City of Valdez

Agenda Statement

File #:	19-0510	**Version:** 1	
Type:	New Business	**Status:**	Passed
File created:	11/18/2019	**In control:**	Planning and Zoning Commission
On agenda:	12/11/2019	**Final action:**	12/11/2019
Title:	Approval of Preliminary Plat for Slim Blood Addition #3, a Replat of Lots 1 and 2 of Slim Blood Addition #2, Plat #79-4, Valdez Recording District.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 19068 Valdez Slim Blood Add No3 Preliminary Plat 191203B.pdf, 2. SUBD #19-06 - Blood 300 Radius Mailing.pdf, 3. #19-06 Notice of Subdivision-Blood 2.pdf, 4. 79-4.pdf, 5. Blood Subdivision Zoning Review.pdf, 6. Parking Code VMC 17.48.100.pdf		

Date	Ver.	Action By	Action	Result
12/11/2019	1	Planning and Zoning Commission	approved	Pass

ITEM TITLE:

Approval of Preliminary Plat for Slim Blood Addition #3, a Replat of Lots 1 and 2 of Slim Blood Addition #2, Plat #79-4, Valdez Recording District.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

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

RECOMMENDATION:

Staff recommends approval of the preliminary plat. Staff will continue to work with the surveyor and landowner to ensure all final plat requirements are met before bringing this plat back to the commission for final approval.

SUMMARY STATEMENT:

Dean Blood has requested a survey within Section 32, Township 8 South, Range 6 West, Copper River Meridian, described as follows: A replat of Lot 1 and Lot 2 Slim Blood Addition #2, Plat #79-4, Valdez Recording District, creating Lots 1A and 2A, Slim Blood Addition #3. The street addresses of the subject parcels are 112 and 126 Pioneer Drive.

Apex Alaska is the property owner of the land on which the subdivision is to take place, and Dean Blood is their representative. Allen Minish, of Wrangell Mountain Technical Services, is the land

surveyor on this project.

The purpose of this subdivision is to move the lot line between lots 1 & 2 of Slim Blood Addition #2, to the east by 50 feet, in order to improve the parking situation for the Subway restaurant which occupies the building on Lot 1. This platting action will increase Lot 1 by 0.161 acres, and reduce Lot 2 by the same. The Planning Department has done a zoning review for this subdivision (attached), which includes a parking plan review, and the proposed configuration meets the requirements of the Valdez Municipal Code.

This proposed platting action is considered a minor subdivision. A minor subdivision is defined by VMC 16.04.020 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 and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Official Map or Zoning Ordinance, if such exists, or Valdez Municipal Code.

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on November 29th, 2019. Notice was sent to the utilities on November 29th, 2019. After sending the notification out, an error regarding the date of the public meeting was discovered. An amended notification with the correct date was sent out on December 2nd, 2019.

VMC 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.

Staff has not received any comments on the subdivision from the public or the utility companies.

Staff recommends the Planning & Zoning Commission grant approval of the preliminary plat. Staff will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing this plat back to the commission for final approval.