



Agenda Statement

File #: 16-0028 **Version:** 1
Type: New Business **Status:** Passed
File created: 7/5/2016 **In control:** Planning and Zoning Commission
On agenda: 7/27/2016 **Final action:** 7/27/2016
Title: Approve (SUBD 16-04) Final Plat of ATS 621 Subdivision. Applicant: Jason C. Wells
Sponsors:
Indexes:
Code sections:
Attachments: 1. ATS 621 SUBD #2.pdf, 2. Final Plat Checklist_ATS621.pdf, 3. COV SUBD APPLICATION-signed.pdf

Date	Ver.	Action By	Action	Result
7/27/2016	1	Planning and Zoning Commission	approved	

ITEM TITLE:

Approve (SUBD 16-04) Final Plat of ATS 621 Subdivision. Applicant: Jason C. Wells

SUBMITTED BY: AnnMarie Lain

FISCAL NOTES:

Expenditure Required: NA
Unencumbered Balance: NA
Funding Source: NA

RECOMMENDATION:

Approve (SUBD 16-04) Final Plat of ATS 621 Subdivision if the approval is in conformance with the recommendation of the Ports and Harbor Commission and the Public Works Department.

SUMMARY STATEMENT:

Jason C. Wells has submitted a Subdivision Application to adjust the property to developed conditions. Currently, ATS 621 is one parcel with a 50ft wide swath dedicated to the public for road access in the middle of the parcel. The subdivision will divide ATS 621 into two lots.

The Ports and Harbor Commission approved the preliminary plat of ATS 621 Subdivision on June 20th, 2016. The Planning and Zoning Commission approved the preliminary plat of ATS 621 Subdivision on June 22nd, 2016.

ATS 621 Subdivision involves an easement dedication for South Harbor drive. The City of Valdez Public Works department has been given a copy of the plat for review and does not have any issues with the easement dedication.

The attached table shows the requirements for final plats and marks the status of each piece of form and content required in Valdez Municipal Code Sections 16.08.030 (Final Plat).

The following items are required on the plat for signature following approval of the plat:

- 1) Required Certificates shall be printed on the plat in a form supplied by the director.
- 2) The certificate of ownership must be signed by all vested owners.
 - a. Other parties with a secured interest in the property to be subdivided or dedicated.
 - b. A standard form provided by the director may be signed and notarized, authorizing subdivision or dedication in place of signing the certificate on the plat.
 - c. Official seals of the attesting officers, of the land surveyor who prepared the plat and approval certificates from state agencies shall be placed on the plat.

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 7th, 2016.

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.

B. 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 from neighbors, utilities, or other notified agencies on the subdivision.

Staff recommends the Planning and Zoning Commission approve (SUBD 16-04) the Final Plat of ATS 621 Subdivision.