



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, February 28, 2018

7:00 PM

Council Chambers

Regular Meeting

WORK SESSION AGENDA - 6:00 pm

1. [Priorities and Goals Worksession](#)

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Approval of the Planning & Zoning Commission Regular Meeting Minutes of February 14, 2018.](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. PUBLIC HEARINGS

1. [Public Hearing on Conditional Use Permit Application #18-01 for an Additional 50,000 Barrel Regular Unleaded Gasoline Tank and Associated Facilities Located at the Existing Petro Star Tank Farm Facility, 402 W. Egan Drive, submitted by Valdez Petroleum Terminal, Petro Star Inc.](#)

VI. NEW BUSINESS

1. [To Approve Conditional Use Permit Application #18-01 for an Additional 50,000 Barrel Regular Unleaded Gasoline Tank and Associated Facilities Located at the Existing Petro Star Tank Farm Facility, 402 W. Egan Drive, Submitted by Valdez Petroleum Terminal, Petro Star Inc.](#)

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Agenda Statement

File #: 18-0098 **Version:** 1

Type: Work Session Item **Status:** Agenda Ready

File created: 2/23/2018 **In control:** Planning and Zoning Commission

On agenda: 2/28/2018 **Final action:**

Title: Priorities and Goals Worksession

Sponsors:

Indexes:

Code sections:

Attachments: [DRAFT-Planning and Zoning Commission Priorities-Goals 2018](#)

Date	Ver.	Action By	Action	Result
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On February 14th, 2017, the Planning and Zoning Commission held a worksession to outline their priorities and goals for 2018. This worksession on February 28th will build on what was gathered during that worksession, and explore ways to achieve the desired goals.



Agenda Statement

File #: 18-0099 **Version:** 1

Type: Minutes **Status:** Agenda Ready

File created: 2/16/2018 **In control:** Planning and Zoning Commission

On agenda: 2/28/2018 **Final action:**

Title: Approval of the Planning & Zoning Commission Regular Meeting Minutes of February 14, 2018.

Sponsors:

Indexes:

Code sections:

Attachments: [P&Z Meeting Minutes 02-14-2018](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of the Planning & Zoning Commission Regular Meeting Minutes of February 14, 2018.

SUBMITTED BY: Sue Moeller, Sr. Administrative Assistant

FISCAL NOTES:

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

RECOMMENDATION:

Approve the Planning & Zoning Commission Regular Meeting Minutes of February 14, 2018.

SUMMARY STATEMENT:

Draft Regular Meeting Minutes attached for Commission review and approval.



Agenda Statement

File #: 18-0100 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 2/21/2018 **In control:** Planning and Zoning Commission

On agenda: 2/28/2018 **Final action:**

Title: Public Hearing on Conditional Use Permit Application #18-01 for an Additional 50,000 Barrel Regular Unleaded Gasoline Tank and Associated Facilities Located at the Existing Petro Star Tank Farm Facility, 402 W. Egan Drive, submitted by Valdez Petroleum Terminal, Petro Star Inc.

Sponsors:

Indexes:

Code sections:

Attachments: [Petro Star CUP application](#)
[VPT Project Description 2-8-2018 FINAL](#)
[NOTICE PH Petro star](#)
[VPT Overhead with Fire Hydrants](#)
[PROPERTY OWNER NOTIFICATION](#)
[Petro Star tank farm 300' radius](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Public Hearing on Conditional Use Permit Application #18-01 for an Additional 50,000 Barrel Regular Unleaded Gasoline Tank and Associated Facilities Located at the Existing Petro Star Tank Farm Facility, 402 W. Egan Drive, submitted by Valdez Petroleum Terminal, Petro Star Inc.

SUBMITTED BY: Rochelle Rollenhagen, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

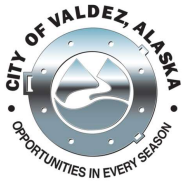
Funding Source: N/A

RECOMMENDATION:

Public Hearing Only.

SUMMARY STATEMENT:

The City of Valdez has received an application for a Conditional Use Permit for an additional 50,000 barrel regular unleaded gasoline tank located at the existing Petro Star Tank Farm located at 402 W. Egan Drive, submitted by Petro Star Inc. The additional tank requires a CUP per Section 17.36.040 E (Light Industrial Zone, Conditional Use Permits) This is a Public Hearing only.



Agenda Statement

File #: 18-0101 **Version:** 1
Type: New Business **Status:** Agenda Ready
File created: 2/21/2018 **In control:** Planning and Zoning Commission
On agenda: 2/28/2018 **Final action:**
Title: To Approve Conditional Use Permit Application #18-01 for an Additional 50,000 Barrel Regular Unleaded Gasoline Tank and Associated Facilities Located at the Existing Petro Star Tank Farm Facility, 402 W. Egan Drive, Submitted by Valdez Petroleum Terminal, Petro Star Inc.

Sponsors:

Indexes:

Code sections:

Attachments: [Petro Star CUP application](#)
[Petro Star Site Plan](#)
[Findings & Conclusions](#)
[Petro Star - CUP Application Supplemental Responses 2-23-2018](#)
[VPT Overhead with Fire Hydrants](#)
[VPT Project Description 2-8-2018 FINAL](#)
[Letter CUP 99-6 Petro Star](#)
[CUP 99-6 Petro Star](#)
[Notarized Affidavit PON](#)
[Petro Star tank farm 300' radius](#)
[PROPERTY OWNER NOTIFICATION](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

To approve Conditional Use Permit application #18-01 for an additional 50,000 barrel regular unleaded gasoline tank and associated facilities located at the existing Petro Star Tank Farm facility, 402 W. Egan Drive, submitted by Valdez Petroleum Terminal, Petro Star Inc.

SUBMITTED BY: Rochelle Rollenhagen, Senior Planner

FISCAL NOTES:

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

RECOMMENDATION:

Approve CUP# 18-01 for Valdez Petroleum Terminal, Petro Star Inc. with the following conditions:

1. All necessary local, state and federal permits must be received prior to the issuance of the CUP;

2. The tank shall be located north of the planned siting to accommodate access to the rear of the tank. The Valdez Fire Department shall determine the distance.
3. Two fire hydrants shall be moved inside the gated facility to accommodate immediate fire suppression capability. The Valdez Fire Department shall determine the location.
4. Use Within Twelve Months Required. In conformance with Valdez Municipal Code Section 17.06.070 (B), any conditional use, variance or exception approved by the Planning and Zoning Commission shall be conditional upon the privilege granted being utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently pursued to completion; otherwise the approval is automatically voided. Any substantial change to the plans or building proposal shall require resubmission to the Planning and Zoning Commission.

SUMMARY STATEMENT:

The City of Valdez received a request from the Valdez Petroleum Terminal, Petro Star Inc. for a Conditional Use Permit. The parcel is zoned Light Industrial and this use requires a CUP. Chapter 17.36 L-I Light Industrial District allows for the storage and distribution of hazardous, volatile and flammable substances as a Conditional Use. Currently Petro Star is operating under a CUP issued in 1999, and is attached.

The Valdez Municipal Code, Section 17.50.020 (Criteria to be considered [for a CUP] states the following:

In considering the granting of a conditional use, the planning and zoning commission shall satisfy itself that the general criteria set forth for uses specified in this title will be met. The planning and zoning commission may consider any or all of the criteria listed in this section and may base conditions or safeguards upon them.

The planning and zoning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest. The burden of proof rests with the applicant. The general criteria for considering the conditions, if any, under which permission for a particular conditional use shall or shall not be granted in a district in which that use is specified in the district regulations are as follows:

- A. Topography, slope and soil stability, geophysical hazards, surface and subsurface drainage and water quality, and the probable effects of the proposed conditional use upon these factors.
- B. Utilities and services requirements of the proposed conditional use, including sewers, storm drainage, water, fire protection, access and electrical power; the planning and zoning commission may request the assistance of public officials with knowledge of the relevant public utility and service systems in evaluating the probable effects of the proposed use of public systems, and may consider

the costs of enlarging, upgrading or extending public utility or service systems for the proposed use in establishing conditions under which the use shall be permitted.

C. Lot or tract characteristics, including minimum lot size, minimum yard requirements, maximum lot coverage by all buildings or structures, and maximum height of buildings or structures.

D. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, numbers of persons, traffic volumes, off-street parking and loading facilities, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements.

E. Community appearance, such as landscaping, fencing and screening, depending upon the specific use and its visual impact on the community. (Prior code § 30-43)

17.50.030 Applications-Requirements.

A. A person intending to apply for a conditional use under this section shall submit the proposed project data to the community development department. The community development department shall contact the applicable agencies and utilities to allow them the opportunity to comment. The agencies to be contacted may include but not be limited to:

1. City public works department for water and sewer and snow removal;
2. City engineering department;
3. City building inspector;
4. State Highway Department, if applicable;
5. Local electricity utility;
6. City fire department;
7. Local telephone utility; and
8. Cable TV utility.

B. It is recommended that the application be accompanied by the following materials:

1. Narrative Documentation.
 - a. A legal description of all properties involved in the projects;
 - b. A statement of the objectives expected to be achieved by the project for the consumer and the public;
 - c. A detailed description of all aspects of the project, including land use, building types and sizes, population density, parking and traffic circulation, building coverage and other information which the applicant feels would assist the planning and zoning commission in making this decision; and

d. The community development department shall provide the proposed findings and conclusions for consideration by the planning and zoning commission. The proposed findings and conclusions will include comments and issues presented by the reviewing agencies along with a list of any unresolved issues.

