

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

## CITY OF VALDEZ

### APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	20-02	DATE	12/2/19
NAME OF APPLICANT	MEGA TRUCKING, LLC		
ADDRESS OF APPLICANT	460 SAWMILL DR.		
DAYTIME PHONE	(907) 255-9169		
SIGNATURE			
LEGAL OWNER	CITY OF VALDEZ		
ADDRESS	212 CHENEGA, VALDEZ, AK 99686		
PHONE NUMBER	(907) 835-4313		
STREET ADDRESS:	2651 Richardson Hwy.		
LEGAL DESCRIPTION:	PORTION OF TRACT A ASLS 79-116		
CURRENT ZONING	HEAVY INDUSTRIAL		
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)			
USE REQUESTED	NATURAL RESOURCE EXTRACTION / PROCESSING / STOCKPILING		
TEMPORARY	HOW LONG		
PERMANENT	x		



**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?**

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

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

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

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

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**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?**

*There is currently no development in this area, it is adjacent to an active gravel pit, and a previously mined gravel pit. The proposed mine site will effect future development in Valdez by providing sand and gravel for various construction projects for many years. The mine site can potentially be used in the future to place extracted river materials from Glacier Stream as part of an ongoing flood mitigation strategy.*

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

*This property is well suited to supply the gravel needs in Valdez for many years.*

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

*This property is located near historical and existing gravel pits, and does not route heavy truck traffic through residential areas.*

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

*The surrounding properties will not be detrimentally affected because they will be unaffected by our practices, and are currently unused. Surrounding properties are zoned Heavy Industrial. We use various BMPs (best management practices) to prevent and mitigate fuel spills, and pollution.*





-LEGAL DESCRIPTION

Tract A ASLS 79-116

-OBJECTIVE

To use the land for gravel extraction, processing, storage, and manufacturing of concrete and asphalt.

-PROJECT DESCRIPTION

-ACCESS

Mega will work with the State of Alaska to gain access from Airport Rd. thru State of Alaska land to the Gravel Lease. Glacier Haul Dump Rd. will be a secondary access.

-LAND USE

The Northernmost portion of the land will be cleared and leveled for manufacturing concrete and asphalt. South of the manufacturing will be cleared and leveled for stockpiling and processing of the raw materials. The furthest South area will be cleared as needed and used for material extraction

-BUILDINGS

A maintenance building may be erected for on site repairs.

-TRAFFIC

Traffic patterns in the pit will be clearly marked in accordance with MSHA standards. The entrances will be cleared of vegetation such that oncoming traffic will be visible.

-SITE PLAN AND DRAWINGS

See attached drawings.

-POLLUTION MITIGATION

Oil spill response drums are placed in strategic locations for quick response in the event there is an oil or fuel spill. By employing "Best Management Practices", All efforts will be made to prevent spills or pollution.

-GRADING AND DRAINAGE

The cleared areas will be graded and sloped to the perimeter so the drainage will flow into a vegetative buffer.

-EXISTING AND PROPOSED TOPOGRAPHICAL CONTOURS

See attached for existing topographical contours.

-WORK DEPTHS

Maximum depths of excavation have not yet been determined, but Mega will work to ensure industry standards are used.

-OVERBURDEN

Overburden from clearing will be mainly vegetation, and used as a visual buffer as needed on the property perimeter.

-EROSION AND SEDIMENT CONTROL PLAN

Cut banks will be at a 2:1 ratio, or follow industry standards. BMPs will be used to capture sediment. The vegetative buffer will be the primary sediment control. Other BMPs will be used as necessary.

-RECLAMATION PLAN



In the process of excavating the cut banks will be sloped to a reclaimed angle. This eliminates the need for further reclaiming of pit walls. The remaining areas will be leveled to match current topographical contours.

**-SECURITY PLAN**

Gates will be installed at the Northern and Southern entrances.

**-DESCRIPTION OF EXTRACTION AND PROCESSING OPERATIONS**

**-INGRESS AND EGRESS POINTS**

Entrances will be 24 ft. wide, large enough for two lane truck traffic. There will be access from Airport Rd., as well as from Glacier Haul Dump Rd..

