



Legislation Text

File #: 19-0509, **Version:** 1

ITEM TITLE:

Approval of Preliminary Plat for Mineral Creek Stephens Subdivision (SUBD #19-07), a Replat of a portion of Lot 24 Block 1 Mineral Creek Subdivision (Plat #75-10 V.R.D.), and Lot 25A, Fireweed Hill Subdivision (Plat #2014-14 V.R.D.), creating Lots 25B and 24A of Block 1, Mineral Creek Stephens 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 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:

Mary Helen Stephens has requested a survey within Section 30, Township 8 South, Range 6 West, Copper River Meridian described as follows: A Replat of a portion of Lot 24 Block 1 Mineral Creek Subdivision (Plat #66-27 V.R.D.), and Lot 25A Fireweed Hill SUBD (Plat #2014-14 V.R.D.), creating Lots 25B and 24A of Block 1, Mineral Creek Stephens Subdivision.

Mary Helen Stephens and The City of Valdez 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 incorporate the 2,946.51 square feet of Lot 25A Fireweed Hill Subdivision that is being sold by the City to Mary Helen Stephens, into the lot already owned by Mrs. Stephens (Lot 24, Block 1 Mineral Creek Subdivision). This land sale has been authorized via Resolution #19-48 (attached), which was approved by the City of Valdez City Council on October 1st, 2019.

The driveway which accesses the house at 352 Robe River Drive was built partially on City of Valdez

owned Lot 25A, and the owners of the house have been attempting to purchase the encroached upon portion on and off since 1987. Lot 25A, Block 1 is currently used for snow storage. The City of Valdez Public Works Department has been consulted on this matter, and they have no objections to the loss of the driveway area. The City has not been stacking snow there for over 30 years because of the existence of the driveway.

The subject property is in somewhat close proximity to a City of Valdez municipal well on the neighboring Lot 19B (see SUBD #19-07 Wellhouse #1 Proximity Map). The City of Valdez is required to keep a certain minimum separation distance around the drinking water source, 100' or 200' depending on the potential source (18 AAC 80.020). A plat note is included on the plat which stated that no uses incompatible with a public drinking water system shall exist on the properties involved in this subdivision.

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

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.

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on November 29th, 2019. Notice was sent to the utilities on November 29th, 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.

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.