



Legislation Text

File #: 19-0214, **Version:** 1

ITEM TITLE:

Approval of Final Plat for Mary's Hill Subdivision (SUBD #19-02), a Resubdivision of Lot 54 and Lot 55 Block 2, Mineral Creek Heights Phase 2, Plat #93-5 V.R.D, Creating Lot 54A Block 2, Mary's Hill 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:

Mary Mehlberg has requested a survey within Section 30, Township 8 South, Range 6 West, Copper River Meridian described as follows: A resubdivision of Lot 54 and Lot 55 Block 2, Mineral Creek Heights Phase 2, Plat #93-5 V.R.D, creating lot 54A, Block 2 Mary's Hill Subdivision.

The City of Valdez Planning and Zoning Commission unanimously approved the preliminary plat at their regular public meeting on April 24th, 2019.

Mary Mehlberg is the property owner 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 merge 2 lots, #54 & #55 of Lot 2, Mineral Creek Heights, for building of new home and driveway.

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 April 11, 2019. Notice was sent to the utilities on April 11, 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.

Approval:

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