**-HOURS OF OPERATION**

Typical working hours are 6AM to 8PM, seven days a week, excluding the winter months.

**-QUANTITIES TO BE EXTRACTED**

Expected quantities will be between 10,000 cubic yards, and 20,000 cubic yards annually.

**-PUBLIC HEALTH AND SAFETY**

Mega Trucking, LLC follows MSHA standards for safety of workers and the public. This property will be gated, and is not open to the public.

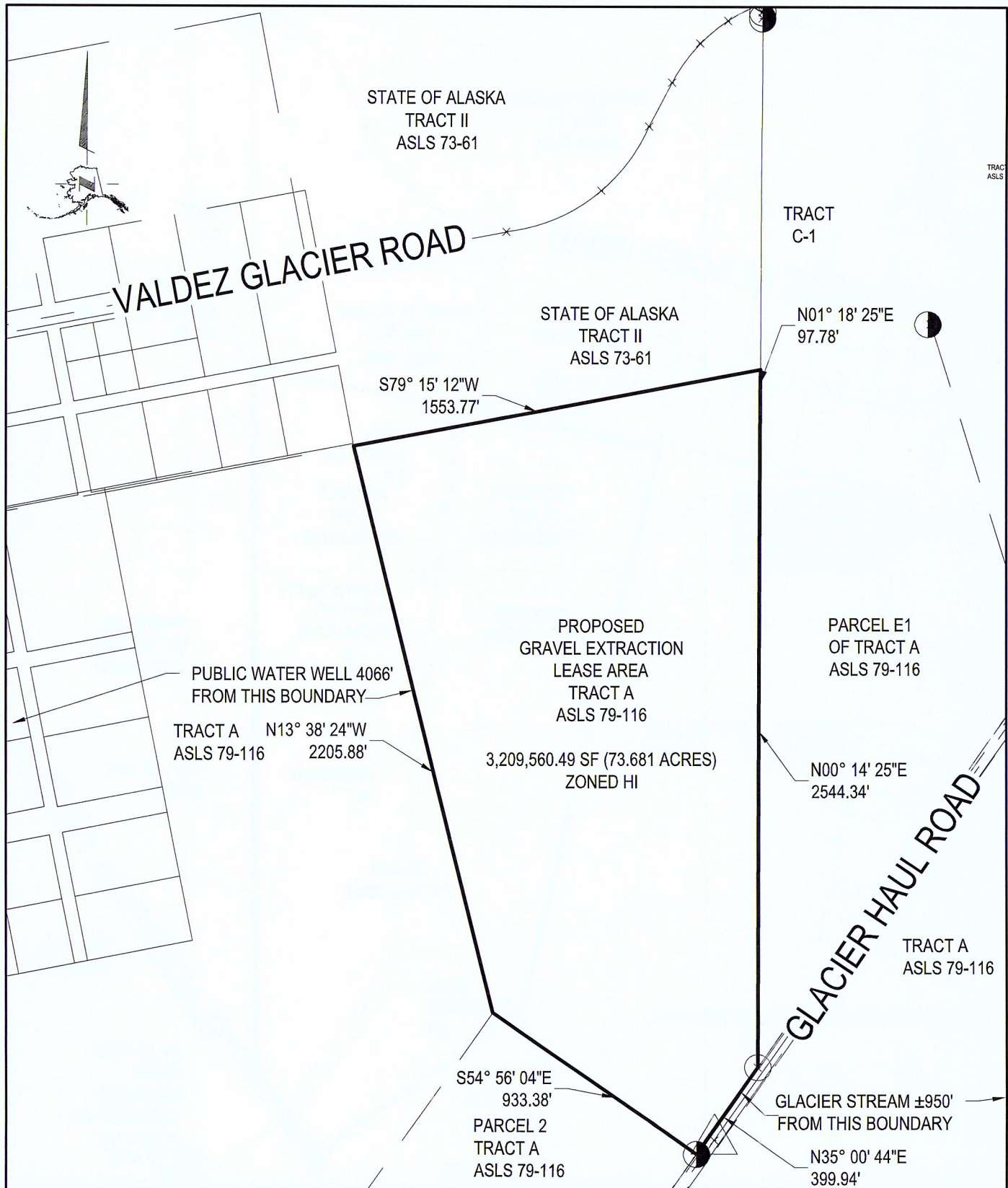
