



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, May 10, 2023

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

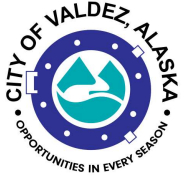
[Approval of Temporary Land Use Permit #23-05 for End of the Road Ren Fair for an Approximately 8-Acre Portion of 251 Pioneer Drive, Lot 2, Block 2, Mineral Creek Mineral Creek Subdivision \(N Barney Meyring Park Strip\) Owned by the City of Valdez](#)

[Approval of Preliminary Plat for USS 4868 Kennedy Subdivision, a Re-Subdivision of United States Survey 4868 Lot 3 Tract 1 Plat 95-12, Creating Tracts 1A and 1B USS 4868 Kennedy Subdivision.](#)

V. REPORTS

[Planning Director's Report](#)

VI. COMMISSION BUSINESS FROM THE FLOOR



Legislation Text

File #: 23-0255, **Version:** 1

ITEM TITLE:

Approval of Temporary Land Use Permit #23-05 for End of the Road Ren Fair for an Approximately 8-Acre Portion of 251 Pioneer Drive, Lot 2, Block 2, Mineral Creek Mineral Creek Subdivision (N Barney Meyring Park Strip) Owned by the City of Valdez

SUBMITTED BY: Nicole LeRoy, Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve temporary land use permit #23-05 for End of the Road Ren Fair for an approximately 8-acre portion of 251 Pioneer Drive, Lot 2, Block 2 Mineral Creek Subdivision (N Barney Meyring Park Strip) owned by the City of Valdez.

SUMMARY STATEMENT:

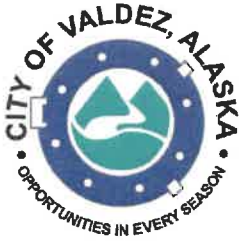
End of the Road Ren Fair applied for a temporary land use permit for use of an approximately 8-acre portion of 251 Pioneer Drive, Lot 2, Block 2, Mineral Creek Subdivision for June 16th-18th, 2023. The request is for use of the north portion of the Mineral Creek park strip for a renaissance fair open to the public. The event will include a vendor square, food vendor area, stage, and game area (see attached application narrative for details.) The event is scheduled to take place June 17th, with the 16th and 18th as set-up and break-down days.

Economic Development Director, Chief of Police, and Parks and Recreation Director were solicited for comments on the application and expressed no objection. The applicant has agreed to work with Valdez Police Department, and Economic Development Department for any in-kind service requests.

Use of the property under this permit will not constitute a nuisance, and no permanent alteration of the land will occur.

Pursuant to Valdez Municipal Code 17.48.140 (G) & (H), temporary land use permit requests exceeding 5 acres in size may be granted by the Planning and Zoning Commission. End of the Road Ren Fair has requested a fee waiver pursuant to Policy 5100-01 City Fee Waiver which will be presented to City Council for a vote if this permit is approved.

Per VMC 17.48.140 H 3, if temporary land use permit 23-05 is approved by the Planning and Zoning Commission, the decision will be reported to City Council.



CITY OF VALDEZ TEMPORARY LAND USE PERMIT APPLICATION

All fields are required. If not applicable, please mark with N/A or dash.

Office Use Only

Application Number 23-05 Date Received 4/02/2023
Initials NL Zoning District Public Lands
Permitted Use? Yes ☒ No

APPLICANT INFORMATION

Name End Of The Road Ren Fair
Phone (907) 255-0401 ^{cell} (907) 835-6586 ^{home office}
Email ValdezRenaissanceFestival@outlook.com
Mailing Address PO Box 1132
Valdez, AK 99686

REPRESENTATIVE INFORMATION (if applicable)

Name Zadie Corman
Phone 907-255-0401
Email ZadieC@outlook.com
Mailing Address PO Box 1132
Valdez, AK 99686

PROPERTY INFORMATION

Property Owner Name City of Valdez
Legal Description Lot 2 Block 2 Subdivision/Survey Mineral Creek
Physical Address 251 Pioneer Dr Valdez AK 99686
Property Description North Side Barney Meyring Park

Proposed Use of Area (attach a narrative, if more detail is required)

Using for ~~the~~ Renaissance Festival on June 17th. Event will include
Stage, vendors, games, activities.

Total Use Area Dimensions _____

Term Requested _____

June 16-17 8am - 8pm

Applicant amended request to June 16th-18th to accommodate set-up and breakdown - NL

Parking Area Dimensions _____

TEMPORARY BUILDINGS/STRUCTURES (if applicable)

Detail the number of temporary buildings, and the dimensions, type, and use for each.

35 10x10 Tents for vendors, 1 stage for performers, tables + 3 tents for food vendors

ORGANIZATION TYPE

☐ Individual

☐ Corporation

☒ Sole Proprietorship

☐ Non Profit

☐ Partnership

☐ Other (please explain) _____

ADDITIONAL MATERIALS REQUIRED (the following must be submitted when applying for a TLUP)

☒ **Site Plan** (including lot boundaries, use area boundaries, parking dimensions, and proposed temporary buildings)

☒ **Certificate of Liability Insurance** (may be submitted following approval, but is required prior to permit issuance)

☒ **State of Alaska Business License** (and any applicable professional licenses)

☒ **City of Valdez Business Registration**

APPLICANT SIGNATURE _____



DATE _____

(Your signature above certifies that you are the official representative of this business and that all information included on this form is accurate.)

ADDITIONAL INFORMATION

Forms may be emailed to planningdept@valdezak.gov or dropped off at the Planning Window in City Hall. For a fillable PDF form, visit valdezak.gov/275/City-Forms

To submit via mail, send to the following address:

Planning Department

City of Valdez

PO Box 307

Valdez, AK 99686

QUESTIONS?

