

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: October 10, 2016

From: PCDD Staff

To: Planning Commission

Re: P 16-11 Final Plat of a Minor Subdivision on Whale Island

GENERAL INFORMATION

Applicant: David Russell
Property Owner: John Williams
Property Address: Whale Island
Legal Description: Lot 2 Tract A US Survey 3556
Parcel ID Number: 4-9141-000
Size of Existing Lot: 5.16 acres
Zoning: General Island
Existing Land Use: undeveloped
Utilities: Municipal electric available
Access: via water
Surrounding Land Use: undeveloped

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed – brought back to the board
- Findings
- Motion to approve the final plat

ATTACHMENTS

Attachment A: Aerial Vicinity Map
Attachment B: Vicinity Map
Attachment C: Zoning Map
Attachment D: Site Photos

Providing for today...preparing for tomorrow

Attachment E: Proposed Plat
Attachment F: Current Survey
Attachment G: Application
Attachment H: Deed
Attachment I: Mailing List
Attachment J: Proof of Payment

BACKGROUND

In 1959, Whale Island was subdivided into six lots. The owner of lot 2 now wishes to subdivide his 5.16 acre lot into three lots. He plans to sell two lots to David Russell and keep one lot for his own use.

PROJECT DESCRIPTION

The proposed subdivision would divide one lot into three lots. The current lot is 5.16 acres. The proposed lots would be 87,097 square feet, 86,970 square feet, and 50,412 square feet. The lots are all in excess of General Island's 1 acre minimum lot size.

No new easements are shown on the proposed plat. All three lots abut the ocean, giving each water access. Municipal electricity is available on Whale Island, while municipal water and wastewater are not.

Staff have directed the applicant to make minor administrative changes to the prior approved preliminary plat to account for new information received from DNR. Specifically, any reference to trails, easements, and access across lot 1 be removed. Further, any easements across any other lots outside of Lot 2 and the lots subject to this specific subdivision either be removed or provide the legal support for those easements.

Title 21 Subdivision

Plats that create no more than 4 additional lots shall comply with Chapter 21.12, Minor Subdivisions. The concept plat will be discussed at the first Planning Commission hearing, with the final plat to be considered at the second hearing.

ANALYSIS

Project/Site: The proposed lots are in excess of the minimum size requirements, and all lots have ocean access. The subdivision would create the opportunity for the development of two additional residential and/or recreational properties.

Traffic: Three lots may result in increased boat traffic when compared to one lot.

Parking: Lot sizes are ample to provide the required two parking spaces per property.¹ Residents may not have cars on the property, as it is an island.

Noise: Lots are large, which should provide sufficient sound buffers.

¹ Section 22.20.100.G.1—Residential Uses

Public Health or Safety: No known impacts.

Habitat: No known impacts.

Property Value or Neighborhood Harmony: The proposed lots are adequately sized and should not negatively impact neighboring property values.

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan section 2.4.1, which states, "To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations" by making additional secluded rural residential lots available for development.

FINDINGS:

Staff recommends the following findings:

