



Agenda Statement

File #: 19-0278 **Version:** 1
Type: Report **Status:** Filed
File created: 7/3/2019 **In control:** Planning and Zoning Commission
On agenda: 7/10/2019 **Final action:** 7/10/2019
Title: Report: Temporary Land Use Permit 19-07 Issued to Haltness Equipment for a 1.5 Acre Portion of Parcel 2, ASLS 79-116 (800 Glacier Haul Road) for 30 Days

Sponsors:

Indexes:

Code sections:

Attachments: 1. TLUP 1907 Application 28June19, 2. TLUP 1907 Executed Permit 28June19, 3. TLUP 1907 Existing Conditions Photo 28June19

Date	Ver.	Action By	Action	Result
7/10/2019	1	Planning and Zoning Commission	received and filed	

ITEM TITLE:

Report: Temporary Land Use Permit 19-07 Issued to Haltness Equipment for a 1.5 Acre Portion of Parcel 2, ASLS 79-116 (800 Glacier Haul Road) for 30 Days

SUBMITTED BY: Kate Huber, Senior Planner

FISCAL NOTES:

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

RECOMMENDATION:

N/A - report only.

SUMMARY STATEMENT:

On June 28, 2019, Haltness Equipment, LLC. Applied for a temporary land use permit (TLUP) for the use of a 1.5 acre portion of Parcel 2, ASLS 79-116 for the temporary storage of scrap metal and equipment for 30 days.

This permit serves as a temporary solution to an immediate issue. Roughly between June 25th and 28th, as the City of Valdez experienced increased flows in Valdez Glacier Stream, the river continued eroding the banks along Glacier Haul Road. Equipment and scrap metal stored on the existing Haltness Equipment gravel lease became at risk of washing into the river.

Because of this immediate danger, Planning staff worked with Erik Haltness to find a solution for him to quickly move scrap metal and equipment out of harm's way. After consulting with the Public Works Department and the Interim City Manager, staff prepared a TLUP for Mr. Haltness to rent a portion of

the former gravel pit at Parcel 2, ASLS 79-116. This permit authorizes temporary storage for 30 days. No gravel extraction is authorized.

Per VMC 17.48.140 (A)(11), the issuance of a TLUP of this type shall be reported to the Planning & Zoning Commission and City Council at their next scheduled meeting. The fee was established by Resolution 12-36 as \$250 for “permits not exceeding two acres in size and for a period of one month (31 days) or less”.

Staff will work with Mr. Haltness to propose a long term solution for the loss of a portion of the land that makes up his existing gravel lease. Any proposal for a longer use of City property will require approval by City Council and a recommendation from the Planning & Zoning Commission. In 2017, Mr. Haltness met with staff and agreed to no longer extract gravel from this area. The leased area is currently only used for storage.