



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.