2. Site Plans and Supporting Drawings.

a. As appropriate, details of the proposed project showing land use layout, building location, vehicular and pedestrian circulation, open space and recreation area, parking layout, schematic sewer and water layout, and any other information necessary to adequately describe the project;

b. A preliminary subdivision plat showing proposed lot and dedicated street layout;

c. A site grading and drainage plan including existing and proposed topography; and

d. Utilities. (Ord. 97-11 § 1: prior code § 30-44)

The public hearing notice was posted in the Valdez Star on February 14 and 21, 2018.
take place at the Planning & Zoning Commission on February 28, 2018.

A Public Hearing will

TMP-1266 - DRAFT-Planning and Zoning Commission Priorities-Goals 2018

Make more City Land available for sale.

- Making certain the development is consistent with COV Comprehensive Plan
- Focus on finishing existing development projects, i.e. Airport Industrial Subdivision, 10th Ave.
- Create master plan for larger developments, i.e. Cottonwood, ASLS 79-116(Corbin/Robe River North to Valdez Glacier), Old Town.
- Allow adequate time for bidding/sale

Extend/add city infrastructure (water/sewer/roads).

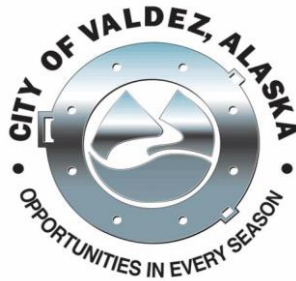
- Corbin/Robe River sewer extension
- Corbin/Robe River water extension
- Airport Industrial Subdivision
- (ASLS 79-116?)

Code revision/ enforcement.

- Continue work of Code Revision Subcommittee.
- Zoning Code
- Subdivision Code

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes – Draft

Planning and Zoning Commission

Wednesday, February 14, 2018

6:00 PM

**Work Session
Goal Setting**

7:00 PM

**Regular Meeting
Council Chambers**

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Chair Haase called the meeting to order at approximately 7:05pm.

II. ROLL CALL

Present: Chair Haase, Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

Also Present: Paul Nylund, Community Development Interim Director
Sue Moeller, Sr. Administrative Assistant

III. ELECTION OF CHAIR AND CHAIR PRO TEMPORE

With one nominee for Chair and one for Chair Pro Tempore, the Planning and Zoning Commission elected Jess Gondek Chair and Harold Blehm as Chair Pro Tempore with the following vote:

Yays: Retiring Chair Haase, Retiring Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

Upon tally of the vote, Chair Gondek assumed the chairing of the meeting.

IV. APPROVAL OF MINUTES

1. Approval of the Planning & Zoning Commission Regular Meeting Minutes of January 10, 2018.

MOTION: Commissioner Haase moved, seconded by Commission Member Reese, to approve the Planning & Zoning Commission Regular Meeting Minutes of January 10, 2018. The minutes were approved as presented by the following vote:

Yays: Commission Member Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

2. Approval of the Planning & Zoning Commission Regular Meeting Minutes of January 24, 2018

MOTION: Commissioner Haase moved, seconded by Commission Member Reese, to approve the Planning & Zoning Commission Regular Meeting Minutes of January 24, 2018. The minutes

were approved as presented by the following vote:

Yays: Commissioner Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

V. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

VI. NEW BUSINESS

1. Approve a Recommendation to City Council for Purchase of 120 Acres of UAA Land Located Along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve a recommendation to the City Council for Purchase of 120 Acres of UAA Land Located along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

The motion carried by the following vote after the following discussion occurred:

Paul Nylund, Interim Director, directed the Commission to the Legislative Text for the staff advocating for this recommendation. The area is a very popular recreational area with skiers, bikers and hikers, and is considered a major attraction in Valdez. Mr. Nylund pointed out that the land use permit that the City currently has with the University of Alaska, and has had since 1993, could be revoked at any time. The price the University was asking seemed reasonable. For the City to have ownership of the property would allow for improvements on the trails if necessary.

Commissioner Blehm agreed that the price seemed really good. His concern was that if there were improvements made to the trail, there would be additional traffic through Mineral Creek Subdivision. A plan to address parking and traffic needs to be taken into consideration with the increased usage of the trails. Commissioner Blehm recommended acting quickly to purchase the property.

Mr. Nylund clarified that by 'improvements' his thought was more of a picnic structure or possibly a comfort station at the trailhead, not major types of road work.

Commissioner Kipar asked about the ownership of the property adjacent to the U of A acreage. Mr. Nylund identified the City and the State as owners of the tracts around this parcel, as well as some private holdings. Commissioner Blehm noted that, in the past, neither the City nor the State had expressed great interest in maintaining the road – one of the State's reasons being that Butler Bridge cannot support the weight of road maintenance equipment. This would be the same for the City's equipment.

Yays: Commissioner Haase, Chair Gondek, Commission Member Reese, Chair Pro Tempore Blehm, Commission Member Uren, and Commission Member Kipar

Excused: Commission Member Weaver

VII. REPORTS

1. Municipal Entitlement Report

Interim Director Paul Nylund explained that this Municipal Entitlement report was recently presented to the City Council. Municipal Entitlements have been going on since the 70's: the most recent surveys, the Keystone West survey (1240 acres), the Salmonberry Ridge survey had been turned in and should be returned shortly, and Mineral Creek Island survey is anticipated to be in this summer. The next areas to be targeted include Mineral Creek, two parcels around Dayville Road, and a small area around the Valdez Glacier Stream. Out of all the area that Valdez selected in the Municipal Entitlement program, Director Nylund said that the City is very close to having all the property conveyed to the City. The progress being made fits right in with the priorities of both the City Council and the Planning and Zoning Commission.

VIII. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Kipar thanked the City for the extension of the snow removal operation on Dump road all the way to the glacier. It really opens up access to the glacier year around. Referring back to comments made during the work session, Commission Kipar added that if business owners were willing to donate their services for clearing or trail maintenance, the City would have to help out by making sure all the permits were in place.

Commissioner Blehm thanked staff their hard work and he encouraged staff to continue working towards Commission and Council goals..

Commissioner Reese echoed Commissioner Blehm's encouragement to staff.

The next meeting is scheduled for February 28th, with a work session about goals to be scheduled prior to the regularly scheduled meeting.

Commissioner Kipar suggested that the Commission meet with the Council for a joint work session to determine goals. He felt that a joint meeting would streamline the process of submitting recommendations to the Council, and encourage the development of a more proactive relationship between the two groups. Chair Gondek stated that he knew what Commissioner Kipar's intent was, but given that the Commission already had access to the goals set forth by the Council, he wondered how effective a meeting would be. Martha Barberio, Director of Economic Development, suggested a joint meeting with their Commission. She said the ED Commission was struggling with their goals; there is a housing problem and one of her recommendations to the ED Commission was to have a joint work session with the P&Z Commission. Director Barberio felt that coming to a consensus on recommendations would strengthen the information given to the Council. The Planning and Zoning Commission agreed that a joint work session would be beneficial and should be scheduled for some time in March.

VIII. ADJOURNMENT

There being no further business for the Commission, Chair Gondek adjourned the meeting at approximately 7:55pm.



FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE <i>Feb 2, 2018</i>
NAME OF APPLICANT	<i>Valdez Petroleum Terminal</i>
ADDRESS OF APPLICANT	<i>402 W. Egan Valdez, AK</i>
DAYTIME PHONE	
SIGNATURE	<i>Ysa V. Yew</i>
LEGAL OWNER	<i>Petro Star Inc.</i>
ADDRESS	<i>3900 C Street, Suite 802 Anchorage, AK 99503</i>
PHONE NUMBER	<i>(907) 339-6600</i>
STREET ADDRESS:	
LEGAL DESCRIPTION:	<i>Tract 1, Port Valdez Subdivision</i>
CURRENT ZONING	<i>Light Industrial</i>
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED	<i>Fuel storage tank farm addition of gasoline storage</i>
TEMPORARY	HOW LONG
PERMANENT	<i>X</i>

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Current fuel storage facility

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Increase number of tanks i.e. storage capacity by 50,000 bbls

Why is this site especially suited to the Conditional Use proposed?

Existing tankfarm

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

Existing tankfarm, request to increase storage capacity by additional 50,000 bbls.

Attach or include any other information you feel is relevant to this application

Please see attached Project Description

VPT Conditional Use Permit Project Description

Existing Tank Farm Operations

Petro Star Inc. owns and operates Valdez Petroleum Terminal (VPT) located on the north shore of the Port of Valdez approximately 1.25 miles east of the mouth of Mineral Creek. VPT handles motor gasolines, jet fuels, and ultra-low sulfur diesel fuels. Products received via ocean going barge and tank truck delivery are subsequently loaded on to tank trucks and barges for distribution. Average daily product throughput is between 10,000 – 20,000 barrels

VPT has one (1) two-lane tank truck rack that is configured with bottom loading/off-loading swing arm systems. A continuous impervious liner underlies the entire load rack area. The current gasoline through-put at the truck rack is limited to 19,900 gallons/day under the ADEC Pre-Approved Emission limit authorization and at this time, Petro Star does not intend to increase gasoline throughput beyond this limit. A strip drain system surrounds the loading area and drains to an oil water separator system.

