



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## Planning and Community Development Department

### **AGENDA ITEM:**

Case No: P 25-03  
Proposal: Conceptual plat for a planned unit development (PUD) subdivision  
Applicant: Lucas Goddard for Baranof Island Housing Authority  
Owner: Baranof Island Housing Authority (BIHA)  
Location: 600 Yaw Drive  
Legal: Lot 5B, Department of Public Safety Subdivision  
Zone: R-2 MHP Multifamily Residential District  
Size: 487,051/11.18 Acres  
Parcel ID: 1-8560-200  
Existing Use: Undeveloped  
Adjacent Use: Residential  
Utilities: Yaw Drive  
Access: Yaw Drive, Gil Truitt Court, Herb Didrickson Street

### **KEY POINTS AND CONCERNS:**

- The PUD process involves three reviews by the Commission: conceptual, preliminary, and final. This is the conceptual review in which the Commission can provide feedback or considerations to be made for the preliminary plat.
- Proposal is for a planned unit development.
- Property is undeveloped.

### **ATTACHMENTS:**

Attachment A: Aerial  
Attachment B: Current Plat  
Attachment C: Concept Plat  
Attachment D: 35% Design Drawings  
Attachment E: Wetlands Map  
Attachment F: Trail Easement Agreement  
Attachment G: Photos  
Attachment H: Applicant Materials

## **BACKGROUND AND PROJECT DESCRIPTION:**

The applicant proposes to subdivide the approximately 11 acre parcel at 600 Yaw Drive in the R-2 MHP multifamily district as a planned unit development subdivision to result in 53 lots. The property is currently undeveloped.

### **Guidance on PUD Purpose from (SGC 21.35.010)**

The PUD subdivision designation exists to “encourage imaginative and innovative design in the application of subdivision and improvement standards for subdivision developments proposed as planned unit cluster development projects, commercial centers, industrial parks, and shopping areas.” PUDs seek to encourage enhancement and conservation of lands with scenic, environmental, cultural, and/or historical significance, enable development of property other than by the strict application of subdivision standards, provide for more efficient use of land, and encourage harmonious/coordinated development of a site.

The easing/alleviation of subdivision regulations and standards are allowed through the PUD process, and require that demonstration that:

- Provisions will be made for sufficient light and air
- Density of development is compatible with surrounding land uses
- Pedestrian and vehicular traffic circulation systems are safe and efficient
- Development will progress in orderly phases
- Public health, safety, and welfare will be protected

## **ANALYSIS:**

**Site:** The proposed 11.18-acre lot is currently undeveloped, featuring a mix of dense forest and open, sparsely vegetated muskeg. The lot for the proposed subdivision is bordered by Yaw Drive to the west, the Kaas Heen Shaak subdivision to the east, and undeveloped state and city land to the north and south. The Cross Trail runs along the northern edge of the property via a 20-foot-wide easement. The western half of the site consists of gently sloping muskeg, which drains toward an unnamed 4-foot-wide stream flowing eastward. The eastern half of the property is marked by a steep slope that drops approximately 30 feet in elevation, leading down to a flat, densely vegetated marsh near the Indian River drainage basin.

PND conducted two geotechnical investigations in September and October of 2023, which included test pits and probing on the subdivision site and laydown yard. Test pits along the southern boundary and Yaw Drive hit presumed bedrock at an average depth of 9 feet below ground surface (bgs), ranging from 6 to 12 feet. The peat probe found organic material about 3-4 feet deep in the wooded area on the eastern side and 6-11 feet deep in the muskeg area on the western side. Below the peat was a layer of brown/orange volcanic ash, which crumbled easily when dry. Beneath the ash, there were layers of blue-gray silt and sand, suggesting glacial drift. All test pits hit refusal at presumed bedrock.

