

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

## CITY OF VALDEZ

### APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	1907	DATE	10-15-2019
NAME OF APPLICANT	Dwain Dunning + Dunning Enterprises		
ADDRESS OF APPLICANT	4271 Richardson Highway		
DAYTIME PHONE	907-255-1463		
SIGNATURE			
LEGAL OWNER	City of Valdez		
ADDRESS	596 Hobart Street Valdez, AK 99686		
PHONE NUMBER			
STREET ADDRESS:	596 Hobart Street		
LEGAL DESCRIPTION:	Lot 1, Block 1, Airport Industrial Subdivision		
CURRENT ZONING	Commercial Heavy Industrial		
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	17.38.040 G		
USE REQUESTED	Towing, scrapyard, salvaging, and recycling		
TEMPORARY	Yes	HOW LONG	10 years
PERMANENT	No		



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?

The proposed use conforms perfectly to the heavy industrial and business-focused zoning. It conforms to the present and future development of the area by providing space for a Valdez-oriented business to operate.

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

The site is zoned appropriately, however working with the City of Valdez and the Police Department for towing, scrapping, salvaging, and recycling makes this an ideal site.

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

The site was previously used in a similar business, is ideally located, and is already appropriately zoned for heavy industrial commercial use.

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

This Conditional Use would conform to the heavy industrial commercial zoning for the property.

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

In the previous two years, approximately 200 cars have not been deposited in the landfill and this could be considered equivalent to an acre of land three feet deep.

## **Outline for Narrative**

1. Dunning Enterprises plans to follow all necessary regulations.
2. Clear brush, trees, and any rubbish off of leased land to produce commercially- and industrially-usable area.
3. Level the land as needed to produce commercially- and industrially-usable area.
4. Build driveway to provide leased land access.
5. Build enclosure surrounding lease land to meet regulations.
6. Provide office area with appropriate facilities, parking, and impound area.
7. Install appropriate security measures. Ex. - cameras
8. Build containment area for preparing vehicles for crushing, scrapping, and recycling as needed.
9. Keep all fluids in appropriate containers for storage/removal/transportation.
10. Prepare for transportation, sort, and contain vehicles, scrap steel, and chosen recyclables.
11. Relocate vehicle crusher on site.
12. Prepare and sort chosen, cost-effective recyclables.
13. Provide storage for later transportation for cost-effective recyclables.
14. Prepare scrap cars and winter stockpile storage area.
15. Continue industrial and commercial use of the land as necessary to fill a community business need.

## **Narrative of the Site Plan & Declaration of Operations**

1. Dunning Enterprises plans to follow all necessary regulations.
  - a) Complete Conditional Use Permit for 17.38.040 G for desired use of leased land.
  - b) Meet with City Hall staff to coordinate land usage.
  - c) Attend all appropriate city and regulatory meetings.
  - d) Provide and post necessary information as needed.
2. Clear brush, trees, and any rubbish off of leased land to produce commercially- and industrially-usable area.
  - a) Follow all Provisions of Zoning Ordinance 17.38.040 G.
  - b) Include 50 foot setback from city roads.
  - c) Provide adequate area/road for ease of snow removal.
  - d) May require equipment to remove brush/trees more efficiently.
  - e) Dunning Enterprises has current and potential access to this equipment as needed.
3. Level the land as needed to produce commercially- and industrially-usable area.
  - a) May require equipment to move large quantities of dirt or other materials as needed.
  - b) Provide adequate area for ease of snow removal. Ex. - on Western or Northwestern side of leased land away from current subdivision/neighborhood residents.
  - c) Provide adequate areas for future electrical, telephone, and other city utilities as needed.
  - d) Dunning Enterprises has current and potential access to this equipment as needed.
4. Build driveway to provide leased land access.
  - a) May require equipment to move gravel or other driveway material as needed.
  - b) Dunning Enterprises has current and potential access to this equipment as needed.
5. Build enclosure surrounding lease land to meet regulations.
  - a) Follow all Provisions of Zoning Ordinance 17.38.040 G.
  - b) Include 50' x 583.5' setback for entire property, which equals approximately 0.66 acres.
  - c) Plea with City of Valdez to have non-usable setback land price to be deducted from the monthly leasing price.
  - d) Current brush, trees, and overburden materials may be used to provide edge barrier for enclosure temporarily before more permanent materials are used.
  - e) Clarification pending...
6. Provide office area with appropriate facilities, parking, and impound area.
  - a) Office space for appropriate staff processes will be moved on site for community and business access. Facilities, such as bathrooms, washer, and dryer, will be made available to personnel on site for ease of operations. Ex. - 960 square foot or trailer 14' x 70' with laundry/shower facilities as working with vehicles can be a very messy and dirty business.
  - b) Parking for community members or public access parking will be available outside enclosure to promote safety.
  - c) Impound area inside enclosure will be available for vehicles to be stored as needed.
7. Install appropriate security measures. Ex. - cameras
  - a) Reduces the risk of accidents.
  - b) Promotes safety within the community.
  - c) Promotes the proper following of all regulations.

