



Legislation Text

File #: RES 18-0010, **Version:** 1

ITEM TITLE:

#18-10 - Authorizing a Land Use Permit 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:

Approve Resolution #18-10 authorizing a temporary six month land use permit with Pacific Pile & Marine for Tract G, Harbor Subdivision.

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 2 and 3 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 4.) 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 required. PPM has obtained permits from Alaska DOT for the transport of materials between Tract G and the harbor project location. (See attachments 5-8 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.

Pacific Pile and Marine wishes to begin the work authorized by this permit on March 21, 2018. 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.

If the resolution passes, staff will draft an agreement utilizing standard land use permit language with the additional project-specific conditions (See attachment 9). 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.

Planning and Zoning reviewed the land use permit application at their March 14, 2018 meeting and recommended that Council approve the resolution authorizing Land Use Permit #18-01.