



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 25-08
Proposal: Preliminary plat for a minor subdivision
Applicant: Southeast Alaska Regional Health Consortium (SEARHC)
Owner: State of Alaska Department of Natural Resources (DNR)
Location: 286 Tongass Drive
Legal: A portion of Lot 15, U.S. Survey No. 1496
Zone: P Public Lands District
Size: 1.53 Acres
Parcel ID: 1-9402-000
Existing Use: Vacant Mt. Edgecumbe Boys Dormitory (Penrod Hall), Undeveloped Land
Adjacent Use: Public, Health Services, Education
Utilities: Tongass Drive
Access: Tongass Drive

KEY POINTS AND CONCERNS:

- Located on Japonski Island
- Large existing parcel owned by both State of Alaska Department of Natural Resources (DNR) and Department of Education and Early Development (DEED)
- Proposal is for a minor subdivision
- Alaska State Land Survey No. 97-63 never approved by the local platting authority

ATTACHMENTS:

Attachment A: Aerial
Attachment B: U.S. Survey 1496
Attachment C: Plat 2010-10 Japonski Island Resubdivision
Attachment D: Alaska State Land Survey No. 97-63
Attachment E: Preliminary Plat
Attachment F: Photos
Attachment G: Applicant Materials

BACKGROUND AND PROJECT DESCRIPTION:

The applicant, Southeast Alaska Regional Health Consortium (SEARHC), is requesting to subdivide a portion of Lot 15, U.S. Survey No. 1496. This portion of Lot 15 is known as 286 Tongass Drive. SEARHC has been leasing a portion of this parcel since 1998. This minor subdivision action will create a new legal lot, Lot 15A. As proposed, Lot 15A will be 1.53 acres. This subdivision will reference the existing Lot 15D1 of Japonski Island Resubdivision as recorded on Plat 2010-10. Lot 15D1 and is 18.79 acres.

Part of this subdivision action is to correct Alaska State Land Survey No. 97-63, Plat No. 98-18, which lacks approval by the City and Borough of Sitka's (CBS) platting authority (i.e., the Planning Commission). Plat No. 98-18 is therefore not considered valid by CBS, nor the Department of Natural Resources (DNR).

The Department of Education and Early Development (DEED) has quitclaimed this portion of property to DNR, which will be conveyed to SEARHC under an "as-is, where-is condition, inclusive of known or unknown contaminations." If DNR does not dispose of these lands to SEARHC, the land will revert back to DEED ownership. The parcel will maintain a public purpose per the quitclaim deed. Once SEARHC has ownership of this parcel, they have plans to demolish the vacant and dilapidated Penrod Hall. The Historic Preservation Commission recommended demolition of this structure on December 8, 2021.

This platting action (P 25-08) excludes Taku Court, which is still owned by DEED. Japonski Island Subdivision recorded as Plat 2007-7, dedicated the Tongass Drive and Seward Avenue rights-of-way (ROWS) as well as all drainage and utility easements to CBS.

P Public Lands Zoning and Lot Size

286 Tongass Drive is zoned P public lands district. There is no minimum lot size in this zone; rather, minimum lot requirements are determined by the specific use of a property. Use also determines loading and parking requirements. The lots resulting from this subdivision can accommodate current uses and parking. The subdivision would not create any non-conformities.

Title 21

The purposes of the subdivision regulations are to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate and appropriately placed utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying. These factors are analyzed in the "Analysis" section below.

ANALYSIS:

Site: This parcel is relatively flat, partially cleared, and developed. There are two structures on the parcel: a garage and storage building, and Penrod Hall. Built in the 1940s, Penrod Hall was originally managed by the military and later used and maintained by Mt. Edgecumbe High School (MEHS) as the boys dormitory. There is a partial pad for parking behind Penrod Hall and

a dirt road crossing onto Lot 15D1. 286 Tongass Drive is vegetated with a mix of trees, bushes, and a well-maintained grassy front yard adjacent to the Tongass Drive sidewalk.

Lot 15D1 will remain unchanged from the previous Japonski Island subdivision action. It is heavily vegetated and contains the old water tank and tower, the old fire station building, and the existing MEHS dormitories and buildings. There are no mapped wetlands on the parcel.

Utilities: Water and wastewater are available from the Seward Avenue side of SEARHC's property. There are two manhole covers and electric in Taku Court. There is access to water, wastewater, and electric in Tongass Drive, as well.

The Electric Utility Department will require the applicant to provide and install all underground electrical facilities, including "*primary, secondary, transformers, termination cabinets, pull boxes, etc.*," per SGC 15.20.050. Utility easements may need to be developed to provide effective access for the Electric Utility to operate and maintain all installed infrastructure CBS is charged with maintaining.

Access, Roads, Transportation, and Mobility: Taku Court is not a CBS ROW and is still under ownership of DEED. CBS does use the dirt road off Taku Court to access and maintain the city-owned communications tower at the top of the hill, as recorded in an easement agreement between CBS and DEED. This access will need to be identified as an easement on the final plat. The subdivision will not change existing traffic patterns or anticipated volume of traffic into or out of the lot. When development is proposed, traffic pattern and volume changes may need to be analyzed.

Public Health, Safety and Welfare: The proposed subdivision aligns with existing uses of adjacent lots and allows for further development. Future use and development of the property will be handled through the building permit process and possibly the conditional use permit process, per footnote 1. In SGC 22.16.015 E., which states that "*public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.*" No adverse impacts to public health, safety, or welfare are anticipated as a result of this subdivision.

Orderly and Efficient Layout and Development: The property (the original Lot 15) is large enough to subdivide while accommodating the intent of development standards for the public lands district. SGC provides guidance regarding development standards within the public zone under SGC Table 22.20-1 and SGC 22.20.035(4). Additionally, the lot is relatively flat, cleared, and developed, making it a good candidate for redevelopment through a subdivision action. This lot has been functionally subdivided for quite some time, as it has been leased to SEARHC for nearly 30 years. The lots resulting from this subdivision are large enough to be further subdivided.

Comprehensive Plan: The proposal does not contradict or conflict with any of the stated goals within the Comprehensive Plan. The proposed subdivision is part of the expansion of health

services in Sitka, which the Comprehensive Plan identifies as a growth industry for Sitka under ED 6.14; *leverage Sitka's position as a regional healthcare leader by focusing on efficiencies, filling specialty care gaps, and preparing for increasing senior population and ED 6.15 preserve and increase the healthcare workforce.*

RECOMMENDATION:

Staff recommends approval of the minor subdivision at 286 Tongass Drive.

RECOMMENDED MOTIONS

- 1) **"I move to approve the preliminary plat for a minor subdivision at 286 Tongass Drive in the P public lands district. The property is also known as A portion of Lot 15, U.S. Survey No. 1496. The request is filed by Southeast Alaska Regional Health Consortium (SEARHC). The owner of record is State of Alaska Department of Natural Resources (DNR)."**

Conditions of Approval

- 1) 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 15.05, 15.10, 15.15, 15.20, and 15.30.
- 2) This subdivision development and the plat, prior to recording, complies with all applicable Sitka General Code.
- 3) All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.
- 4) Easement agreements for any access and utility easements added prior to final plat review shall be developed and recorded before final plat recording.
- 5) 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 preliminary 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 minor subdivision preliminary plat complies with the Comprehensive Plan by following the subdivision process and the expansion of health services in Sitka; *by facilitating development and becoming a regional hub for medical services that will support the needs of Sitka's growing senior population by expanding healthcare services and increasing the healthcare workforce;*
- c. The proposed minor subdivision preliminary plat complies with the subdivision code; and
- d. The minor 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.*