**-NOISE, DUST, SURFACE WATER RUNOFF**

Noise levels will not impact any neighbors due to the remote location of the processing equipment. Dust is mitigated thru the use of water, either spread on the drivable surfaces, or sprayed in critical areas on processing equipment. Water runoff will be routed to the vegetative buffer to the perimeter.

**-FINAL RECLAMATION**

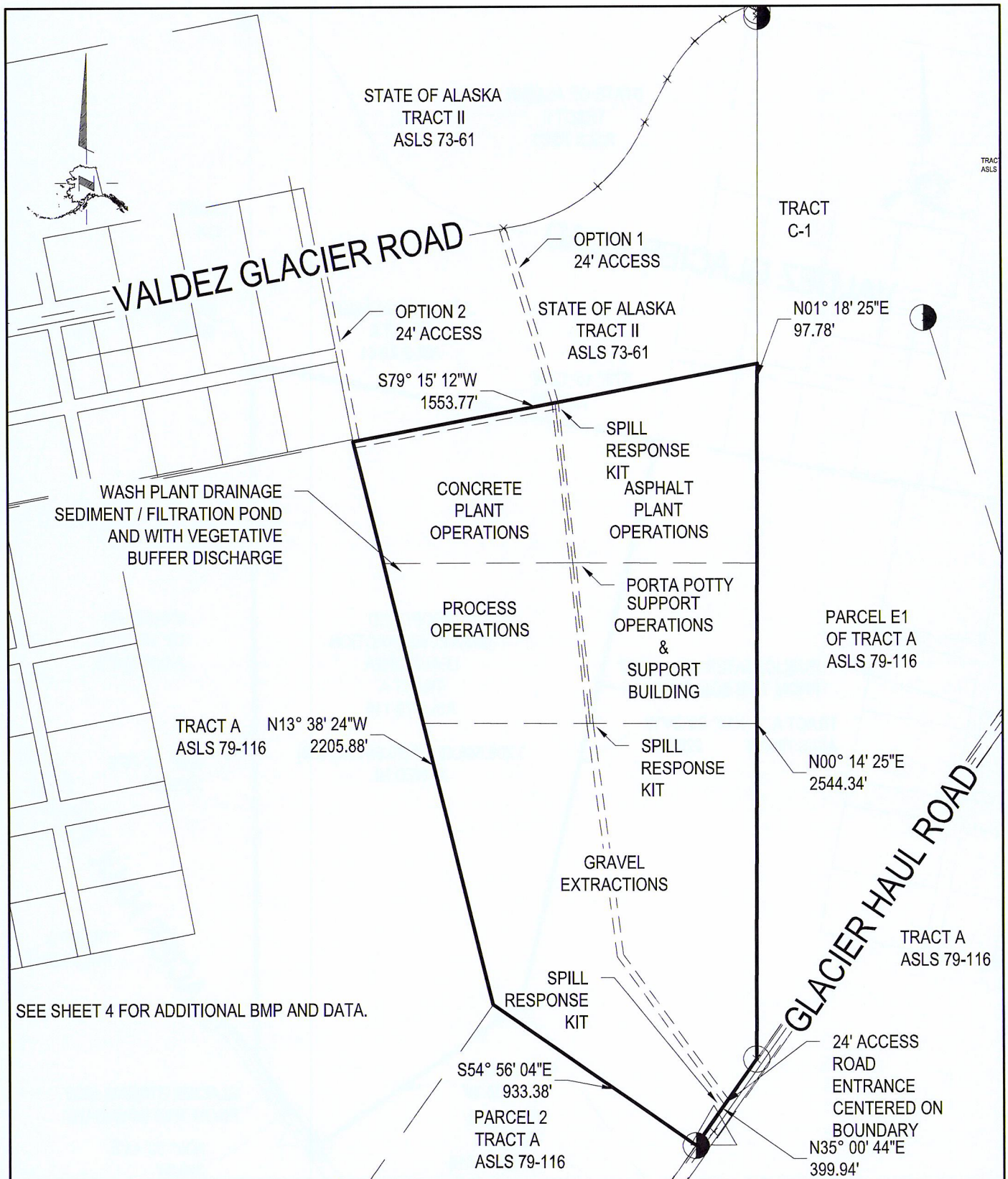
At the end of the Gravel Lease period the property will be fully reclaimed, leveled, and void of any debris.





