



Legislation Text

File #: 20-0234, **Version:** 1

ITEM TITLE:

Approval of Temporary Land Use Permit #20-06 for Harris Sand and Gravel for Six Months, for the Following City of Valdez Owned Lots:

311 Dylan Drive, Tract A ASLS 88-47

3483 Falcon Ave, Lot 18A, BK 1 Robe River Subdivision

3383 Eagle Ave, Lot 1A, BK 8 Robe River Subdivision

3468 Robe Ln, Lot 5, BK 2, Robe River Subdivision

3476 River Drive, Lot 4, BK 2, Robe River Subdivision

414 Derk Way Lot 3, BK 13 Robe River 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 #20-06 for Harris Sand and Gravel for six months, for the following City of Valdez owned parcels:

311 Dylan Drive, Tract A ASLS 88-47

3483 Falcon Ave, Lot 18A, BK 1 Robe River Subdivision

3383 Eagle Ave, Lot 1A, BK 8 Robe River Subdivision

3468 Robe Ln, Lot 5, BK 2, Robe River Subdivision

476 Robe Ln Lot 4, BK 2, Robe River Subdivision

414 Derk Way Lot 3, BK 13 Robe River Subdivision

SUMMARY STATEMENT:

On June 3, Planning Department staff received a temporary land use permit application from Harris Sand & Gravel for use of the following City owned property for temporary staging, and equipment storage in association with the streets pavement project in Robe River Subdivision.

311 Dylan Drive, Tract A ASLS 88-47 (zoned public lands)

3483 Falcon Ave, Lot 18A, BK 1 Robe River Subdivision (zoned residential mobile home)

3383 Eagle Ave, Lot 1A, BK 8 Robe River (zoned residential mobile home)

3468 Robe Ln, Lot 5, BK 2, Robe River (zoned residential mobile home)

3476 Robe Ln Lot 4, BK 2, Robe River (zoned residential mobile home)

414 Derk Way Lot 3, BK 13 Robe River (zoned single family residential)

Public Works Director Rob Comstock and Capital Facilities Director Nate Duval, and 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 20-06, staff determined the use requested by Harris Sand and Gravel 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 Harris Sand and Gravel 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 20-06 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.