Call the City of Valdez Planning Department at **907-834-3401** or email planningdept@valdezak.gov.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

End Of The Road Ren Fair

PO Box 1132, Valdez, AK 99686

owned by

Zadie Carman

is licensed by the department to conduct business for the period

February 9, 2023 to December 31, 2023

for the following line(s) of business:

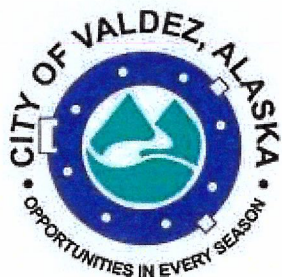
54 - Professional, Scientific and Technical Services; 56 - Administrative, Support, Waste Management and Remediation Services; 71 - Arts, Entertainment and Recreation; 81 - Other Services (except Public Administration)



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner



CITY OF VALDEZ 2023 BUSINESS REGISTRATION

End Of The Road Ren Fair

Physical Address: PO Box 1132

City: Valdez

State / Province: AK

Postal / Zip Code: 99686

Owner: Zadie Carman

Phone: (907) 255-0401

BUSINESS DESCRIPTION: End Of The Road Ren Fair

BUSINESS TYPE: tourism/recreation

APPROVED BY:

VALID FROM: Tuesday, March 7, 2023

EXPIRES: 12/31/2023

COV Business ID: 2023-392

ISSUED BY

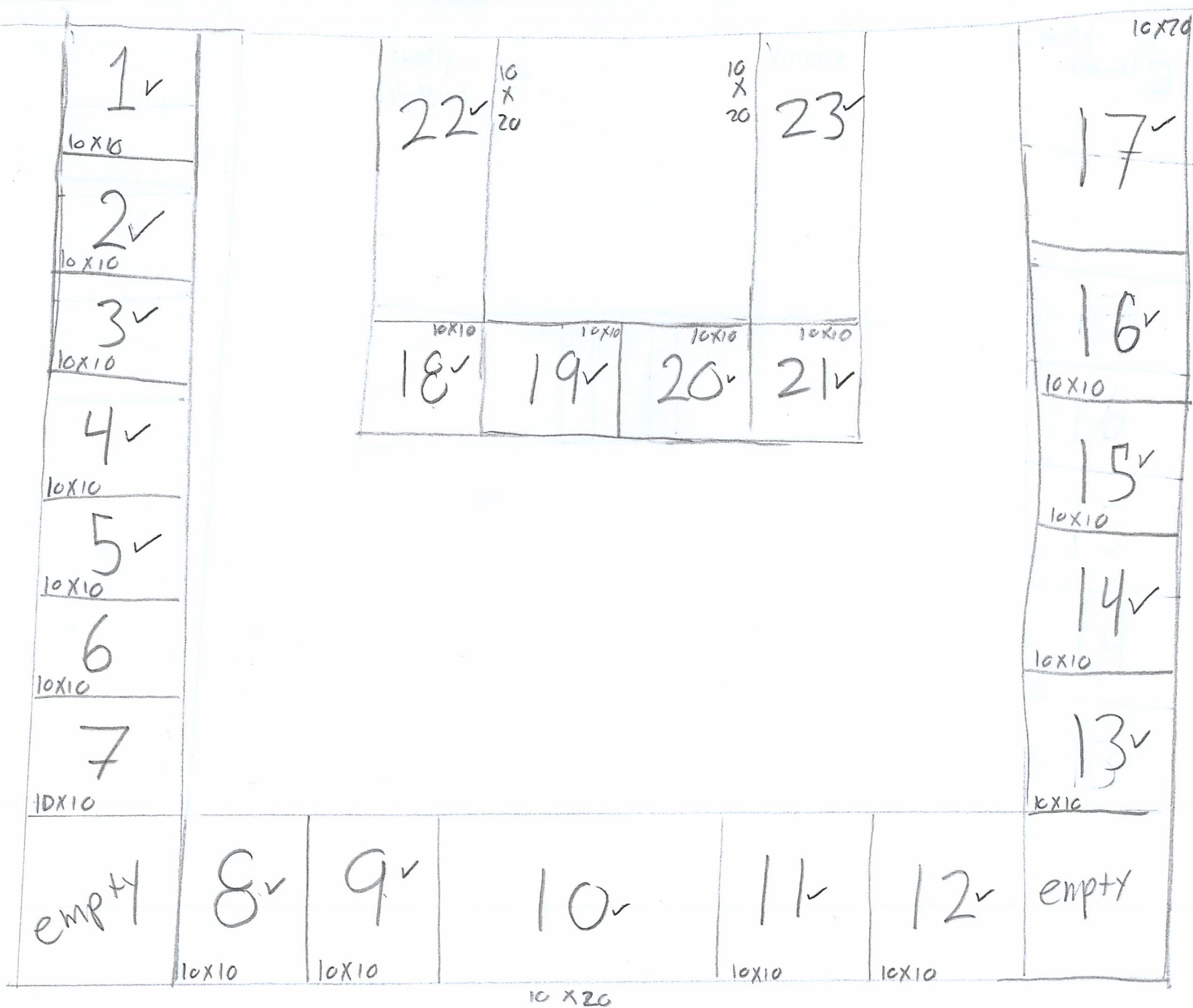
City of Valdez
Planning Department
212 Chenega Ave