### **Departures from Subdivision Regulations/Standards Proposed**

Minimum lot size: In the R-2 MHP zone, the minimum lot size is 6,000 net of access easements and a minimum lot width of 80 ft. Smaller lots are proposed to fit more homes on the buildable portion of the land. These are conceptual, approximate proposed sizes for the lots:

BLOCK 1		BLOCK 2		Existing Parcels to be Adjusted	
Parcel	Area (SF)	Parcel	Area (SF)	Parcel	Area (SF)
1	5596	1	5401	4	18708
2	5573	2	5329	13	7478
3	5642	3	5330	24	7090
4	5663	4	5331		
5	5600	5	5329		
6	7526	6	5329		
7	7068	7	5330		
8	5246	8	5326		
9	5245	9	8587		
10	5271	10	10672		
11	5267	11	13610		
12	5284	12	8901		
13	5254	13	10269		
14	5258	14	24791		
15	8995	15	10714		
16	24600	16	9113		
17	4508	17	7158		
18	6019	18	6377		
19	4914	19	11928		
20	5368	20	12909		
21	5266	21	9232		
22	5266	22	8178		
23	5265	23	7757		
24	4759				
25	5103				
26	5880				
27	5074				
28	5091				
29	5270				
30	5286				

### **Development Standards**

The commission should also discuss any deviation from the development standards on the substandard lots, particularly setbacks. SGC 22.20-1 lists the following development standards in the R-2 MHP zone: minimum setbacks front 14 feet, rear 8 feet, side 5/9 feet, building coverage 50%, required off-street parking of two spaces per dwelling unit. Of particular note, the staff and the applicant would like to discuss setbacks for Lots 2-6, Block 1. These lots have two fronts –

one on Yaw Drive, and one on Street 2 which may constrict home placement. With a restriction that would not allow property owners to place a driveway from Yaw Drive, staff feels the application of an 8' rear setback may be appropriate. Lot 1, Block one has three fronts on Yaw Drive, Street 1, and Street 2. More detailed analysis on this lot will be needed prior to the preliminary plat to account for the provisions of 22.20.080, Visibility at intersections.

**Utilities:** Both Yaw Dr. and Herb Didrickson Street have existing utilities that are located at the south side of the proposed subdivision. Access and utilities in major subdivisions are generally contained in dedicated rights-of-way that are subsequently adopted by CBS for maintenance. All lots have a proposed 15' drainage/utility easement across the frontage.

**Water:** There is an existing 12-inch ductile iron (DI) water main at the intersection of Yaw Drive and Thomas Young Senior Circle, and an 8-inch DI main at the gravel cul-de-sac at the end of Herb Didrickson Street. The new water main along Yaw Drive will be a 12-inch high-density polyethylene (HDPE) pipe, connected to the existing system. The rest of the system will be 8-inch HDPE and will connect to the main on Herb Didrickson Street to create a loop. Each property will have a 1-inch HDPE water service to the property line. Estimated quantities for the project are 542 feet of 12-inch HDPE main, 1,962 feet of 8-inch HDPE main, and 1,300 feet of 1-inch service pipe.

**Sanitary Sewer System:** There is an existing 12-inch DI sewer main along Yaw Drive, which ends at the intersection with Thomas Young Senior Circle, and an 8-inch DI sewer main along Herb Didrickson Street, which ends at the gravel cul-de-sac at the northern end of the street. Preliminary analysis of the existing topography shows that the proposed subdivision cannot fully drain by gravity into either of these existing sewer mains. Therefore, the sewer system for the subdivision will drain to a new lift station at the intersection of Street 1 and Herb Didrickson Street. The lift station will pump sewage to a new manhole at the end of the existing sewer main on Herb Didrickson Street, where it will then enter the CBS sewer system. Each lot will be provided with a new 4-inch polyvinyl chloride (PVC) service. Estimated quantities for the sewer system include 1,709 feet of 8-inch PVC sewer main, 400 feet of 4-inch HDPE force main, and 1,240 feet of 4-inch PVC pipe for private residences.

**Stormwater:** Yaw Drive will have a crowned road that directs runoff to a ditch on the east side or to the surrounding soil on the right side. Street 1 will have a crowned road with a rolled curb and gutter on the north side and a ditch on the south side. Two catch basins will collect runoff and direct it through culverts to the south-side ditch. Streets 2 and 3 will have ditches on both sides, which will direct water to a new culvert under Herb Didrickson Street, leading to an unnamed creek, referred to as "Unnamed Creek."

