



## Legislation Text

---

**File #:** 19-0222, **Version:** 1

---

### **ITEM TITLE:**

Approval of Preliminary Plat for Ade Robe Lake Subdivision (SUBD #19-03), a replat of Lot 8 and Lot 9, Block 4, Robe Lake Alaska Subdivision ASLS 79-146, Creating Lot 8A, Robe Lake Ade Subdivision, ASLS 79-146.

**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 preliminary plat. Staff will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing this plat back to the commission for final approval.

### **SUMMARY STATEMENT:**

Garth and Mary Kathryn Ade have requested a survey within Sections 22 & 23, Township 9 South, Range 5 West, Copper River Meridian described as follows: A re-plat of Lot 8 and Lot 9 Block 4 Robe Lake Alaska Subdivision ASLS 79-146 Plat 1980-3 Valdez Recording District, creating Lot 8A, Robe Lake Ade Subdivision, ASLS 79-146. The subject property's street addresses are 6135 and 6167 Deep Lake Drive.

Garth and Mary Kathryn Ade 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 combine 2 lots.

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.

All parcels involved in this subdivision are outside of the special flood hazard area as determined by FEMA FIRM maps.

### **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 May 10th, 2019. Notice was sent to the utilities on May 10th, 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 preliminary plat. Staff will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing this plat back to the commission for final approval.