



Agenda Statement

File #: 21-0268 **Version:** 1
Type: New Business **Status:** Passed
File created: 5/5/2021 **In control:** Planning and Zoning Commission
On agenda: 5/12/2021 **Final action:** 5/12/2021
Title: Approval of Temporary Land Use Permit #21-09 for Harris Sand and Gravel for Six Months, for a 18,000 square foot portion of Tract S Port Valdez Subdivision, for a 15,000 square foot portion of Black Gold #1 Park Strip, and a 9,500 square foot portion of ROW on Whalen Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. TLUP 21-09 HS&G Application

Date	Ver.	Action By	Action	Result
5/12/2021	1	Planning and Zoning Commission	approved	Pass

ITEM TITLE:

Approval of Temporary Land Use Permit #21-09 for Harris Sand and Gravel for Six Months, for a 18,000 square foot portion of Tract S Port Valdez Subdivision, for a 15,000 square foot portion of Black Gold #1 Park Strip, and a 9,500 square foot portion of ROW on Whalen Avenue

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 #21-09 for Harris Sand and Gravel for six months for a 18,000 square foot portion of Tract S Port Valdez Subdivision, for a 15,000 square foot portion of Black Gold #1 Park Strip, and a 9,500 square foot portion of ROW on Whalen Avenue

SUMMARY STATEMENT:

Planning Department staff received a temporary land use permit application from Harris Sand and Gravel, Inc. for use of a 18,000 square foot portion of Tract S Port Valdez Subdivision, a 15,000 square foot portion of Black Gold #1 Park Strip, and a 9,500 square foot portion of ROW on Whalen Avenue for construction staging yards in association with the Pavement Management Phase II Cottonwood Drive project.

Harris has requested a term of six months from May 13, 2021 - November 13, 2021. If an extension

to this term is needed, staff will work with the applicant to amend the permit as needed.

Public Works Director Rob Comstock, Capital Facilities Director Nate Duval, and Parks and Recreation Director Nick Farline were solicited for comments on the application, and expressed no objection to the use proposed. Mr. Farline stated that he would like language in the permit to require Harris Sand and Gravel to repair any damage to the Black Gold Subdivision park strip as a result of the staging area. Per Valdez Municipal Code 17.48.140 A 6, no permanent alteration of the land shall occur and the permittee shall clear the property of any debris, litter, or other evidence of the temporary use upon expiration or termination of the permit.

Per Valdez Municipal Code 17.48.140 temporary land use permit requests may be granted by the Planning and Zoning Commission if the desired use is in conformance with the existing zoning and/or comprehensive plan. Staff believes this request meets those requirements and is 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.

Per Valdez Municipal Code 17.48.140 B, if temporary land use permit 21-09 is approved by the Planning and Zoning Commission, 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. Prior to the issuance of this permit, the decision will be reported to City Council at the next regularly scheduled meeting.