PROPOSED MEGA TRUCKING GRAVEL LEASE				Wrangell Mountain Technical Services			
LEGAL DESCRIPTION:		BOUNDARY WITHIN TRACT A ASLS 79-116 VALDEZ, ALASKA		P.O.BOX 118, CHITINA, ALASKA 99566 (907) 823-2280			
STREET ADDRESS:		NHN GLACIER HUAL ROAD		DATE: 1/16/20	DRAWN: MINISH	CHECK: MINISH	SCALE: 1" = 500'
PREPARED FOR:		MEGA TRUCKING		JOB#: 20001	DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM		SHEET: 1 OF 4 REV#: 0





# PROPOSED MEGA TRUCKING GRAVEL LEASE

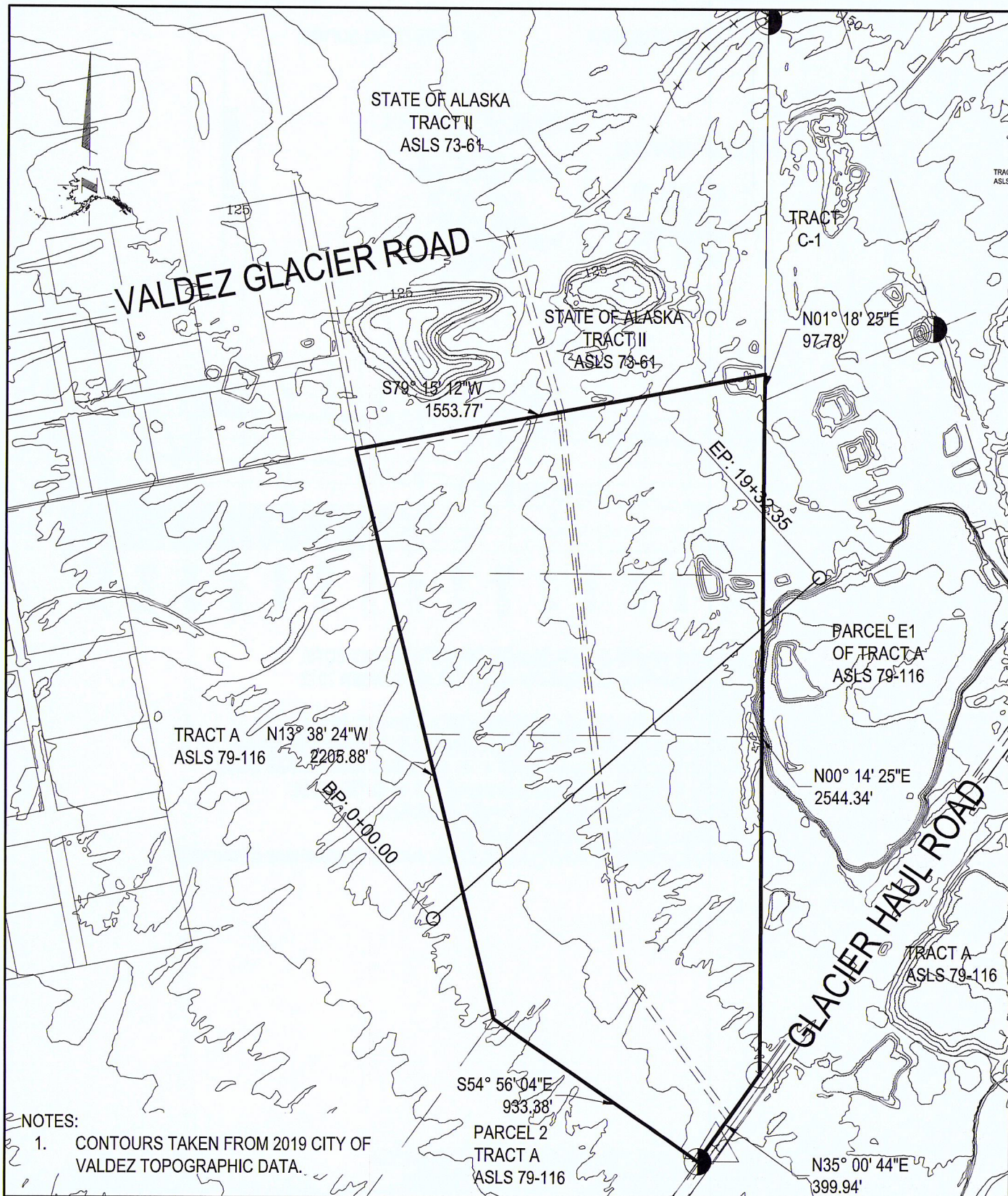
LEGAL DESCRIPTION:	MASTER PLAN WITHIN TRACT A ASLS 79-116 VALDEZ, ALASKA
STREET ADDRESS:	NHN GLACIER HUAL ROAD
PREPARED FOR:	MEGA TRUCKING