Herb Didrickson Street will have a crowned road with a ditch on the west (uphill) side from the existing pavement to the intersection with Street 1. Runoff from the east side will flow to the ground, reaching Unnamed Creek. From the intersection with Street 1 to the cul-de-sac, runoff will flow into ditches on both sides, eventually reaching a stream listed in the Anadromous Water Catalog (AWC). A Hydrologic and Hydraulic Report was prepared to analyze the two streams on site. The AWC stream requires a 30-foot long, 9-foot diameter corrugated metal

culvert. The Unnamed Creek will require a 37-foot long, 3-foot diameter corrugated polyethylene culvert.

**Access, Roads, Transportation, and Mobility:** The main access to the subdivision will be from Yaw Drive, with a secondary access from Herb Didrickson Street. As part of the development, Herb Didrickson Street will be extended northeast, and three new roads will be built within the subdivision.

The section of Cross Trail along the north property line will be relocated. BIHA is in conversations with CBS & Sitka Trail Works on potential plans for the trail, and considering options such as a crosswalk to connect the trail on the east side of Yaw Drive to the sidewalk on Street 1 as well as a potential connector in the neighborhood as shown on Lot 11, Block 2. According to the Easement Agreement between BIHA ("Grantor") and CBS ("Grantee"), recorded on 9/19/2016, BIHA has the right to move the easement to facilitate development.

**Public Health, Safety and Welfare:** The pedestrian and vehicular traffic circulation systems will be safe and efficient. Lots are accessible to emergency services. The development will proceed in orderly phases, while protecting public health, safety, and general welfare.

In development review with other municipal departments, the Police Department raised the issue of bear frequency in the surrounding area and the potential for that problem to be exacerbated by increased development. Potential mitigation measures could include a provision in the PUD that requires homes without a garage or shed to have some sort of locking outdoor storage bin for trash storage until scheduled pick-ups.

**Orderly and Efficient Layout and Development:** This proposed development ensures sufficient light and air, with a density that is compatible with surrounding land uses.

**Comprehensive Plan:** This subdivision action supports the Comprehensive Plan Housing goal: *Expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods*; by enabling development of land in a residentially zoned area.

### **RECOMMENDATION:**

Staff recommends approval of the conceptual planned unit development.

## **RECOMMENDED MOTIONS**

**1) “I move to approve the conceptual plat for a planned unit development to result in 53 lots at 600 Yaw Drive in the R-2 MHP multifamily residential district subject to the attached conditions of approval. The property is also known as Lot 5B, Department of Public Safety Subdivision. The request is filed by Lucas Goddard for Baranof Island Housing Authority. The owner of record is Baranof Island Housing Authority.”**

### **Conditions of Approval**

- 1) A comprehensive drainage plan prepared by a licensed, professional engineer shall be developed and accepted by the municipal engineer. Any easements or necessary plat restrictions resulting from the approved drainage plan shall be incorporated on the plat prior to submission of the final plat to the Planning Commission.
- 2) All utilities, including water, sewer, and electricity shall be required to have an approved permit from the municipality; and all utility permits and design shall comply with all applicable code and design polices including, but not limited to 15.04.100, 15.04.110, 15.04.240, and 15.04.250.
- 3) This subdivision development and the plat, prior to recording, complies with all applicable Sitka General Code.
- 4) All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.
- 5) Easement maintenance agreements for any access and utility easements added prior to final plat review shall be developed and recorded before final plat recording.
- 6) All easement agreements will be cited via plat notes. The City and Borough of Sitka is a party to all easements.

### **2) “I move to adopt the following findings as listed in the staff report:”**

- a. The conceptual plat meets its burden of proof as to access, utilities, and dimensions as proposed; *through submission of a plat prepared by a licensed surveyor and information regarding access and utilities provided in the application;*
- b. The proposed planned unit development subdivision preliminary plat complies with the Comprehensive Plan by following the subdivision process and enables residential development of otherwise vacant land and expands the range, affordability, and quality of housing in Sitka; *by facilitating higher density development and contributing to an attractive and livable neighborhood;*
- c. The proposed planned unit development subdivision preliminary plat complies with the subdivision code; and
- d. The planned unit development subdivision preliminary plat is not injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public’s health, safety, and welfare *because the subdivision promotes development in-line with existing uses in the surrounding neighborhoods and allowable using in the zoning district; additionally, the conditions of approval protect the public’s health, safety, and welfare by requiring compliance with health and safety regulations.*