



Legislation Text

File #: 19-0082, **Version:** 1

ITEM TITLE:

Approval of Final Plat for Block 20 Mineral Creek Subdivision Fire Station Replat (SUBD #19-01), Creating Lot 1 Block 6 of Block 20 Addition No. 2 Mineral Creek Subdivision.

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 the Planning & Zoning Commission grant approval of the final plat.

SUMMARY STATEMENT:

The City of Valdez has requested a survey within Section 31, Township 8 South, Range 6 West, Copper River Meridian described as follows: A re-subdivision of Block 6 of Block 20 Addition No. 2, Mineral Creek Subdivision, Plat #79-7 V.R.D., and Tract B, Block 20 Addition, Plat #78-01 V.R.D., creating Lot 1 Block 6 of Block 20 Addition No. 2, Mineral Creek Subdivision, Copper River Meridian, Containing 3.977 acres, Valdez Recording District. The subject property's street addresses are 407 and 401 W Pioneer Drive.

The City of Valdez is the property owner of the land on which the replat is to take place. Iain Brown of P&D Engineers is the land surveyor on this project.

The purpose of this subdivision is to vacate the lot lines separating Tract B Plat #78-1 from Block 6 Plat #79-7, creating one contiguous lot of 3.977 acres in size.

No part of the proposed subdivision is within the special flood hazard area (SFHA) as designated by the Federal Insurance Rate Map (FIRM).

There is no road to be dedicated by this plat. There are no sidewalks planned within this subdivision.

This subdivision has access to tie into a public drinking water, sanitary sewer and storm water

collection system and will be required to do so.

This subdivision is consistent with the overall goal of the City of Valdez Comprehensive Plan, which includes; “providing for public safety and the economic welfare of the community when siting future industrial, commercial, residential, and public land uses”.

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 March 29th, 2018. Notice was sent to the utilities on March 29th, 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.

The preliminary plat was taken before the City of Valdez Parks and Recreation Commission at their public meeting on January 8th, 2019. There were no comments or concerns regarding this replat.

The preliminary plat was unanimously approved the City of Valdez Planning and Zoning Commission at their public meeting on January 23rd, 2019. There were concerns voiced by the commission regarding the adequacy of snow removal on the resulting parcel. Staff notified them that the vacated snow storage parcel space was accounted for in block 5 to the north, and the snow storage agreement with DOT has been amended to reflect this.

Approval:

Staff recommends the Planning & Zoning Commission approve this final plat.