



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: P 26-02
Proposal: Lot Merger
Applicants: Allison Massey and Mica Trani
Owners: Allison Massey and Mica Trani
Location: 135 & 137 Knutson Drive
Legal: Lots 7 and 8, Block 3, Knutson Subdivision Phase III
Zone: R-2 - Multifamily Residential District
Size: 15,584 & 11,195 SF
Parcel ID: 3-1003-007 & 3-1003-008
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing, Knutson Drive
Access: Knutson Drive

KEY POINTS AND CONCERNS

- Both lots are owned by the applicants
- Lot merger will eliminate encroachment issue and combine properties

ATTACHMENTS

Attachment A: Aerial
Attachment B: As-built 2015
Attachment C: As-built 2022
Attachment D: Plat
Attachment E: Proposed Plat
Attachment F: Photos
Attachment G: Applicant Materials

BACKGROUND/PROJECT DESCRIPTION

The applicant has proposed a lot merger at 135 and 137 Knutson Drive in the R-2 multifamily residential district to consolidate the two lots into one. Both lots are held in common ownership by the applicants. The minimum lot requirements for the R-2 zone are 6,000 square feet (SF) of land area and a minimum width of 80 feet.

Lot 7 (135 Knutson Drive) is 15,854 SF, and Lot 8 (137 Knutson Drive) is 11,195 SF. This lot merger will result in a total area of 26,780 SF. The purpose of this lot merger will resolve the encroachment issue over the property line. A portion of the deck and stairs were built over the north property line by the previous property owners.

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: Lot 7 is developed with a single-family home, with an improvement size of 1,600 SF. There is a slope towards the rear of the property that rapidly declines towards the western boundary. Lot 8 is vacant and not developed. The site is within a developed residential neighborhood.

Utilities: The property is served by CBS owned and maintained utilities.

Access, Roads, Transportation, and Mobility: Knutson Drive is a CBS-maintained right-of-way (ROW). The lot merger will not change existing traffic patterns or anticipated volume of traffic into or out of the lot.

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. The proposal will not result in an increase of noise outside of existing residential use.

Orderly and Efficient Layout and Development: This lot merger proposal will create one lot that exceeds the district minimum lot size of 6,000 SF. Impact to the neighborhood beyond planned residential use is not anticipated.

Comprehensive Plan: While this action decreases available land for housing development (the increase of which is a goal as stated in the comprehensive plan). Overall, this lot merger does contribute to the goal of maintaining attractive, livable neighborhoods which is also a stated goal/intention in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the final plat for a lot merger at 135 and 137 Knutson Drive subject to the recommended conditions of approval.

Motions in favor of approval

1. **“I move to approve the final plat for a lot merger of 135 and 137 Knutson Drive in the R-2-multifamily residential district subject to the attached conditions of approval. The properties are also known as Lots 7 and 8, Block 3, Knutson Subdivision Phase III. The request is filed by Allison Massey and Mica Trani. The owners of record are Allison Massey and Mica Trani.”**

CONDITIONS OF APPROVAL

- a. Any 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.

“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 Comprehensive Plan *by contribute to the goal of maintaining attractive, livable neighborhoods;*
- 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 and is not injurious to the public health, safety, and welfare of the neighborhood.*