



Agenda Statement

File #:	17-0028	Version:	1
Type:	New Business	Status:	Passed
File created:	1/4/2017	In control:	Planning and Zoning Commission
On agenda:	1/11/2017	Final action:	1/11/2017
Title:	Approval of Preliminary Plat (SUBD# 17-03) of Tract E Public Utility Easement. Applicant: City of Valdez		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. CVT-CTWD-TR E-PRELIM.pdf, 2. 300ft Tract E.pdf, 3. 1703_TractE_121316.pdf, 4. Prelim Check List_TractE.pdf		

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Preliminary Plat (SUBD# 17-03) of Tract E Public Utility Easement. Applicant: City of Valdez

SUBMITTED BY: AnnMarie Lain, Sr. GIS/Planning

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Preliminary Plat (SUBD #17-03) of Tract E Public Utility Easement

SUMMARY STATEMENT:

Tract E is owned by the City of Valdez. During the construction of cottonweed subdivision Plat #91-9, the City granted approval of a public utility easement that was never recorded. This plat dedicates the 10 inch wide public utility easement located within Tract E ASLS 79-117, Plat 2000-15; located within Section 36, T8S, R7W, Copper River Meridian.

Copper Valley Telecom has conducted a survey and re-plat to delineate the easements.

This plat has been prepared at the sole expense of Copper Valley Telecom to meet the requirements as set by the City of Valdez.

Notice was sent to all property owners within 300 feet of the property per Section 16.04.090 of the Valdez Municipal Code on December 13th, 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. Consideration of Evidence. The Planning and Zoning Commission shall hear and consider evidence and facts from any person during preliminary and final plat approval or written communication from any person relative to the matter. The right of any person to present evidence shall not be denied for the reason that any such person was not required to be informed of such subdivision of land.

Staff has not received any comments from adjacent land owners or other notified agencies.

Staff recommends the Planning and Zoning Commission approve preliminary plat (SUBD #17-03) of Tract E Public Utility Easement.