8. Build containment area for preparing vehicles for crushing, scrapping, and recycling as needed.
  - a) Follow all Provisions of Zoning Ordinance 17.38.040 G.
  - b) Build fully contained and covered area for Dunning Enterprises to prepare vehicles of roughly 30' x 40' dimensions on Northern portion of lot for easier circulation of potential scrapped vehicles.
  - c) Drain fluids as needed for safe crushing and transport of vehicles using appropriate containers so they will be dock-ready at end of transportation to Anchorage or other facilities.
9. Keep all fluids in appropriate containers for storage/removal/transportation.
  - a) Containers shall be free of leaks and appropriately stored/labeled at all times.
  - b) Smaller containers shall often be used when draining individual vehicles, but storage amounts may lead to larger containers, such as but not limited to 55-gallon drums.
  - c) Attaching a metal building, such as a connex, to the 30' x 40' covered vehicle preparation and containment area for used fluid storage further reduces the risk of fires or ground water contamination.
  - d) By providing adequate storage areas and containers, this reduces the risk of accidents and potential ground water contamination by also only crushing "dry" versus "wet" vehicles.
  - e) Promotes safety within the community and via transportation.
  - f) Promotes the safe following of rules, regulations, and efficient business practices.
10. Prepare for transportation, sort, and contain vehicles, scrap steel, and chosen recyclables.
  - a) Reduces the risk of accidents and potential ground water contamination by only crushing vehicles after draining them of fluids.
  - b) Promotes safety within the community and via transportation, while also having vehicles be dock-ready when received at any destination.
  - c) Vehicles drained of potential contaminants, aka "dry" vehicles, transport more readily, more easily, and more safely while also being dock-ready when received at destination.
  - d) Promotes the safe following of rules, regulations, and efficient business practices, such as but not limited to: having appropriate legal securement devices for all loads being transported out of the community (ex. - chains, cables, straps); having appropriate legal netting on crushed vehicles to avoid parts/glass/metal being lost on roadways; and balancing loads on trucks to follow all state and local weight road restrictions.
11. Relocate vehicle crusher on site.
  - a) A car crusher on site will facilitate efficient preparation and allow for significantly easier/safer transportation on Alaska's roadways.
  - b) After crushing each vehicle or set of vehicles, they will be netted per regulations to avoid falling debris/scrap/glass while on city and state roadways. Netting will meet all regulatory requirements.
  - c) Crushed, "dry" vehicles will then be stored for later transportation off-site to a further processing or storage facility. Ex. - Stacking five crushed, "dry" vehicles within the enclosure in orderly rows for ease of using a forklift or other piece of heavy equipment to pick up and put on a flat-bed trailer.
12. Prepare and sort chosen, cost-effective recyclables.

