



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: P 25-09
Proposal: Lot Merger
Applicant: Bill Grant
Owner: North Pacific Seafoods, Inc. (Sitka Sound Seafoods)
Location: 338 & 344 Katlian Avenue
Legal: Lots 43 and 44, Block 1, U.S. Survey 2542 A&B, Sitka Indian Village
Zone: R-1 - Single-Family/Duplex Residential District
Size: 1,785 & 2,476 SF
Parcel ID: 1-6210-000 & 1-6215-000
Existing Use: Residential
Adjacent Use: Residential, Waterfront
Utilities: Existing
Access: Katlian Avenue, Kaagwaantaan Street

KEY POINTS AND CONCERNS

- Both lots are owned by North Pacific Seafood, Inc.
- Property is partially developed and in an existing residential neighborhood.
- Lot merger will facilitate construction of a residential multifamily development (six-plex) approved under a conditional use permit (CUP 25-05) and will require a binding site plan to come before the commission.

ATTACHMENTS

Attachment A: Aerial
Attachment B: US Survey 2542
Attachment C: Proposed Plat
Attachment D: Photos
Attachment E: Applicant Materials

BACKGROUND/PROJECT DESCRIPTION

The applicant has proposed a lot merger at 338 and 344 Katlian Avenue in the R-1 single-family and duplex residential district to consolidate the two lots into one. These are two small lots—Lot 43 (338 Katlian Avenue) is 1,785 square feet (sf), and Lot 44 (344 Katlian Avenue) is 2,476 sf. This will result in a total area of 4,261 sf. Both lots are substandard for the district, which requires a minimum lot size of 6,000 sf.

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

Project/Site: These parcels are vacant and partially developed with gravel pads. There is a rock retaining wall towards the Kaagwaantaan Street side. There are some container vans on Lot 44 which will be moved during the residential development stage. The site is within a developed residential neighborhood.

The owners have been issued a conditional use permit (CUP 25-05), which was approved March 19, 2025. The CUP allows for increased building density (a six-plex). The applicant is required to bring back a binding site plan to address setbacks, lot coverage, a parking plan, lot ingress/egress, building height, and any other elements the Commission wishes to review during a more detailed design phase.

Utilities: A catch basin located on Lot 43 is, to the best of CBS’s knowledge, private. This basin only drains the property, itself, and is connected to the CBS stormwater system on Katlain Avenue. Water and wastewater are available from Katlain Avenue. 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.

Access, Roads, Transportation, and Mobility: Katlian Avenue and Kaagwaantaan Street are CBS-maintained rights-of-way. The lot merger will not change existing traffic patterns or anticipated volume of traffic into or out of the lot. When the binding site plan is proposed, driveway access, traffic patterns, and volume changes may require analysis.

Public Health, Safety, and Welfare: Generally, adverse impacts to public health, safety, or welfare are not anticipated as a result of this lot merger. Lots are accessible to emergency services such as police/fire/EMS. The proposed lot merger 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 the conditional use permit process by way of a binding site plan. The proposal will not result in an increase of noise outside of existing residential use. This is a busy area immediately adjacent to a working waterfront.

Orderly and Efficient Layout and Development: This lot merger proposal will bring these substandard lots more in line with the district minimum lot size of 6,000 sf. Impact to the neighborhood beyond planned use is not anticipated.

Comprehensive Plan: This proposal is consistent with the Comprehensive Plan by promoting the housing goal to “maintain attractive, livable neighborhoods,” as it enables development of underutilized lots in a residential neighborhood. Given Sitka’s need for housing development, the loss of a residential building lot seems contrary to Housing Action H 1.1e, “encourage higher density development.” However, the platting configuration of the lots in this block have stifled their development. In recognition of these factors, the net benefit of enabling residential development through this lot merger supports the intent of action H 1.1e.

RECOMMENDATION

Staff recommends approval of the final plat for a lot merger at 338 and 344 Katlian Avenue subject to the recommended conditions of approval.

Motions in favor of approval

1. **“I move to approve the final plat for a lot merger of 338 & 344 Katlian Avenue in the R-1-single-family/duplex residential district subject to the attached conditions of approval. The property is also known as Lots 43 and 44, Block 1, U.S. Survey 2542 A&B, Sitka Indian Village. The request is filed by Bill Grant. The owner of record is North Pacific Seafoods, Inc.”**

CONDITIONS OF APPROVAL

- a. 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, 15.20, and 15.30.
- b. All applicable local, state, federal, and tribal codes, permits, licenses, regulations, and statutes shall be obtained and complied with for development of the property resulting from this platting action.

“I move to adopt the following findings as listed in the staff report:”

The Commission makes the following findings:

- a. The final 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 final plat complies with the Comprehensive Plan *by encouraging residential development on under-utilized lots and contributing to an attractive and livable neighborhood;*
- c. The proposed final plat complies with the subdivision code; and
- d. The final plat is not injurious to the public health, safety, and welfare *because the lot merger promotes residential development in-line with existing uses in the surrounding neighborhood and allowable uses 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.*