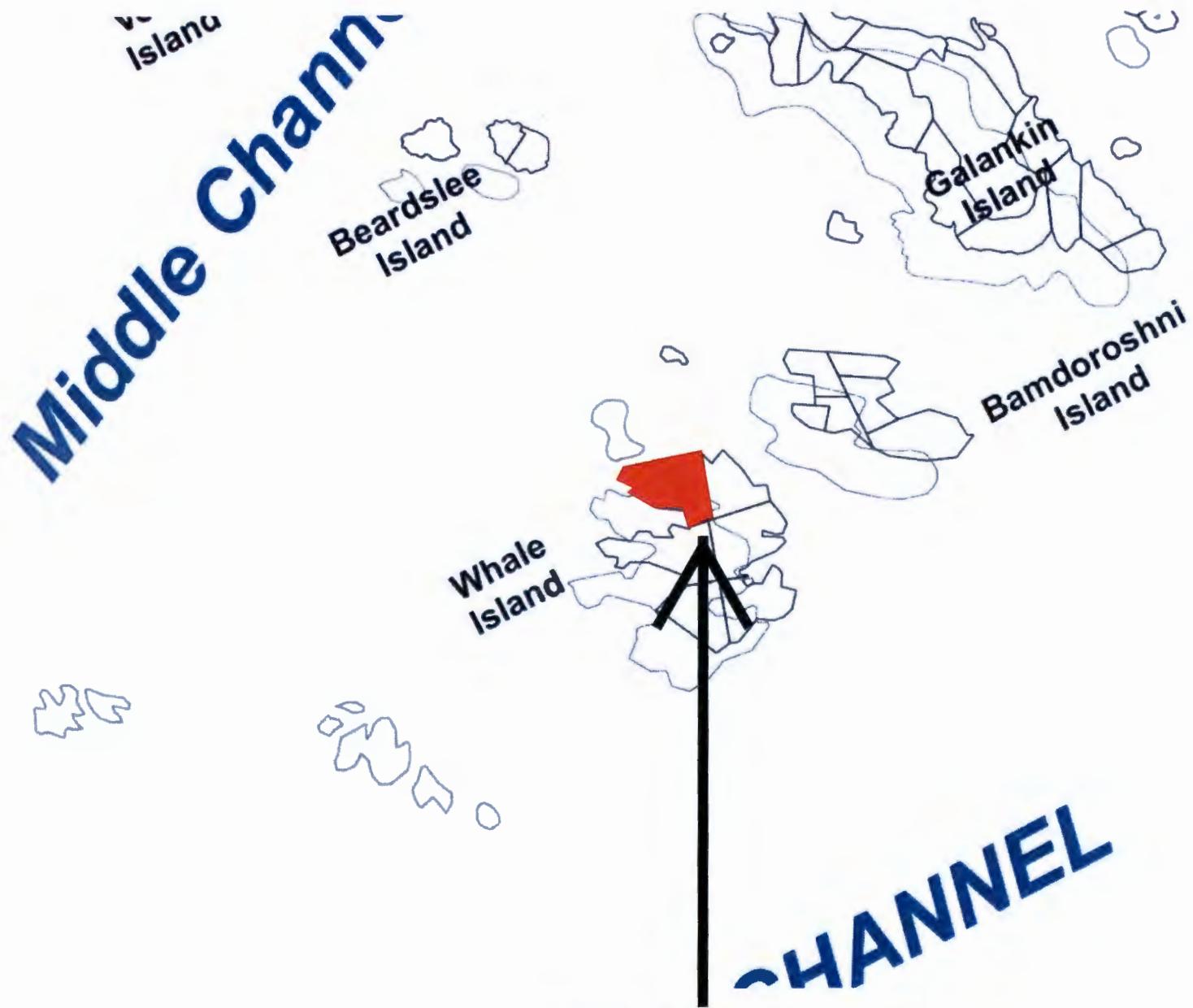
- 1) That the proposed minor subdivision complies with the comprehensive plan by providing for the development of additional housing options.
- 2) That the minor subdivision would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the PCDD staff's analysis and move to approve the final plat of the minor subdivision of Lot 2 Tract A US Survey 3556.

RECOMMENDED MOTION

- 1) Move to approve the findings 1) that the proposed minor subdivision complies with the comprehensive plan by providing for the development of additional housing options; and 2) that the minor subdivision would not be injurious to the public health, safety, and welfare.
- 2) Move to approve final plat of a minor subdivision of a portion of Whale Island, also known as Lot 2 Tract A US Survey 3556 subject to the attached conditions of approval. The request is filed by David Russell. The owner of record is John W. Williams.
 - a. The City is a part to all easements and noted on the plat.
 - b. All easements comply with the Sitka General Code
 - c. Appropriate maintenance, use, and access agreements for all plated easements to be noted on the plat before final recording



