

ADJACENT LANDOWNERS
JOHN & KRISTY TOTTEN'S

SUBMISSION OF OPPOSITION

Conditional Use Permit Request: ALPS Federal Credit Union, dba: Commercial Bank
Assembly of the City & Borough Of Sitka Meeting: September 8, 2015

We **OPPOSE** the expansion of the ALPS credit union conditional use permit at 401 and 407 Halibut Point Road for the following reasons:

- **SAFETY CONCERNS** (*Illustration- #1*)
 - 120 vehicle entry and exit of ALPS property per work day
 - Additional Traffic through Drive-through .
 - Half of these will be LEFT TURNS that require both lanes of traffic to stop since there is NO TURNING LANE.
 - TINY CAR PARKING and BELOW MINIMUM AISLE WIDTH will result in pickup trucks BACKING OUT INTO HPR.
 - Traffic congestion will dangerously block bike lanes and pedestrians.

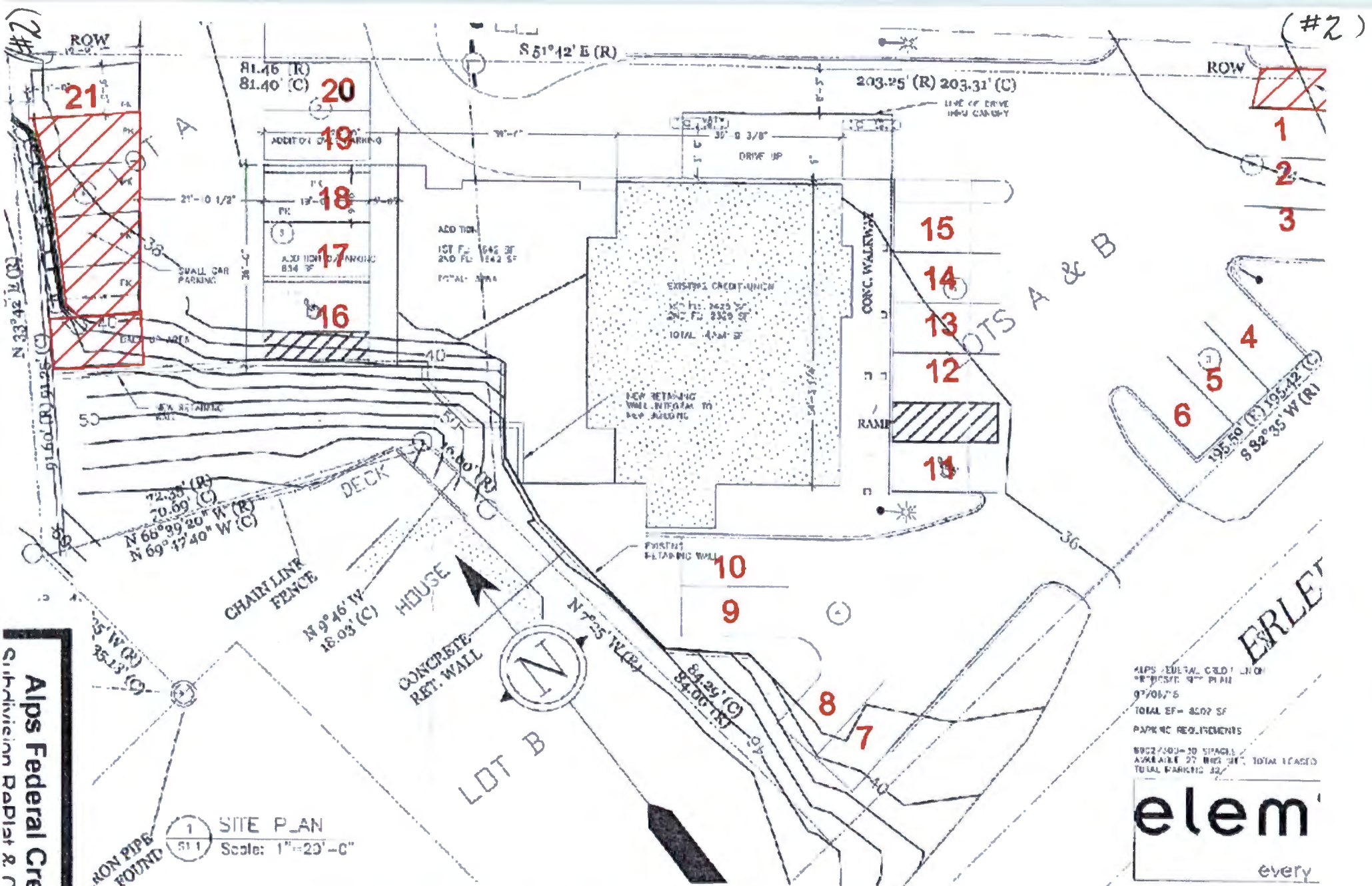
- **DOES NOT MEET SITKA COMPREHENSIVE PLAN**
2.4.2 to make land use decisions in compliance with all applicable land use laws and policies.
 - **INADEQUATE PARKING** (*Illustrations - #2 & #3*)
 - 30 spots required for building size, but only 21 code compliant
 - LEASED PARKING should require an irrevocable 30-year lease.

