



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Extending Herb Didrickson Street and tying it into Yaw Drive w/
a culdasic in the center. This subdivision will have a majority of 5,000-6,000 sqft lots, with some
larger lots due to topography. We would like the subdivision to be a PUD with smaller lots and
lessened setbacks.

PROPERTY INFORMATION:

CURRENT ZONING: R2MHP PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): vacant PROPOSED LAND USES (if changing): New Subdivision w/

40-50 lots.

APPLICANT INFORMATION:

PROPERTY OWNER: Baranof Island Housing Authority

PROPERTY OWNER ADDRESS: 245 Katlian Ave

STREET ADDRESS OF PROPERTY: 600 Yaw Dr., Sitka

APPLICANT'S NAME: Lucas Goddard

MAILING ADDRESS: 245 Katlian Ave., Sitka, AK, 99835

EMAIL ADDRESS: [REDACTED] DAYTIME PHONE: 907-723-6811

Goddard

Last Name

2/5/2025

Date Submitted

600 Yaw Dr.

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

CERTIFICATION: I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

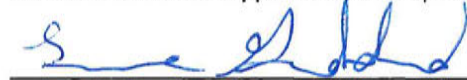
Owner

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.



Applicant (If different than owner)



Date

Goddard

2/5/2025

600 Yaw Dr.

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

- ☒ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
- ☐ MINOR SUBDIVISION/HYBRID SUBDIVISION
- ☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
- ☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: *(Please address each item in regard to your proposal)*

- SITE/DIMENSIONS/TOPOGRAPHY: _____

- EXISTING UTILITIES AND UTILITY ROUTES: _____

- PROPOSED UTILITIES AND UTILITY ROUTES: _____

- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: _____

- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: _____

- PUBLIC HEALTH, SAFETY, AND WELFARE: _____

- ACCESS TO LIGHT AND AIR: _____

Goddard

2/5/25

600 Yaw Drive

Last Name

Date Submitted

Project Address

• ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: _____

• DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:

• EXISTENCE OF ANY ENCROACHMENTS: _____

• AVAILABILITY OF REQUIRED PARKING: _____

• SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: _____

ANY ADDITIONAL COMMENTS We are working with PND Engineering, RSA Engineering, and Electric Power Systems for this Project.

Baranof Island Housing Authority

Applicant

2/5/25

Date

Goddard

Last Name

2/5/25

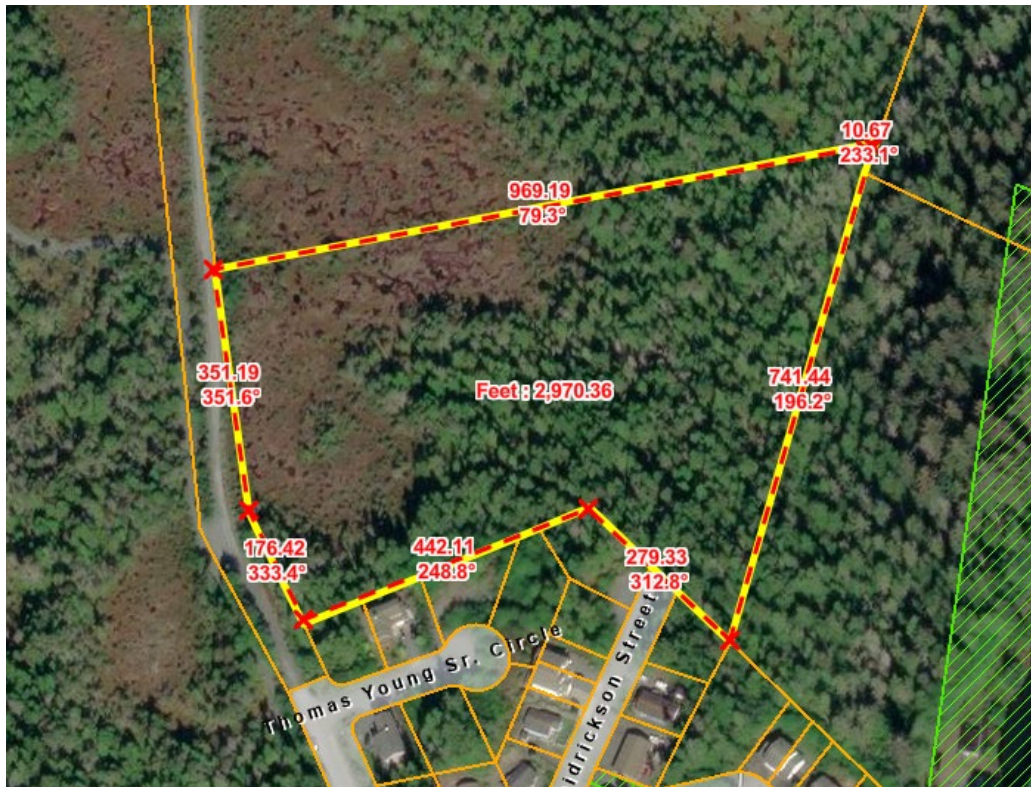
Date Submitted

600 Yaw Drive

Project Address

- **Site/Dimensions/Topography:**

600 Yaw Dr./ Area = 487,000.8 SF /



- **Existing Utilities and Utility Routes:**

Both Yaw Dr. and Herb Didrickson Street have existing utilities that are located at the south side of the proposed subdivision.

- **Proposed Utilities and Utility Routes:**

To be determined.

- **Access, Roads, Transportation, and Mobility:**

The primary access to the subdivision will be from Yaw Drive, with secondary access from Herb Didrickson Street. As part of the development, Herb Didrickson Street will be extended to the northeast, and two additional roads will be created within the subdivision. The section of Cross Trail that currently borders the north property line will be relocated and transformed into a walking trail on the new north road, connecting Yaw Drive to the Herb Didrickson Street extension.

- **Impact of proposal on any existing easements:**

The cross trail will be moved from the existing location on 600 Yaw drive and be placed on the north side of the proposed road as a walking path. In the Easement Agreement between BIHA “Grantor” and City and Borough of Sitka” Grantee” recorded 9/19/2016 in the Sitka recording district it states that BIHA has the right to move said easement if it benefits BIHAs

- **Public Health, Safety, and Welfare:**

We plan to make the Yaw crossing of the cross trail a road crosswalk.

- **Access to Light and Air:**

All roads in the subdivision will have light poles.

- **Orderly and Efficient Layout and Development:**

- **Describe all Existing Structures, Their Use, and Proximity to Proposed Property Lines:**

There is only one Home in an adjacent lot to the south on Thomas Young Circle

- **Existence of Any Required Parking:**

Lots in the subdivision will have their own parking requirements.

- **Availability of Required Parking:**

The only public parking will be loading and unloading located at a mail box bank area in the Yaw Drive ROW

- **Summary of Proposed Easement Agreements or Covenants:**

We propose to have this subdivision be a PUD with smaller lot sizing and lessened setbacks.

Additionally, we are still in talks with STA to place covenants on some of the lots to repay subsidies if they are sold for profit to a non-eligible person per their grant requirements.