In addition to the truck rack, the terminal facility consists of one warehouse, a pump house structure, seventeen (17) storage tanks (twelve (12) currently in-service providing a total capacity of approximately 195,000 barrels/8.2 million gallons), and associated piping. All storage tanks are located within a continuously lined and diked containment area that exceeds federal volumetric guidelines. Aboveground piping is protected from traffic by guardrails and conveys products from the pump house to the truck rack and dock pipelines.

VPT operates under an ADEC Oil Discharge Prevention and Contingency Plan and an EPA Facility Response Plan. In addition, the Terminal maintains a U.S. Coast Guard approved Operations Manual.

Proposed Tank Farm Expansion

Petro Star proposes to expand the current terminal facility at VPT by adding or modifying the following:

- Adding one (1) 50,000 barrel Internal Floating Roof Tank (IFRT) for Regular Unleaded (RUL) gasoline storage with associated piping and equipment;
- Switching two (2) existing IFR storage tanks from RUL to Premium Unleaded (PUL) gasoline service; and,

- Modifying the existing truck rack to allow both RUL and PUL loading and adding associated facilities (driver shelters, network communications, etc.).

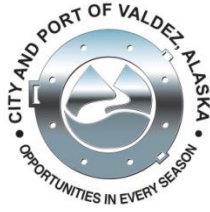
Petro Star employs mitigating factors in its terminal facility operation, including:

- Gated and secured facility site;
- Floating roofs on tanks with gasoline to minimize VOC emissions;
- Subsurface fire foam injection capabilities for non-floating roof tanks;
- Top-side fire form systems for the proposed tank;
- Surveillance cameras;
- Facility lighting;
- Automated best available technology tank level measuring system;
- Independent automated tank overfill protection;
- Automated tank truck overfill protection; and,
- Is a 24-hour manned Facility.

Petro Star submits its application for Conditional Use Permit with the following responses:

- The proposed use will conform to the present and future development of the area in that the area is already currently being used as a tank farm;
- The effect will be minimal on present and future development, as the existing area is already in use as a tank farm;
- The need for the conditional use permit is to increase the number of tanks currently permitted in the existing tank farm;
- The site is suited to the conditional use proposed because it is already an existing tank farm;
- The proposed conditional use would have no detrimental effect because the site is already an existing tank farm; and,
- The additional tank will not significantly alter the surrounding property and uses.

Petro Star submits this Conditional Use Permit application and requests the City of Valdez's support in expanding the existing tank farm to accommodate the proposed project described above. Ideally, site preparation and construction would commence as early as possible in May/June 2018 and we request that the modifications to the Conditional Use Permit be heard before the Planning & Zoning Commission at the earliest opportunity.

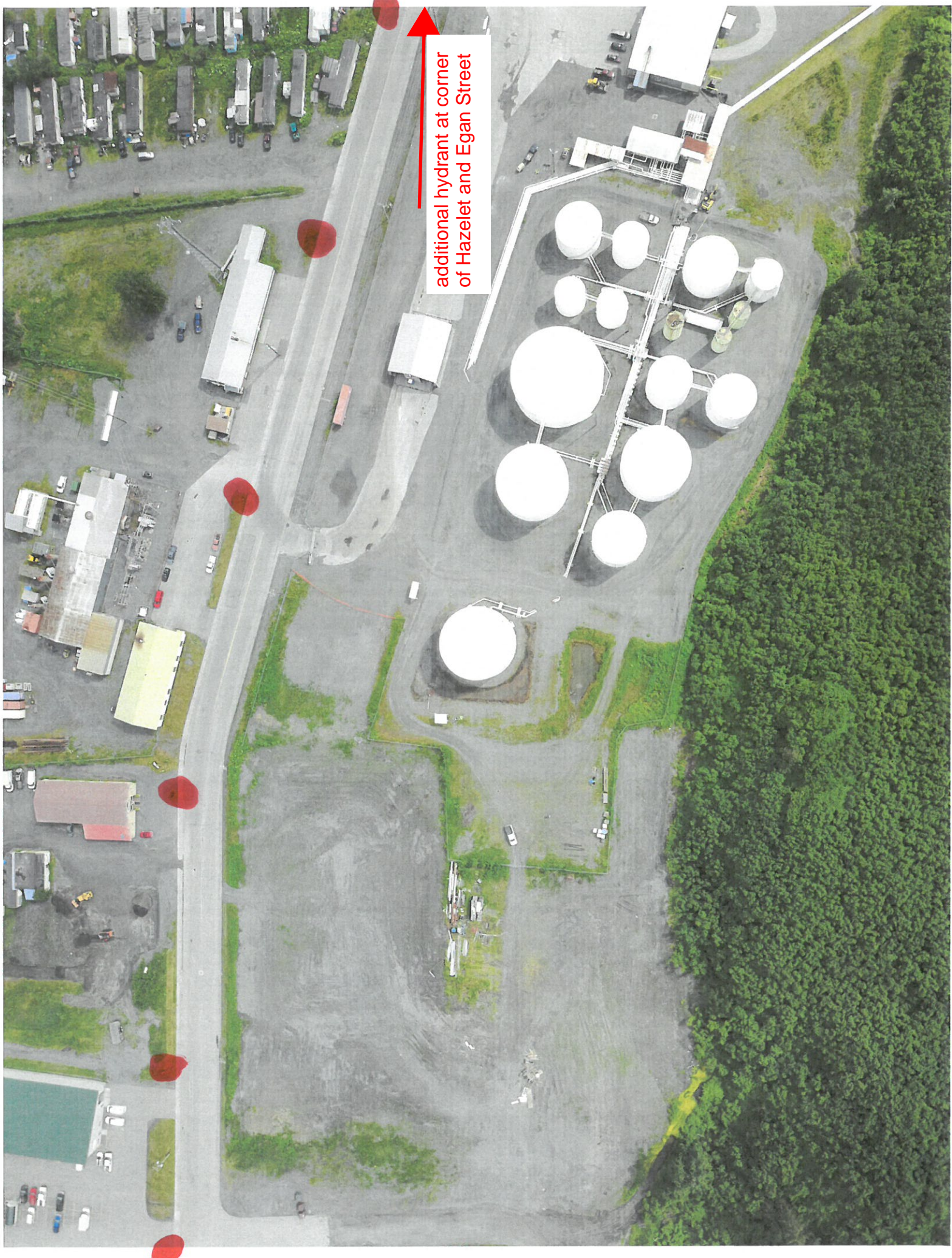


NOTICE OF PUBLIC HEARING

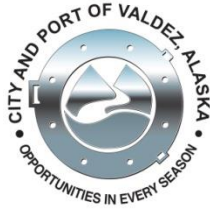
The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, February 28th, 2018 at 7:00 PM in City Council Chambers. The purpose of the hearing is to take public testimony on the request from Valdez Petroleum Terminal, Petro Star Inc. for a Conditional Use Permit to add a 55,000 barrel gasoline storage tank to their existing facility located on Tract 1, Port Valdez Subdivision.

The public is encouraged to attend but if attendance is not possible, comments may be presented to the Community Development Department in writing prior to the February 28th meeting. A copy of the comments will then be presented to the Planning & Zoning Commission. Submissions by email may be sent to: rrollenhagen@ci.valdez.ak.us

Anyone having questions concerning this request or who would like more detailed information should contact the Community Development Department at (907) 834-3401.



additional hydrant at corner
of Hazelet and Egan Street



PROPERTY OWNER NOTIFICATION

NOTICE OF PUBLIC HEARING

Dear Property Owner:

You are receiving this notice because you own property within a 300 foot radius of the following proposal. (Section 17.06.060 B.2. Valdez Municipal Code)