 - **BELOW MINIMUM SET BACKS** (*Illustrations - #4, #5 & #6*)
 - Proposed Extension is built to 1996 setbacks (5'). 2010 setbacks now require 10'

- **RESIDENTIAL ZONE** –Expansion of this commercial business does not 'Preserve the PRINCIPAL USE of the Zone'. Sitka Code 22.16

PRESENTED BY:

John Totten & Kristy Kissinger-Totten
Owners of Residence at 311 Erler Street, Sitka



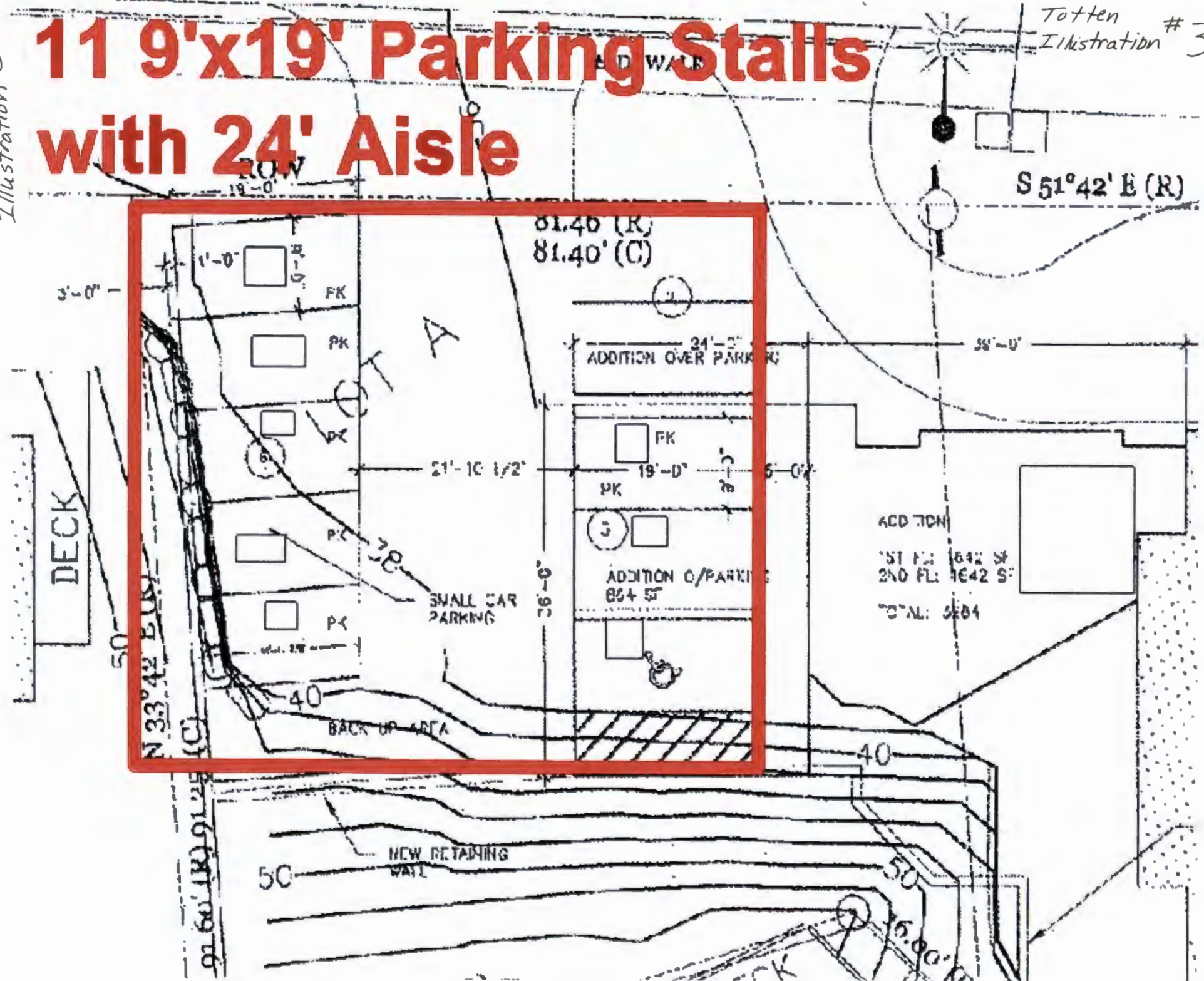
Parking Required = 8902 / 300 = 30 spots
Planned = 21 OnSite (? 5 leased)
9 short and without adequate Aisle

