



# City and Borough of Sitka

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*A Coast Guard City*

## **Planning and Community Development Department**

### **AGENDA ITEM:**

Case No: P 22-01  
Proposal: Preliminary plat for a minor subdivision  
Applicant: Michael Tisher  
Owner: Michael Tisher  
Location: 525 Kramer Avenue  
Legal: Lot 1, JPJL Subdivision  
Zone: R-1 MH single-family, duplex, and manufactured home district  
Size: 64,588 square feet  
Parcel ID: 2-5200-000  
Existing Use: Vacant  
Adjacent Use: Residential, vacant  
Utilities: Existing private system  
Access: Kramer Ave., shared access easement

### **KEY POINTS AND CONCERNS:**

- Proposal is to create 2 lots above dimensional development standards at 16,424 square feet and 39,325 square feet.
- Directly related to case files V 22-09 and V 22-10 with regards to providing access and utilities for this subdivision.
- Private utility system is in place for adjacent subdivision.
- Development work is underway to prepare lots with access, utilities, building pads, and landscaping.

### **ATTACHMENTS:**

Attachment A: Aerial  
Attachment B: Current Plats  
Attachment C: Proposed Plat  
Attachment D: Photos  
Attachment E: Applicant Materials

## **BACKGROUND AND PROJECT DESCRIPTION:**

The applicant proposes to subdivide 525 Kramer Avenue. This is currently one large, vacant lot that was subdivided from its larger portion in early 2020 as a part of the JPJL Subdivision. Adjacent to this subdivision is the Tisher Subdivision (also subdivided in early 2020) which is actively being developed for residential use.

As covered in case files V 22-09 and V 22-10, the access and utilities for these lots is provided via private systems and an easement. CBS utility infrastructure does not extend up to this point of Kramer Avenue. The applicant installed a private sewer line that is gravity fed down to the main in Halibut Point Road. This system was approved by DEC, and built with an 8" diameter line that is standard for major subdivisions. Electric service was also run from Halibut Point Road up to the subdivision with buried line installation. CBS water was available in Kramer Avenue but terminated approximately around Emmons Street. The applicant extended the water line to serve these subdivisions. The applicant also moved the gate previously located around Emmons Street north to provide vehicular access up to, but not past, the subdivisions.

Lot 1 JPJL is already served by these private access easements and utilities. This requested subdivision action will add one additional lot to those systems.

The newly created parcels will exceed the development standards for the R-1 zoning district, the minimum lot size in this zone is 6,000 square feet net of access easements. In the proposed subdivision, the lots will have the following sizes:

- Lot 1: 16,424 sf
- Lot 2: 39,325 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 utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.<sup>1</sup> These factors are analyzed in the below Analysis section.

## **Development Standards**

The minimum lot area for the R-1 district is 6,000 square feet and 80' minimum lot width. Proposed lots meet these requirements.

## **ANALYSIS:**

**Site:** While there is sloping topography towards the west (rear) of the lots with significant topography changes at the rear of Lot 2, the lots have been cleared with building pads installed to create ample spaces for development. Both lots are buffered with natural vegetation and have views of Sitka Sound.

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<sup>1</sup> SGC Section 21.04.020

**Utilities:** While complex, the private utilities in the area are sufficient for additional development.

**Access, Roads, Transportation, and Mobility:** Properties are accessed via Kramer Avenue which is a municipal right-of-way. An access easement is used for access to each lot. The easement is developed, and exceeds minimum standards for platted and developed widths.

**Public Health, Safety and Welfare:** The proposal subdivision creates a new opportunity for single-family/duplex development in a developed residential neighborhood. Lots are accessible to emergency services.

**Orderly and Efficient Layout and Development:** The applicant has put forward significant time and resource into the development and layout of the area, particularly to bring the Tisher Subdivision to market. Development of this subdivision unlocks residential development of previously unutilized lands.

**Comprehensive Plan:** The proposed minor subdivision complies with Comprehensive Plan Section on Housing by “expanding the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods.”

### **RECOMMENDATION:**

Staff recommends approval of the preliminary plat for a minor subdivision at 525 Kramer Avenue subject to the attached conditions of approval.

### **RECOMMENDED MOTION**

**1. I move to approve the preliminary plat for a minor subdivision to result in two lots at 525 Kramer Avenue in the R-1 MH single-family, duplex, and manufactured home district subject to the attached conditions of approval. The property is also known as Lot 1, JPJL Subdivision. The request is filed by Michael Tisher. The owner of record is Michael Tisher.**

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 15.04.100, 15.04.110, 15.04.240, and 15.04.250.
- 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 maintenance 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 (excepting any standards waived through the platting variance process);
- b. The proposed minor subdivision preliminary plat complies with the Comprehensive Plan by following the subdivision process and enables residential development of otherwise vacant land and expands the range, affordability, and quality of housing in Sitka;
- 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.