PO Box 307
Valdez, AK 99686

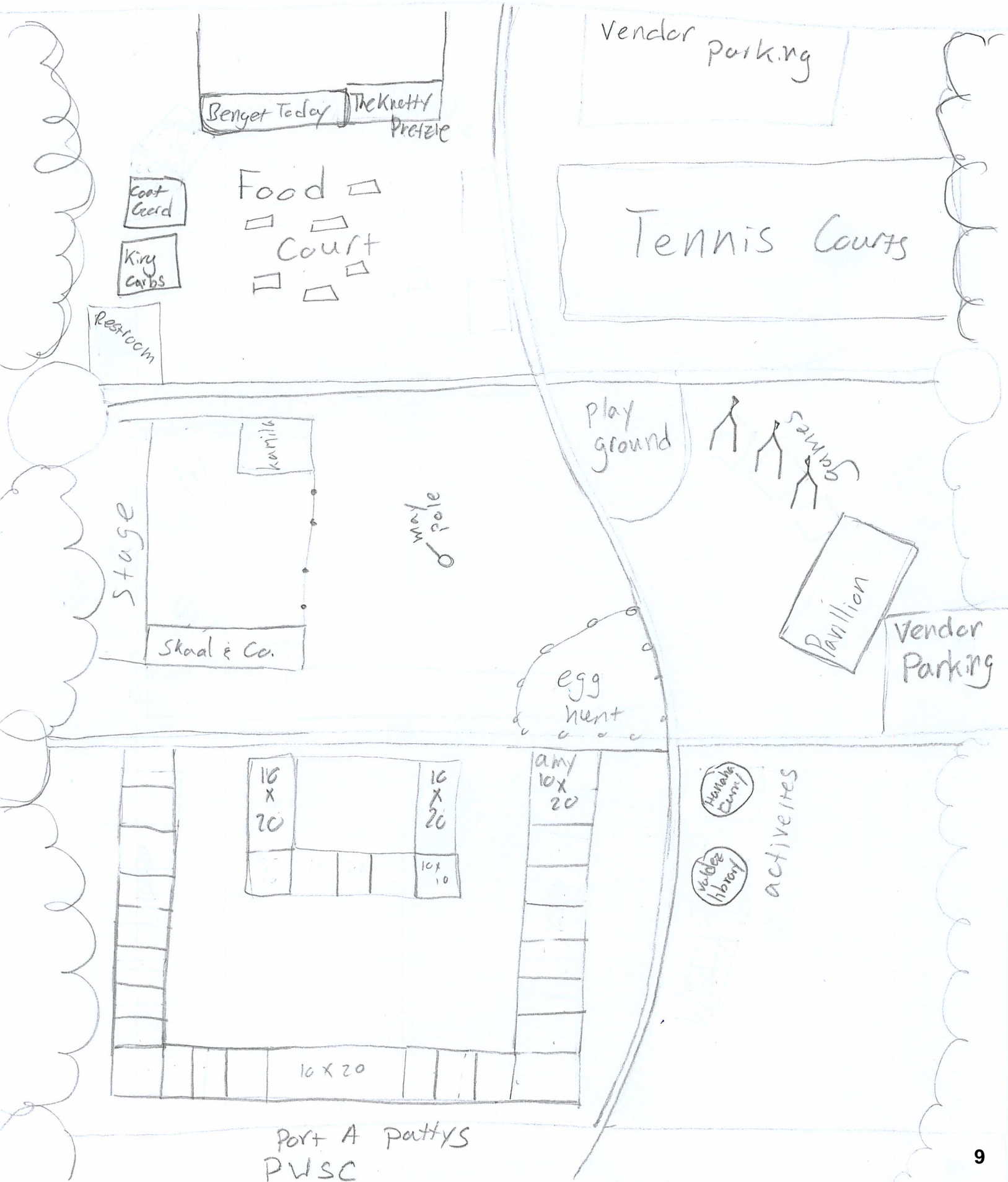
planningdept@valdezak.gov

Phone: 907-834-3401

This license is non-transferable and is issued in compliance with the City of Valdez, AK per Valdez Municipal Code 5.04.



Hanagita St.



Market Square

1		24	36	30		23
2		25		31		22
3		26		32		21
4		27		33		20
5		28		34		19
6		29	37	35		18
7						17
8						16
9	10	11	12	13	14	15

gita St

Hanagita St

Event Entrance

Dumpster Available



Benget Today

The Knotty Pretzel

King Carbs

Valdez Coast Guard



Food
Court

Vendor
Parking

Event Entrance

gita St..... Hanagita



-Entrance



-Ticket Booth



-Restrooms



-Stage



-Playground

Food Court



Games



Egg Hunt



Market Square



North Meyring Parkstrip



Parcels

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km
City of Valdez; JAP, Maxar

E.O.T.R Plans

Craft Vendors: Large square next to the college with port a potties near end of the fair.

