



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 23-04
Proposal: Final plat for a minor subdivision
Applicant: Cody Loomis
Owner: Cody Loomis
Location: 2507 Sawmill Creek Road
Legal: Lot 13-A, M.O. Brown Resubdivision
Zone: R-1 LDMH - Single-Family/Duplex and Single-Family/Manufactured Home Low Density District
Size: 71,874 SF
Parcel IDs: 3-1629-002
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Sawmill Creek Road

KEY POINTS AND CONCERNS:

- Property is partially developed and in an existing residential neighborhood.
- All lots meet minimum dimensional standards.
- Drainage plan has been accepted by municipal engineer

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Current Plat
Attachment C: Final Plat
Attachment D: Photos
Attachment E: Wetlands Delineation
Attachment F: Applicant Materials

BACKGROUND & PROJECT DESCRIPTION

The applicant would like to subdivide their property at 2507 Sawmill Creek Road into four lots. All lots meet the minimum development standards for the R-1 LDMH zoning district which require a minimum 80' lot width and 15,000 square feet in area net of access easements.

Lot 4 is currently developed with a single-family home that was built in 1976. The driveway currently runs along the west side of the property where the access easement is planned. Utilities are available via Sawmill Creek Road.

The remainder of the property is relatively flat, with a gentle uphill slope towards the back of the lot. The property abuts the National Forest Boundary. The U.S. Fish and Wildlife Service identifies the majority of the property as wetlands. Staff observed natural watercourses on the property. A drainage plan has been accepted by municipal engineer and drainage easements have been added to the plat.

ANALYSIS

Site: Site is partially developed and within a developed residential neighborhood. Property has minimal slope from the front to the rear and is vegetated.

Utilities: All utilities are available via Sawmill Creek Road. The access and utility easement planned along the western side of Lot 4 will provide a means of utility service for Lots 1-3.

Access, Roads, Transportation, and Mobility: Sawmill Creek Road is a state highway. The access easement for access to Lots 1-3 is adequate to provide for access by emergency services. However, the easement must be kept completely clear (i.e., not utilized for any parking or storage). The maintenance agreement for this easement will be required to have language prohibiting parking or storage within the easement.

Public Health, Safety, and Welfare: Generally, adverse impacts to public health, safety, or welfare are not anticipated as a result of this subdivision. The drainage plan was required and accepted by the municipal engineer to mitigate potential impacts that may result from development or redirection of on-site water courses.

Orderly and Efficient Layout and Development: The property is large enough to create four, standard sized and shaped lots. Drainage easements Lots 1 and 3 will necessitate some creative design for building placement, but will still result in attractive and buildable lots.

Comprehensive Plan: This proposal is consistent with the Comprehensive Plan (2030) and specifically promotes Housing Action H1.1e, "Encourage higher density development," by creating three more buildable lots in a residential zone/neighborhood.

RECOMMENDATION

Staff recommends approval of the final plat for a minor subdivision of 2507 Sawmill Creek Road

RECOMMENDED MOTIONS

- 1) **“I move to approve the final plat for a minor subdivision to result in four lots at 2507 Sawmill Creek Road in the R-1 LDMH district subject to the attached conditions of approval. The property is also known as Lot 13-A, M.O. Brown Resubdivision. The request is filed by Cody Loomis. The owner of record is Cody Loomis.**

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, 15.30 and 15.40.
 - 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) Easement maintenance agreements for any access and utility easements shall be developed and recorded before final plat recording.
 - 5) All easement agreements will be cited via plat notes. The City and Borough of Sitka is a party to all easements.
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- 2) **“I move to adopt the following findings as listed in the staff report:”**
 - 1) 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;*
 - 2) The proposed minor subdivision final plat complies with the Comprehensive Plan by following the subdivision process and enables residential development of otherwise vacant land and expands the range, affordability, and quality of housing in Sitka; *by encouraging higher density development and contributing to an attractive and livable neighborhood;*
 - 3) The proposed minor subdivision final plat complies with the subdivision code; and
 - 4) The minor subdivision final plat is not injurious to the public health, safety, and welfare and further that the plat notes and conditions of approval protect the harmony of use and the public’s 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.*