



April 1, 2026

Applicant: Brad and Lisa Koch

Zoning Review for Subdivision Application

Proposed Mineral Creek Koch Subdivision is a replat of 360 Nabesna Street, LT 7A BK 8 Mineral Creek to create proposed Lots 7A1 and 7A2 Block 8 Mineral Creek Koch Subdivision. The property is zoned R1 residential.

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

Existing Use:

The subject property is residential.

Minimum Lot Dimensions:

The minimum lot width in the R1 district is 50 feet per Valdez Municipal Code 17.06.060-1. Proposed lots have a greater lot width of 50'.

The minimum lot area in the R1 neighborhood mixed use zoning district is 5,500 square feet. The proposed lots meet the minimum lot dimension requirements of Title 17.



Nicole Chase

Senior Planner, *Community Development Department*

Office: 907-834-3427

nchase@valdezak.gov ValdezAK.gov

[212 Chenega Avenue, Valdez, AK 99686](http://212ChenegaAvenue.com)