

17.48.140 Temporary land use permit.

The city will allow for temporary uses of city property under the following conditions:

A. The community and economic development department is authorized to grant temporary land permits for the use of city owned property.

1. The permit shall not exceed one month (thirty-one days) in duration;
2. The permittee shall (in advance) pay a flat monthly fee; except that a pro-rated daily fee may be paid for permits lasting less than one month. Fees will be determined by council resolution;
3. The permittee shall have liability insurance valuing not less than one million dollars and shall name the city as an additional insured party;
4. The use is in conformance with the existing zoning and/or the comprehensive plan;
5. No permanent structures shall be erected on the property;
6. No permanent alteration of land shall occur;
7. The area of use does not exceed two acres;
8. Use under the permit shall not adversely impact public access or city operations;
9. The permittee shall vacate the property within three days of receiving notification from the city;
10. The permit shall be effective immediately upon receipt of required items and issuance by the community and economic development department;
11. Issuance of the permit shall be reported to the planning and zoning commission and city council at the next regularly scheduled meetings.

B. The Valdez planning and zoning commission is authorized to grant temporary land permits for use of city owned property.

1. Permits Not Exceeding Three Months in Duration and Two Acres in Size.

- a. The permit shall not exceed three months in duration;
- b. The permittee shall (in advance) pay a flat monthly fee; except that a pro-rated daily fee may be paid for permits where an entire month is not used. Fees will be determined by council resolution;
- c. The permittee shall have liability insurance valuing not less than one million dollars and shall name the city as an additional insured party;
- d. The use is in conformance with the existing zoning and/or the comprehensive plan;
- e. No permanent structures shall be erected on the property;
- f. No permanent alteration of the land shall occur;

- g. The area of use does not exceed two acres;
- h. Use under the permit shall not adversely impact public access or city operations;
- i. The permittee shall vacate the property within fifteen days from receiving written notification from the city;
- j. The permit shall be effective immediately upon approval by the planning and zoning commission, receipt of required items and issuance by the community and economic development department;
- k. Issuance of the permit shall be reported to the city council at the next regularly scheduled meeting.

2. Permits Not Exceeding Six Months in Duration.

- a. The permit shall not exceed six months;
- b. For permit areas not exceeding two acres the permittee shall (in advance) pay a flat monthly fee; except that a pro-rated daily fee may be paid for permits where an entire month is not used. Fees will be determined by council resolution;
- c. For permit areas exceeding two acres the permittee shall (in advance of each month) pay a monthly fee of ten percent of the fair market value per acre of the property divided by twelve and multiplied by the number of months for which the permit is issued. For the purposes of determining the fair market value the council will routinely pass a resolution updating the per acre values of land as identified by zoning;
- d. The permittee shall have liability insurance valuing not less than one million dollars and shall name the city as an additional insured party;
- e. The use is in conformance with the existing zoning and/or the comprehensive plan;
- f. No permanent structures shall be erected on the property;
- g. No permanent alteration of the land shall occur;
- h. Use under the permit shall not adversely impact public access or city operations;
- i. The permittee shall vacate the property within thirty days from receiving written notification from the city;
- j. The permit shall be approved by the planning and zoning commission;
- k. The approval of the permit shall be reported to the city council at the next regularly scheduled meeting. The permit will become effective only after review and under no objection by the city council;
- l. The permit shall be effective immediately upon approval by the planning and zoning commission, no objection from the city council, receipt of required items and issuance by the community and economic development department.

C. Administration and Processing of the Permit.

1. A complete application for a temporary land use permit shall be submitted to the community and economic development prior to review and consideration.
2. The city manager is authorized to sign the temporary land use permit on behalf of the city.
3. No more than one of each type of permit shall be issued each year for the same location to the same applicant. (Ord. 11-03 § 1)