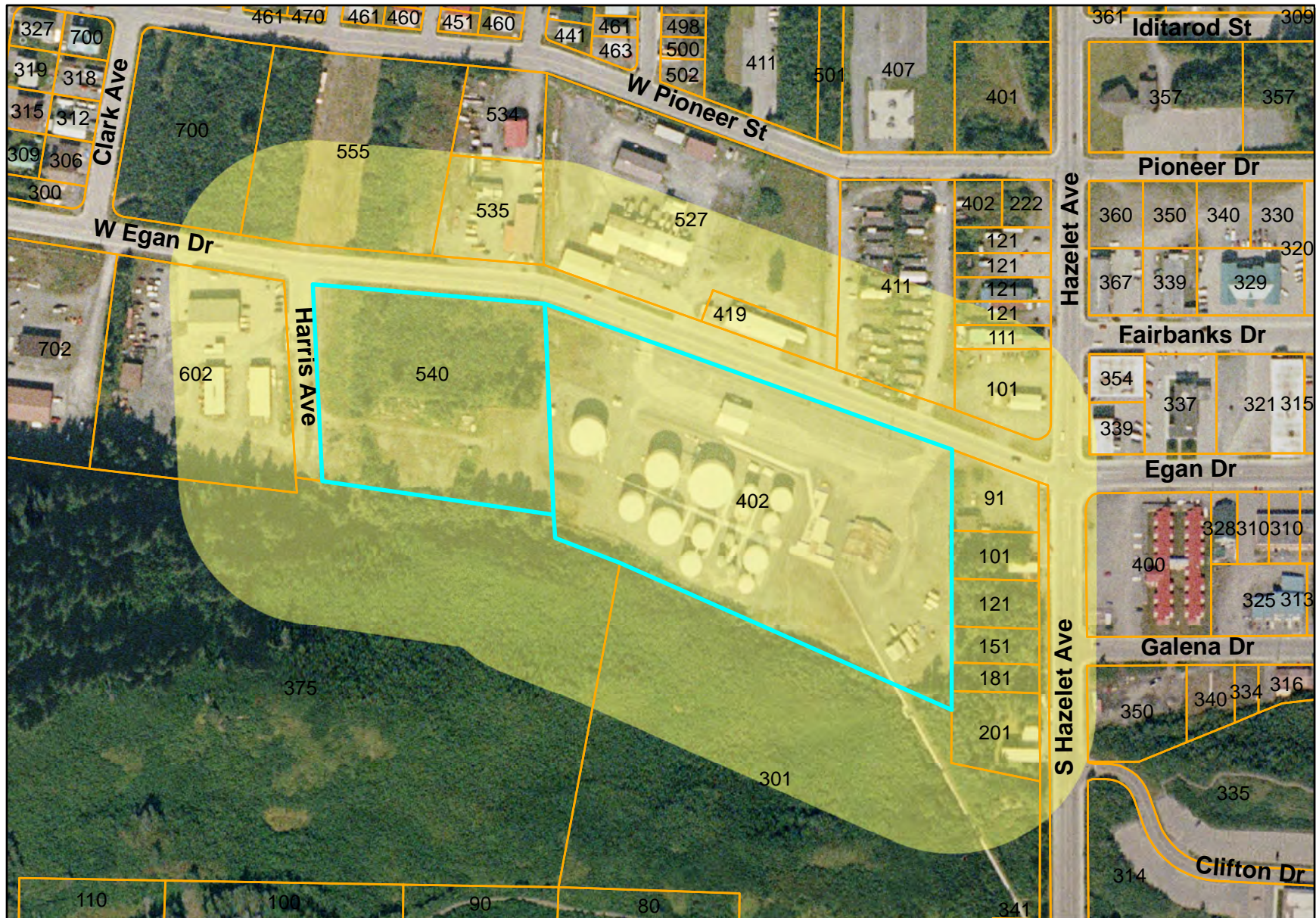
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The public is encouraged to attend but if attendance is not possible, comments may be presented to the Community Development Department in writing prior to the February 28th meeting. A copy of the comments will then be presented to the Planning & Zoning Commission. Submissions by email may be sent to: rrollenhagen@ci.valdez.ak.us



Anyone having questions concerning this request or who would like more detailed information should contact the Community Development Department at (907) 834-3401.

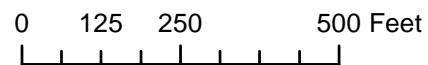


Petro Star Tank Farm - 300' Radius



Map Key

-  300' Buffer
-  Petro Star Tank Farm



All features associated with this map
are subject to the COV Disclaimer
for Accuracy and Use



FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE <i>Feb 2, 2018</i>
NAME OF APPLICANT	<i>Valdez Petroleum Terminal</i>
ADDRESS OF APPLICANT	<i>402 W. Egan Valdez, AK</i>
DAYTIME PHONE	
SIGNATURE	<i>Ysa V. Yew</i>
LEGAL OWNER	<i>Petro Star Inc.</i>
ADDRESS	<i>3900 C Street, Suite 802 Anchorage, AK 99503</i>
PHONE NUMBER	<i>(907) 339-6600</i>
STREET ADDRESS:	
LEGAL DESCRIPTION:	<i>Tract 1, Port Valdez Subdivision</i>
CURRENT ZONING	<i>Light Industrial</i>
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED	<i>Fuel storage tank farm addition of gasoline storage</i>
TEMPORARY	HOW LONG
PERMANENT	<i>X</i>

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Current fuel storage facility

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Increase number of tanks i.e. storage capacity by 50,000 bbls

Why is this site especially suited to the Conditional Use proposed?

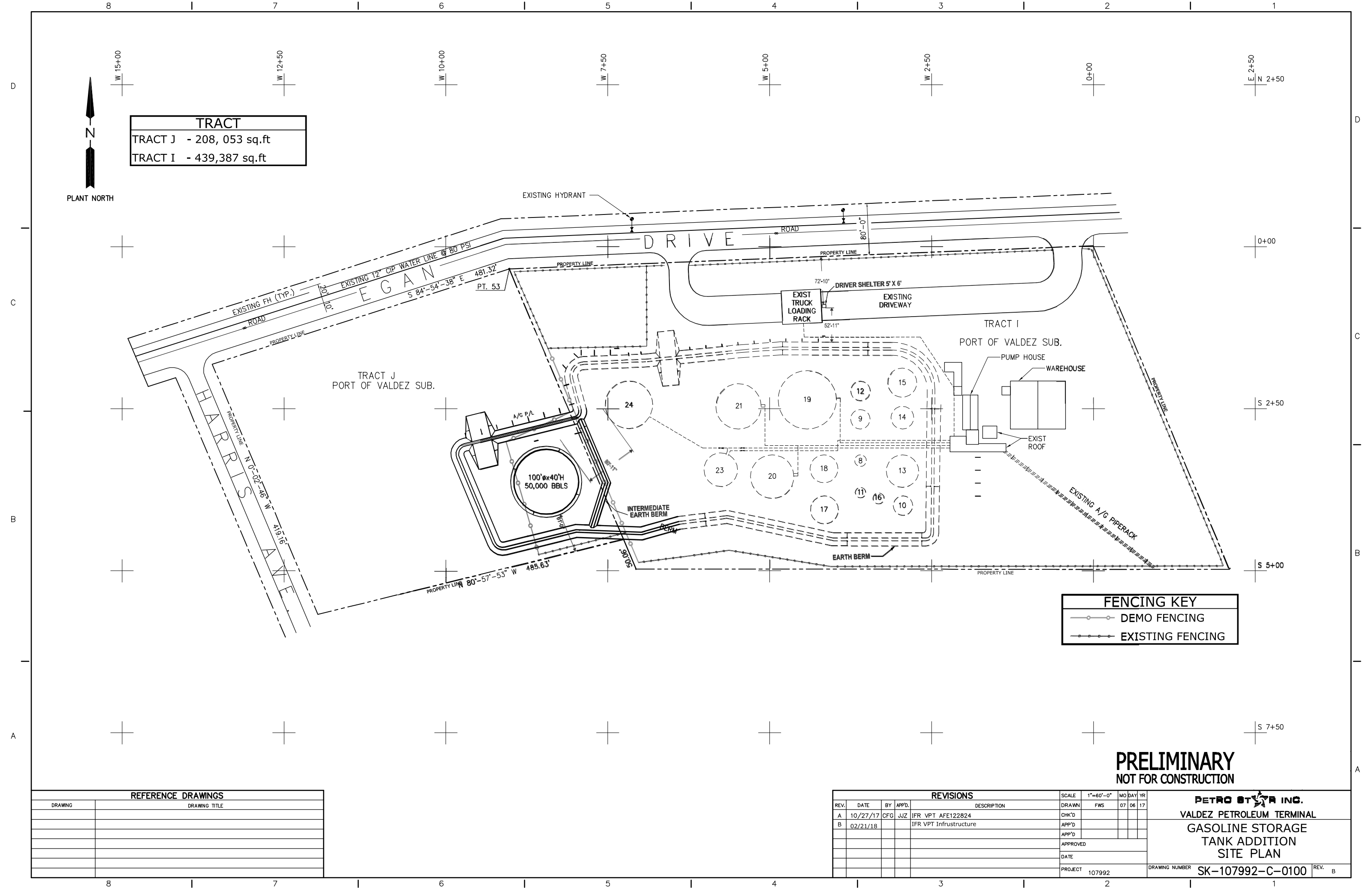
Existing tankfarm

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

Existing tankfarm, request to increase storage capacity by additional 50,000 bbls.

Attach or include any other information you feel is relevant to this application

Please see attached Project Description



TRACT
TRACT J - 208, 053 sq.ft
TRACT I - 439,387 sq.ft

FENCING KEY	
	DEMO FENCING
	EXISTING FENCING

REFERENCE DRAWINGS	
DRAWING	DRAWING TITLE

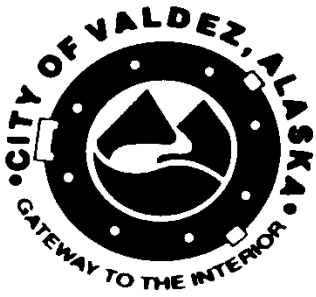
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REV.	DATE	BY	APP'D.	DESCRIPTION	DRAWN	FWS	07	06	17
A	10/27/17	CFG	JJZ	IFR VPT AFE122824	CHK'D				
B	02/21/18			IFR VPT Infrastructure	APP'D				
					APP'D				
					APPROVED				
					DATE				
					PROJECT	107992			

PETRO STAR INC.
VALDEZ PETROLEUM TERMINAL
GASOLINE STORAGE
TANK ADDITION
SITE PLAN

DRAWING NUMBER
SK-107992-C-0100

REV. B

PRELIMINARY
NOT FOR CONSTRUCTION



City of Valdez, Alaska
Planning & Zoning Commission
Conditional Use Permit
Proposed Findings & Conclusions

VMC Section 17.04.420 Conditional use.