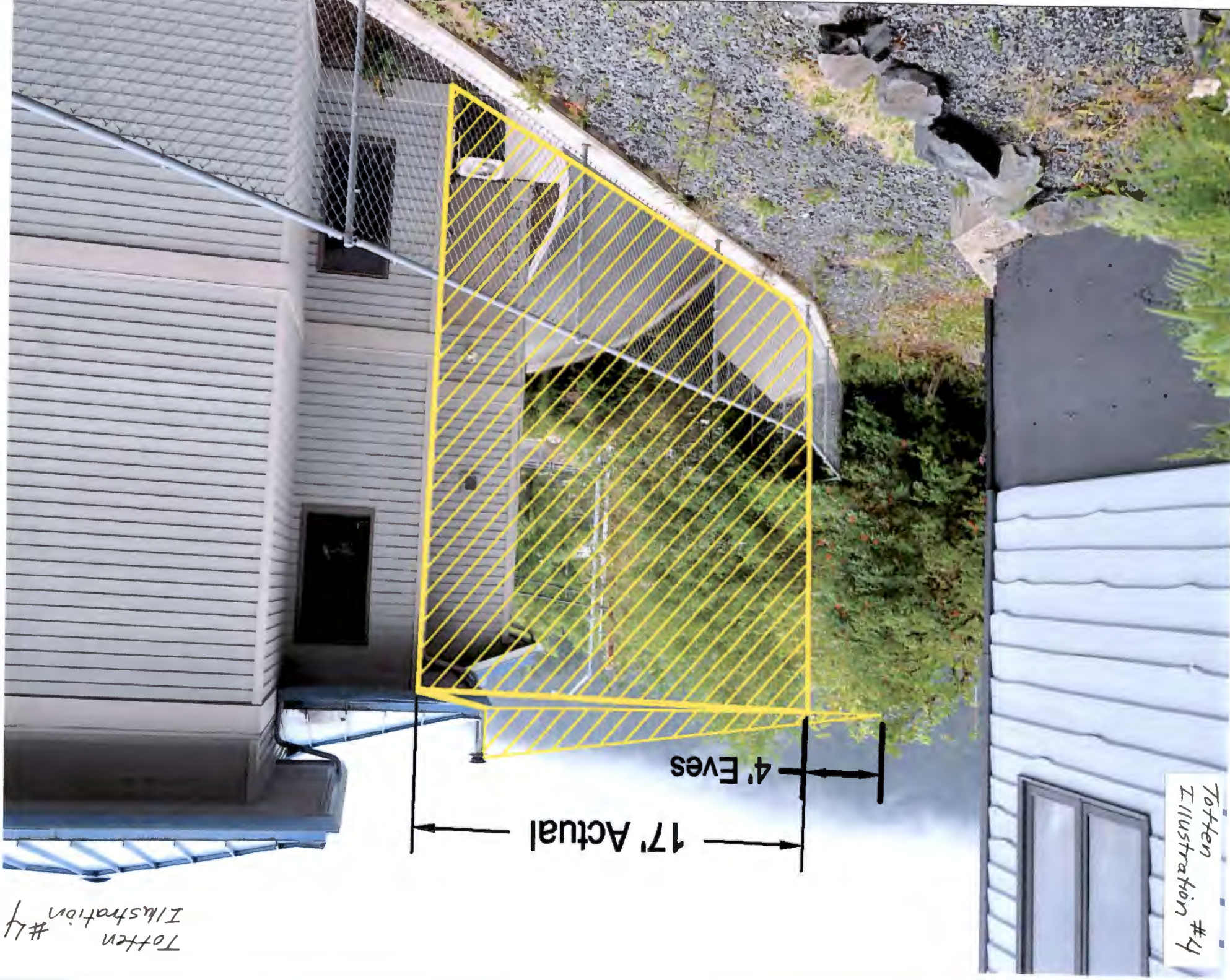
Totten
 Illustration #2

Totten #3
Illustration

Totten #3
Illustration

11 9'x19' Parking Stalls with 24' Aisle





Totten #14 Illustration 1

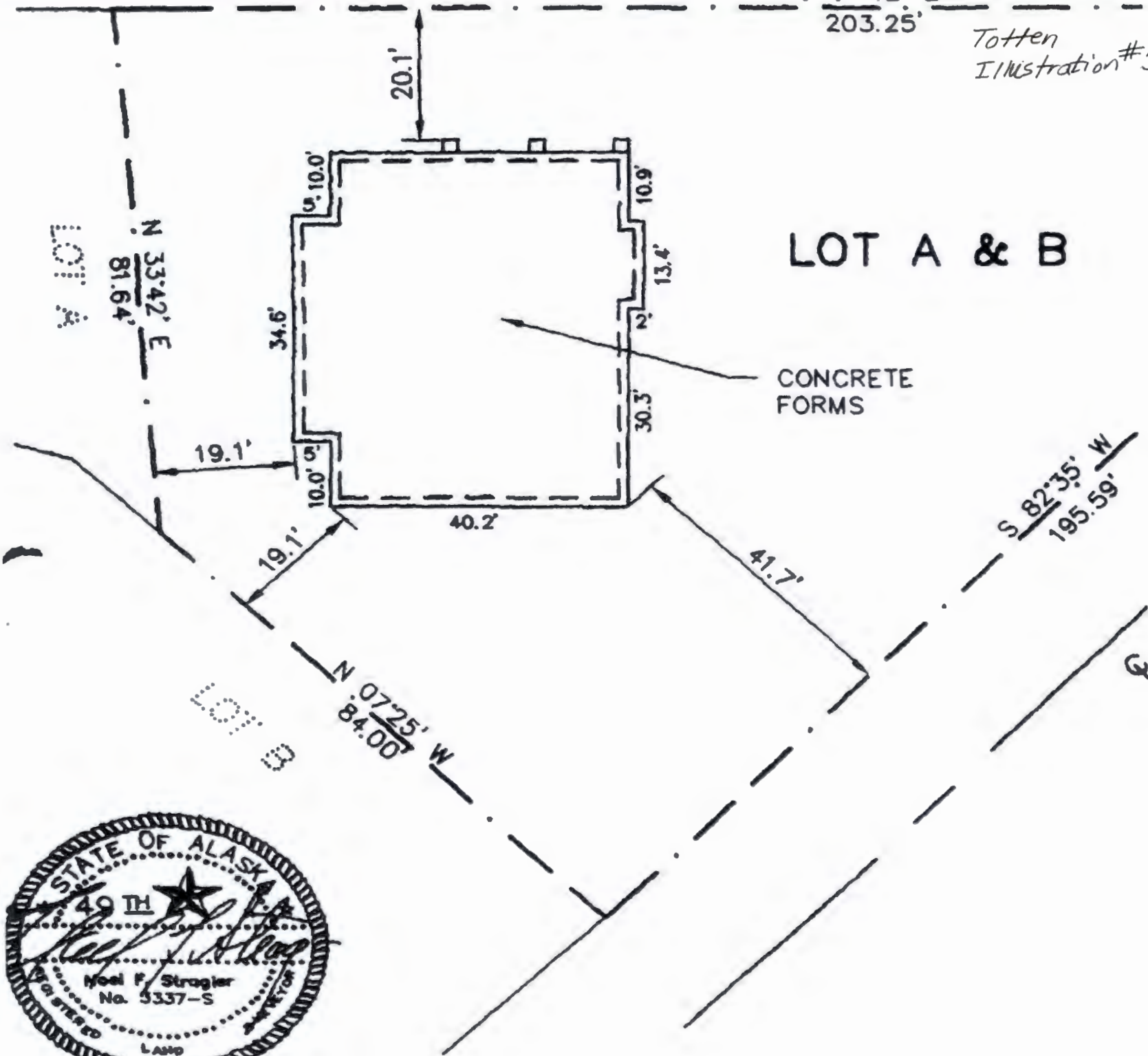
Totten Illustration #4

17' Actual

4' Eaves

203.25'

Totten Illustration #5



R2 Minimum Lot 8000 SF

Lot 16,000 SF

ALPS
Building
4754 SF

Lot 6520 SF

Buildable
~5000 SF



City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska

September 1, 2015

To: City of Sitka Assembly Members

Re: The Public Hearing and Consideration of an expansion of the ALPS FCU conditional use permit at 401 and 407 Halibut Point Road.

ALPS Federal Credit Union's plan runs counter to the Sitka Comprehensive Plan.

