



Legislation Text

File #: 22-0431, Version: 1

ITEM TITLE:

Approval of Final Plat for Tract C, USS 439 (Subdivision #22-06) a Replat of a Portion of USS 439, Creating Tract C USS 439, and Vacating and Re-dedicating a Portion of Glacier Haul Road Within USS 439.

SUBMITTED BY: Paul Nylund - Senior Planner, GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the final plat for Tract C, USS 439 (Subdivision #22-06) a replat of a portion of USS 439, creating Tract C USS 439, and Vacating and Re-dedicating a Portion of Glacier Haul Road Within USS 439.

SUMMARY STATEMENT:

The City of Valdez has requested a survey within Section 2, Township 9 South, Range 6 West, Copper River Meridian described as follows: A subdivision of USS 439, creating Tract C, USS 439 Subdivision. The preliminary plat for this subdivision was approved by the City of Valdez Planning and Zoning Commission at their regularly scheduled public meeting on July 13th, 2022.

The City of Valdez 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 establish the boundaries of Tract C, which has been authorized via Resolution #22-28 to be subject to a 10 year lease to Alaska Guide Company, LLC. This subdivision is required per VMC 16.04.020, which provides that leases for periods of ten years or greater are required to be subdivided. The costs of this subdivision are to be incurred by the applicant.

A section of Glacier Haul Road is to be re-dedicated by this plat. The section of this road that passes through USS 439 is hereby vacated. On the plat that originally dedicated this road (plat #92-5), the depicted right of way (ROW) does not align with the actual location of the Glacier Haul Road in the area of this subdivision, or where it intersects with the Richardson Highway. This plat will establish the ROW based on the actual current location and width of the road. The vacation of the roadway outside of USS 439, as depicted on plat 92-5, will be addressed in a future platting action.

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

A floodplain determination was done for this property and much of it is within the special flood hazard area (SFHA). Portions of the property are located within Zone X and shaded Zone X. Any development within the SFHA requires a floodplain development permit. A flood zone determination is attached.

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 fronting an already existing street, not involving any new street or road or extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Official Map or Zoning Ordinance, if such exists, or Valdez Municipal Code.

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on June 1st, 2022. Notice was sent to the utilities on June 1st, 2022.

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