“Conditional use” means a provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to ensure their compatibility with permitted principal uses. (Ord. 03-15 § 1 (part); prior code § 30-8(b) (part))

Date: February 28, 2018
File No.: CUP #18-01
To: Planning & Zoning Commission
From: Rochelle Rollenhagen, Senior Planner
CUP: 50,000 barrel regular unleaded gasoline tank and associated facilities

General Information

Applicant: Valdez Petroleum Terminal, Petro Star Inc.
Property Owner: Petro Star Inc.
Property Address: Valdez Petroleum Terminal, 402 W. Egan Dr., Valdez AK 99686
Legal Description: TRACT J, Port Valdez Subdivision
PIDN:
Parcel Size:
Zoning: Light Industrial
Utility Service: Copper Valley Electric
Existing Land Use: Petro Star Petroleum Tank Farm
Access: Egan Drive
Surrounding Land Use:

North: Egan Drive, Mineral Creek Court Mobile Home Park, Copper Valley Electrical/Light Industrial Zoning District

South: Undeveloped/Single Family Residential Zoning District

East: Anderson Plumbing & Heating, North Pacific Fuel, vacant lots /General Commercial Zoning District

West: Undeveloped (appears to be used for storage) owned by Petro Star/Light Industrial Zoning

Project Description and Background Summary

Originally, a Conditional Use Permit was granted to Petro Star in 1994 and amended to include another tank in 1999. Located in the Light Industrial Zoning District, a Conditional Use Permit

for this proposed tank expansion is required per Section 17.36.040 E. Hazardous, Volatile and Flammable Storage and Distribution. The permit issued in 1999 is attached.

Findings

The Director of Community & Economic Development shall make findings on an application for a conditional use permit. The Planning and Zoning Commission shall review and adopt the findings unless it finds by a preponderance of the evidence that the findings are in error. The director's findings are:

1. Is the requested permit proper according to the Conditional Uses for the zoning district?

Yes. Chapter 17.36 L-I Light Industrial District allows for the storage and distribution of hazardous, volatile and flammable substances as a Conditional Use.

2. Is the application complete?

Yes. The application is complete with additional requested information attached.

17.50.030 Applications—Requirements.

A. A person intending to apply for a conditional use under this section shall submit the proposed project data to the community & economic development department. The community & economic development department shall contact the applicable agencies and utilities to allow them the opportunity to comment. The agencies to be contacted may include but not be limited to:

1. City public works department for water and sewer and snow removal;
2. City engineering department;
3. City building inspector;
4. State Highway Department, if applicable;
5. Local electricity utility;
6. City fire department;
7. Local telephone utility; and
8. Cable TV utility.

B. It is recommended that the application be accompanied by the following materials:

1. Narrative Documentation.
 - a. A legal description of all properties involved in the projects;
 - b. A statement of the objectives expected to be achieved by the project for the consumer and the public;
 - c. A detailed description of all aspects of the project, including land use, building types and sizes, population density, parking and traffic circulation, building coverage and other information which the applicant feels would assist the planning and zoning commission in making this decision; and
 - d. The community development department shall provide the proposed findings and conclusions for consideration by the planning and zoning commission. The proposed findings

and conclusions will include comments and issues presented by the reviewing agencies along with a list of any unresolved issues.

2. Site Plans and Supporting Drawings.

a. As appropriate, details of the proposed project showing land use layout, building location, vehicular and pedestrian circulation, open space and recreation area, parking layout, schematic sewer and water layout, and any other information necessary to adequately describe the project;

b. A preliminary subdivision plat showing proposed lot and dedicated street layout;

c. A site grading and drainage plan including existing and proposed topography; and

d. Utilities. (Ord. 97-11 § 1: prior code § 30-44)

3. Does the proposed development follow the other requirements of the City of Valdez land use code?

The land use code for the City of Valdez is Title 17 Zoning of the Valdez Municipal Code. This permit is being pursued in conformance with Title 17 as storage and distribution of hazardous, volatile and flammable substances is a conditional use within the Light Industrial Zoning District, Chapter 17.36.

4. Will the proposed development materially endanger the public health or safety?

The applicants state that they will maintain the current mitigating factors that are already in place at the existing facility. They state that the proposed tank design will meet all current code requirements and will feature an internal floating roof that will minimize vapor emissions and fire hazard. They also state that the tank will be equipped with a top-side fire foam chamber system and piping that will allow the fire department to inject foam in the event of a fire.

5. Will the proposed project substantially decrease the value of or be out of harmony with property in the neighboring area?

This is an increase in fuel storage at an existing tank farm facility. Although not an ideal location for the facility, the increase in storage, according to the applicant, will have a de minimis affect. Petro Star states that currently there are approximately 60 tank trucks that serve the facility in a 24 hour period. The additional tank will increase tanker truck traffic by 2-3 trucks per day.

6. Will the proposed project be in general conformity with the Valdez Comprehensive Plan, or other officially adopted plans?

To staff's knowledge, the only plan governing this area is the Comprehensive Plan. The following goals and objectives are relevant to the proposed CUP, and are compatible with the Comprehensive Plan.

Comprehensive Plan - Overall Goal

To create an atmosphere that will encourage stable economic development in Valdez while enhancing the quality of life. Improvements should be made to all elements that give the community its' character. This would include enhancing the economic productivity and diversification of the region to assure continued economic prosperity; providing for public safety and the economic welfare of the community when siting future industrial, commercial, residential, and public land uses; enhancing the scenic beauty, uniqueness and historic significance of the Valdez area; and opening up new land for residential, commercial, and industrial land.

Lifestyle

Goal -: Provide for a maximum freedom of choice for people to engage in the cash economy and use local natural resources to supplement their selected economic lifestyles.

Objective - Increase local employment opportunities.

Objective - Enhance the skills of the local labor force.

Economic Development

Goal -: Encourage the development of a broad-based economy in Valdez.

Objective – Develop a community plan, which accommodates resource related industrial development that meets desires of community residents.

Objective - Strive to create an atmosphere in the community that is conducive to commercial and industrial development.

Land Use

Goal -: Provide a community land use pattern that is compatible with existing land use patterns in the community, which is physically safe, environmentally sensitive, and consistent with the provisions and requirements of the Valdez Coastal Management Program.

Objective - Provide for the adequate separation of incompatible land uses.

Objective – Prohibition of the location/construction of structures in hazardous or environmentally sensitive areas.

Industrial Land Use

Goal -: Provide for industrial land uses so that they limit impacts on adjacent land uses and the environment, and yet have safe and convenient access to the major transportation facilities they require.

Objective - Encourage the consolidation of industrial land use activities.

Objective - Provide buffers between industrial and other land uses as a means to restrict the hazardous and/or nuisance aspects of industrial uses.

Objective – Control undesirable air and water emissions of industrial and uses.

7. Are any of the following criteria such to materially endanger the public health or safety: topography, slope and soil stability, geophysical hazards, surface and subsurface drainage and water quality?

The location of the tank farm does not appear to be in an environmentally sensitive setting.

8. Will the proposed project require the enlargement, upgrading or extending of public utilities or service systems?

The City has no indication this project will increase the load on public utilities or service systems. No comment has been received from Copper Valley Electric.

Decision of the Commission

The Planning and Zoning Commission may, regardless of the above findings conditionally approve or deny the permit. The Commissioners' own independent review of information submitted at the public hearing and additional information requested provides the basis for the decision. The decision needs supportive findings based on factors associated with the same questions answered in the Director's Findings.

Staff Recommendation

Staff recommends Conditional Use Permit #18-01 be approved by the Commission with the following conditions:

1. All required Local, State and Federal Permits must be received prior to the issuance of the CUP.

2. The tank shall be located north of the planned siting to accommodate access to the rear of the tank. The Valdez Fire Department shall determine the distance.
3. Two fire hydrants shall be moved inside the gated facility to accommodate immediate fire suppression capability.
4. In conformance with Valdez Municipal Code Section 17.06.070 (B), any conditional use, variance or exception approved by the planning and zoning commission shall be conditional upon the privilege granted being utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion; otherwise the approval is automatically voided. The planning and zoning commission may extend the time the construction is to start if satisfactory evidence of planning progress is presented. Any substantial change to the plans or building proposal shall require resubmission to the planning and zoning commission.

SUPPLEMENTAL QUESTIONS

Petro Star response is in red.

1. ***The need for the conditional use permit is to increase the number of tanks currently permitted in the existing tank farm.*** The site plan shows 16 tanks currently, 17 with the addition of the new tank. Only 12 are being used (from your narrative). Why the need for more tanks? This is over 25% increase in storage. Are the other tanks too old? What is safe life expectancy of tanks? What is your justification?

There are currently 4 tanks out of service due to seismic and mechanical deficiencies. These tanks will not be returned to service. 3 of the tanks were taken out of service by the previous owner and prior to Petro Star's assuming ownership. One tank has sustained mechanical damage and there are no plans to return it to service.

2. ***Average daily product throughput is between 10,000 – 20,000 barrels*** This is a range, not an average. Is it a 15,000 barrel average?