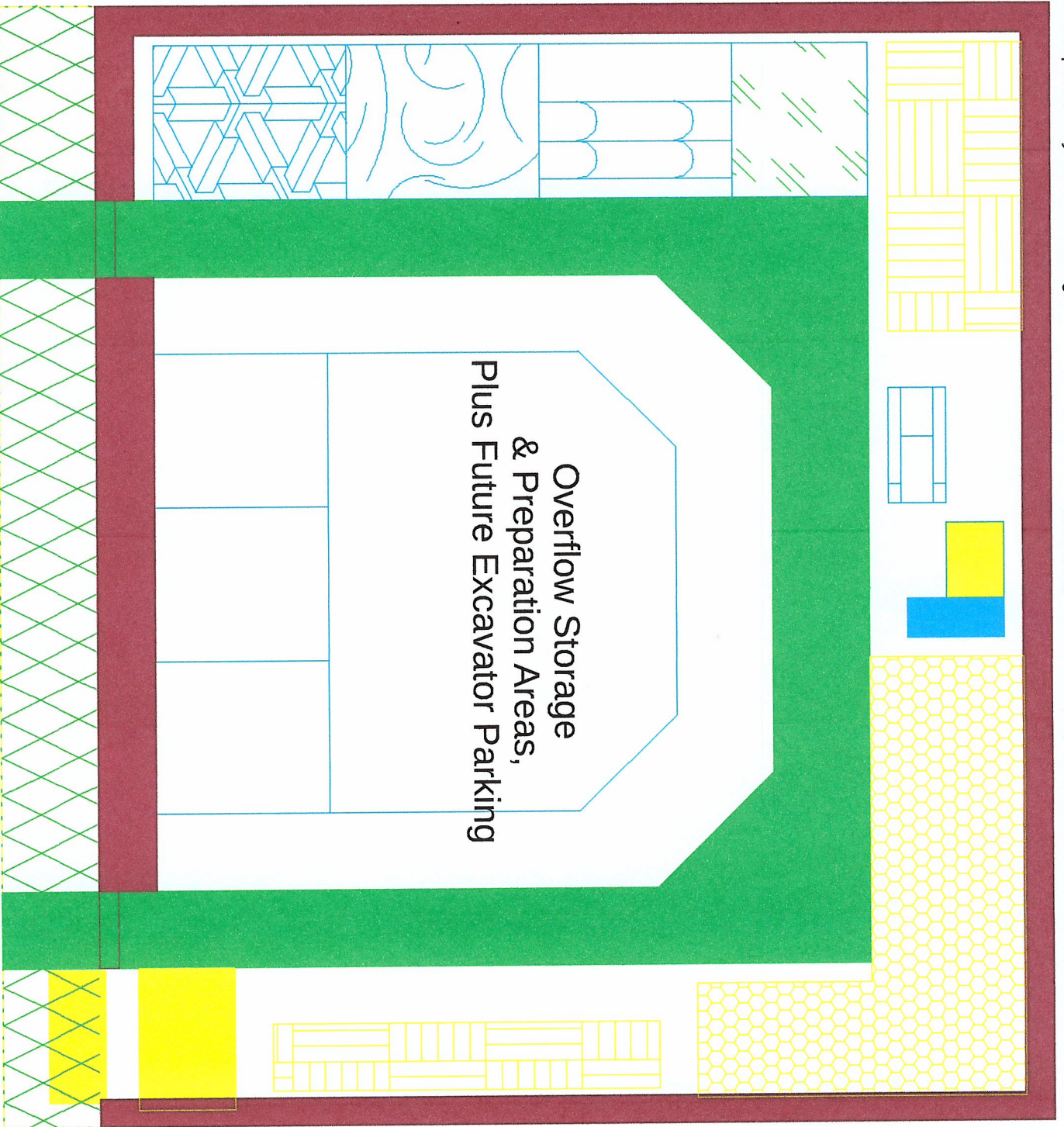


Prepared "Dry" Vehicle Storage

583.5'

Unprepared "Wet" & Scrap Vehicle Storage

544.5'



**Dunning Enterprises**  
**Conditional Use**  
**Site Plan Diagram**

**10.22.2019**

- Lt. Blue Hatched**  
**N Quadrant -**  
Car Crusher to be moved on site
- Lt. Blue Hatched**  
**W Quadrants -**  
Winter Snow Removal Area on Site
- &**
- Recyclable**  
**Storage Areas**
- Yellow Honeycomb**  
**NE Quadrant -**  
Scrap Cars & Winter Storage
- Dark Red Solid -**  
Outside Enclosure
- Lt. Green Solid -**  
Road
- Lt. Blue Solid -**  
Metal Containment Storage for Used Liquids
- Yellow Solid SE -**  
Covered Truck Parking & Office with Public Access
- Yellow Hatched E -**  
Impound Vehicle Storage
- Lt. Green Hatched SE -**  
50' Setback