Russell for Williams
Minor Subdivision
Whale Island



City & Borough of Sitka, Alaska

Selected Parcel: 0 WHALE ISLAND ID: 49141000

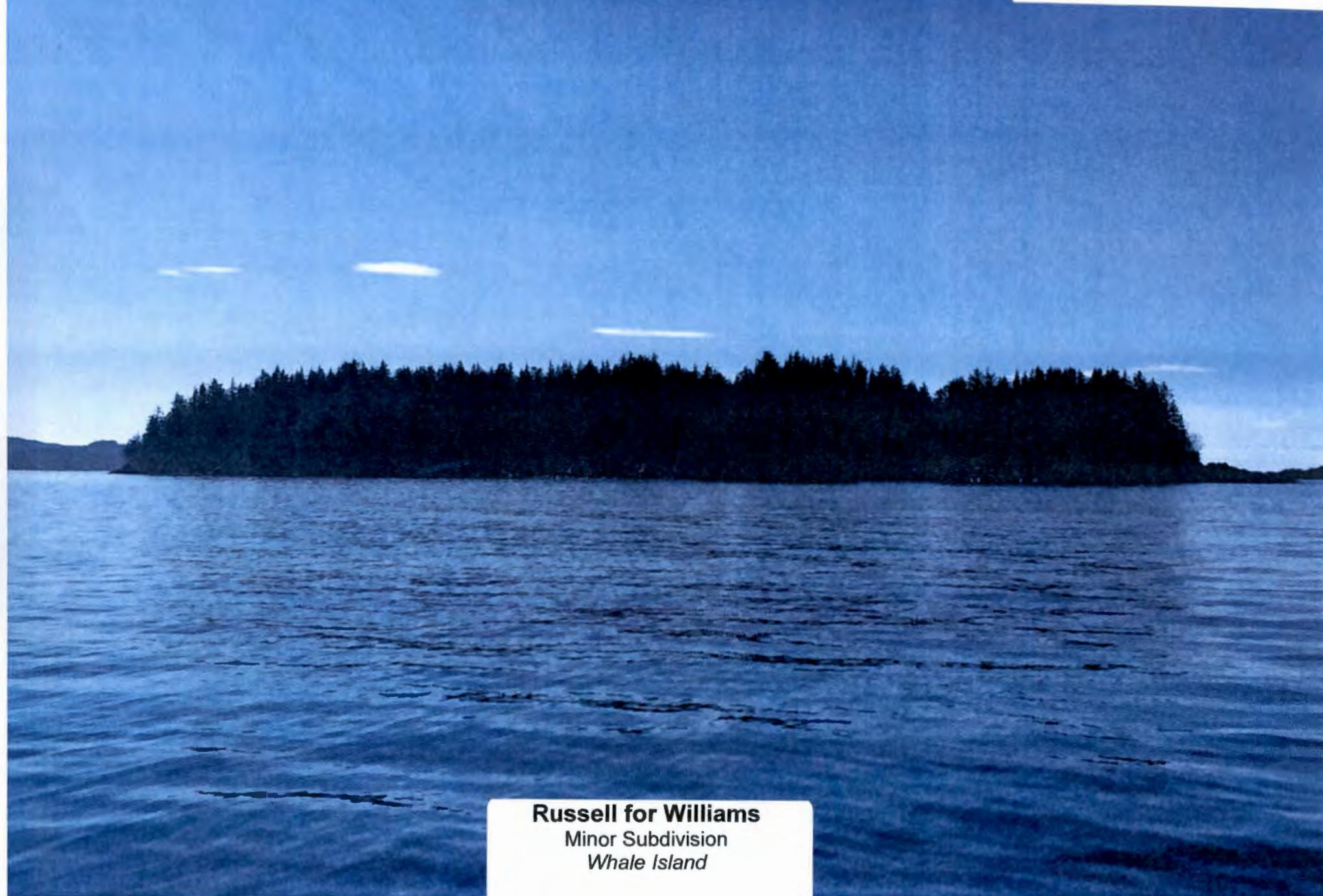
