File #: 16-0073, **Version:** 1

<u>**ITEM TITLE:**</u>
Approval of Final Plat of Alaska State Cadastral Survey No. 98-30
<u>**SUBMITTED BY:**</u> AnnMarie Lain, Senior GIS/Planning Technician

<u>**FISCAL NOTES:**</u>

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

<u>**RECOMMENDATION:**</u>

Approve final plat of Alaska State Cadastral Survey No. 98-30.

<u>**SUMMARY STATEMENT:**</u>

The purpose of the Municipal Entitlement Act is to provide lands that would create or expand a tax base, generate revenue through land sales and leases, and/or provide a land base that could be reserved for public areas or facilities as well as provide a land base for community expansion. (Alaska Statutes Sec 29.65.070.)

On December 15th, 1997 the State of Alaska, Department of Natural Resources issued the Final Finding and Decision to transfer state land ADL 225445, containing 1,920 acres, to the City of Valdez (see location Map 1 on page 2). A survey of municipal entitlement land must be prepared by the City and accepted by the State Department of Natural Resources (DNR) in order to complete the conveyance procedures. Currently, Valdez has interim management authority for these lands, but cannot subdivide, sell, or develop them until formal conveyance occurs.

NOTE: Please zoom in to view plat details on attached ASCS 98-30 file.

This plat has been approved by the State of Alaska DNR Surveying Department and they are requesting signed mylars for final approval by the state. Once the mylars are submitted, the State will transfer state land ADL 225445, containing 1,920 acres, to the City of Valdez.

The attached table shows the requirements for final plats and marks the status of each piece of form and content required in Valdez Municipal Code Sections 16.08.030 (Final Plat).

Notice was sent to all property owners within 300 feet of the property per Section 16.04.090 of the Valdez Municipal Code on February 11th, 2016. Notice was also sent to the following parties February 11th, 2016 with vested interest due to existing right-of-ways and easements located within ASL 98-30:

- Alaska Department of Transportation & Public Facilities
- US Department of the Interior, Bureau of Land Management
- Alyeska Pipeline Service Company
- AT&T
- GCI
- Copper Valley Electric
- Copper Valley Telecom
- Yukon Pacific Corp.
- Alaska Energy Authority

Valdez Municipal Code Section 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 received comments from other notified entities on the subdivision requesting the following changes:

- Sheet 4, an easement from the City to Alyeska confirming the long-term permission for the Brown's Creek Guidebank, should be incorporated into Tract G or otherwise shown between the CVEA line and the pipeline.
- Insert the name Donald Haase directly after the word Chairman
- Add zoning label to each tract (UL) Unclassified Lands
- Adjust sheet legend to relate to the correct surveyed section number

The above corrections were addressed by the Surveyor prior to final submittal to the State. The Planning and Zoning Commission approved the final plat on August 10th, 2016. Because this land is under the management authority of the City, and will become City-owned land upon conveyance, final plat must be confirmed by the City Council. Staff recommends City Council grant final approval of the plat.