Shelly Houston- All syncht Up (corsets, hats, wands, cans, staffs) 10x20, paid

Vincent Feuillies- Dragon Lash Leather, LLC (ren accessories and items) 10x20, paid

Skall and Co. (photography, fighting demonstrations) 10x20, paid with volunteer work

Leah Russell- Valdez imagination Library (free activity) 10x10, paid by working at event

Nicole Wattergel- Cloe's Fluid Art Creations (art, jewelry, housewares) 10x20, paid

Celeste Addison- Art Ft. Soul and Solder (paintings, prints, stickers) 10x10, paid

Amy Rawding (fused glass)- 10x10, paid by working at the event

Michelle Myles- Lavish Myles Creations (hats, hoods, cloaks, journals) 10x10, paid with volunteer work

Shayalana Zvorak- Ginger Snap Accessories and boutique & Alaska Extracts and sweet treats (jewelry and sweets) 10x10, paid

Kyla Patrick- (Wilder Woods paintings, string art) 10x10 space, paid

Kristy Leahy- (Jewelry, wooden items, crowns/ wands, homemade items) 10x10 space, paid

Heather Shearer- (glass vendor from Fairbanks) 10x10 space, paid

Amber Campbell- (epoxy cups, pens, and stickers) 10x10 space, paid

Amy Leon- (pottery) 10x10 space, paid

Rebecca Jeffries- (seashell crowns driftwood art & jewelry) 10x10 space, paid

Sarah O'Brien- (Crocheted hats, scarfs, gloves, and beans) 10x10 space, paid

Kale Wright-(crochets items, prints, clay jewelry) 10 x10 space, paid

Aubry Okayama- Home Stead Handi-Craft (crafted items) 10x10, paid

Cammie Carnahan- (nail polish and accessories) 10x10, paid

Pamela Veraille- Sound Craft Alaska (renaissance accessories and attire) 10x10, paid

Kaleigh Pannone- Solstice Home Group- REAL Broker LLC(Real estate)10x10, paid

Rhiannon Fleener- Enchanting Artistry (ren accessories elf ears, mushroom hats) 10x10, paid

Elizabeth- Salty Sisters Design (fish scale jewelry) 10x10, paid

Christy Holmes- Bear Spray Hot Sauce (hot sauce) 10x10, paid

Aubry Richerson- Creek Side Baker (Sweets) 10x10, paid

Food Vendors: Food truck and 2 tents in parking lot next to tennis courts

E.O.T.R Plans

Dawn Boullion- Beignet Today (Cajun Bakery 24 x 8 ft food truck with generator behind, paid

Darlene Odgaard- The Knotty Pretzel (jumbo pretzels) Generator and tent inquired. Food tent- paid

Aubrey- Creek Side Bakery (sweets and treats) 10x10, paid

Valdez Cost Guard-Chief Petty Officer Association (hot dogs, turkey legs) food truck space, paid

Emily King- King Carbs (cakecicles & other treats) 10x10, paid

Entertainment: in a 20x 50 feet space with a stage making a wall. Area will be roped off for fighting demonstration.

Kamilia Fire twirling (Stage

Skaal & co Group fighting and arrow demonstrations. (Arena

Mega

Valdez Library- Storytime, crown, and wand activity

Hair Braiding

Kids Games & Activities: under pavilion and next to playground

Egg hunt

Pool noodle jousting

Wooden horse race/sack race

Ring toss

Maypole Dance

Cut out photos around the event.

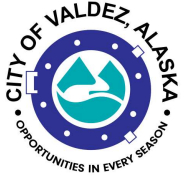
Sponsorship:

The Keystone hotel offered 5 free rooms and a room discount for Ren Fair Vendors and performers.

The city offers picnic tables and a stage.

South Central Hardware/ North wind – Contest Prizes and Judges.

Subway has offered coupons.



Legislation Text

File #: 23-0256, **Version:** 1

ITEM TITLE:

Approval of Preliminary Plat for USS 4868 Kennedy Subdivision, a Re-Subdivision of United States Survey 4868 Lot 3 Tract 1 Plat 95-12, Creating Tracts 1A and 1B USS 4868 Kennedy 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 preliminary plat for USS 4868 Kennedy Subdivision (SUBD #22-09),

SUMMARY STATEMENT:

Gary Kennedy has requested a replat within Section 35, Township 8 South, Range 6 West, Copper River Meridian described as follows: A re-subdivision of Lot 3 Tract 1 USS 4868 Plat 95-12 V.R.D, creating Tracts 1A and 1B.

Gary Kennedy is the property owner of the land on which the subdivision is to take place. Allen Minish, of Wrangell Mountain Technical Services, is the land surveyor on this project.

The purpose of this subdivision is to divide the land into two pieces, and to sell the one piece that has a warehouse on it (Tract 1A) and keep the other piece for personal use.

This proposed platting action is considered a minor subdivision. A minor subdivision is defined by Valdez Municipal Code (VMC) 16.04.020 as: any subdivision containing not more than four lots, and includes simple lot line adjustments such as this.

In order to provide Tract 1B with the required physical access along a dedicated right-of way, Tract 1B will be a "flag pole" lot. The pole portion of this newly formed lot is shown to be 40' on the preliminary plat, which is consistent with Valdez Municipal Code.

VMC 16.16.030 Design-Lot dimensions.

G. 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. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-22)*

Tract 1, Lot 3, USS 4868, Plat 95-12 is not located within the special flood hazard area (SFHA). This flood zone determination was made using the Flood Insurance Rate Map (FIRM), effective January 3, 2019, referencing panel number 0200940163D.

Notification:

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on April 28th, 2023. Notice was sent to the utilities on April 28th 2023.

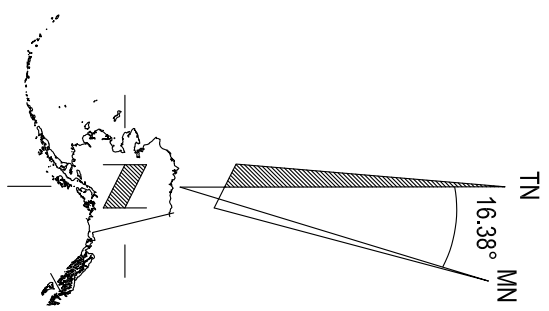
VMC 16.04.090 Notification requirements.

A. A notice shall be sent by mail at least ten days prior to the first scheduled meeting of the planning and zoning commission to consider the preliminary plat approval to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel described in the application for subdivision.

