



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 24-03
Proposal: Preliminary plat for a minor subdivision
Applicant: Marty Martin
Owners: Martin Revocable Living Trust
Location: 2030 Halibut Point Road
Legal: Lot Three (3) and the Southeast One-Half of Lot Four (4), Subdivision of Lot 6A,
U.S. Survey 2747
Zone: R-1 MH - Single-Family/Duplex/Manufactured Home District
Size: 42,415 SF
Parcel IDs: 2-5124-000
Existing Use: Residential
Adjacent Use: Residential, Commercial
Utilities: Existing
Access: Halibut Point Road

KEY POINTS AND CONCERNS:

- Property has been partially developed.
- Proposed lots meet minimum development standards.
- Current use of property includes a single-family home.

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Current Plat
Attachment C: Preliminary Plat
Attachment D: As-built of house
Attachment E: Wetlands Map
Attachment F: Photos
Attachment G: Applicant Materials

BACKGROUND & PROJECT DESCRIPTION

The applicant is proposing a preliminary plat for a minor subdivision of their property at 2030 Halibut Point Road resulting in two lots. The current lot is 42,415 SF. The applicant has two proposed lots:

- Lot 3A: 14,595 SF, 11,544 net of access easements
- Lot 3B: 28,760 SF

The property currently is made-up from one legally subdivided lot, and the southeast half of another lot that was sold through deed only (no plat) in the 1960's.

The preliminary plat shows a 27' wide access and utility easement. This property is accessed by, and served with utilities from, Halibut Point Road.

ANALYSIS

Site: Site is partially developed and within a developed neighborhood. This lot has a 1,400 SF single-family home plus attached garage on the property and is currently occupied. The proposed Lot 3A is developed; where the home is located the lot is relatively flat, and then slopes upwards at the rear. The proposed Lot 3B is undeveloped and has some visible bedrock. The grade slopes upwards with some relative leveling at the rear. The top, northern corner of the property has wetlands; an Army Corps permit may be required. There is a substantial creek running along the southeast side of the property. A drainage easement will be added to the final plat to capture the existing natural drainage way. The applicant is currently in the process of working with the Engineering division on a drainage easement.

Utilities: Utilities come to the lot (and serve the existing building) via Halibut Point Road. Separate services for the new lot will need to be installed.

Access, Roads, Transportation, and Mobility: Halibut Point Road is a state owned and maintained right-of-way. Lot 3B will be served via an access easement from Halibut Point Road which is 27 feet wide, exceeding the minimum 20-foot width requirement. The applicant wants the DOT approved driveway to stay in the current location. Ingress/egress for Lot 3A will remain as is, and ingress/egress for Lot 3B will utilize the same driveway for ingress, but will then turn right (south) to drive parallel to the property line to then utilize the access easement.

Staff does have some concern about the location of the access easement; as of now, there is a sizeable rockface that the easement is aligned to. Additionally, the creek shoulder and topography is not as clearly identified on the southeastern side of Lot 3B, so it's difficult to determine the feasibility of a driveway connecting to the access easement as currently proposed (or, an additional access easement were Lot 3B to be further subdivided). However, these are questions/issues staff feels can be addressed with the applicant prior to the final plat.

Public Health, Safety, and Welfare: 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 is large enough to create two lots that both exceed the district minimums for development standards for the R-1 MH single-family, duplex, and manufactured home district.

Comprehensive Plan: This proposal is consistent with the Comprehensive Plan (2030) and specifically promotes Housing Action H1.1e, “Encourage higher density development,” by creating another buildable lot that could be utilized for housing development.

RECOMMENDATION:

Staff recommend approval of the preliminary plat for a minor subdivision of 2030 Halibut Point Road.

RECOMMENDED MOTIONS

- 1) **“I move to approve the preliminary plat of a minor subdivision at 2030 Halibut Point Road resulting in two lots 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 Three (3) and the Southeast One-Half of Lot Four (4), Subdivision of Lot 6A, U.S. Survey 2747. The request is filed by Marty Martin. The owner of record is Martin Revocable Living Trust.”**

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, 15.20, 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) A comprehensive drainage plan prepared by a licensed professional engineer shall be developed and accepted by the municipal engineer. Any easements or necessary plat restrictions resulting from the approved drainage plan shall be incorporated on the plat prior to submission of the final plat to the Planning Commission.
- 5) Easement maintenance agreements for any access and utility easements shall be developed and recorded before final plat recording.
- 6) 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:”

The Commission makes the following findings:

- 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 preliminary plat complies with the Comprehensive Plan *by encouraging residential development on underutilized lots and contributing to an attractive and livable neighborhood;*
- c. The proposed preliminary plat complies with the subdivision code; and
- d. The preliminary plat is not injurious to the public health, safety, and welfare *because the minor subdivision 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.*