than one month.” For the term requested the permit fee is \$1,866.00.



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	25-08	Date Received	6/20/2025
Initials	NC	Zoning District	LI
Permitted Use?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

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)*

Central Environmental Inc will not be placing buildings on the property but will have a metal stockpile on approximately 1 acre.

Total Use Area Dimensions 2 acres

Term Requested July 7th, 2025 - January 7th 2026

Parking Area Dimensions _____

TEMPORARY BUILDINGS/STRUCTURES *(if applicable)*

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

ORGANIZATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Individual | <input checked="" type="checkbox"/> Corporation |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Non Profit |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Other <i>(please explain)</i> _____ |

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 6/18/25

(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.



6/18/2025

City of Valdez TLUP

Central Environmental Inc. (CEI) is requesting the use of the property mentioned in the attached application to temporarily store sheet metal for later load out onto a barge at the adjacent barge dock for recycle. The metal will be from tank 92 at Alyeska marine terminal. Tank 92 has been retired and cleaned for many years at this point and no metal that is suspected of having remaining hydrocarbons on it will be staged at the laydown yard.

Prior to any use of the property CEI will have an independent Environmental company perform POL soil samples of the area to establish a baseline. They will provide photographs and a visual inspection at the time of collecting samples.

Post use sampling will also be taken of the area to confirm that there are no negative environmental impacts from CEI use.

Alyeska may require additional protective measures and if and when that is confirmed the City of Valdez will be notified.

ANCHORAGE

229 E Whitney Rd
Suite 200
Anchorage, AK 99501
907 561 0125

FAIRBANKS

1301 Well Street
Fairbanks, AK 99701
907 456 1153

NEVADA LICENSES

5980 West Cougar Ave
Las Vegas, NV 89139
702 362 5470
NV #0063926 NV#0047441

CALIFORNIA LICENSES

California Licenses #507052

cei-alaska.com



Signature of Authority

June 2, 2025

Central Environmental Inc,
229 E Whitney Rd
Anchorage, AK 99501

RE: Company Signature Authorization

Dear City of Valdez,

The Individual below has designation of authority to act for Central Environmental as deemed necessary for compliance with Federal, State, and/or local regulations applicable to the scrap metal staged at the leased property from the Alyeska facility demolition.

Name: Sean Holand Signature: [Signature] Title: Ops Manager
(Printed Name)

Thank you,

President, CEO or Executive Director: Shane Durand
(Print Name)

E-Mail Address: SDurand@BSNC.net

Signature: [Signature] Date: 6.3.25

ANCHORAGE

229 E Whitney Rd
Suite 200
Anchorage, AK 99501
907 561 0125

FAIRBANKS

1301 Well Street
Fairbanks, AK 99701
907 456 1153

NEVADA LICENSES

5980 West Cougar Ave
Las Vegas, NV 89139
702 362 5470
NV #0063926 NV#0067441

CALIFORNIA LICENSES

19083 Mermack Avenue
Lake Elsinore, CA 92532
California Licenses #507052

cei-alaska.com

State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Compliance

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, and custodian of corporation records for said state, hereby issues a Certificate of Compliance for:

CENTRAL ENVIRONMENTAL, INC.

This entity was formed on May 20, 1985 and is in good standing. This entity has filed all biennial reports and fees due at this time.

No information is available in this office on the financial condition, business activity or practices of this corporation.



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **September 16, 2024**.

A handwritten signature in dark ink, appearing to read "Julie Sande", followed by a long horizontal line.

