



Legislation Text

File #: 17-0447, **Version:** 1

ITEM TITLE:

Approval of (SUBD 17-04) Preliminary Plat for Totem Inn Subdivision, Creating Lots 1B, 2A, 3A, 4A and 5A of Block 41A, Totem Inn Subdivision. Applicant James M. Williams.

SUBMITTED BY: Paul Nylund, Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve (SUBD 17-04) preliminary plat for Totem Inn Subdivision, creating lots 1B, 2A, 3A, 4A and 5A of Block 41A, Totem Inn Subdivision.

SUMMARY STATEMENT:

James M. Williams has requested a survey within Section 32, Township 8 South, Range 6 West, Copper River Meridian described as follows: A re-subdivision of the amended south portion of Mineral Creek Subdivision, Plat #86-4 V.R.D., Tract M and Lots 4, 5, 6 and 7 Block 41A, creating lots 1B, 2A, 3A, 4A and 5A of Block 41A, Totem Inn Subdivision.

This survey classifies as a Major subdivision. A Major subdivision is defined as: a subdivision that has more than four lots, or involves dedicating access, or involves a new street or road or the extension of municipal utilities, or a wavier or variance to an Official Map, Zoning Ordinance and/or Valdez Municipal Code or design standards.

The purpose of this new subdivision is to accommodate the construction of the new Totem Inn. Their bank is requiring that the new Totem Inn be on its own lot, where presently there are three buildings on tract M.

Notice was sent to all property owners within 300 feet of the property per Section 16.04.090 of the Valdez Municipal Code on August 31st, 2017. Notice was sent to the utilities on August 31st, 2017. Staff has received one comment from neighbors, utilities, or other notified agencies on the subdivision.

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.

Copper Valley Telecom (CVTC) submitted a diagram to Community Development which shows the route of their existing conduit for fiber optic lines, which will service the new Hotel building, the Boardroom, the existing Chugach Inn building, as well as the Orca building. Following staff discussions with CVTC, the property owner, and the surveyor, it was decided that these are simply services, and not easements that need to be shown on the plat.

The subdivision will not require the installation of new commercial service water and sewer lines, and will make use of existing stub outs.

The subdivision will not require the construction of any new sidewalks or streets.

This subdivision meets or exceeds the minimum snow storage requirements.

A portion of the proposed subdivision is within the regulated floodplain as designated by the Federal Insurance Rate Maps. Staff has reviewed the FEMA FIRM maps and the required documentation has been provided on the plat.

The preliminary FIRMS (updated FEMA maps) are currently available online (see attached Valdez_panel_138, and Valdez_panel_139), and are scheduled to be adopted by the City of Valdez in spring of 2018. Once we have adopted the maps, the portion of the subdivision that is in the regulated floodplain may no longer be located in a flood zone. The applicant has been advised to include a NOTE about this on the plat, as it could significantly impact the value of the property, and the cost of insurance for the land-owner.

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