



City of Valdez **ALASKA**

Department of Community
& Economic Development

*Larry Weaver, Mayor
John Hozey, City Manager*

10 December, 2014

Mary Helen Stephens
PO Box
Valdez AK 99686

RE: 2,750 sq ft portion of Lot 25, Block 1, Mineral Creek Subdivision with constructed driveway

Dear Mary Helen,

The City of Valdez contacted you about a year ago concerning finalizing a lot line adjustment between your property and the adjacent snow lot, Lot 25, Block 1, Mineral Creek Subdivision. The driveway and access to your house has been constructed on a 2,750 sq ft portion of the snow lot. It has been like this for 30 years. Several times the former owner of your property, Mr. Del Welch, requested the purchase of the land from the City but it was never finalized for a variety of reasons. During a recent survey of the adjacent snow lot, the City "re-discovered" the land had not been sold and incorporated into your lot and approached you about moving forward with the process.

I apologize for the delay in moving ahead with this. The City was able to negotiate a reduced rate for the survey of the lot with the land surveyor who recently surveyed the adjacent snow lot on a separate project. The surveyor committed to the lot line adjustment for \$1000 in May of 2013. Part of the reason for the long delay after that is because the City had to thoroughly review the files to see whether the land was promised to Mr. Welch or whether it was supposed to be purchased. Everything staff found indicates the land was to be purchased. For that reason, the City of Valdez must require the land to be purchased at this time as well. This means the purchaser, you, would cover the cost of the survey and the appraisal, and the cost of the land at fair market, appraised value. The City covers and supplies you with title insurance.

This can be a tedious and expensive process. The survey and appraisal will cost \$1600. The land is probably worth between \$7,000 - \$12,000. At the end of the process however, your property lines will incorporate your driveway and everything will meet code. This will also make future land transactions of the property cleaner and simpler, and increase the value of your home/land. If you have extenuating circumstances or feel you have a very good reason for purchasing the land for less than fair market value, you are allowed to make a "counter offer" to the City Council and defend your reason for a reduced price. City Council can decide to sell the land for less than fair market value if they agree with you, or require the purchase price to remain at fair market value if they do not.

In the meantime, staff would like to take the land request to the Planning & Zoning Commission for their preliminary approval and recommendation to the City Council. Land requests like this are usually accompanied by a Negotiated Land Sale form. Enclosed with this letter are a Negotiated Land Sale form and a Subdivision Application. Staff took the liberty of filling in some of the details on the forms to try and help you with the process. Please look the forms over and submit them to the Community and

Economic Development Office when you are ready to proceed. If you have any questions or concerns, do not hesitate to come in or call us. We are here to help!

Also included with this letter is an aerial image of your home and a preliminary survey of the location of the driveway in relation to the snow lot. These just illustrate the issue and are for your reference.

As a final note, this land transfer / lot line adjustment process takes some time and we probably wouldn't be looking at requiring any money until a few months into 2015 at the very earliest. We want to make sure your driveway is included in the property with your home. However, we are not trying to impose financial hardships on you and realize this is the first time you have been notified of these larger than expected costs. If there is a timeline that works best for you we are happy to work with your needs. Please think this over and let us know what the best way is for you to work through this, and give us a good timeline for you to close on the land. We can secure approvals from the Commission and City Council ahead of time, and wait until you are ready to sign the final documents.

Thanks Mary Helen! We look forward to working with you on this.

Sincerely,

A handwritten signature in dark ink, appearing to read "Laura Robertson". The signature is fluid and cursive, with the first name "Laura" written in a larger, more prominent script than the last name "Robertson".

Laura Robertson
GIS / Planning Technician

Cc: Janine Vadeboncoeur, Planning Technician City of Valdez
Lisa VonBargen, Director of Community & Economic Development, City of Valdez