Julie Sande
Commissioner

Alaska Entity #: 35790D

State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing

CERTIFICATE
OF
AMENDMENT
Business Corporation

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Amendment to the Articles of Incorporation, duly signed and verified pursuant to the provisions of Alaska Statutes, have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

CENTRAL ENVIRONMENTAL, INC.

and attaches hereto the original copy of the Articles of Amendment.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on **October 26, 2009.**

Emil Notti
Commissioner

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

CENTRAL ENVIRONMENTAL, INC

229 E. Whitney Road, ANCHORAGE, AK 99501

owned by

CENTRAL ENVIRONMENTAL, INC

is licensed by the department to conduct business for the period

November 4, 2024 to December 31, 2026
for the following line(s) of business:

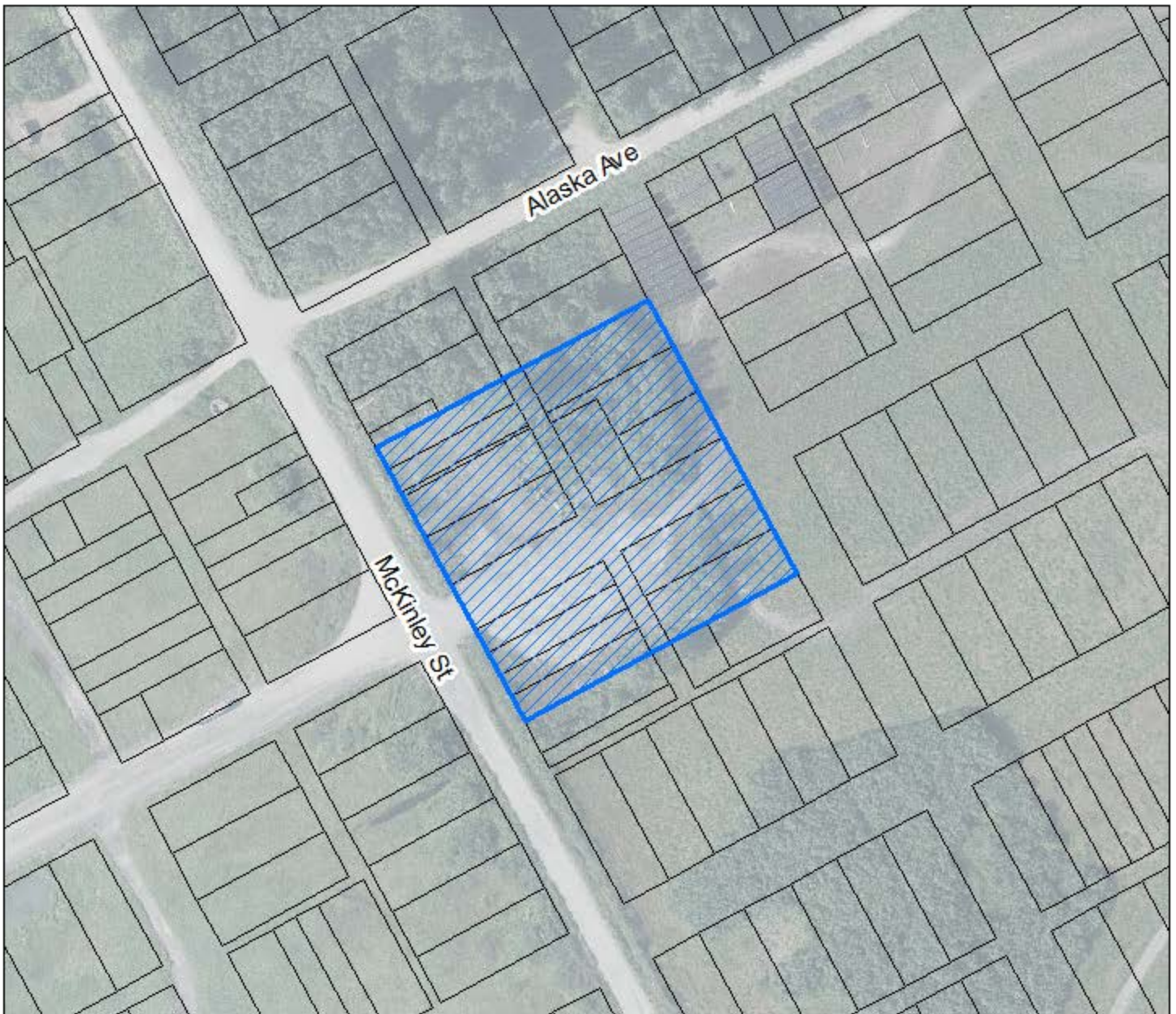
23 - Construction



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 Sande
Commissioner



0 75 150 300
Feet

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.