## Wrangell Mountain Technical Services

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

DATE: 1/16/20	DRAWN: MINISH	CHECK: MINISH	SCALE: 1" = 500'
JOB#: 20001	DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM	SHEET: 2 OF 4	REV#: 0





**NOTES:**

1. CONTOURS TAKEN FROM 2019 CITY OF VALDEZ TOPOGRAPHIC DATA.

**PROPOSED MEGA TRUCKING GRAVEL LEASE**

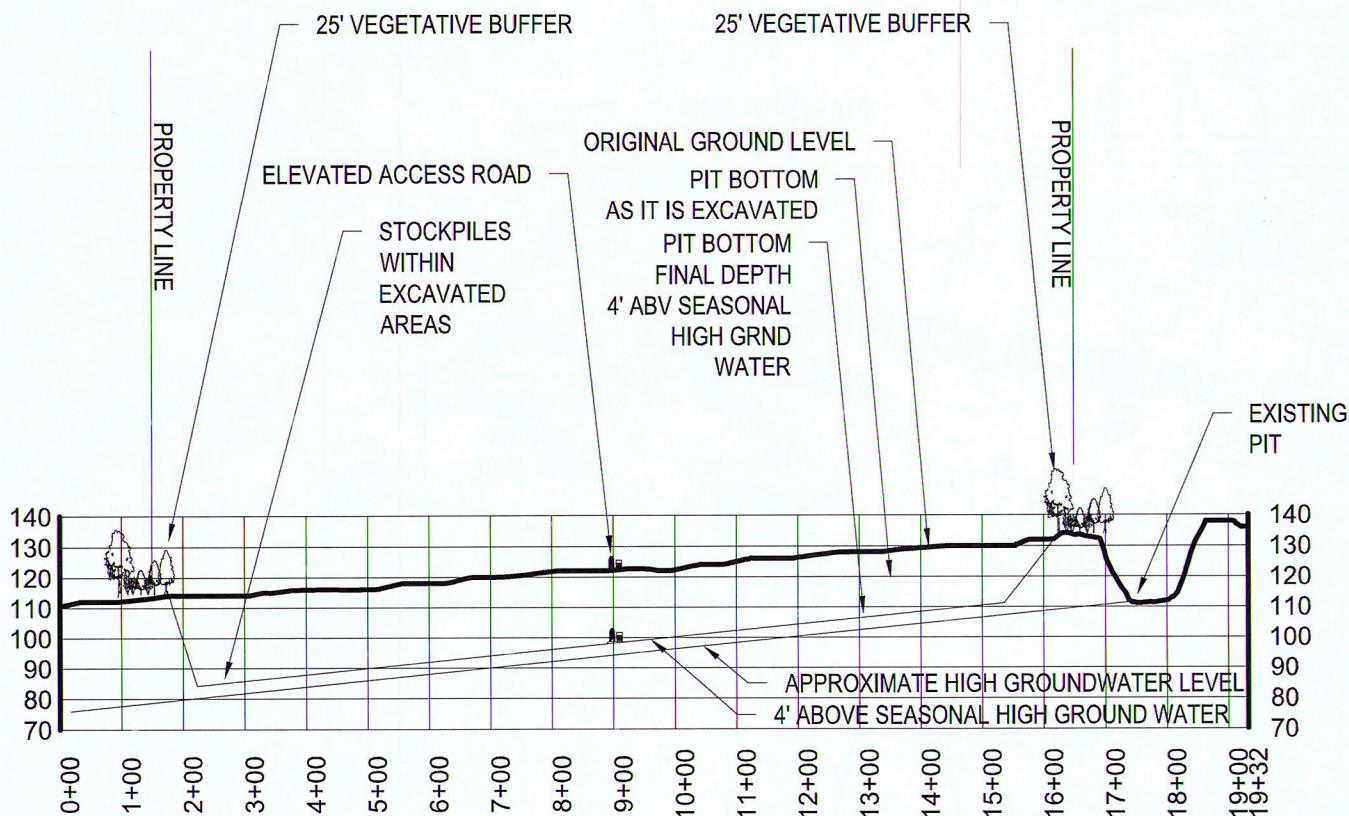
LEGAL DESCRIPTION:	TOPOGRAPHIC SURVEY WITHIN TRACT A ASLS 79-116 VALDEZ, ALASKA
STREET ADDRESS:	NHN GLACIER HUAL ROAD
PREPARED FOR:	MEGA TRUCKING

