



Agenda Statement

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Title: Report: Issuance of Temporary Land Use Permit #23-04 for Wilson Brothers Distributing Company for Six Months, for a 1.44 Acre Portion of 226 S Harbor Drive, Tract G, Harbor Subdivision

Sponsors:

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Code sections:

Attachments: 1. TLUP 23-04 Wilson Bros Application

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Report: Issuance of Temporary Land Use Permit #23-04 for Wilson Brothers Distributing Company for Six Months, for a 1.44 Acre Portion of 226 S Harbor Drive, Tract G, Harbor Subdivision

SUBMITTED BY: Nicole LeRoy, Planner

FISCAL NOTES:

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

RECOMMENDATION:

N/A - report only

SUMMARY STATEMENT:

Planning Department staff received a temporary land use permit application from Wilson Brother's Distributing Company for use of an approximately 1.44 acre portion of 226 South Harbor Drive, Tract G, Harbor Subdivision owned by the City of Valdez.

Wilson Brother's has requested use of the property for parking of refrigeration trailers for fish processing, and a truck to move the trailers. Mr. Wilson indicated that they may also use a generator at the site to power the refrigerators. They requested to use the property May 1- October 31, 2023. Wilson Brothers obtained a temporary land use permit for use of this property in 2022. Last year's request was for 2.87 acres; this year's area request is only 1.44 acres.

Public Works Interim Director Joe Russell, Capital Facilities Director Nate Duval, and Ports and

Harbors Director Jeremy Talbot were solicited for comments on the application. They expressed no objection to the use requested by Wilson Brothers.

Fees temporary land use permits were established by City Council with Resolution #12-36. The resolution states that “for permits not exceeding two acres in size and for a period of six months or less, the fee shall be \$250 per month.” For the six-month period Wilson Brother’s has requested, a permit of this type will be \$1,500.00.

Additionally, no permanent structures shall be erected on the property, nor no permanent alteration of land shall occur. Neither of the above will occur under this request. The property is also adequately served by streets having sufficient improvement to accommodate the kind of traffic associated with this use.

Per VMC 17.48.140 F (2), “use of the property under the permit shall not constitute a nuisance, substantially interfere with the use and enjoyment of adjacent property, or adversely impact public access or city operations.” The use Wilson Brothers has proposed will not adversely impact public access or city operations; They have agreed to maintain a free and clear accessway to the property for Port operations, as was done last year.

The Planning and Zoning Commission voted to approve this temporary land use permit on April 12th, 2023. Per VMC 17.48.140 (H) (3), the decision will be reported to City Council.