



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: April 11, 2016

From: Samantha Pierson, Planner I

To: Planning Commission

Re: P 16-06 Replat at 208 Kogwanton Street

GENERAL INFORMATION

Applicant: Jennifer Alley

Property Owner: Jennifer Alley

Property Address: 208 Kogwanton Street

Legal Description: Lots 2 & 3, Block 2, U.S. Survey 2542 / & B, Sitka Indian Village; Lot 56, Block 2, as shown on the supplemental plat of Sitka Indian Village, U.S. Survey 2542

Parcel ID Number: 1-6265-000

Size of Existing Lot: 6467 square feet

Zoning: R-1

Existing Land Use: Residential, home demolished in late 2015

Utilities: Full city services

Access: Access from Kogwanton Street

Surrounding Land Use: Residential, some Public

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve the final plat

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Parcel Pictures
Attachment D: Application
Attachment E: Proposed Plat
Attachment F: Current Plat
Attachment G: Zoning Map
Attachment H: Flood Map
Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Warranty Deed

BACKGROUND

This property consists of three small legal lots held under common ownership. These lots were created as part of the Sitka Indian Village. The applicant gained approval from the Historic Preservation Commission in August 2015 to demolish the prior existing home and rebuild. That house has since been demolished. When the applicant went before the Planning Commission in February 2016 to request a setback variance to build over internal property lines, staff and the Commission stated a preference that the applicant replat the 3 lots into one lot.

PROJECT DESCRIPTION

This request is to replat the three lots into one lot. A platting variance is required because the resulting lot would be substandard sized. The property is located at 208 Kogwanton Street, in the R-1 zone. The minimum lot size in the R-1 zone is 8000 square feet.¹ The replat of these three lots would result in a 6467 square foot lot.

ANALYSIS

Project/Site: Some grading has occurred on the lots, but the lots still have steep topography on the front and the rear.

The three lots previously functioned as a single lot, with a house spanning internal lot lines. This replat would bring the property closer to code compliance by creating a larger lot, and allowing the applicant to build a house within required setbacks.

Traffic: No concerns.

Parking: Two parking spaces are required per dwelling unit.² A site plan has not been submitted for the building layout. Parking will be addressed when a building permit is submitted. Sufficient space exists on the property to allow for necessary parking.

Noise: No concerns.

¹ Table 22.20-1—Development Standards

² Section 22.20.100.G.1—Residential Uses

Public Health or Safety: No concerns.

Habitat: No concerns.

Property Value or Neighborhood Harmony: Many neighboring lots have substandard size. The creation of a larger lot could have positive impacts on surrounding property values. Further, there are currently no other options for moving this properties toward conformance.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.4.19 which states, “To consistently follow and enforce land use policies, codes, regulations, and decisions...” by moving a lot toward conformance with development standards.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed replat complies with the Comprehensive Plan and Sitka General Code Titles 21 and 22 by moving the property toward code conformance; and
- 2) That the replat would not be injurious to public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Planner’s analysis and move to approve the replat for 208 Kogwanton Street.

RECOMMENDED MOTIONS

- 1) I move to adopt and approve the findings as discussed in the staff report.
- 2) I move to approve the replat request filed by Jennifer Alley for 208 Kogwanton Street. The replat would merge three lots into one lot. The property is also known as Lots 2 and 3, Block 2, US Survey 2542 S&B, Sitka Indian Village, and Lot 56, Block 2, as shown on the supplemental plat of Sitka Indian Village. The request is filed by Jennifer Alley. The owner of record is Jennifer Alley.