



Agenda Statement

File #: 19-0213 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 4/19/2019 **In control:** Planning and Zoning Commission

On agenda: 5/9/2019 **Final action:** 5/9/2019

Title: Public Hearing for Variance #19-01 Application from Mary Mehlberg for a 12-foot Tall Retaining Wall on Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision (543 & 555 Cliffside Court)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Variance 1901 Mehlberg Application, 2. Variance 1901 Mary Mehlberg Retaining Wall Engineered Plans, 3. Variance 1901 Mary Mehlberg Retaining Wall Artists Rendition, 4. Variance 1901 Mary Mehlberg Public Notice, 5. Variance 1901 Mary Mehlberg 300 Foot Notification Letter

Date	Ver.	Action By	Action	Result
5/9/2019	1	Planning and Zoning Commission		

ITEM TITLE:

Public Hearing for Variance #19-01 Application from Mary Mehlberg for a 12-foot Tall Retaining Wall on Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision (543 & 555 Cliffside Court)

SUBMITTED BY: Kate Huber, Senior Planner

FISCAL NOTES:

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

RECOMMENDATION:

N/A - public hearing only

SUMMARY STATEMENT:

The purpose of this public hearing is to allow the public to comment on the variance application submitted by Mary Mehlberg for the construction of a 12-foot tall retaining wall on her parcels currently known as Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision. See the attached application for more information including artist's rendition of the wall and engineered plans. A public notice about this hearing was published in the online Valdez Star on April 24, 2019 and May 1, 2019 for a total of two weeks. The same notice was also posted at City Hall. A notification letter was mailed to each property owner within 300 feet of Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision

on April 22, 2019.

Property Information

Street Address: 543 & 555 Cliffside Court

Legal Description: Lots 54 & 55, Block 2, Mineral Creek Heights Subdivision

Property Owner: Mary Mehlberg

Current Uses: undeveloped

Zoning District: Single-family residential

This district is intended primarily for single-family dwellings, excluding mobile homes, at moderate densities. Structures and uses required to serve recreational, religious and other noncommercial needs of residential areas are allowed as permitted or conditional uses subject to restrictions intended to preserve the residential character of the R-A district. (VMC 17.14.010)

Adjacent Zoning Districts: Single-family residential, rural residential