Staff has not received any comments on the subdivision from the public or the utility companies.

Approval:

Staff recommends the Planning & Zoning Commission grant approval of the preliminary plat. Staff will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing this plat back to the commission for approval.



VALDEZ AIRPORT

USS 3628
ZONE A
STATE OF ALASKA

SEWER EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S44° 29' 33"E	10.94'
L2	N85° 04' 22"E	320.48'
L3	S24° 06' 01"E	275.51'
L4	N79° 25' 16"E	239.38'
L5	N79° 25' 16"E	218.83'
L6	S24° 06' 01"E	261.44'
L7	S24° 06' 01"E	11.75'

LINE 7 SHOWN FOR INFORMATIONAL ONLY

VALDEZ AIRPORT ROAD
(COLLECTOR STREET)

HANGER WAY

USS 4810

TRACT 1A
130,700.96 SF (3.000 ACRES)
ZONE L-1
PRIVATE

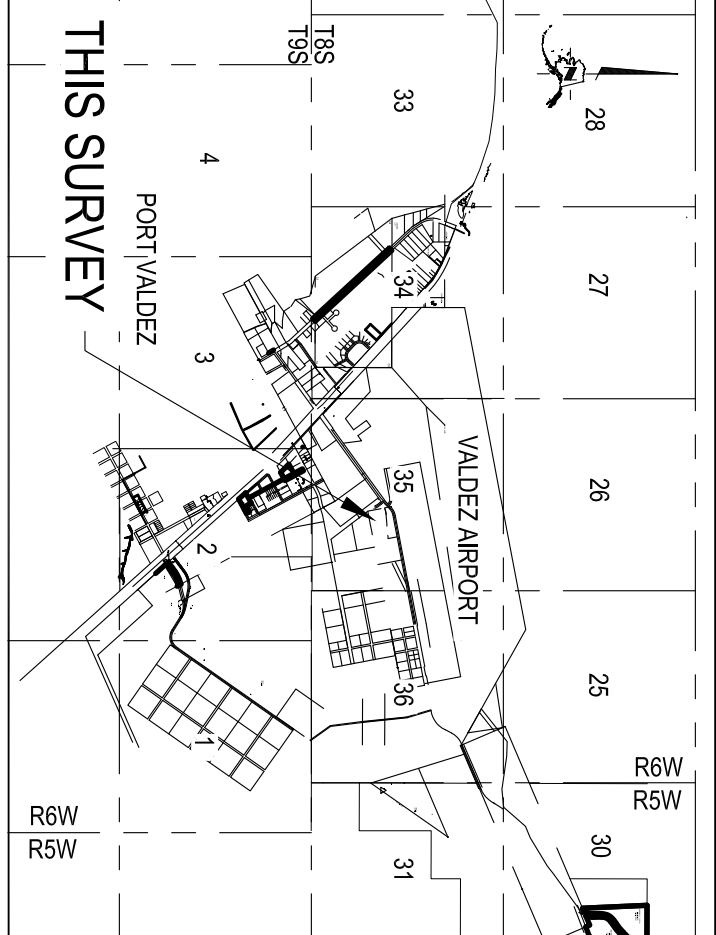
TRACT 1B
204,628.60 SF (4.976 ACRES)
ZONE L-1
PRIVATE

TRACT 3
PLAT 96-12
ZONE L-1
PRIVATE

TRACT 2
PLAT 96-12
ZONE L-1
PRIVATE

PARCEL A ASLS 79-116
PLAT 97-15
ZONE L-1
CITY OF VALDEZ

DEEDED
BK 144 PAGE 458
ZONE L-1
PRIVATE



VICINITY MAP
SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF USS 4868 KENNEDY SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

GARY KENNEDY
PO BOX 684
VALDEZ, AK 99686

DATE _____
DAY OF _____, PERSONALLY APPEARING BEFORE ME,
BY: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TAX CERTIFICATE

I, SHERIL JERCE, 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 _____, 2023.

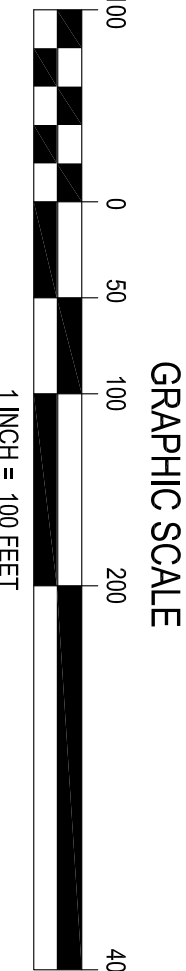
SIGNED _____
SHERIL JERCE
CITY CLERK

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

SIGNED _____ DATE _____, 2023
DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ

PRELIMINARY PLAT 4/15/23



LEGEND

FOUND BLM MONUMENT

FOUND PRIMARY MONUMENT 3.5" ALU CAP ON PIPE

FOUND SECONDARY MONUMENT 2" OR 2.5" ALU CAP ON REBAR

FOUND SECONDARY MONUMENT REBAR

FOUND HIGHWAY MONUMENT

SET SECONDARY MONUMENT 1" YELLOW PLASTIC CAP ON 5/8" X 30" REBAR

BOUNDARY THIS SUBDIVISION

OTHER BOUNDARIES SURVEYED FOR THIS PLAT

BOUNDARIES OTHER NOT SURVEYED FOR THIS PLAT

BOUNDARY CENTRLINE

BOUNDARY EASEMENTS

- (C) CALCULATED BEARING AND DISTANCE
- (R1) RECORD BEARING AND DISTANCE PLAT 96-12
- (R2) RECORD BEARING AND DISTANCE PLAT 80-11
- (R3) RECORD BEARING AND DISTANCE USS 3628
- (R4) RECORD BEARING AND DISTANCE PLAT 2007-5
- (R5) RECORD BEARING AND DISTANCE PLAT 96-2
- (R6) RECORD BEARING AND DISTANCE USS 4868
- (R7) RECORD BEARING AND DISTANCE PLAT 2020-6
- (R8) RECORD BEARING AND DISTANCE PLAT 97-15
- (R9) RECORD BEARING AND DISTANCE PLAT 96-4
- P.U.E. PUBLIC UTILITY EASEMENT

