



Legislation Text

File #: 19-0380, **Version:** 1

ITEM TITLE:

Approval of Preliminary Plat for Hanson's Subdivision (SUBD #19-04), a Replat of a Portion of Plat 2007-15- V.R.D., Creating Parcels 1A, 3A, 4A, 5B, Tract A, and Parcel 1C USS 5625 Hanson's Subdivision.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

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 final approval.

SUMMARY STATEMENT:

Steve and Joy Hanson have requested a replat within Section 30, Township 9 South, Range 4 West, Copper River Meridian described as follows: A replat of a portion of Plat 2007-15- V.R.D, creating parcels 1A, 3A, 4A, 5B, Tract A, and Parcel 1 C USS 5625 Hanson's Subdivision.

Steve and Joy Hanson are the property owners 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 redefine the right of way and utility easements, and change the lot line on parcel 1. The plat of record currently for these parcels is #2007-15. On plat #2007-15, the right of way/utility easement/snow storage is connected to the Richardson Highway by a 60' ROW/utility easement across parcel 1. This platting action will remove this 60' ROW from parcel 1 and make it a part of Tract A, thus allowing access to the other 4 lots over Tract A exclusively. Tract A is a dedicated private access, snow storage and public utility area.

Access to Parcels 3A, 4A, 5B, and 1C will be provided via Private Drive, which is located on Tract A.

This road cannot meet city standards due to terrain characteristics, and will be restricted to private use by the residents of Hanson's Subdivision and their guests. This road will **not** be adopted by the City of Valdez, and maintenance and snow removal will be the responsibility of the property owners. There is adequate snow storage available within the area adjacent to the existing road.

There are no sidewalks planned within this subdivision, which is consistent with rest of the area.

This proposed platting action is considered a major subdivision. A major subdivision is defined by Valdez Municipal Code (VMC) 16.04.020 as: any subdivision containing more than four lots.

Most of proposed parcel 1A and part of Tract A are within Flood Zone A, as determined by FEMA FIRM Maps. This is indicated on the plat, and any structures within this flood zone will be required to obtain a floodplain development permit in addition to the standard building permits required by Valdez Municipal Code. A floodplain review is required for each project in order to determine the need for a floodplain development permit.

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 August 29th, 2019. Notice was sent to the utilities on August 29th, 2019.

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 final approval.