



Legislation Text

File #: 18-0399, **Version:** 1

ITEM TITLE:

Approval of Final Plat for Raven Zastrow Subdivision (SUBD #18-02), a Subdivision of Lot 5A, Block 1, Raven Subdivision, Plat 2013-1, Creating Lots 5B and 6A, Block 1, Raven Subdivision.

SUBMITTED BY: Rochelle Rollenhagen, Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approval of Final Plat for Raven Zastrow Subdivision (SUBD #18-02), a Subdivision of Lot 5A, Block 1, Raven Subdivision, Plat 2013-1, Creating Lots 5B and 6A, Block 1, Raven Subdivision.

SUMMARY STATEMENT:

Robert and Verna Zastrow have requested a survey within Section 36, Township 8 South, Range 7 West, Copper River Meridian described as follows: A subdivision of Lot 5A, Block 1 Raven Subdivision, Plat #2013-1 V.R.D, creating lots 5B and 6A, Block 1 Raven Subdivision.

Robert and Verna Zastrow 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.

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 by Valdez Municipal Code (**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.*

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 11th, 2018. Notice was sent to the utilities on October 11th, 2018.

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.

Approval:

The Preliminary Plat was unanimously approved with the following three conditions at the October 24, 2018 Planning and Zoning Commission meeting:

- 1) Obtain approved building permits for the three unpermitted accessory structures and take any necessary action to bring structures into compliance.
- 2) Construct single family residence on the western most lot.
- 3) Remove equipment and supplies from city property, or obtain approval to lease or purchase the land from the city.

As of November 9, 2018 Mr. Zastrow has taken appropriate action to meet these conditions. Two of the unpermitted buildings have been removed and the large accessory building is in the process of being permitted. A building permit for the residence was issued on October 25, 2018. The equipment and building materials stored on city property have been removed.

Staff recommends the Planning and Zoning Commission approve the final plat for Raven Zastrow Subdivision (SUBD #18-02), a subdivision of Lot 5A, Block 1, Raven Subdivision, Plat 2013-1, creating Lots 5B and 6A, Block 1, Raven Subdivision.