

City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

Planning and Zoning Commission

Wednesday, November 13, 2024

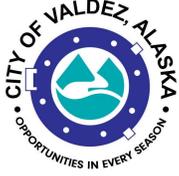
7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC BUSINESS FROM THE FLOOR
- IV. NEW BUSINESS
 1. [Approval of Final Plat for Black Forest Subdivision, a Subdivision of the Remainder of Tract D, U.S. Survey No. 197 per Plat 1975-6 Excluding Plat 91-20. Creating Lots 1, Through 5 Black Forest Subdivision.](#)
- V. COMMISSION BUSINESS FROM THE FLOOR
- VI. ADJOURNMENT



Legislation Text

File #: 24-0449, **Version:** 1

ITEM TITLE:

Approval of Final Plat for Black Forest Subdivision, a Subdivision of the Remainder of Tract D, U.S. Survey No. 197 per Plat 1975-6 Excluding Plat 91-20. Creating Lots 1, Through 5 Black Forest Subdivision.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve final plat for Black Forest Subdivision, a subdivision of the remainder of Tract D, U.S. Survey No. 197 per plat 1975-6 excluding plat 91-20. Creating Lots 1, through 5 Black Forest Subdivision.

SUMMARY STATEMENT:

Scott Smith, member of High Tides LLC, has requested a replat within Section 30, Township 9 South, Range 4 West, Copper River Meridian, Alaska. The preliminary plat for this subdivision was approved by the City of Valdez Planning and Zoning Commission at their regularly scheduled public meeting on September 25th, 2024.

High Tides LLC, is the property owner of the land on which the replat is to take place.

Robert Lumpkin, of Alaska Remote Imaging, is the land surveyor on the project.

The purpose of this subdivision is to create more affordable and manageable parcels to sell to other interested buyers.

This property is not serviced by public water or sewer. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska Department of Environmental Conservation which governs those systems.

This property is not located within the special flood hazard area (SFHA). However, there is an unnamed stream flowing through the property and low-lying portions of the property should be considered susceptible to flooding.

The City of Valdez recommends that flood insurance be obtained for any structures located near waterbodies that are outside of the SFHA. This flood determination was made using the Flood

Insurance Rate Map (FIRM), effective January 3rd, 2019, referencing panel number 0200940335D as amended by Letter of Map Revision (LOMR) 19-10-0070P, effective November 13, 2020.

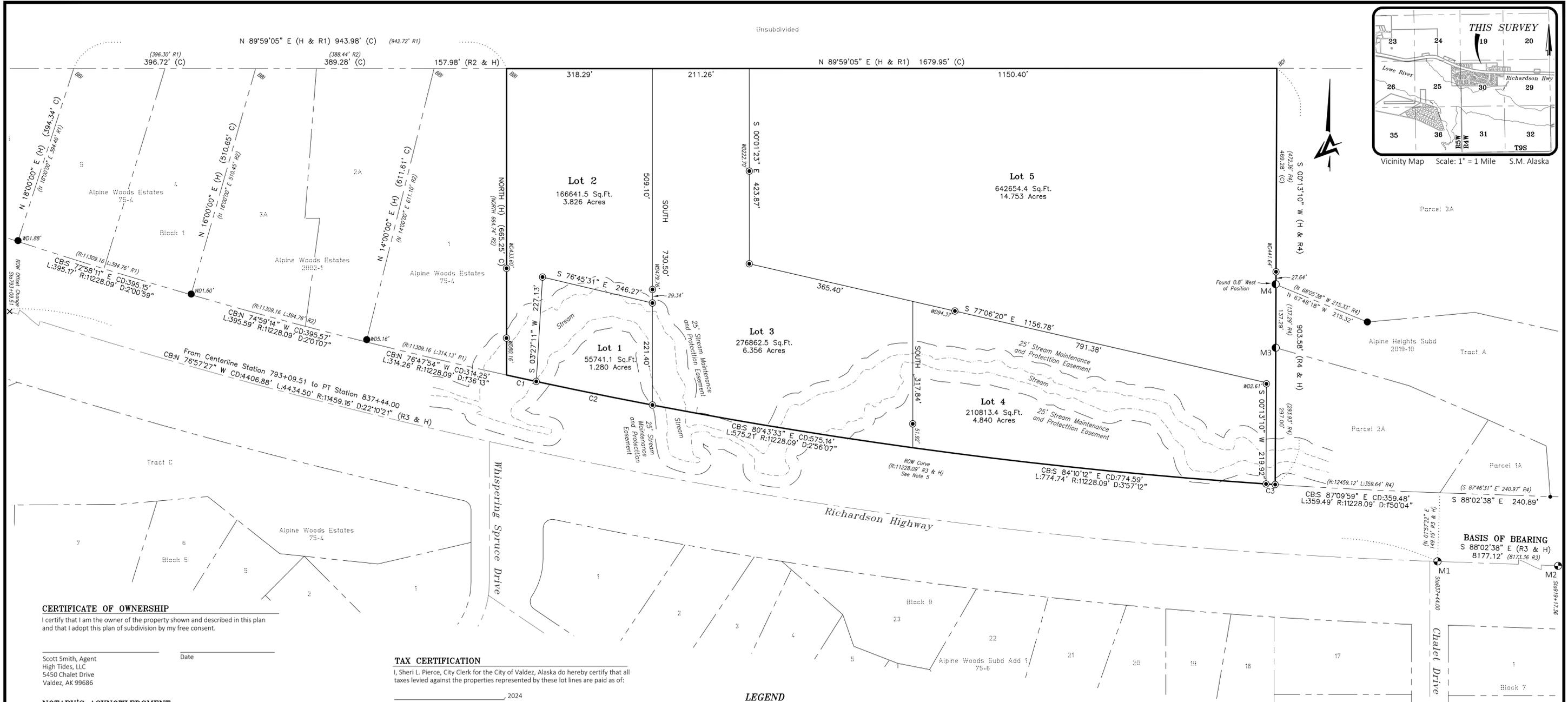
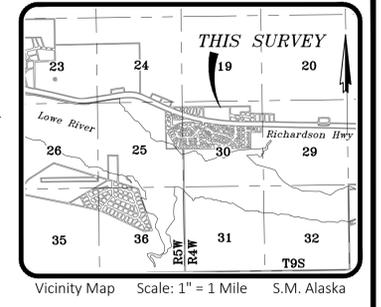
The minimum lot width in the rural residential district is 120 feet per Valdez Municipal Code 17.06.060. Proposed Lot 5 Black Forest has a minimum lot is less than 120' but the average width across the lot is greater than 120' overall. Per Valdez Municipal Code 16.16.030 (G) below this is permitted for flag pole lots.