At a recent planning commission meeting I listened to comments from community members referring to Sitka's Comprehensive Plan (SCP). My curiosity piqued, I went home and reviewed the Plan. What I discovered is that **not only does the ALPS plan for expansion run counter to the Sitka General Code, it also is in opposition to the Sitka Comprehensive Plan.**

As members of the Assembly you are no doubt aware that the Sitka Comprehensive Plan is a document which is specifically intended to guide public servants in this type of decision-making process.

Here is what the SCP has to say about ALPS Federal Credit Union's proposed expansion:

2.4.19.

B. Rezoning may be considered in areas where excessive need exists for conditional uses, variances and/or relief from existing requirements.

No "excessive need" exists for this proposed expansion and relief from existing requirements. There are numerous commercial properties available in Sitka which would adequately suit ALPS' needs without needing to expand further into an R-2 zone. This type of zoning creep is a slippery slope and to be avoided.

D. Zoning and parking requirements/regulations shall be consistently followed and enforced. Relief from requirements to provide parking spaces shall be granted only in exceptional cases.

My letter regarding the Sitka General Code clearly states my concern that the proposed parking lot is unsafe and does not meet minimum city requirements. This is no exceptional case.

2.4.24. Carefully consider the views of property owners in residential areas before introducing commercial uses in the areas.