**Wrangell Mountain Technical Services**

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

DATE: 1/17/20	DRAWN: MINISH	CHECK: MINISH	SCALE: 1" = 500'
JOB#: 20001	DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM	SHEET: 3 OF 4	REV#: 0





**BEST MANAGEMENT PRACTICES FOR GRAVEL/ROCK AGGREGATE EXTRACTION PROJECTS:  
PROTECTING SURFACE WATER AND GROUNDWATER QUALITY IN ALASKA SEPTEMBER 2012**

**BEST MANAGEMENT PRACTICES NOTES:**

1. PUBLIC WELL IS 4066' FROM WESTERN BOUNDARY, ADEC RECOMMENDATION IS 1000'.
2. GLACIER STREAM IS  $\pm 950'$  FROM SOUTHEAST BOUNDARY, ADEC RECOMMENDATION IS 200'.
3. BOTTOM OF PIT TO BE PER ADEC RECOMMENDATIONS OF 4' TO SEASONAL HIGH WATER TABLE.
4. A 25' BUFFER ZONE OF NATURAL VEGETATION TO REMAIN AROUND THE ENTIRE SITE.
5. STOCKPILES SHALL BE IN CREATED DEPRESSION TO CAPTURE SEDIMENT.
6. ACCESS ROADS TO BE ELEVATED ABOVE SURROUNDING AREAS.
7. SETTLEMENT / INFILTRATION POND WITH VEGETATION DISCHARGE FOR ROCK WASHING ACTIVITIES.

**NOTES:**

1. GROUND SURFACE TAKEN FOR 2019 CITY OF VALDEZ TOPOGRAPHIC DATA.
2. GROUNDWATER PROFILE TAKEN FROM 2016 ADJUSTED SURVEY DATA.

**PROPOSED MEGA TRUCKING GRAVEL LEASE**

LEGAL DESCRIPTION: CROSS SECTIONAL VIEW  
WITHIN TRACT A ASLS 79-116  
VALDEZ, ALASKA

STREET ADDRESS: NHN GLACIER HUAL ROAD

PREPARED FOR: MEGA TRUCKING

**Wrangell Mountain Technical Services**

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

DATE: 1/17/20

DRAWN: MINISH

CHECK: MINISH

SCALE: 1" = 300' H

JOB#: 20001

DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM

SHEET: 4 OF 4

REV#: 0