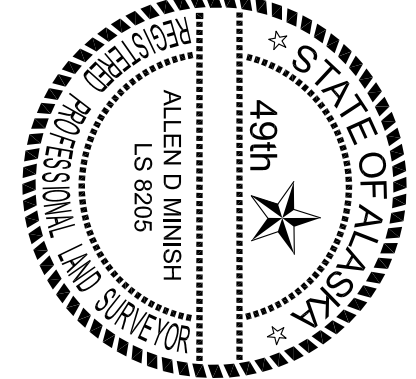
- 1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
- 2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING NAD 83 ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- 3. REF. PLATS: USS 3628, USS 4868, 1995-12, 1997-15 AND DOTPF AIRPORT ROAD VALDEZ R.D.
- 4. ALL SNOW REMOVAL MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
- 5. THERE IS A 30' WIDE C/E EASEMENT ON THE PROPERTY BOOK 128 PAGE 029, BOOK 143 PAGE 216 VALDEZ R.D.
- 6. NOTE THE 30' WIDE SEWER EASEMENT WAS A SEWER SERVICE LINE SERVING ALL OF THE ORIGINAL LOT 3. ONCE LOT 3 WAS SUBDIVIDED ON PLAT 96-12 THIS BECAME A SEWER MAIN SERVICE TO MULTIPLE LOTS. THIS IS SHOWN IN THE VALDEZ UTILITY BOOK AS A MAIN. THE SEWER EASEMENTS WITHIN TRACTS 2 AND 3 ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT A PART OF THIS PLAT.
- 7. VALDEZ GLACIER ROAD WAS VACATED BY STATE OF ALASKA BOOK 127 PAGE 768-771.
- 8. SALCHAH WAY GEOMETRY IS FROM PLAT 99-14 AND PLAT 97-15. NOTE THAT PLAT 97-15 SHOWS A DISTANCE OF 100' FOR SALCHAH WAY. GEOMETRY BASED ON THE CALCULATED BEARINGS AND DISTANCE SHOWN ON PLAT 97-15 HAS THE DISTANCE AT 115.38' BASED ON FOUND MONUMENTS SHOWN ON THIS PLAT AND TO THE SOUTHWEST THE FOUND DISTANCE 117.32' WAS FOUND.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION NO. 6295 S

ALLEN D. MINISH
REGISTERED LAND SURVEYOR



WRANGELL MOUNTAIN TECHNICAL SERVICES
PO BOX 118, 1 MILE S2 EDGERTON HIGHWAY, CHITNA, ALASKA 99686 (907) 823-2280
A PLAT OF
USS 4868 KENNEDY SUBDIVISION
CREATING TRACTS 1A AND 1B

A RESUBDIVISION OF
UNITED STATES SURVEY 4868 LOT 3 TRACT 1 PLAT 96-12
LOCATED WITHIN UN-SURVEYED
SECTION 35, TOWNSHIP 8 SOUTH, RANGE 6 WEST
COOPER RIVER MERIDIAN, ALASKA
CONTAINING 2335,326.56 FT² (4,768 ACRES)
VALDEZ RECORDING DISTRICT, ALASKA

DRAWN BY: ADM DATE OF SURVEY: DATE OF PROJECT #
DATE: 4/15/23 START: 2022 END: 2023 22054
CHECKED BY: ADM/PM SCALE: 1" = 100'
DATE: 4/15/23 DRAWING NAME: INTERIM LOT TO GLACIER STREAM



City of Valdez
ALASKA

Planning Department

*Sharon Scheidt, Mayor
Mark Detter, City Manager*

4/28/2023

NOTICE OF SUBDIVISION/REPLAT

GARY KENNEDY

USS 4868 KENNEDY SUBDIVISION

Gary Kennedy has requested a survey within Section 35, Township 8 South, Range 6 West, Copper River Meridian described as follows: A re-subdivision of USS 4868 Lot 3 Tract 1, Plat 95-12. The subject property's street address is 1011 Salcha Way.

The preliminary plat will go before the Planning and Zoning Commission for approval on May 10th, 2023 at 7:00PM in the City Council Chambers (211 Fairbanks Drive). The public is invited to attend the meeting and provide your comments. If you wish to comment on the subdivision and cannot attend the meeting, please provide your comments to the Planning Department in writing or via e-mail to planningdept@ValdezAK.Gov. Staff will provide comments received to the Planning and Zoning Commission. A large scale plat is available for review at our office in City Hall.

If you have any questions please contact the Planning Department at (907) 834-3401 or stop by our window in City Hall at 212 Chenega Avenue.

