



Agenda Statement

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Title: Report: Temporary Land Use Permit #20-04 for Pruhs Construction for Six Months, for the following City of Valdez Owned Lots: 31,250 square foot portion of 226 S Harbor Drive, Tract G, Harbor Subdivision 201 S Harbor Drive (Tract S, Harbor Subdivision) and 19,293 SF of adjacent ROW on South Harbor Drive 134 East Pioneer Drive, Lot 3, Pioneer Commercial Subdivision 150 Pioneer Drive, Lots 3-6, Block 25, Mineral Creek Subdivision 210 Chenega Avenue, Lot 7, Block 25, Mineral Creek Subdivision

Sponsors:

Indexes:

Code sections:

Attachments: 1. Temporary Land Use Permit Application 20-04, 2. Sea Otter Aerial Map, 3. Fisherman's Dock Aerial, 4. 150 Pioneer Drive 204 and 210 Chenega Avenue, 5. 134 E Pioneer Drive Aerial Map

Date	Ver.	Action By	Action	Result
6/16/2020	1	City Council		received and filed

ITEM TITLE:

Report: Temporary Land Use Permit #20-04 for Pruhs Construction for Six Months, for the following City of Valdez Owned Lots: 31,250 square foot portion of 226 S Harbor Drive, Tract G, Harbor Subdivision 201 S Harbor Drive (Tract S, Harbor Subdivision) and 19,293 SF of adjacent ROW on South Harbor Drive 134 East Pioneer Drive, Lot 3, Pioneer Commercial Subdivision 150 Pioneer Drive, Lots 3-6, Block 25, Mineral Creek Subdivision 210 Chenega Avenue, Lot 7, Block 25, Mineral Creek Subdivision

SUBMITTED BY: Nicole LeRoy, Planning Technician

FISCAL NOTES:

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

RECOMMENDATION:

Report only.

SUMMARY STATEMENT:

On May 22, 2020, Planning Department staff received a temporary land use permit application from Pruhs Construction for use of the following City owned property for temporary staging, and

equipment storage in association with the streets pavement management plan phase one for South Harbor Drive and Meals Avenue. Some parcels may have a temporary office trailer stored on them.

31,250 SF portion of 226 S Harbor Drive, Tract G, Harbor Subdivision (former Sea Otter RV Park)

201 S Harbor Drive (Tract S, Harbor Subdivision) and 19,293 SF of adjacent ROW on South Harbor Drive (Fisherman's Dock)

134 East Pioneer Drive, Lot 3, Pioneer Commercial Subdivision

150 Pioneer Drive, Lots 3-6, Block 25, Mineral Creek Subdivision

210 Chenega Avenue, Lot 7, Block 25, Mineral Creek Subdivision

Public Works Director Rob Comstock, Capital Facilities Director Nate Duval, and Ports and Harbors Director Jeremy Talbot were solicited for comments on the application and expressed no objection to the use proposed.

Per Valdez Municipal Code, temporary land use permit requests not to exceed six months in duration may only be granted by the Planning and Zoning Commission if the desired use is in conformance with the existing zoning and/or comprehensive plan. In reviewing temporary land use permit application 20-04, staff determined the use requested by Pruhs Construction to be 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.

On June 10, 2020 The Planning & Zoning Commission voted to approve TLUP #20-04. If Council does not object to this approval, 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.