



## Legislation Text

---

**File #:** 20-0119, **Version:** 1

---

### **ITEM TITLE:**

Public Hearing for Conditional Use Permit #20-02 Application from Mega Trucking, LLC for Gravel Extraction on a Portion of the City of Valdez Owned Parcel, Tract A, ASLS 79-116

**SUBMITTED BY:** Nicole LeRoy, Planning Technician

### **FISCAL NOTES:**

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

### **RECOMMENDATION:**

Public hearing only.

### **SUMMARY STATEMENT:**

The purpose of this hearing is to allow the public to comment on the conditional use permit (CUP) application submitted by Mega Trucking, LLC for gravel extraction on a portion the City of Valdez owned parcel known as Tract A, ASLS 79-116.

### **Property Information**

**Street Address:** 2651 Richardson Highway

**Legal Description:** Tract A, ASLS 79-116

**Area Requested:** 73.68 acres

**Property Owner:** City of Valdez

**Existing Uses:** Vacant land

**Zoning District:** Heavy Industrial

*The H-I (heavy industrial) district is intended for industrial development, including heavy manufacturing, shipping terminals, natural resource extraction and other processes or operations which involve one or more of the following: employs large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water or sewer service or storage of hazardous materials under a conditional use permit. Commercial and retail uses are generally not allowed in the H-I district. Residential uses other than accessory uses listed in Section 17.38.030 are prohibited. (VMC 17.38.010)*

**Allowable Conditional Use:** Natural resource extraction (17.38.040 J)

A public notice regarding this hearing was submitted for publication in the KVAK e-mail newsletter on April 6, 2020 and April 13, 2020. Notification letters were mailed to property owners within 300 feet of

the parcel on April 10, 2020.