Date: 6/20/2025 Author: Community Development



 Two-Acre Lease Area



Legislation Text

File #: 25-0278, **Version:** 1

ITEM TITLE:

Report: Issuance of Temporary Land Use Permit 25-04 for the Roadside Potatohead, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision

SUBMITTED BY: Nicole Chase, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A report only

SUMMARY STATEMENT:

Community Development staff received temporary land use permit application 25-04 from the Roadside Potatohead, LLC for a 369 square foot portion of public right-of-way adjacent to Lot 12, Block 40, Harbor Subdivision. The permit is for temporary outdoor restaurant seating for May 1, 2025 through September 20th, 2025.

This area has been utilized by the Potatohead for outdoor restaurant seating for the past few years. In 2018, staff assessed the area by measuring thirty and fifty feet from the center lines of Chitina and Harbor Drives which revealed three picnic tables at the Potatohead sit partially in the public right-of-way off Chitina Drive.

Public Works Director, Capital Facilities Director and Ports and Harbor Director were solicited for comments on the application and had no objections.

The public sidewalk remains unobstructed under this permit, and no permanent alteration of the land shall occur.

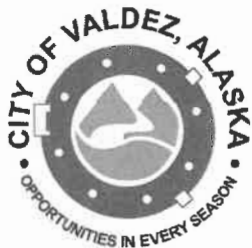
Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.

Pursuant to Valdez Municipal Code 17.12.120 (F)(2) Long-term permits may be approved by the Planning and Zoning Commission pursuant to Table 17.12.030-1. Long-term permit activities that reoccur on an annual basis may be renewed annually, with approval by the Community Development Director, if the duration of the use exceeds one year, and may be renewed for a maximum of four

years. After four years the reoccurring use must go through the full application and approval process. Minor changes to the original permit may be reviewed and approved by the Community Development Director during the renewal process if the changes do not change the extent, intensity, or use approved in the original permit.

Temporary land use permit 25-04 was administratively authorized under this provision since the Planning and Zoning Commission authorized this use under temporary land use permit 24-03.

Fees for temporary land use permits of this type were established by City Council with Resolution #23-43 which states that "For temporary land use permits for areas that are less than two acres in size, the fee shall be a flat monthly rate of \$311.00, or a pro-rated daily rate of \$11 per day for those periods less than one month." For the term requested the permit fee is \$1,464.00.



CITY OF VALDEZ

RECEIVED

By Nicole Chase at 11:55 am, Apr 22, 2025

TEMPORARY LAND USE PERMIT APPLICATION

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

Office Use Only

Application Number 25-04

Date Received 4/22/2025

Initials NC

Zoning District G

Permitted Use? Yes ☒ No ☐

APPLICANT INFORMATION

Name The Potato Tee LLC

Phone 9078353058

Email Potatoheadvaldez@gmail.com

Mailing Address Po Box 2924 Valdez AK 99686

REPRESENTATIVE INFORMATION (if applicable)

Name Gaea B.

Phone 9074060395

Email gaea.bard3@gmail.com

Mailing Address Po Box 2924 Valdez AK 99686

PROPERTY INFORMATION

Property Owner Name Jim Sherril

Legal Description Lot 12 Block 40 Subdivision/Survey Harbor

Physical Address 255 N Harbor DR Valdez AK 99686

Property Description Restaurant w/ outside seating

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

Sidewalk space used for picnic tables/ outside seating
for guests.

Total Use Area Dimensions 16' x 41' x 41' x 16'
Term Requested May 1st - Sep 20th
Parking Area Dimensions 45 x 40 (approximate)

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 3.24.25

(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

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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.

ROADSIDE POTATOHEAD PLOT MAP

RECEIVED
By nlaroy at 2:51 pm, May 13, 2022

