



Legislation Text

File #: 24-0278, Version: 1

ITEM TITLE:

Approval of Preliminary Plat for D8 Alaska Sea Kayak Subdivision, a Re-Plat of Lot 4 and Parcel B of D8 Subdivision Plat 83-12, Creating Lot 4A, D8 Alaska Sea Kayak 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 the preliminary plat for D8 Alaska Sea Kayak Subdivision, a re-plat of Lot 4 and Parcel B of D8 Subdivision Plat 83-12, creating Lot 4A D8 Alaska Sea Kayak Subdivision.

SUMMARY STATEMENT:

Tim Duffy, on behalf of Alaska Sea Kayak Adventures LLC, has requested a replat within Section 36, Township 8 South, Range 7 West, Copper River Meridian, Alaska.

Alaska Sea Kayak Adventures LLC is the property owner of the land on which the replat is to take place.

Allen Minish, or Wrangell Mountain Technical Services, is the land surveyor on this project.

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.

Floodplain Considerations:

A thorough Floodplain Determination will be done on this property before the final plat is submitted, and if any portion of the subject property is within Flood Zone A this will be shown on the plat.

VMC 16.12.020

18. If the property lies within Flood Zone A the area shall be delineated and a note

shall be included on the plat, stating that “The property within Flood Zone A as identified by the Federal Emergency Management Agency shall be required to comply with Federal Regulations”;

Zoning Considerations and Conditional Use Permit:

Both subject properties are zoned Rural Residential. The existing and proposed continued use on 1803 Homestead Road is a detached residence, a boat charter service including gear and boat storage, and a campground for the purpose of worker housing associated with the boat charter business. The existing and proposed continued use on 1829 Homestead Road is a portion of the campground for the purpose of worker housing associated with the boat charter business. Worker housing, boat charter services, and recreational vehicle parks and campgrounds require a conditional use permit in the rural residential district. Alaska Sea Kayak Adventures, LLC is pursuing a conditional use permit for the proposed use.

Per Ord. 24-01 VMC 17.13.060.b Motor Vehicle Parking Ratios by Land Use (s) requires a minimum of .5 parking spaces per unit for worker housing, a minimum of 2 parking spaces per unit for detached dwellings. The proposed property has enough area for off-street parking to accommodate these requirements. Approval of this plat will not reduce the amount of available parking.

The minimum lot width in the Rural Residential district is 120 feet (Ord. 24-01 VMC 17.06.070.) The minimum lot area dimensions in the Rural Residential district is 40,000 square feet (Ord. 24-01 VMC 17.06.070.) This subdivision will be bringing both lots into compliance with these requirements as 1829 Homestead Road is currently too small to meet these dimensional standards.

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 July 1st, 2024. Notice was sent to the utilities on July 1st, 2024.

Staff will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing the final version of this plat to the commission for approval.