City of Valdez
ALASKA
Community Development Department

September 3, 2024

Applicant: Tabatha and Josh Swierk

Zoning Review for Subdivision Application Northern Lights Swierk Subdivision

Proposed Northern Lights Swierk Subdivision is a replat of Lot 1, Block 2, Northern Lights Subdivision (plat 2005-9), 3207 Aurora Street to create four new lots, Lots 1A, 1B, 1C, & 1D Northern Lights Swierk Subdivision. The subject property is zoned moderate-density residential (R1). The existing use on proposed Lot 1B Northern Lights Swierk Subdivision is a detached residence. The other proposed lots appear to be vacant except for storage of several connexes. Connexes are an approved accessory use in the moderate-density residential district, not a permitted primary use. The accessory buildings will need to be removed, or a primary use will need to be established on Lots 1A, 1C, and 1D to prevent a zoning violation being created by this subdivision.

The subject properties are not serviced by public sewer and will need onsite wastewater disposal systems installed to be developed. Public water is available at the location.
The purpose of this review is to determine compliance of the preliminary plat with Valdez Municipal Code Title 17.

Off-street Parking Requirements:

Valdez Municipal Code requires a minimum of two off-street parking spaces for detached dwelling units which is the established use on proposed Lot 1B Northern Lights Swierk Subdivision. The proposed subdivision allows space for the minimum required off-street parking spaces.

Minimum Lot Dimensions:

The minimum lot width in the moderate density residential district is 50 feet per Valdez Municipal Code 17.06.060. The minimum lot area requirement is 5,500 square feet in the moderate density residential district. The proposed subdivision meets the minimum lot width and minimum lot dimension requirements of Title 17.

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