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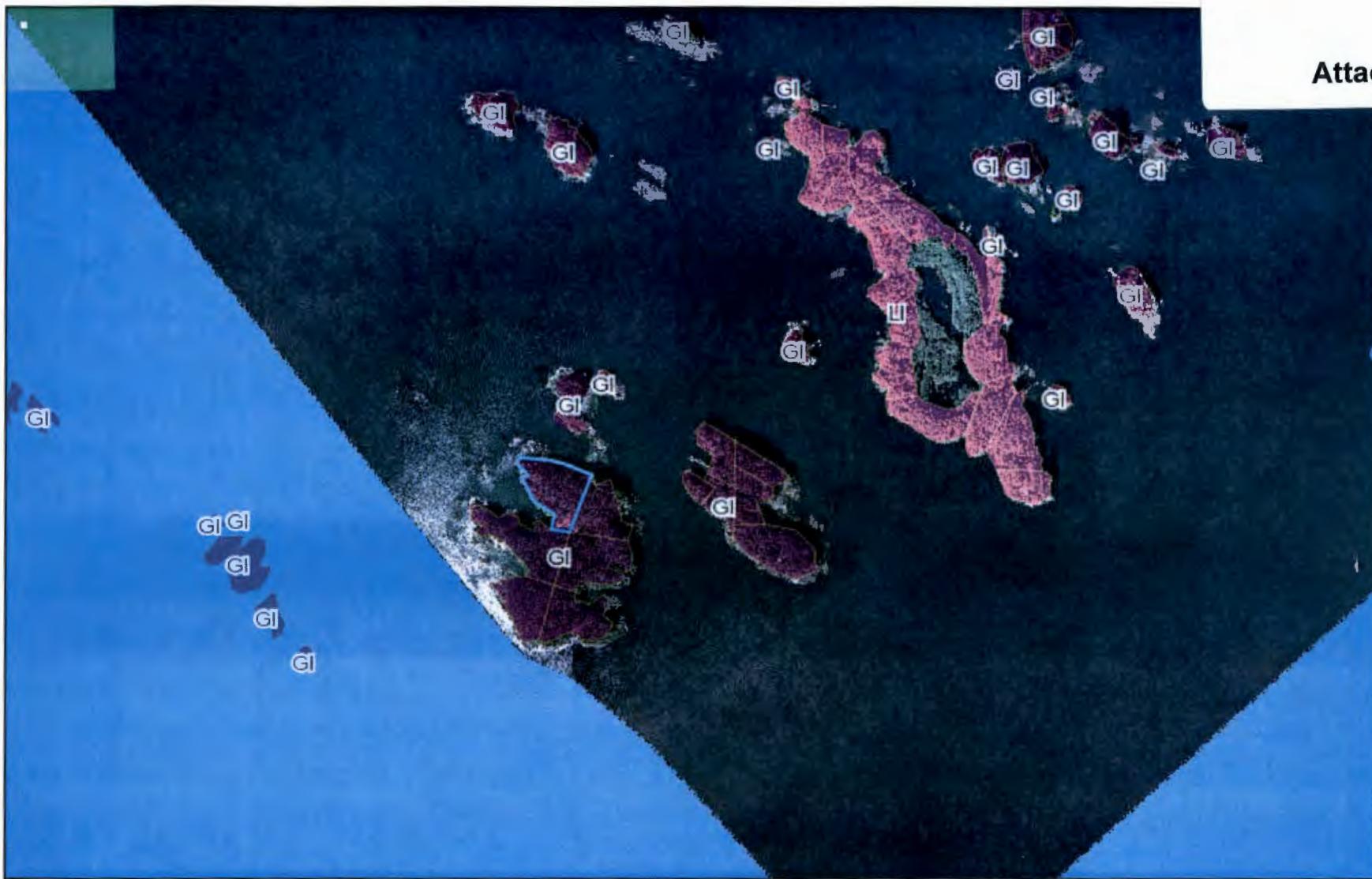
 **MainStreetGIS**
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Russell for Williams
Minor Subdivision
Whale Island