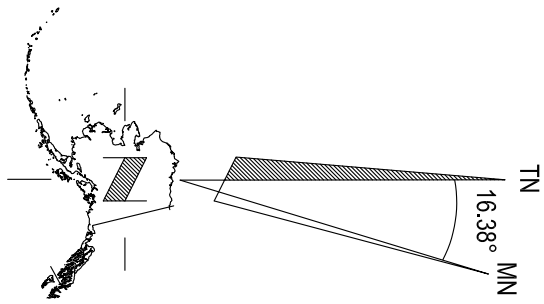


USS 4868 KENNEDY SUBDIVISION



0 500 1,000 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.



VALDEZ AIRPORT

USS 3628
ZONE A
STATE OF ALASKA

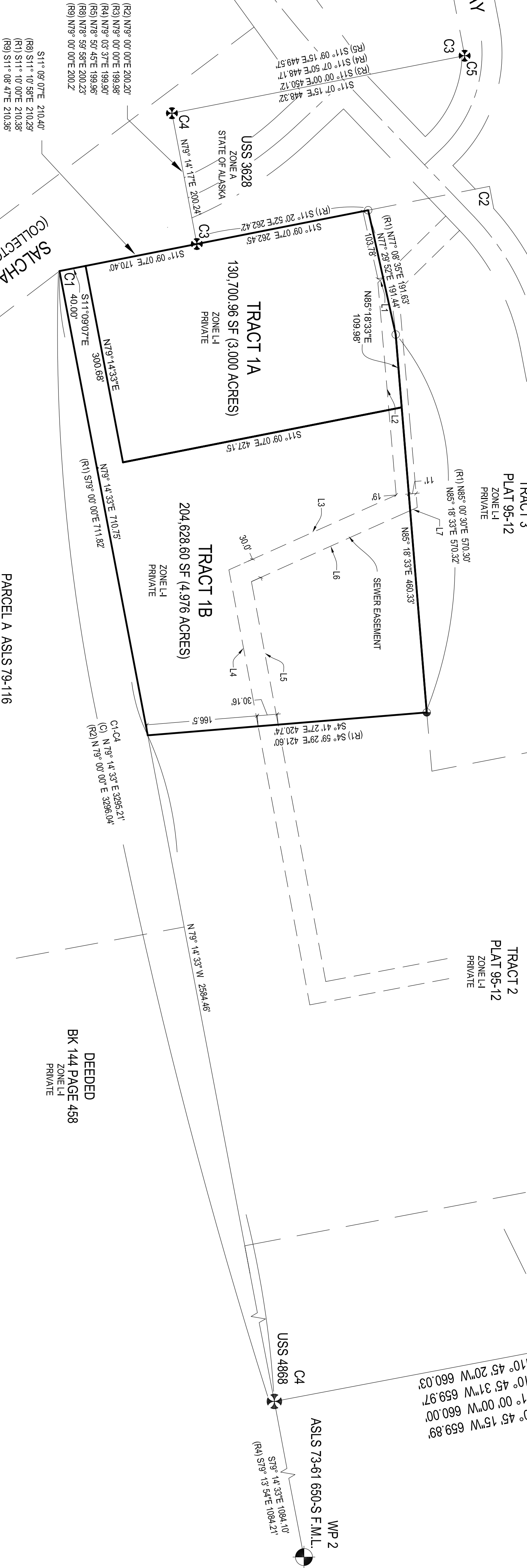
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HANGER WAY

USS 4810



PARCEL A ASLS 79-116
PLAT 97-15
ZONE L4
CITY OF VALDEZ

DEEDED
BK 144 PAGE 458
ZONE L4
PRIVATE

LEGEND

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- OTHER BOUNDARIES SURVEYED FOR THIS PLAT
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- CALCULATED BEARING AND DISTANCE
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- RECORD BEARING AND DISTANCE PLAT 2007-5
- RECORD BEARING AND DISTANCE PLAT 96-2
- RECORD BEARING AND DISTANCE USS 4868
- RECORD BEARING AND DISTANCE PLAT 2020-6
- RECORD BEARING AND DISTANCE PLAT 97-15
- RECORD BEARING AND DISTANCE PLAT 96-4
- P.U.E.

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING NAD 83 ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REF. PLATS: USS 3628, USS 4868, 1995-12, 1997-15 AND DOTPF AIRPORT ROAD VALDEZ R.D.
- ALL SNOW REMOVAL MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
- THERE IS A 30' WIDE C/E EASEMENT ON THE PROPERTY BOOK 128 PAGE 029, BOOK 143 PAGE 216 VALDEZ R.D.
- NOTE THE 30' WIDE SEWER EASEMENT WAS A SEWER SERVICE LINE SERVING ALL OF THE ORIGINAL LOT 3. ONCE LOT 3 WAS SUBDIVIDED ON PLAT 96-12 THIS BECAME A SEWER MAIN SERVICE TO MULTIPLE LOTS. THIS IS SHOWN IN THE VALDEZ UTILITY BOOK AS A MAIN. THE SEWER EASEMENTS WITHIN TRACTS 2 AND 3 ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT A PART OF THIS PLAT.
- VALDEZ GLACIER ROAD WAS VACATED BY STATE OF ALASKA BOOK 127 PAGE 768-771.
- SALCHAH WAY GEOMETRY IS FROM PLAT 99-14 AND PLAT 97-15. NOTE THAT PLAT 97-15 SHOWS A DISTANCE OF 100' FOR SALCHAH WAY. GEOMETRY BASED ON THE CALCULATED BEARINGS AND DISTANCE SHOWN ON PLAT 97-15 HAS THE DISTANCE AT 115.38' BASED ON FOUND MONUMENTS SHOWN ON THIS PLAT AND TO THE SOUTHWEST THE FOUND DISTANCE 117.32' WAS FOUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF USS 4868 KENNEDY SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

GARY KENNEDY
PO BOX 684
VALDEZ, AK 99686
DATE _____
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, PERSONALLY APPEARING BEFORE ME.
BY: _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TAX CERTIFICATE

I, SHERIL JERCE, 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 _____, 2023.

