



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 24-01
Proposal: Final plat for a minor subdivision
Applicant: Paddy Hansen
Owners: Hansen & Hansen Enterprise, LLC
Location: 201 Price Street
Legal: Lot 1, Breedlove Subdivision
Zone: C-2 - General Commercial and Mobile Home District
Size: 35,895 SF
Parcel IDs: 3-0370-001
Existing Use: Commercial
Adjacent Use: Industrial, Commercial
Utilities: Existing, Price Street
Access: Price Street

KEY POINTS AND CONCERNS:

- Property is developed.
- Proposed lots meet minimum development standards.
- Current use of property includes a large building for boat repair and boat storage.

ATTACHMENTS:

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

BACKGROUND & PROJECT DESCRIPTION

This is the final plat for a minor subdivision at 201 Price Street resulting in two lots. The current lot is 35,895 SF with an improvement of 6,000 SF. The applicant has two proposed lots; Lot 1A with 15,444 SF and Lot 1B with 20,461 SF. The final plat depicts a 20-foot access, drainage and utility easement on Lot 1A with an additional 10-foot access on Lot 1B and a 10-foot utility easement along the east boundary of Lot 1B. A new maintenance agreement has been prepared. It is the desire of the applicant to subdivide the property and develop a lot for future residential use as a mobile home park. The proposed lots both meet the dimensional standards for the C-2 zone which require a minimum lot size of 6,000 SF (net of access easements) and a minimum lot width of 60 feet.

ANALYSIS

Site: Site is developed and within a developed neighborhood. This lot is large at 35,895 SF and has a 6,000 SF building on the property currently being used for boat repair and storage. The lot is largely flat and cleared.

Utilities: Utilities come to the lot (and serve the existing building) via the easement to Price Street. Separate services for the new lot will need to be installed.

Access, Roads, Transportation, and Mobility: Price Street is a municipally owned and maintained rights-of-way. These lots will be served via the access easement from Price Street, which is 25 feet wide, exceeding the minimum 20-foot width requirement.

Public Health, Safety, and Welfare: No adverse impacts to public health, safety, or welfare are anticipated as a result of this subdivision.

Orderly and Efficient Layout and Development: The property is large enough to create two lots that both exceed the district minimums for development standards in the C-2 zone. Additionally, the lot is relatively flat, cleared, and developed, making it a good candidate for redevelopment through a subdivision action.

Comprehensive Plan: This proposal is consistent with the Comprehensive Plan (2030) and specifically promotes Housing Action H1.1e, “Encourage higher density development,” by creating another buildable lot that could be utilized for housing development; in particular, a mobile/manufactured home park which is a form of higher density housing.

RECOMMENDATION:

Staff recommends approval of the final plat for a minor subdivision resulting in two lots at 201 Price Street.

RECOMMENDED MOTIONS

- 1) **“I move to approve the final plat of a minor subdivision to result in two lots at 201 Price Street in the C-2 General Commercial Mobile Home District subject to the attached conditions of approval. The property is also known as Lot 1, Breedlove Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen & Hansen Enterprise, LLC.”**

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, and 15.30.
- 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) A comprehensive drainage plan prepared by a licensed professional engineer shall be developed and accepted by the municipal engineer. Any easements or necessary plat restrictions resulting from the approved drainage plan shall be incorporated on the plat prior to submission of the final plat to the Planning Commission.
- 5) Easement maintenance agreements for any access and utility easements shall be developed and recorded before final plat recording.
- 6) All easement agreements will be cited via plat notes. The City and Borough of Sitka is a party to all easements.

- 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, enables development and expands the range, affordability, and quality of housing in Sitka *by facilitating 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 proposed plat notes and conditions of approval protect the harmony of use and the public’s health, safety, and welfare *because the subdivision promotes 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.*