Russell for Williams
Minor Subdivision
Whale Island

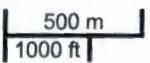


City & Borough of Sitka, Alaska

Selected Parcel: 0 WHALE ISLAND ID: 49141000

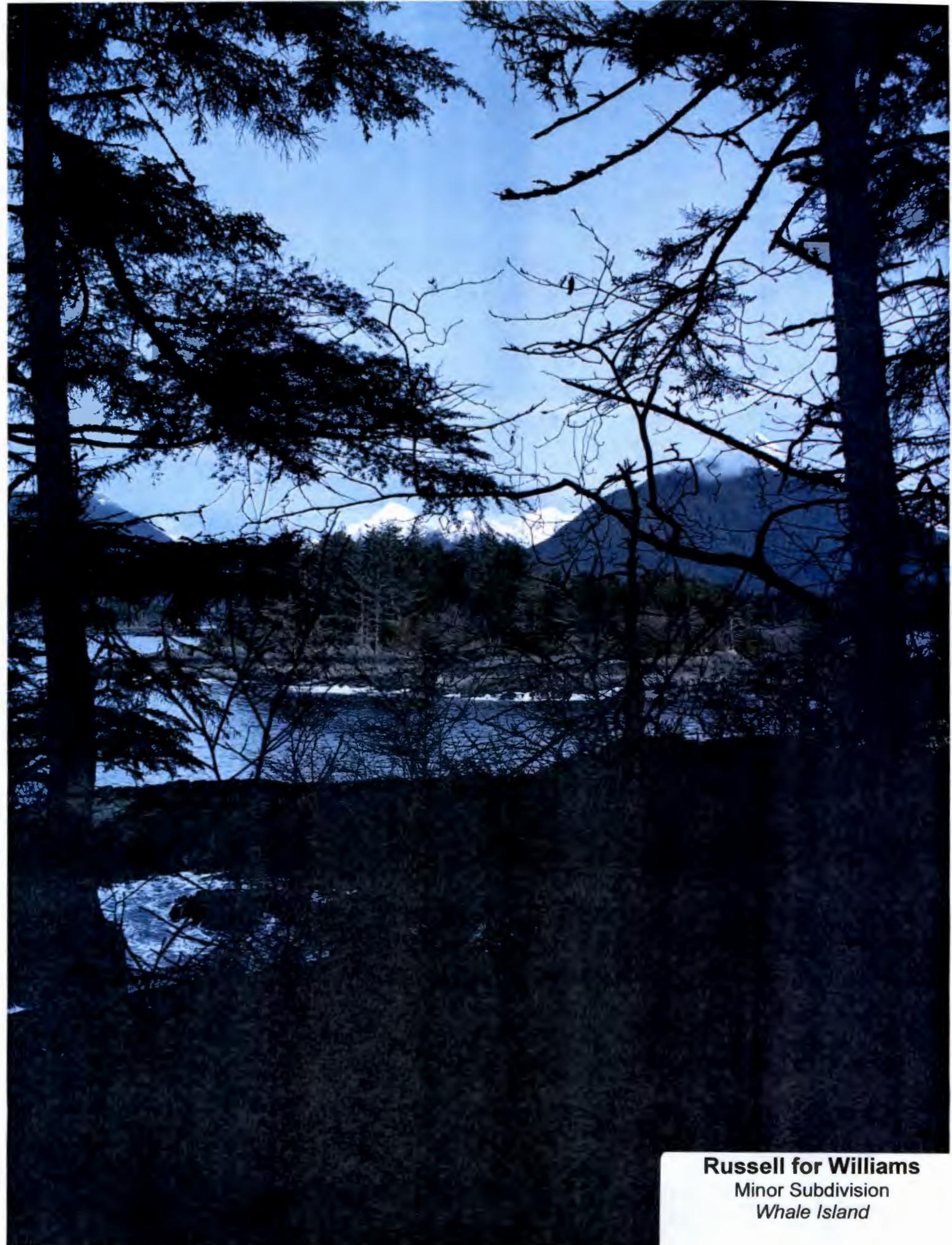
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MainStreetGIS
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Russell for Williams
Minor Subdivision
Whale Island



