



Agenda Statement

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Title: Approval of a Recommendation to Council to Dispose of Lot 11, Block 7, Robe River Subdivision for Public Sale by Sealed Bid

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3310 Eagle AvenueAppraisal.PDF, 2. 318-1984-84-2.pdf, 3. 3310 Eagle Ave.pdf, 4. VMC_Chapter4.pdf

Date	Ver.	Action By	Action	Result
5/10/2017	1	Planning and Zoning Commission		
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ITEM TITLE:

Approval of a Recommendation to Council to Dispose of Lot 11, Block 7, Robe River Subdivision for Public Sale by Sealed Bid

SUBMITTED BY: AnnMarie Lain

FISCAL NOTES:

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

RECOMMENDATION:

Approve a recommendation to Council to dispose of Lot 11, Block 7, Robe River Subdivision for the purpose of public sale by sealed bid.

SUMMARY STATEMENT:

In 2010 the City acquired, through the process of foreclosure, Lot 11, Block 7, Robe River Subdivision. The parcel is zoned Residential Mobile Home and is not dedicated to any public use. The 16,120 ft² lot was appraised within the last year and was cleared for sale via title insurance on February 7, 2017. The Finance Department, which handles the foreclosure processes for the City, has also approved the land sale. The sale of Lot 11, Block 7 as a residential lot is harmonious with the land use goal as specified in Valdez Comprehensive Plan and meets the goal and objectives as listed below:

Goal - Land Use: Provide a community land use pattern that is compatible with existing land use patterns in the community, which is physically safe, environmentally sensitive, and consistent

with the provisions and requirements of the Valdez Coastal Management Program.

Objective: Provide for the adequate separation of incompatible land uses.

- The adjacent parcels are zoned residential mobile home and are served by City water for residential development.

Objective: Encourage the development of lands within the city through regulation and through the disposal of city lands.

- Through the process outlined in Valdez Municipal Code, City Council has the authority to dispose of real property by public auction or by sealed bid.

Much like the rest of the state, the City of Valdez is facing a housing crisis. Although this sale is only a drop in the bucket toward the need to open up land for residential development, it is a step in the right direction. It is staff's recommendation that the Planning & Zoning Commission approve the recommendation to Council to dispose of Lot 11, Block 7, Robe River Subdivision for the purpose of public sale by sealed bid. The starting bid for the parcel will be set at appraised value which has been determined to be \$30,000 by a third-party appraisal dated June 22, 2016.

The process to sell land is a bit lengthy due to the code requirements. A copy of the section of the Municipal Code that describes the process is attached for review by the Commission.