Average daily throughput includes all products (ULSD, jet fuel), and can vary between 10,000 and 20,000 barrels on any given day. A 15,000 barrel average is correct. The trucks currently in service can carry roughly 250 barrels per trip, and this average and range translates into 60 truck trips per 24-hour period, operating 24 hours a day.

3. ***Current gasoline through-put at the truck rack is limited to 19,900 gallons/day under the ADEC Pre-Approved Emission limit authorization and at this time, Petro Star does not intend to increase gasoline throughput beyond this limit.*** This is only 475 barrels of gasoline. If daily throughput ranges between 10K and 20K barrels, what is the rest of the product and how is it leaving?

The balance of the products is jet fuel and ULSD produced at the Petro Star Valdez Refinery and trucked to the VPT Facility. All of this product leaves the facility by ocean going barge. Petro Star intends to keep the gasoline throughput at the truck under 19,900 gallons per day. Gasoline will be brought into the VPT facility by barge, and anticipated truck traffic due to gasoline leaving the VPT facility is 1-5 trucks per day.

4. ***The proposed conditional use would have no detrimental effect because the site is already an existing tank farm; and, the additional tank will not significantly alter the surrounding property and uses.*** Current tank farm location adjacent to city center has current detrimental impacts: safety of storing dangerous product in close proximity of town, danger from transporting high volumes of dangerous products through city streets, vapor emissions/odor, noise, truck traffic through town,... Explain how increasing tank farm by over 25% will not increase these detrimental impacts? As a condition of permit, provide baseline figures for each impact and a monitoring procedure going forward to measure and insure that impacts do not increase, i.e., truck traffic counts, etc.

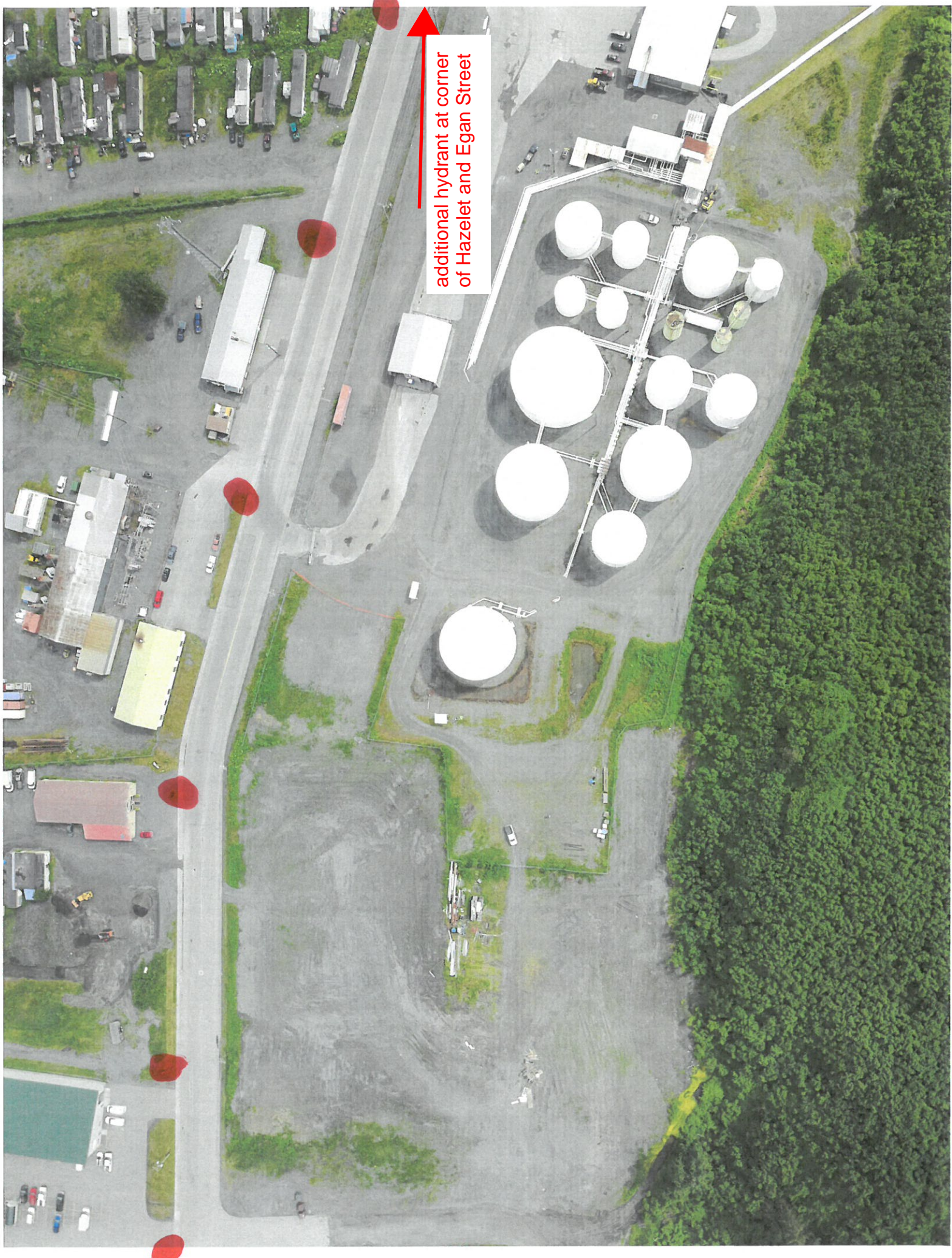
Petro Star intends to maintain the current mitigating factors in place at the VPT facility, as detailed in our original application and project description. The proposed tank design will meet all current code requirements, and features an internal floating roof that will minimize vapor emissions and fire hazard. Further, the tank will be equipped with a top-side fire foam chamber system and piping allowing the fire dept. to inject foam in the event of a fire. As noted above, the increase in truck will be de minimis, especially given that VPT is in gasoline service today.

5. *The proposed use will conform to the present and future development of the area in that the area is already currently being used as a tank farm...* What is Petro Star's future plans for this farm at current site? Do you intend to expand in the future?

Beyond the current proposed expansion, Petro Star has no further definitive plans for expansion; if this changes, Petro Star will come before the City to discuss. We hope that this expansion will lower gasoline costs in the City of Valdez for residents.

6. *This City needs an answer as to how many trucks per day currently serve the facility and what the increase will be with the new tank.*

See answer noted above; As well, given the marketing demand, the increase could be 2-3 trucks per day on average.



additional hydrant at corner
of Hazelet and Egan Street

VPT Conditional Use Permit Project Description

Existing Tank Farm Operations

Petro Star Inc. owns and operates Valdez Petroleum Terminal (VPT) located on the north shore of the Port of Valdez approximately 1.25 miles east of the mouth of Mineral Creek. VPT handles motor gasolines, jet fuels, and ultra-low sulfur diesel fuels. Products received via ocean going barge and tank truck delivery are subsequently loaded on to tank trucks and barges for distribution. Average daily product throughput is between 10,000 – 20,000 barrels

VPT has one (1) two-lane tank truck rack that is configured with bottom loading/off-loading swing arm systems. A continuous impervious liner underlies the entire load rack area. The current gasoline through-put at the truck rack is limited to 19,900 gallons/day under the ADEC Pre-Approved Emission limit authorization and at this time, Petro Star does not intend to increase gasoline throughput beyond this limit. A strip drain system surrounds the loading area and drains to an oil water separator system.

In addition to the truck rack, the terminal facility consists of one warehouse, a pump house structure, seventeen (17) storage tanks (twelve (12) currently in-service providing a total capacity of approximately 195,000 barrels/8.2 million gallons), and associated piping. All storage tanks are located within a continuously lined and diked containment area that exceeds federal volumetric guidelines. Aboveground piping is protected from traffic by guardrails and conveys products from the pump house to the truck rack and dock pipelines.

VPT operates under an ADEC Oil Discharge Prevention and Contingency Plan and an EPA Facility Response Plan. In addition, the Terminal maintains a U.S. Coast Guard approved Operations Manual.

Proposed Tank Farm Expansion

Petro Star proposes to expand the current terminal facility at VPT by adding or modifying the following:

- Adding one (1) 50,000 barrel Internal Floating Roof Tank (IFRT) for Regular Unleaded (RUL) gasoline storage with associated piping and equipment;
- Switching two (2) existing IFR storage tanks from RUL to Premium Unleaded (PUL) gasoline service; and,

- Modifying the existing truck rack to allow both RUL and PUL loading and adding associated facilities (driver shelters, network communications, etc.).

Petro Star employs mitigating factors in its terminal facility operation, including:

- Gated and secured facility site;
- Floating roofs on tanks with gasoline to minimize VOC emissions;
- Subsurface fire foam injection capabilities for non-floating roof tanks;
- Top-side fire form systems for the proposed tank;
- Surveillance cameras;
- Facility lighting;
- Automated best available technology tank level measuring system;
- Independent automated tank overfill protection;
- Automated tank truck overfill protection; and,
- Is a 24-hour manned Facility.