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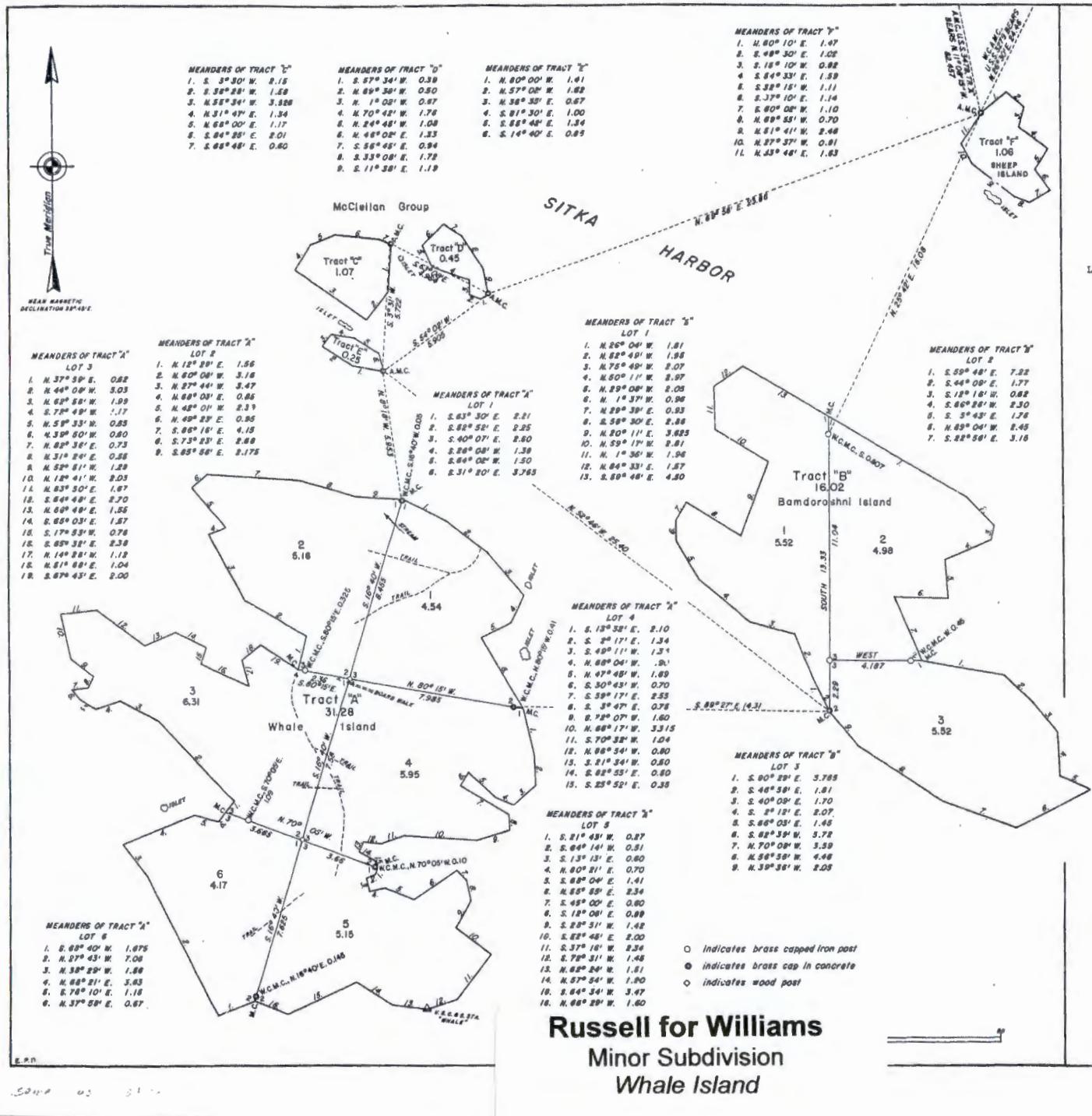