Upon reading this, I was flummoxed as to how the ALPS FCU was ever permitted to build a 2 story building in an R-2 zone which clearly has compromised the previously delightful views of its uphill neighbors. It is easy to see that John and Kristy Totten at in particular had all but their 3rd story views completely obliterated by ALPS' blue 2 story roof. If allowed to build as proposed, the remaining view from the Totten's deck would also be taken from them, and this is clearly proscribed by the Sitka Comprehensive Plan. **This should not be allowed.**

Please deny the ALPS expansion project as currently proposed.

Sincerely,

Karen Zamzow, DC 310 Eler Street

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SEP - 2 2015

City & Borough of Sitka-
Clerk's Office

City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska

1 September 2015

To: City of Sitka Assembly Members

Re: The Public Hearing and Consideration of an expansion of the ALPS FCU conditional use permit at 401 and 407 Halibut Point Road.

ALPS Federal Credit Union's plan runs counter to the Sitka General Code.

As a neighboring property owner at 310 Erler Street, I have had the opportunity to witness the negative effects of having allowed the ALPS FCU to operate as a commercial enterprise in an R-2 zone. Please do not compound the existing problems even further; please deny the replat and expansion of the conditional use permit which would allow expansion of a commercial enterprise further into the R-2 zone negatively affecting the residential quality of the area.

My opposition to this proposal is twofold: first, the encroachment of a commercial enterprise into a residential area; and second, the lack of appropriate parking according to the bank's proposal.

22.16.050 R-2 multifamily residential district. 

A. Intent. The R-2 residential district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with the full range of public utilities, including sewers, water, electricity, and storm drains or are intended to be provided with such utilities in the near future. **This district is intended primarily for single-family and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited professional office needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-2 district.**

This is a residential area which has not had its residential character preserved, it has in fact already suffered loss of residential property values by the uphill properties due to the large two-story bank building encroaching on their views. In addition, the drive-thru area of the bank in particular is an attractive nuisance where people park out of the rain and out of the view of traffic on HPR, rev their engines and smoke and drink in the evening. This is obviously a hazard to the security of the area as well as a source of the loss of quiet enjoyment of their properties by area residents.

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Clerk's Office

22.20.100 Off-street parking requirements.

4. Banks, office buildings, professional offices or clinics: one public parking space per each three hundred square feet of gross floor area

2) This site plan does not meet minimum parking requirements. According to the Sitka General Code (SGC), banks are to provide one public parking space per each three hundred square feet of gross floor area. **This site plan does not have enough parking to meet city code.** Several of the proposed spaces are small car spaces in a town of 4x4 trucks, and one of the 27 parking spaces is also marked "back up area." **A parking space cannot be both a space and a "back up area".** This parking lot plan only meets minimum requirements if one is willing to overlook some serious geometry and mathematics issues. The limited size of the lot will prohibit large vehicles from turning around just as the Crescent Harbor 2 hour lots are known to do on Lincoln St. Vehicles will be forced to back onto HPR due to the lack of sufficient space to maneuver. This is a far greater hazard on the busier state highway. Clearly, the Assembly will recognize that this is NOT AN ACCEPTABLE ARRANGEMENT and does not conform to the SGC. However, a one story addition would solve the parking issue, and may be more acceptable to the uphill neighbors.

In addition, according to the Sitka General Code (the SGC):

22.16.080 C-1 general commercial district or C-2 general commercial mobile home district.

The extension of the general commercial district along the roads in a strip fashion is to be discouraged.

The ALPS Federal Credit Union replat and expansion of its conditional use permit can only be viewed as "the extension of a commercial enterprise along the road in a strip like fashion."

I agree with the Sitka General Code in opposing this type of zoning creep.

I wish ALPS all the best in its business affairs and am glad to see a growing enterprise in Sitka. However, **this enterprise is not suited for expansion in this neighborhood.** If ALPS requires additional space, there is property located within commercial zones in Sitka which is currently going vacant. ALPS could purchase one of these available properties and move the operation there. There is therefore **no compelling reason to allow for this expansion of the ALPS FCU conditional use permit.**

Thank you for your time and consideration.

Sincerely,

Karen Zamzow, DC 310 Erler Street