



## Legislation Text

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**File #:** 17-0344, **Version:** 1

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**ITEM TITLE:**

Approval of Final Plat (SUBD# 17-01) of Anderson Robe River Subdivision

**SUBMITTED BY:** AnnMarie Lain

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve the Final Plat (SUBD# 17-01) of Anderson Robe River Subdivision.

**SUMMARY STATEMENT:**

Daniel Anderson is the owner of Lots 6, 7, 8 and 9 of Block 1, Robe River Subdivision. The purpose of this subdivision is to combine four lots into three to better utilize available building space for residential buildings and utilities.

Notice was sent to all property owners within 300 feet of the property per Section 16.04.090 of the Valdez Municipal Code on December 13th, 2016.

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 has not received any comments from notified agencies. Staff received one comment from the State of Alaska, who is the adjacent land owner who owns parcel Tract B. The Department of Natural Resources, Division of Mining Land and Water, Southcentral Region Office, requested that the plat dedicate an easement over the channel of the Robe River within these lots in order to provide clarification of the public's ability to traverse the Robe River. Per the request, the easement has been

delineated on the Plat.

The Planning and Zoning Commission approved the preliminary plat (SUBD #17-01) of Anderson Robe River Subdivision on March 8, 2017.

Staff recommends the Planning and Zoning Commission approve final plat (SUBD #17-01) of Anderson Robe River Subdivision.