Russell for Williams
Minor Subdivision
Whale Island



Russell for Williams
Minor Subdivision
Whale Island

Attachment F





CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 GENERAL APPLICATION FORM

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONING AMENDMENT PLAT

BRIEF DESCRIPTION OF REQUEST: A minor subdivision of one 5.16 acre lot, designated as lot two (2) Tract A, US Survey 3556 Whale Island into ~~two~~ ^{three} lots designated Lot 2A (1.16 Acres) will be retained owner, John W. Williams land lot 2B (4 Acres) is being sold to David Russel

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____
 CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: John W. Williams

PROPERTY OWNER ADDRESS: 102 Ocean View Drive, Sitka, AK

STREET ADDRESS OF PROPERTY: Whale Island Lot 2

APPLICANT'S NAME: David Russel

MAILING ADDRESS: PO Box 2501

EMAIL ADDRESS: duckmh@adl.com DAYTIME PHONE: 738-2261

PROPERTY LEGAL DESCRIPTION:

TAX ID: 4-9141-000-000-0000 LOT: 2 Tract A BLOCK: _____ TRACT: Whale Island
 SUBDIVISION: _____ US SURVEY: 3556

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEES		PARKING PLAN	

Russell for Williams
 Minor Subdivision
 Whale Island

REQUIRED SUPPLEMENTAL INFORMATION:

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership
- Copy of current plat
- Topographic information (If Pertinent to Application)
- Landscape Plan (If Pertinent to Application)
- Drainage and Utility Plan (If Pertinent to Application)
- Parking Plan (For Conditional Use Permit)
- Floor Plan (For Conditional Use Permit)
- Three (3) copies of concept plat (For Plat)
- Plat Certificate from a title company (For Plat)

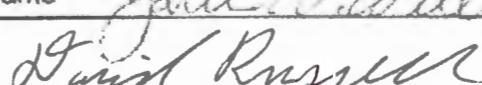
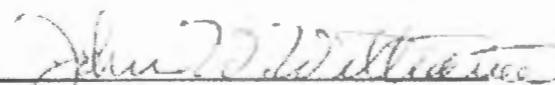
CERTIFICATION:

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 further authorize municipal staff to access the property to conduct site visits as necessary.

John W. Williams

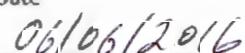
Owner

Applicant (If different than owner)



06/06/2016

Date



Date

Russell for Williams
Minor Subdivision
Whale Island

Topography Comments:

Whale Island's lot 2B offers the buyer, David Russell, ideal home sites for future island living. First, nearly his entire 4 acres is sheltered from the winter's south winds yet still has nice southerly exposure for those sunny days. The several building sites have level ground for building, overlook a private cove and have wonderfull views of Mt Edgecumbe with one offering views of Mt. Verstovia and the Three Sisters behind Sitka. Water frontage is well over 400 meters and offers several possible dock location too. An area near the center of David's Lot 2B is a levelled region -levelled for R and R for troops during WWII. --- Possibly a volley ball court or perhaps for tennis. In addition a large water tank was built there that supplied the many quonset houses on the island. A historic road was made to ccess this region as well as the rest of the island. Lot 2B has several distinct regions-all separate and private.; The first is on the end of the NW peninsula and I call it the "view region" with its lighthouse view of the surroundings---Then follows the upland portion with its levelled section with small pond that could be made into a nice lake for water supply or simply enjoyment. Both lots overlook a private inlet to their south as mentioned. Each region being independent with my segment of 1.16 acres in a valley with its unfinished house and an old unused mill site. Surprising to have these level regions on one of Sitka's scenic islands. That is the reason I purchased my lot in 1985 and have enjoyed living there between my world sailing adventures. I'm sure David and his wife will be fine neighbors and be pleased with the lot's 2B's unique topography.

John Williams

85-S-8100

Statutory Warranty Deed

Attachment H

THE GRANTOR

JOHN A. WETTELAND

for and in consideration of Ten and no/100 (\$10.00) Dollars

in hand paid, conveys and warrants to JOHN W. WILLIAMS

whose address is P.O. Box 214, Sitka, Alaska 99835

the following described real estate, situated in the Sitka
First Judicial District, State of Alaska.