Notwithstanding any other provision of this section, the width of the flag pole portion of a flag shaped lot shall be no less than:

1. Thirty feet when both public water and sewer systems are to serve such a residential lot;
2. Forty feet when both public water and sewer systems are to serve such a commercial or industrial lot;
3. Twenty feet when only a public water or a public sewer system are to serve such a lot;
4. Twenty feet when the lot is located in a rural area and will not be served by either public water or public sewer systems.

The minimum lot area in the rural residential district is 40,000 square feet. The proposed lots meet the minimum lot dimension requirements of Title 17.

If this final plat is approved by the Planning and Zoning Commission, a mylar copy will be provided by the surveyor, all required signatures obtained, and the plat will be recorded with the DNR Recorder's office at the expense of the applicant.



CERTIFICATE OF OWNERSHIP

I certify that I am the owner of the property shown and described in this plan and that I adopt this plan of subdivision by my free consent.

Scott Smith, Agent
High Tides, LLC
5450 Chalet Drive
Valdez, AK 99686

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ day of _____, 2024

For: _____

My Commission Expires _____ Notary Public for the State of Alaska

BENEFICIARY

Name _____ Title _____
Date _____
Authorized Official Signature
FIRST NATIONAL BANK ALASKA
101 West E36th Ave, Suite 333
Box 100720
Anchorage, AK, 99510

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ day of _____, 2024

For: _____

My Commission Expires _____ Notary Public for the State of Alaska

TAX CERTIFICATION

I, Sheri L. Pierce, City Clerk for the City of Valdez, Alaska do hereby certify that all taxes levied against the properties represented by these lot lines are paid as of:

_____, 2024

Sheri L. Pierce MMC
City Clerk, City of Valdez

PLAT APPROVAL

I hereby certify that this plat has been approved by the City of Valdez Planning and Zoning Commission for Recording.

Don Haase
Chair of the Planning and Zoning Commission
City of Valdez

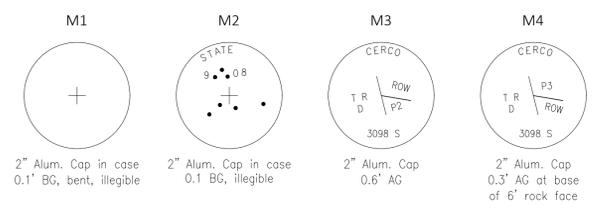
NOTES

- All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern those systems.
- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
- The location of the stream on the property was digitized from ARI aerial photo data on October 31, 2024.
- The southerly ROW (property line) for the remainder of Tract D, U.S. Survey No. 197 is based on stationing offsets held from the State of Alaska Right-of-Way Map RF-071-1(25) from Station 793+09.51 at 152.34' to Station 837+44.00 at 149.19'.

LEGEND

- Found Monument
- Found Rebar
- Set 5/8"x30" Rebar with YPC
- (R1) Record per Plat 75-4
- (R2) Record per Plat 2002-1
- (R3) Record per DOT&PF ROW Map RF-071-1(25)
- (R4) Record per Plat 2019-10
- (H) Held
- (C) Computed
- BBI Bearing-Bearing Intersect
- BDI Bearing-Distance Intersect
- CB/CD Chord Bearing / Chord Distance

CURVE TABLE					
Curve	Chord Bearing	Chord	Arc Length	Radius (H & C)	Delta
C1	N 77°46'11" W	66.38'	66.39'	11228.09'	0°20'20"
C2	N 78°35'55" W	258.51'	258.51'	11228.09'	1°19'09"
C3	S 86°11'53" E	20.04'	20.04'	11228.09'	0°06'08"



SURVEYOR'S CERTIFICATE

I, Robert O. Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.

Plat of
Black Forest Subdivision
Lots 1 through 5
A subdivision of the remainder of Tract D, U.S. Survey No. 197
per Plat 1975-6 excluding Plat 91-20
Located in
N1/2, Sec. 30, Township 9 South, Range 4 West, Copper River Meridian, Alaska
containing 31.055 acres more or less

ALASKA REMOTE IMAGING
Surveying Mapping Land Planning LIDAR
6239 B Street, Suite 201, Anchorage, Alaska 99518
(907) 519-0339 survey@alaskaremoteimaging.com

Work Order: 24372 Date: November 7, 2024 Fb/Pg: 170 / 20,28
Drawn: ROL Checked: ME Scale: 1"=100' Sheet: 1 of 1