



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: P 26-05
Proposal: Lot Merger and Line Adjustments
Applicant: Trevor Harang
Owner: Harang AK Properties LLC
Locations: 1515, 1533, 1535, 1537, 1545, and 1547 Sawmill Creek Road
Legal: Lots I, D, E, F, G, H Harang Resubdivision
Zone: C-1 - General Commercial District
Sizes: 69,700, 13,600, 13,760, 17,447, 8,494, 8,780
Parcel IDs: 3-0660-000, 3-0665-000, 3-0666-000, 3-0667-000, 3-0668-000, 3-0669-000
Existing Use: Commercial
Adjacent Use: Commercial, Residential, Waterfront
Utilities: Existing
Access: Sawmill Creek Road

KEY POINTS AND CONCERNS

- All lots are owned by Harang AK Properties LLC
- Properties are developed
- Resulting lots far exceeds minimum standards for the district
- A second access and utility easement has been added to maintain historic roadway use

ATTACHMENTS

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

BACKGROUND/PROJECT DESCRIPTION

The applicant has proposed a lot merger at 1515, 1533, 1535, 1537, 1545, and 1547 Sawmill Creek Road (SMC) in the C-1 general commercial district to consolidate Lots D and E, G and H into individual lots. Lot lines will also be adjusted for Lots I and F.

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 developed with structures and are currently being served with utilities. The minimum lot requirements for the C-1 district are 60 ft. width and 6,000 square feet (sf) area.

- Lot I1 – 65,459 sf, 59,931 sf net of easements with an improvement of 16,445 sf
- Lot E1 – 27,188 sf, with an improvement of 6,000 sf
- Lot F1 – 21,770 sf, with an improvement of 5,760 sf
- Lot G1 – 15,934 sf, with an improvement of 4,640 sf

Utilities: Staff is recommending utility language be added to the 40’ access easement to enable any future changes to utilities in the easement to the properties. Currently there is a water line coming off of 1515 SMC (AML Building) and it serves the structure at 1547 SMC. Either an easement will need to be created on the plat or an easement agreement created with an exhibit for this lot to access the waterline for any maintenance or replacement. A new waterline connection could also be made from the SMC roadside for 1547 SMC. Electric utilities are already installed.

Access, Roads, Transportation, and Mobility: Sawmill Creek Road is a State of Alaska maintained right-of-way. The lot merger will not change existing traffic patterns or anticipated volume of traffic into or out of the lot. Moderate to high levels of traffic are expected in the C-1 general commercial district depending on uses. A new access and utility easement is being added to the east side of Lot I1 to facilitate the historic drivable area on the property and for any future utilities. The owners are retaining both driveways to optimize traffic flow. Parking requirements will not be changed or impacted by the lot merger. Parking requirements will be calculated based on the size and type of developments on the properties.

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. Moderate to high levels of noise can be expected in the C-1 general commercial district depending on uses. The lot merger alone will not impact the level of noise generated by current operations/development of the area.

Orderly and Efficient Layout and Development: This lot merger proposal will create lots that exceeds the district minimum lot size of 6,000 sf. Impact to the neighborhood beyond planned commercial use is not anticipated. This lot merger alone will not change the allowable uses or level of development in the area.

Comprehensive Plan: This proposal is consistent with the land use goal of the Comprehensive Plan to guide the orderly and efficient use of private and public land in a manner that: fosters economic opportunity, maintains Sitka small town atmosphere and rural lifestyle, recognizes the natural environment and enhances the quality of life for present and future generations and is supported by LU 8.1, “maximize development along existing roads, utility lines, and transit routes,” as these lots are served directly by Sawmill Creek Road.

RECOMMENDATION

Staff recommends approval of the final plat.

Motions in favor of approval

- 1. “I move to approve the final plat for a lot merger and property line adjustments to result in four lots at 1515, 1533, 1535, 1537, 1545, and 1547 Sawmill Creek Road in the C-1 general commercial district. The properties are also known as Lots D, E, F, G, H, and I, Harang Resubdivision. The request is filed by Trevor Harang. The owner of record is Harang AK Properties, LLC.”**

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 goals of the Comprehensive Plan *to guide the orderly and efficient use of private and public land in a manner that: fosters economic opportunity, maintains Sitka small town atmosphere and rural lifestyle, recognizes the natural environment and enhances the quality of life for present and future generations and is supported by LU 8.1, “maximize development along existing roads, utility lines, and transit routes,” as these lots are served directly by Sawmill Creek Road.*
- 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 is 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.*