Recording District,

Lot Two (2), Tract A, U.S. Survey No. 3556

Subject to easements, restrictions and reservations of record, if any.

Dated this 9th DECEMBER 1985 day of

John A. Wetteland
John A. Wetteland

(SEAL)

OREGON
STATE OF ~~MAXX~~ }
JUDICIAL DISTRICT }
COUNTY OF MARION)

On this day personally appeared before me

John A. Wetteland

to me known to be the individual described in and who executed the within and foregoing instrument, and

acknowledged that he signed the same as his free and voluntary act and deed, for the

uses and purposes therein mentioned.

GIVEN under my hand and official seal this

9th day of DECEMBER 1985.

Glennell Sherman

Notary Public in and for the State of ~~MAXX~~ Oregon
My Commission Expires: 7/30/86.

Russell for Williams
Minor Subdivision
Whale Island

This Space Reserved for Recorders Use

85-2770
000

AFTER RECORDING MAIL TO:

Lot Two (2), Tract A, U.S. Survey No. 3556

Subject to easements, restrictions and reservations of record, if any.

Dated this 9th DECEMBER 1985 day of*John A. Wetteland*
John A. Wetteland

(SEAL)

(SEAL)

OREGON
STATE OF ~~XXXXXX~~ } ss.
Judicial District }
County of MARION)

On this day personally appeared before me

John A. Wetteland

to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this

9th day of DECEMBER 1985.*Kenith Sherman*
Notary Public in and for the State of ~~XXXXXX~~ Oregon
My Commission Expires: 7/30/86.

This Space Reserved for Recorders Use

8 5-2 7 7 0

800RECORDED
SITKA, ALASKA
DECEMBER 10, 1985

Dec 31 10 09 AM '85

RECORDED IN SEALADDRESS SITKA

AFTER RECORDING MAIL TO:

Filed for Record at Request of:

Russell for Williams
Minor Subdivision
Whale Island

Parcel ID: 49140000
AK MENTAL HEALTH TRUST
ALASKA MENTAL HEALTH TRUST
3601 C ST, STE 880
ANCHORAGE AK 99503

Parcel ID: 49141000
JOHN WILLIAMS
C/O TRACY WOLFE
***WILLIAMS, JOHN, W.**
102 OCEANVIEW ST
SITKA AK 99835

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

P&Z Mailing
November 4, 2016

Parcel ID: 49140000
AK MENTAL HEALTH TRUST
ALASKA MENTAL HEALTH TRUST
3601 C ST, STE 880
ANCHORAGE AK 99503

Parcel ID: 49141000
JOHN WILLIAMS
C/O TRACY WOLFE
***WILLIAMS, JOHN, W.**
102 OCEANVIEW ST
SITKA AK 99835

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG,
MCKEAG, DÖUG &
DIANNÉ/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

P&Z Mailing
October 7, 2016

Russell for Williams
Minor Subdivision
Whale Island

Attachment I

Parcel ID: 49140000
AK MENTAL HEALTH TRUST
ALASKA MENTAL HEALTH TRUST
3601 C ST, STE 880
ANCHORAGE AK 99503

Parcel ID: 49141000
JOHN WILLIAMS
C/O TRACY WOLFE
*WILLIAMS, JOHN, W.
102 OCEANVIEW ST
SITKA AK 99835

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

Russell for Williams
Minor Subdivision
Whale Island

P&Z Mailing
September 9, 2016

INVOICE	
CITY AND BOROUGH OF SITKA	
100 LINCOLN STREET, SITKA ALASKA 99835	
DATE: _____	
To:	David Russel
ACCOUNT # 100-300-320-3201.002	
PLANNING & ZONING	
Variance.....	PAID
Conditional Use Permit.....	AUG 09 2016
Minor Subdivision.....	50.00
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	3.00
TOTAL.....	53.00
Thank you	

Russell for Williams
Minor Subdivision
Whale Island