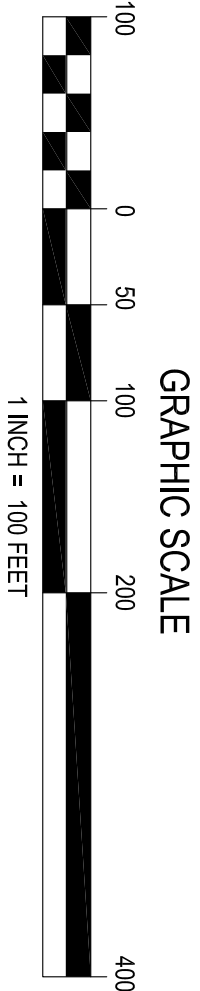
SIGNED _____
SHERIL JERCE
CITY CLERK

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

SIGNED _____ DATE _____
DON HASSE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ

PRELIMINARY PLAT 4/15/23



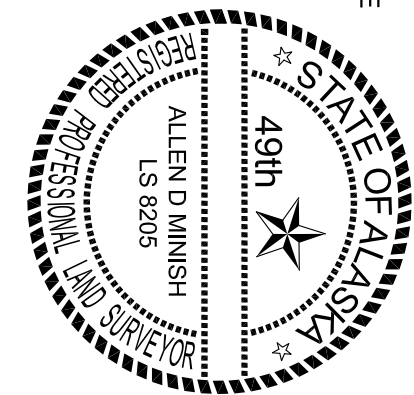
SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES

PO BOX 118, 1/16 MILE S2 EDGERTON HIGHWAY, CHITNA, ALASKA 99686 (907) 823-2280
A PLAT OF
USS 4868 KENNEDY SUBDIVISION

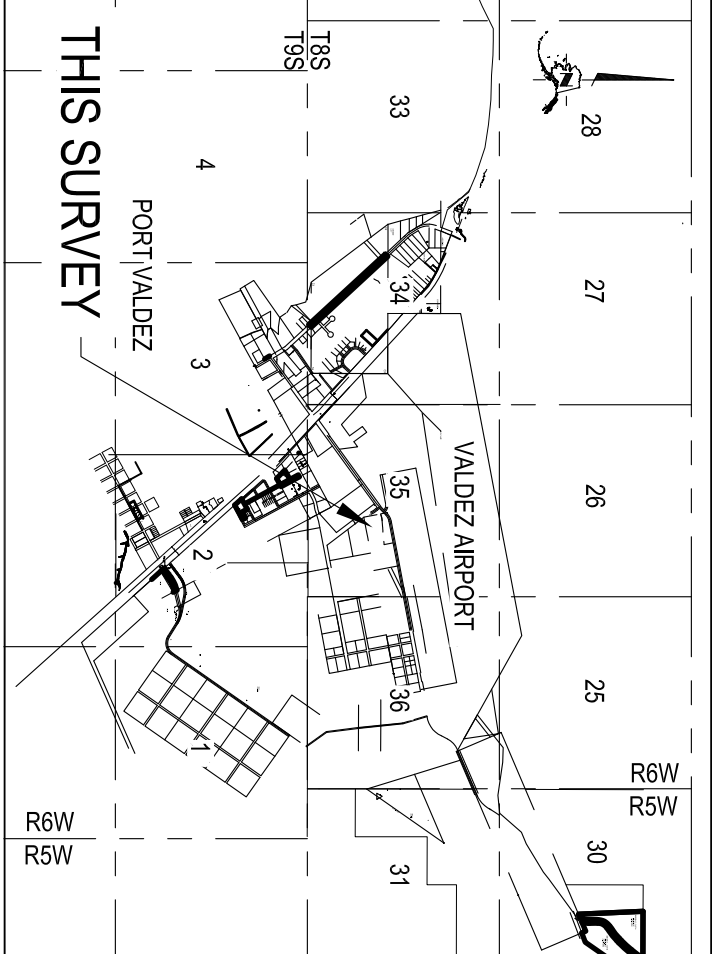
CERTIFYING TRACTS 1A AND 1B

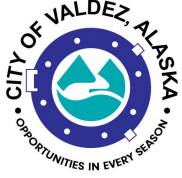
A RESUBDIVISION OF
UNITED STATES SURVEY 4868 LOT 3 TRACT 1 PLAT 96-12
LOCATED WITHIN UN-SURVEYED
SECTION 35, TOWNSHIP 8 SOUTH, RANGE 6 WEST
COOPER RIVER MERIDIAN, ALASKA
CONTAINING 2335,326.56 FT² (4,768 ACRES)
VALDEZ RECORDING DISTRICT, ALASKA

SURVEYOR'S CERTIFICATE
I, GARY KENNEDY, A PROFESSIONAL SURVEYOR, REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: _____ REGISTRATION NO. 6295 S
ALLEN D. MINISH
REGISTERED LAND SURVEYOR



DRAWN BY: ADW	DATE OF SURVEY: 4/15/23	START: 2022	END: 2023	MMTS PROJECT # 22054	DRAWING NAME: INTERIOR TO GLACIERVIEW
CHECKED BY: ADW/PM	SCALE: 1" = 100'				
DATE: 4/15/23					





Legislation Text

File #: 23-0257, **Version:** 1

ITEM TITLE:

Planning Director's Report

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

N/A - report only

SUMMARY STATEMENT:

The Planning Director will give a verbal report during the meeting.