



Agenda Statement

File #: 20-0233 **Version:** 1
Type: New Business **Status:** Passed
File created: 6/5/2020 **In control:** Planning and Zoning Commission
On agenda: 6/10/2020 **Final action:** 6/10/2020
Title: Approval of 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. Correspondance with Applicant, 3. Comment from Capital Facilities, 4. Comment from Port and Harbors Director, 5. Comment from Public Works, 6. COI City of Valdez, 7. Sea Otter Aerial Map, 8. Fisherman's Dock Aerial, 9. 150 Pioneer Drive 204 and 210 Chenega Avenue, 10. 134 E Pioneer Drive Aerial Map

Date	Ver.	Action By	Action	Result
6/10/2020	1	Planning and Zoning Commission	approved	Pass

ITEM TITLE:

Approval of Temporary Land Use Permit #20-04 for Pruhs Construction for Six Months, for the following City of Valdez Owned Lots:

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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:

Approve temporary land use permit #20-04 for Pruhs Construction for six months, for the following City of Valdez owned parcels:

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

SUMMARY STATEMENT:

On May 22, 2020, Planning Department staff received a temporary land use permit application from Pruh's 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
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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 (see attached comments.)

Per Valdez Municipal Code 17.48.140 B 2 e, 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.

Fees for temporary land use permits were established by City Council with Resolution #12-36 which 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; except that a pro-rated daily fee of \$9 may be paid in the case where an entire month is not used." For the period Pruhs Construction has requested, the permit cost will be \$1500.00 for each parcel.

Per Valdez Municipal Code 17.48.140 B2k, if temporary land use permit 20-04 is approved by the Planning and Zoning Commission, the decision will be reported to City Council. Only upon no objection from City Council the permit will the permit become effective, after which, 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.