



City of Valdez

ALASKA

Community Development Department

September 11, 2024

Applicant: High Tides, LLC

Zoning Review for Subdivision Application Black Forest Subdivision

Proposed Black Forest Subdivision is a replat of Tract D USS 197 7251 Richardson Highway (plat 91-20) to create proposed Lots 1, 2, 3, 4 & 5, Black Forest Subdivision. The property is zoned rural residential.

The purpose of this review is to determine compliance of the preliminary plat with Valdez Municipal Code Title 17. The subject property is presently undeveloped.

Minimum Lot Dimensions:

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 great 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.

Nicole Chase

Planner

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