



Agenda Statement

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File created: 1/17/2019 **In control:** Planning and Zoning Commission

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Title: Approval of Final Plat for Leimomi Subdivision (SUBD #18-02), a Re-subdivision of Lot 1A Replat of USS 3939 Lots 1 and 2 Plat #86-5, Valdez Recording District, Creating Lots 1B and 2A Leimomi Subdivision.

Sponsors:

Indexes:

Code sections:

Attachments: 1. #18-03 Leimomi Final Plat, 2. #18-03 Final Plat Checklist, 3. #18-03 LEIMOMI - Subdivision Application, 4. Plat 86-5

Date	Ver.	Action By	Action	Result
2/13/2019	1	Planning and Zoning Commission		

ITEM TITLE:

Approval of Final Plat for Leimomi Subdivision (SUBD #18-02), a Re-subdivision of Lot 1A Replat of USS 3939 Lots 1 and 2 Plat #86-5, Valdez Recording District, Creating Lots 1B and 2A Leimomi 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 Final Plat for Leimomi Subdivision (SUBD #18-02), a Re-subdivision of Lot 1A Replat of USS 3939 Lots 1 and 2 Plat #86-5, Valdez Recording District, Creating Lots 1B and 2A Leimomi Subdivision.

SUMMARY STATEMENT:

Jamie and Peter Meyer have requested a survey within Section 30, Township 9 South, Range 4 West, Copper River Meridian described as follows: A re-subdivision of Lot 1A replat of USS 3939 Lots 1 and 2, Plat #86-5 Valdez Recording District, creating lots 1B and 2A, Leimomi Subdivision. The subject's property's street address is 7470 Richardson Highway.

The preliminary plat for the Leimomi Subdivision was approved at the Planning and Zoning Commission regular meeting on November 14th, 2018.

Applicants Jamie and Peter Meyer are the property owners 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 subdivide an existing lot, thus restoring the original plating.

The proposed subdivision is within the regulated floodplain as designated by the Federal Insurance Rate Maps, and this is illustrated on the final plat.

There is no road to be dedicated by this plat. There are no sidewalks planned within this subdivision, which is consistent with rest of the area.

This proposed platting action is considered a minor subdivision. A minor subdivision is defined 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.

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 October 26th, 2018. Notice was sent to the utilities on October 26th, 2018. No comments were received as of the date of publication of this agenda statement.