



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 26-01
Proposal: Conceptual plat for a minor subdivision
Applicant: Randy Hughey
Owner: Sitka Community Development Corporation
Location: 1306 Halibut Point Road
Legal: Lot Two (2), Little Critter Highlands Subdivision
Zone: R-2 Multifamily Residential District
Size: 28,266 SF
Parcel ID: 1-47407-001
Existing Use: Vacant, undeveloped, parking for Su'S Heeni Shaak Subdivision
Adjacent Use: Residential
Utilities: Mills Street, Halibut Point Road
Access: Mills Street, Halibut Point Road

KEY POINTS AND CONCERNS:

- Proposal is for a minor subdivision resulting in one additional building lot
- Property is currently undeveloped
- The goal is to create an developable parcel for housing

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Current Plat
Attachment C: Applicant Conceptual Plat
Attachment D: Staff Modified Conceptual Plat
Attachment E: Platting History
Attachment F: Photos
Attachment G: Applicant Materials

BACKGROUND AND PROJECT DESCRIPTION:

On October 3, 2006, the community voted to sell 1306, 1410, and 1414 Halibut Point Road for the purpose of affordable housing development, not subject to competitive bid. On November 24, 2015, the Assembly voted to transfer 1306 Halibut Point Road to Sitka Community Development Corporation for the purpose of promoting permanently affordable home ownership by placing affordable homes on the market. The SCLT operates as a land trust, where private owners purchase homes, but the land trust retains ownership of the land. Land is leased to homeowners on long term agreements. The applicant can describe their model in more detail.

The applicant is proposing to subdivide the approximately 28,266 square feet (sf) parcel at 1306 Halibut Point Road to result in one additional building lot that is 6,110 sf. The proposed building lot makes direct contact with Mills Street, an undeveloped municipal right-of-way (ROW). Utilities are available in both Mills Street and Halibut Point Road. The development standards for the R-2 multifamily residential district is 6,000 square feet net of access easements.

Should the applicant return with a preliminary plat, a platting variance to reduce the minimum lot size will be required for one of the proposed lots, as it will be substandard for the zone. There may also be a variance for lot width as currently designed at 47' feet.

If this subdivision moves forward, plans for the remaining land “leftover” from creating the building lot will be needed – they will likely be integrated into other lots or the “unsubdivided remainder” of their subdivision next door (Su’S Heeni Shaak Subdivision).

R-2 Zoning, Lot Size and Lot Width

1306 Halibut Point Road is zoned R-2 multifamily residential district, Sitka General Code 22.20-1 requires a minimum lot size of 6,000 square feet and minimum lot width at 80' ft. If the conceptual plat is approved, the preliminary plat may require a platting variance potentially for lot width and minimum lot size.

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: The frontage of the proposed lot is not level with the undeveloped Mills ROW. There is a substantial grade change in the topography of this area. It is about 18 to 22 feet higher than the neighboring western lots of the SCLT Subdivision. A rock retaining wall is located behind the neighboring western lots at 1334, 1330, 1322, 1314 Halibut Point Road. There is an existing 10' drainage easement that also fronts the property at Mills Street. This drains to Halibut Point Road from Mills Street and Edgumbe Drive. If developed this lot would provide buildable space for a residential dwelling unit after clearing and grading.

Due to the topography of the undeveloped Mills Street ROW, the applicant is proposing an encroachment agreement with the Public Works Department for two parking spaces within the undeveloped Mills Street ROW for the lot. This will require a separate request to the Planning Commission for a variance to either remove the two required parking spaces per dwelling unit for the property or to waive the requirement of Sitka General Code 22.20.100 D.1., “for a single-family dwelling or multifamily dwellings, the parking facilities shall be located on the same lot or building site as the building they are required to serve.” The Commission could discuss with the applicant on how the parking requirements can be met for this proposed parcel.

Lot B as labeled in staff’s modified/clarified plat is around 18,016 sf, includes the rest of the undeveloped parcel. The section of land above the rock retaining wall has unlevelled grade changes in the topography and the parcel looks like it has been filled with overburden consisting of organic matter. This parcel fronts Halibut Point Road and a section of it has been developed with a parking lot and driveway. Staff would potentially recommend this parcel not be further subdivided.

The proposed Lot C, around 4,140 sf, is currently developed with a driveway from Halibut Point Road and is used as a parking area and open space by the SCLT Subdivision. This parcel could be merged with the unsubdivided remainder of Lot 8 of the Su’S Heeni Shaak Subdivision, which is also used for parking.

Utilities: The lots in this subdivision will require connection to municipal water and sewer. There is electric, water and wastewater utilities in the both Mills Street ROW and in Halibut Point Road.

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 that CBS is charged with maintaining.

Access, Roads, Transportation, and Mobility: Lot A (the primary/building lot) in the subdivision makes direct contact with Mills Street, an undeveloped municipal ROW that has not been adopted by the city for maintenance as it was not developed to ROW standards. There is currently an access easement agreement for the sixty foot wide Mills Street ROW for Lots 10, 11, and 12 of the Winnop Subdivision (Plat 95-17) to use. This agreement would likely need to be updated to include Lot A. This is the most challenging aspect of this subdivision proposal; while it is platted as a right-of-way, it is essentially used as private driveway. Housing density that is proposed on the new lot and associated parking requirements (whether standard or modified) must take the limitations of Mills Street into consideration.

The CBS Public Works Department will also require a geotechnical report and engineered plans for any work within the Mills Street ROW. This could include but is not limited to; construction of rock walls, placement of fill, and modifications to existing drainage systems. This will be

necessary to protect the public infrastructure from possible damage by the private development within the ROW.

There is also access to this property from Halibut Point Road. Lot 1 (Pet's Choice Veterinary Hospital) of the Little Critter Lot Line Adjustment shares a driveway and a 28' access easement over Lot 2 of the Little Critter Highlands Subdivision. Staff found a mutual access easement agreement for the two properties, though it may need to be updated in regard to maintenance of the easement.

Public Health, Safety and Welfare: The proposed subdivision aligns with existing residential uses of adjacent lots and allows for further development.

Orderly and Efficient Layout and Development: One of proposed lots do not meet minimum development standards but is an efficient use of space. Should this proposal move forward, serious consideration for managing parking and traffic on Mills Street is needed.

Comprehensive Plan: This subdivision action supports Comprehensive Plan Housing Action H1.1e, "Encourage higher density development" by allowing subdivision of residentially zoned property with slight reductions to district standards.

RECOMMENDATION:

Staff recommends approval of the conceptual plat of the minor subdivision of 1306 Halibut Point Road.

RECOMMENDED MOTIONS

The commission may make a motion but is not required to. If a motion is made, it does not bind the commission to approval of a preliminary plat.

"I move to approve the conceptual plat as submitted by the applicant for a minor subdivision to result in three lots at 1306 Halibut Point Road in the R-2 multifamily residential district. The property is also known as Lot Two (2), Little Critter Highlands Subdivision. The request is filed by Randy Hughey. The owner of record is Sitka Community Development Corporation."