Petro Star submits its application for Conditional Use Permit with the following responses:

- The proposed use will conform to the present and future development of the area in that the area is already currently being used as a tank farm;
- The effect will be minimal on present and future development, as the existing area is already in use as a tank farm;
- The need for the conditional use permit is to increase the number of tanks currently permitted in the existing tank farm;
- The site is suited to the conditional use proposed because it is already an existing tank farm;
- The proposed conditional use would have no detrimental effect because the site is already an existing tank farm; and,
- The additional tank will not significantly alter the surrounding property and uses.

Petro Star submits this Conditional Use Permit application and requests the City of Valdez's support in expanding the existing tank farm to accommodate the proposed project described above. Ideally, site preparation and construction would commence as early as possible in May/June 2018 and we request that the modifications to the Conditional Use Permit be heard before the Planning & Zoning Commission at the earliest opportunity.



☐ P.O. Box 3349
Valdez, Alaska 99686-3349

(907) 835-4207
Fax: 835-4651

☐ P.O. Box 56860
North Pole, Alaska 99705-1860

(907) 488-0730
Fax: 488-9057

☒ 201 Arctic Slope Avenue, Suite 200
Anchorage, Alaska 99518-3030

(907) 344-2661
Fax: 267-6429

April 27, 1999

Mr. Bob Bright
City of Valdez
Community & Economic Development Center
P.O. Box 307
Valdez, Alaska 99686

RE: CUP #99-6

Dear Mr. Bright:

Per this morning's telephone conversation, Valdez Petroleum Terminal, Inc. (VPTI) has modified the plot plan previously submitted for the proposed addition of a 30,000 Bbl storage tank to the existing Valdez Petroleum Terminal (VPT) fuel storage facility.

Based on our discussions with Chief Blackburn, the proposed siting of this new tank will be moved from the Southwest corner to the Northwest corner of the existing containment area (please see the attached drawing). This action will reduce the distance between this tank and emergency vehicles supplying cooling water in the event of a fire in this or any of the adjacent tanks. The intermediate dike wall shown on the original drawing has been retained with the new layout, its purpose being to contain smaller spills near the tank of origin and thus prevent the further spread of fuel to the balance of the containment area.

Also, to address Chief Blackburn's concerns regarding possible future additions to this facility, I can confirm for you that VPTI currently has no plans to erect more tanks on this site. However, in the unlikely event that more tankage is proposed for this facility, VPTI will commit to install (at that time) a fire protection system that provides coverage for the entire tank farm, including any new tanks.

I hope this modification and commitment adequately address your concerns. Please contact me at your convenience should you have any further questions or comments on our proposal and thank you for your time.

Best regards,

A handwritten signature in dark ink, appearing to read "Douglas L. Chapados", written over a horizontal line.

Douglas L. Chapados
Vice-President of Refining, Petro Star Inc.

dlc:cv42599

VII.7

CONDITIONAL USE PERMIT FINDINGS AND CONCLUSIONS

DATE: APRIL 28, 1999

TO: Planning and Zoning Commission

FROM: Community Development Department

FILE NO.: CUP #99-6

GENERAL INFORMATION

Applicant: Valdez Petroleum Terminal

Property Owner: Valdez Petroleum Terminal

Property Address: 402 W. Egan

Legal Description: Tract I, Port Valdez Subdivision

Parcel Code Number: 7120-009-000-0

Site Size: Approximately 9.5 acres

Zoning: Light Industrial

Utilities:

Access: West Egan Drive

Existing Land Use: Fuel storage tank farm

Surrounding Land Use: North - light industrial, mobile home park
South - zoned RA, vacant
East - commercial
West - vacant

PROJECT DESCRIPTION

Applicant proposes to expand the tank farm with the addition of one 30,000 BBL fuel tank.

P&Z99/CUP99-6F&C.doc

BACKGROUND

The property has historically been owned by petroleum companies for the storage of fuel. First used for this purpose in 1965. In 1994, a CUP was approved for the addition of four 10,000 BBL tanks on the adjacent property, but these were never installed.

ANALYSIS

The subject property is zoned Light Industrial. Gasoline and fuel storage is a conditional use within this zoning district. The Valdez City code defines conditional use as:

Conditional use. A provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to insure their compatibility with permitted principal uses.

A public hearing was held on the request on April 14, 1999.

Although the property is located near the commercial core of Valdez, it appears that there are other industrial type uses in the vicinity, particularly the CVEA generating plant and the Copper Valley Telephone building across the street. West Egan is a major arterial street, and as such additional traffic can be accommodated.

If approved, the addition will need to comply with the Uniform Fire Code requirements, State Fire Marshall review and other permitting requirements.

FINDINGS

1. Is the requested permit proper according to the Conditional Uses for the zoning district?

YES
2. Is the application complete?

YES
3. Does the proposed development follow the other requirements of the City of Valdez land use code?

YES
4. Will the proposed development materially endanger the public health or safety?

NO

5. Will the proposed project substantially decrease the value of or be out of harmony with property in the neighboring area?

NO

6. Will the proposed project be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

YES

7. Are any of the following criteria such to materially endanger the public health or safety; topography, slope and soil stability, geophysical hazards, surface and sub surface drainage and water quality?

No

8. Will the proposed project require the enlargement, upgrading or extending of public utilities or service systems?

NO

The Planning and Zoning Commission may, regardless of the above findings conditionally approve or deny the permit. The commissioner's own independent review of information submitted at the public hearing provides the basis for the decision. The decision needs supportive findings based on the following factors.

1. Will the proposed project materially endanger the public health or safety?
2. Will the proposed project substantially decrease the value of or be out of harmony with property in the neighboring area?
3. Will the proposed project not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?
4. Are any of the following criteria such to materially endanger the public health or safety; topography, slope and soil stability, geophysical hazards, surface and sub surface drainage and water quality?
5. Will the proposed project require the enlargement, upgrading or extending of public

utilities or service system?**STAFF RECOMMENDATION**

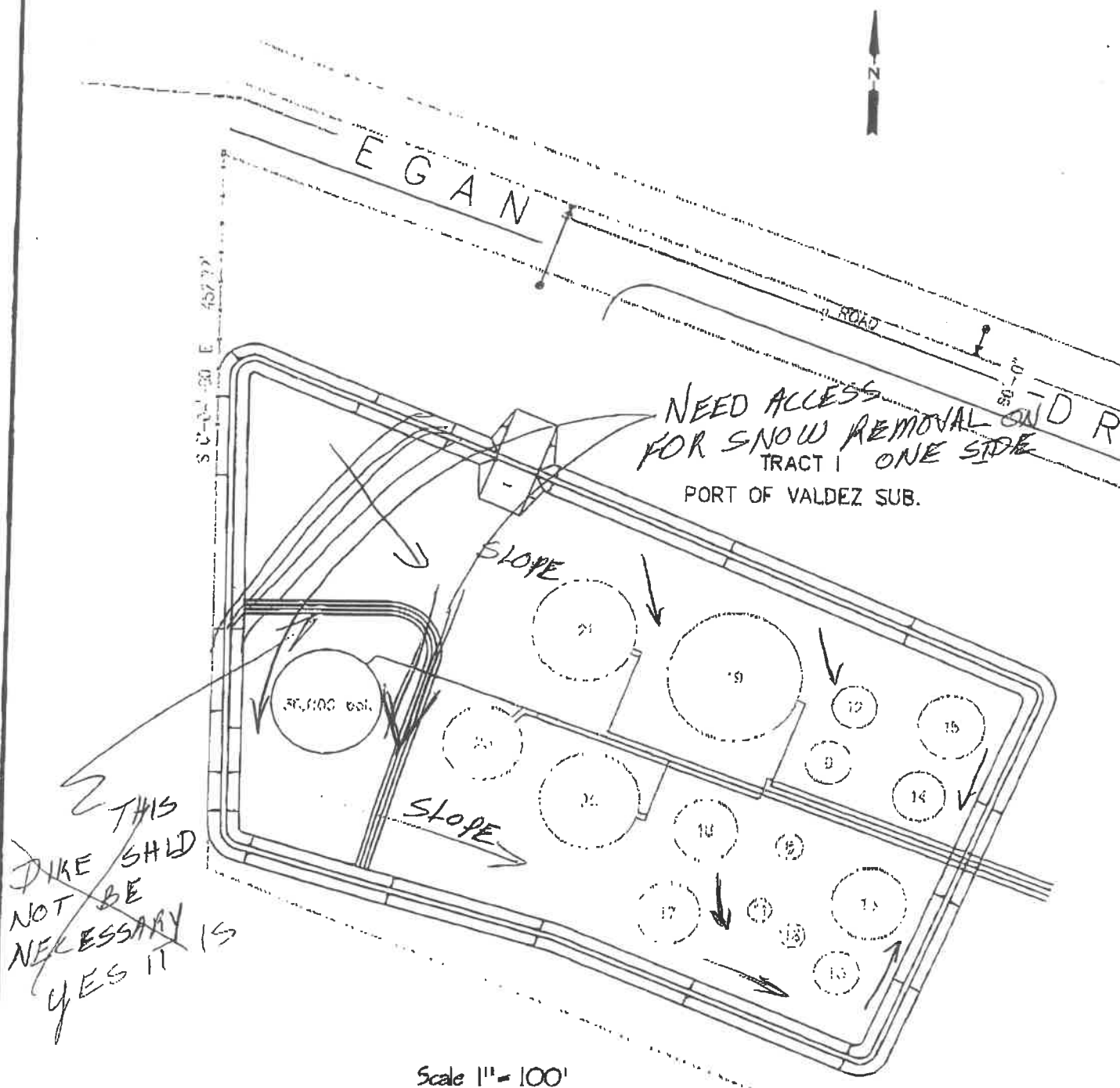
Staff recommends adoption of the above findings and approval of the conditional use permit with the following conditions:

1. The applicant shall modify its present spill prevention plan to account for the additional 30,000 BBL tank.
2. The tank shall be provided with a leak detection system as well as with cathodic protection.
3. Construct a 10-inch diameter water line from the City's 12 inch diameter main on the north side of West Egan Street, and install a standard City fire hydrant, with the location to be approved by the Fire Department.
4. Install and maintain a fixed fire suppression foam system for this fuel storage facility. The system shall include a maintained on-site storage of foam in the quantity required for a tank farm of the quantity of the permitted product.
5. The filling and withdrawal of permitted products to and from the tank shall be conducted from the existing tanker truck rack. Tanker truck traffic shall be limited to the present driveways.
6. The tank shall be provided with a high level alarm and automatic cutoff device.

