



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: CUP 25-14
Proposal: Multiple-family housing (four-plex)
Applicant: Jake Trierschield
Owner: Peter and Linda Jones
Location: 200 Baranof Street
Legal: Lot 1, Jones-OJA Street Subdivision
Zone: R-1 - Single-Family/Duplex Residential District
Size: 11,086
Parcel ID: 1-1225-000
Existing Use: Residential
Adjacent Use: Residential, Public, Central Business District
Utilities: Existing
Access: Baranof Street, OJA Street, Etolin Street

KEY POINTS AND CONCERNS

- Multifamily structures are conditional use in the R-1 zone per Sitka General Code (SGC) Table 22.16.015-1.
- Baranof Street is a mix use area with Xóots Elementary School and Pacific High School in both Central Business District (CBD) and Public Lands District (P). Market Center and St. Gregory's Catholic Church are existing non-conforming uses in the surrounding R-1 single-family and duplex residential district.

ATTACHMENTS

Attachment A: Aerial
Attachment B: Plat
Attachment C: Site Plan
Attachment D: Existing Floor Plans
Attachment E: Proposed Floor Plan
Attachment F: Proposed Parking Plan
Attachment G: Photos
Attachment H: Applicant Materials
Attachment J: Public Comment

BACKGROUND/PROJECT DESCRIPTION

The applicant has proposed multifamily housing (four-plex) at 200 Baranof Street in the R-1 single-family and duplex residential district. This is the old Front Street School building. The parcel is 11,086 square feet (SF) and the improvement is 5,940 SF. There are currently two dwelling units on the second floor, consisting of two three-bed/two-bath units. The first floor still has the old school floor plan with the rooms being used for storage. The basement is currently being used for storage and contains a utility room.

The applicant is proposing two additional dwelling units on the first floor. The proposed two dwelling units will provide one one-bed/one-bath unit and one three-bed/two-bath unit. Under SGC 22.16.015-1, the R-1 zone only allow for single-family and duplex residential dwellings outright as the maximum density; additional density can be allowed as a conditional use subject to restrictions intended to preserve the residential character of the R-1 district.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.¹

a. Amount of vehicular traffic to be generated and impacts of the to nearby land uses: The applicant expects a small increase to vehicle traffic. Increased vehicle traffic should be in line with residential uses.

b. Amount of noise to be generated and its impacts on surrounding land use: The applicant expects a small increased noise. The building fronts three municipally maintained rights-of-way and the impacts should be in line with residential uses. Units will be long-term rentals, with an owner/manager living on site to help manage noise.

c. Odors to be generated by the use and their impacts: Potential odor impacts are expected to be in line with normal residential use. SGC 15.15.005 requires refuse collection once a week or more if determined to protect public health.

d. Hours of operation: Year-round, long-term rentals.

e. Location along a major or collector street: Located immediately adjacent to Baranof Street, OJA Street and Etolin Street, municipally maintained rights-of-way.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut-through traffic scenario: No potential for cut-through traffic as property is accessible from either Baranof Street, OJA Street and Etolin Street.

g. Effects on vehicular and pedestrian safety: No significant changes expected, minimal increase to traffic expected.

¹ § 22.24.010.E

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: The site is accessible to police/fire/EMS.

i. Logic of the internal traffic layout: There are twelve code compliant parking spaces. Six located off of OJA Street and six located off of Etolin Street. Eight parking spaces are required.

j. Effects of signage on nearby uses: No signage proposed.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site:

Building fronts Baranof Street with grass and some vegetation. The sides abut OJA Street and Etolin Street with gravel parking areas and the rear of the building abuts 603 Etolin Street with some fencing and a few trees.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Housing Action H1.1e in the Comprehensive Plan aims to “Encourage higher density development” and H2.4 “Encourage housing stock rehabilitation”. This is an example of taking an existing structure, rehabilitating it and increasing the residential density. The resulting request to increase the dwelling unit designation from a duplex to a four-plex will increase long term housing in Sitka.

m. Other criteria that surface through public comments or planning commission review:

None.

RECOMMENDATION

Staff recommends approval of the conditional use permit for multifamily housing (four-plex) at 200 Baranof Street subject to the recommended conditions of approval.

Motions in favor of approval

1. **“I move to approve the conditional use permit for a four-unit multifamily structure at 200 Baranof Street in the R-1- Single-Family/Duplex Residential District subject to the attached conditions of approval. The property is also known as Lot 1, Jones-OJA Street Subdivision. The request is filed by Jake Trierschild. The owners of record are Peter and Linda Jones.”**

CONDITIONS OF APPROVAL

1. Development of the property must be appropriately permitted via the grading, foundation, and building permit process through the City and Borough of Sitka Building Department.
2. The applicant may be required to install an additional mailbox at the discretion of the United States Postal Service consistent with SGC 22.20.120.
3. All dwelling units on the property shall house a number of occupants consistent with SGC 22.05.590.
4. The Planning Commission, at its discretion and upon receipt of a meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating any adverse impacts on nearby properties.

2. “I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”

The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:²

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:

- a. Be detrimental to the public health, safety, and general welfare;
- b. Adversely affect the established character of the surrounding vicinity; nor
- c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; *because the property will retain its primary use as a residential lot and be monitored by the property owner to ensure that there are no resulting impacts or disturbances that would negatively affect the health, safety, welfare, neighborhood character, or properties in the surrounding vicinity.*

2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation, *specifically Action H1.1e by encouraging higher density development, housing stock rehabilitation, and increasing availability of long-term rentals.*

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced; *the attached conditions are tied to additional municipal permitting which enables them to be monitored and enforced.*

4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard. *No hazardous conditions are expected from the use of this property for a multi-family structure; the development will be required to comply with all municipal development regulations that ensure the development will not introduce hazardous conditions.*

5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services. *The property is located on municipal rights-of-way and is served by municipally maintained and operated utilities, no adverse impacts on such facilities are expected.*

6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section. *The applicant has met the burden of proof through information provided in their application packet.*

² §22.30.160(C)—Required Findings for Conditional Use Permits