



Agenda Statement

File #: 18-0113 **Version:** 1
Type: New Business **Status:** Passed
File created: 3/8/2018 **In control:** Planning and Zoning Commission
On agenda: 3/14/2018 **Final action:** 3/14/2018
Title: Approval of Recommendation to City Council to Authorize Land Use Permit #18-01 with Pacific Pile & Marine for Six Months on Tract G, Harbor Subdivision.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 Land Use Permit Application, 2. Attachment 2 PPM Shot Rock Materials and Haul Road Plan, 3. Attachment 3 Tract G Harbor Subdivision, 4. Attachment 4 Small Boat Harbor and Tract G Map, 5. Attachment 5 Sea Otter Dredge Stockpile Plan Map 1, 6. Attachment 6 Sea Otter Dredge Stockpile Plan Map 2, 7. Attachment 7 Pacific Pile and Marine DOT Permits, 8. Attachment 8 PPM LUP 1801 Additional Land Use Permit Conditions

Date	Ver.	Action By	Action	Result
3/14/2018	1	Planning and Zoning Commission	approved	Pass

ITEM TITLE:

Approval of Recommendation to City Council to Authorize Land Use Permit #18-01 with Pacific Pile & Marine for Six Months on Tract G, Harbor Subdivision.

SUBMITTED BY: Kate Huber, Community Development Planning Technician.

FISCAL NOTES:

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

RECOMMENDATION:

Give recommendation to City Council to authorize Land Use Permit #18-01 with Pacific Pile & Marine for six months on Tract G, Harbor Subdivision for the continued storage of shot rock and dredge materials during phase 2 of the new Small Boat Harbor project.

SUMMARY STATEMENT:

As a part of the Pacific Pile & Marine (PPM) contract with the City of Valdez for work during phase 2 of the new Small Boat Harbor project, PPM estimates to use 20,000 cubic yards of shot rock materials currently stored on Tract G, Harbor Subdivision. PPM may also use Tract G as a selective disposal site for rock materials removed from the project. Disposal quantity will vary greatly but could be up to 50,000 cubic yards. (See attachments 1 and 2 for permit application and material use and

haul plan.)

Tract G, known commonly as the former location of the Sea Otter RV Park, is zoned light industrial and is owned by the City. (See attachment 3.) In 2015, City Council approved a land use permit and a conditional use permit for Harris Sand & Gravel (HSG) who was contracted for Phase 1 of the project. Under those permits, HSG transported materials to Tract G and set up temporary screening and crushing plants for processing rock. At this time, PPM does not plan to screen and crush materials. If those activities will need to take place, a conditional use permit will be sought. PPM and has obtained permits from DOT for the transport of materials between Tract G and the harbor project location. (See attachments 4-7 for site plan, maps and permits.)

A land use permit is used in place of a short-term lease when an area will be utilized for a short duration without any permanent improvements made. Typically there is a daily or monthly fee associated with a land use permit. Because this permit is part of a City contract, the fee is waived.

If the recommendation is made by Planning and Zoning, a resolution to approve the permit will be considered by City Council at the next meeting. Pacific Pile and Marine wishes to begin the work authorized by this permit on March 21st, 2018, following the Council meeting on March 20th. The original permit application lists March 15th as the start date. This date was changed by PPM to accommodate the permit approval process and a delay in barge schedule.

After a resolution is passed by Council to approve the land use permit, staff will draft an agreement utilizing standard land use permit language with the additional project-specific conditions (See attachment 8). The list was established by the City of Valdez Capital Facilities Department and Arcadis with input from the Public Works and Ports and Harbor Department. PPM has reviewed and agreed to the additional conditions.