APR 23 '99 03:01PM PETRO STAR

P.1/1

How's this?



PETRO STAR INC.

VPT

30,000 BBL TANK LOCATION

Lars N. Peterson

April 23, 1999

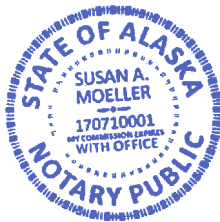
Dwg 99-09

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

NAME & ADDRESS:

by placing a copy thereof in an envelope properly addressed to him/her at his/her address as above set forth, which address is the last address of said person known to him, and the envelope contained proper and sufficient U.S. Postage, and was deposited by her in the United States Post Office or receptacle at Valdez, Alaska for delivery by the U.S. Postal Department as directed on said envelope.

SUBSCRIBED AND SWORN to before me this **16th day of February, 2018**

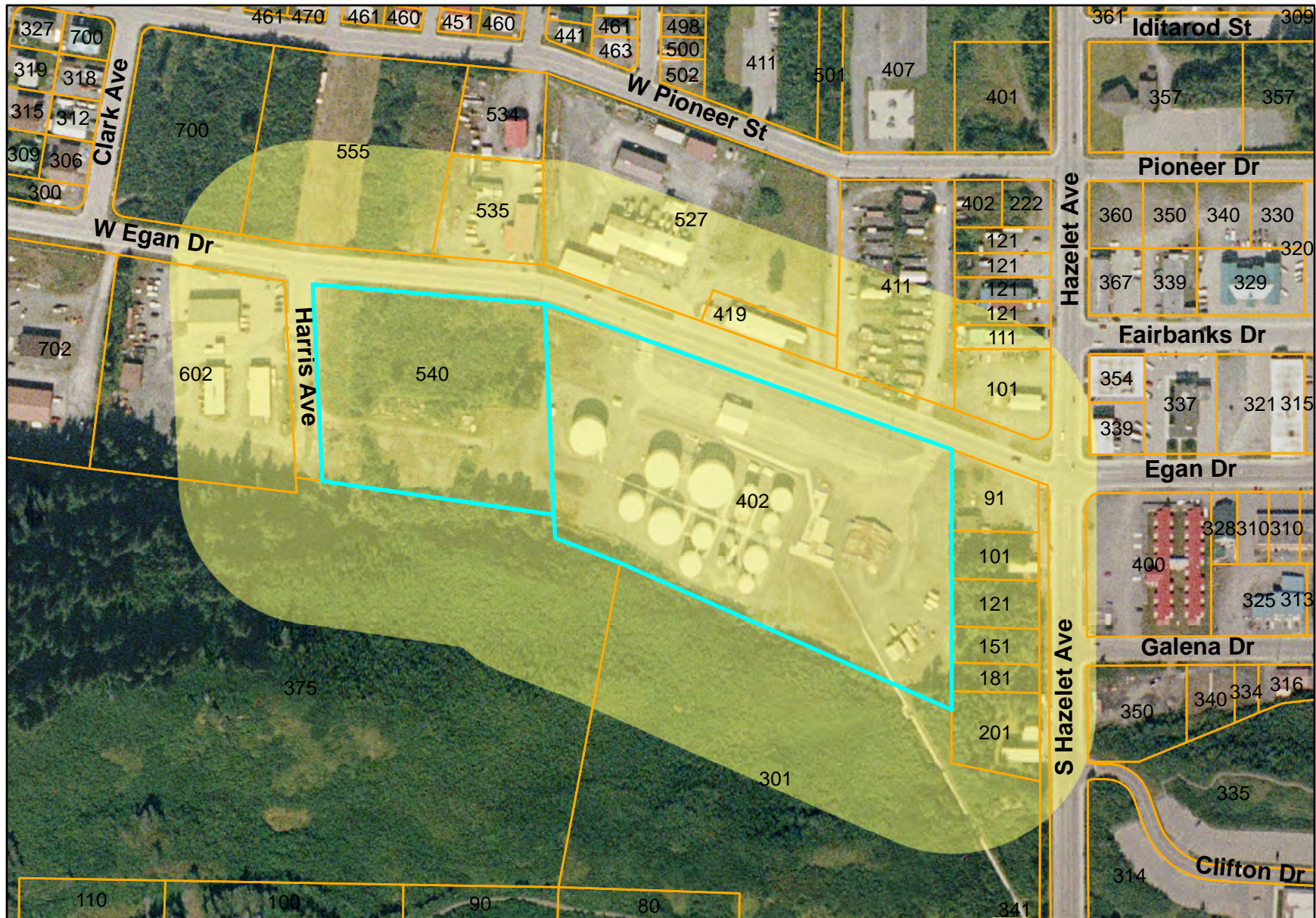


Susan Moeller
Notary Public in and for Alaska
My Commission Expires: with office



OWNER_NAME	M_ADD	M_CITY	M_STA`M`ZIP
HARRIS SAND AND GRAVEL, INC	BOX 6	VALDEZ	AK 99686-3484
JOHN L HARRIS	307 HUFFMAN RD	ANCHORAGE	AK 99515
JOHN HARRIS	307 HUFFMAN RD	ANCHORAGE	AK 99515
JOHN T. KELSEY REVOCABLE TRUST	PO BOX 100720	ANCHORAGE	AK 99510
CITY OF VALDEZ	BOX 307	VALDEZ	AK 99686-0307
MINERAL CREEK LAND CO. INC	2690 FORSYTHIA COURT	ERIE	CO 80516
THOMAS DUNCAN KELSEY TRUST	101 W 36TH AVE SUITE 419	ANCHORAGE	AK 99503
PORT VALDEZ COMPANY INC	2690 FORSYTHIA COURT	ERIE	CO 80516
GLEN & SHARON MILLS	BOX 184	VALDEZ	AK 99686-0184
RANDY L BELL	BOX 2198	VALDEZ	AK 99686-2198
VALDEZ PROPERTIES LLC	BOX 112290	ANCHORAGE	AK 99511-2290
COPPER VALLEY ELECTRIC	BOX 45	GLENNALLEN	AK 99588-0045
MASONS-VALDEZ LODGE #4	BOX 1354	VALDEZ	AK 99686-1354
VALDEZ DOCK COMPANY	FNBA TRUST DEPT	ANCHORAGE	AK 99510-0720
FRATERNAL ORDER OF EAGLES	BOX 324	VALDEZ	AK 99686-0324
PETRO STAR INC	3900 C STREET STE 802	ANCHORAGE	AK 99503
RICHARD L WADE	STAR ROUTE BOX 20	VALDEZ	AK 99686
COPPER VALLEY ELECTRIC	PO BOX 927	VALDEZ	AK 99686
GCI	PO BOX 1047	VALDEZ	AK 99686
COPPER VALLEY TELECOM	PO BOX 337	VALDEZ	AK 99686

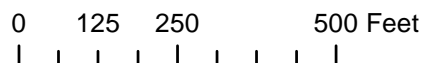


Petro Star Tank Farm - 300' Radius

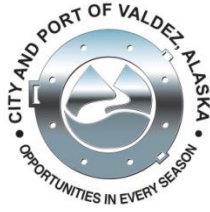


Map Key

-  300' Buffer
-  Petro Star Tank Farm



All features associated with this map
are subject to the COV Disclaimer
for Accuracy and Use



PROPERTY OWNER NOTIFICATION

NOTICE OF PUBLIC HEARING

Dear Property Owner:

You are receiving this notice because you own property within a 300 foot radius of the following proposal. (Section 17.06.060 B.2. Valdez Municipal Code)

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, February 28th, 2018 at 7:00 PM in City Council Chambers. The purpose of the hearing is to take public testimony on the request from Valdez Petroleum Terminal, Petro Star Inc. for a Conditional Use Permit to add a 55,000 barrel gasoline storage tank to their existing facility located on Tract 1, Port Valdez Subdivision.

The public is encouraged to attend but if attendance is not possible, comments may be presented to the Community Development Department in writing prior to the February 28th meeting. A copy of the comments will then be presented to the Planning & Zoning Commission. Submissions by email may be sent to: rrollenhagen@ci.valdez.ak.us

Anyone having questions concerning this request or who would like more detailed information should contact the Community Development Department at (907) 834-3401.