



Agenda Statement

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Type: New Business **Status:** Passed

File created: 5/5/2021 **In control:** Planning and Zoning Commission

On agenda: 5/12/2021 **Final action:** 5/12/2021

Title: Approval of Temporary Land Use Permit #21-10 for Pruhs Construction Company, LLC for Six Months, for a 30,000 square foot portion of Lot 1 Tract Q, Port Valdez Subdivision, a 5,500 square foot portion of Tract S, Port Valdez Subdivision, and a 7,000 square foot portion of Lot 19B, Block 1, Fireweed Hill

Sponsors:

Indexes:

Code sections:

Attachments: 1. TLUP 21-10 Pruhs Construction Application

Date	Ver.	Action By	Action	Result
5/12/2021	1	Planning and Zoning Commission	approved	Pass

ITEM TITLE:

Approval of Temporary Land Use Permit #21-10 for Pruhs Construction Company, LLC for Six Months, for a 30,000 square foot portion of Lot 1 Tract Q, Port Valdez Subdivision, a 5,500 square foot portion of Tract S, Port Valdez Subdivision, and a 7,000 square foot portion of Lot 19B, Block 1, Fireweed Hill

SUBMITTED BY: Nicole LeRoy, Planning Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve temporary land use permit #21-10 for Pruhs Construction for six months for a 30,000 square foot portion of Lot 1 Tract Q, Port Valdez Subdivision, a 5,500 square foot portion of Tract S, Port Valdez Subdivision, and a 7,000 square foot portion of Lot 19B, Block 1, Fireweed Hill

SUMMARY STATEMENT:

Planning Department staff received a temporary land use permit application from Pruhs Construction Company, LLC for use of a 30,000 square foot portion of Lot 1 Tract Q, Port Valdez Subdivision, a 5,500 square foot portion of Tract S, Port Valdez Subdivision, and a 7,000 square foot portion of Lot 19B, Block 1, Fireweed Hill for construction staging yards in association with the Pavement

Management Phase II Cottonwood Drive project. Pruhs Construction will also place a 25' temporary office building on laydown yard location #1 (shown in the attached application.)

Pruhs Construction has requested a term of six months from May 13, 2021 - November 13, 2021. If an extension to this term is needed, staff will work with the applicant to amend the permit as needed.

Public Works Director Rob Comstock, Capital Facilities Director Nate Duval, and Parks and Recreation Director Nick Farline were solicited for comments on the application, and expressed no objection to the use proposed.

Per Valdez Municipal Code 17.48.140 temporary land use permit requests may be granted by the Planning and Zoning Commission if the desired use is in conformance with the existing zoning and/or comprehensive plan. Staff believes this request meets those requirements and is in accordance with the comprehensive plan goal to provide the maximum range of community services and facilities, especially on a short term and temporary basis.

If temporary land use permit 21-10 is approved by the Planning and Zoning Commission, staff will prepare a temporary land use permit document using standard language approved by the City attorneys and include any conditions required by the Commission. The issuance of this permit will be reported to City Council at the next regularly scheduled meeting.