



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: P 26-06
Proposal: Minor Subdivision
Applicant: Werner Macedo for Bell and Associates
Owner: Carr-Gottstein Foods Co.
Location: 1211 Sawmill Creek Road
Legal: Lot 2, Baranof Subdivision #2
Zone: C-2 - General Commercial and Mobile Home District
Size: 40,000 SF
Parcel ID: 3-0402-002
Existing Use: Commercial, Storage
Adjacent Use: Commercial, Storage, Residential, Post Office, Park
Utilities: Existing
Access: Sawmill Creek Road

KEY POINTS AND CONCERNS

- Property is developed with a convenience store and gas station.
- Property is encumbered by access and utility easements.
- Proposal is for a minor subdivision.

ATTACHMENTS

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

BACKGROUND AND PROJECT DESCRIPTION

The applicant is proposing a preliminary plat for a minor subdivision to result in two lots at 1211 Sawmill Creek Road (SMC) in the C-2 general commercial and mobile home district. The existing lot is 40,000 square feet (SF) with an improvement size of 7,032 SF. The proposed Lot 1 is 30,180 SF and 27,091 SF net of access easement; the proposed Lot 2 is 9,826 SF. Both proposed lots are accessed directly from SMC and meet the minimum lot requirements of the C-2 zone as outlined in Sitka General Code (SGC) Table 22.20-1.

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 1 is mostly developed with a gas station, convenience store, and parking area. Lot 2 is mostly vacant and flat.

Utilities: Lot 1 is served by utilities from SMC. Lot 2 will require access to municipal water and sewer. There is access to electric, water and wastewater utilities in the SMC right-of-way. Lot 2 is also partially encumbered by a 15’ sewer easement and a 20’ water, TV, telephone, and electric easement on the east side serving Lot 1 of Baranof Subdivision #2.

The Electric Utility Department will require the applicant provide and install all underground electrical facilities, including “primary, secondary, transformers, termination cabinets, pull boxes, etc. per SGC 15.20.050.” Utility easements may need to be developed to provide effective access for the Electric Utility to operate and maintain all installed infrastructure that CBS is charged with maintaining.

Access, Roads, Transportation, and Mobility: SMC is a State of Alaska-maintained right-of-way. The subdivision will result in the creation of a new lot and therefore brings the possibility of a slight increase in traffic in the area. Given the size and location of the lot along a major arterial street, staff does not anticipate significant changes to existing traffic patterns or volumes of traffic at the property.

Public Health, Safety, and Welfare: Adverse impacts to public health, safety, or welfare are not anticipated as a result of this subdivision. Lots are accessible to emergency services such as police, fire, and EMS.

Orderly and Efficient Layout and Development: This subdivision proposal will result in two lots that exceed the district minimum requirements for development standards in the C-2 zone. The proposed lots provide an intuitive separation of the developed and undeveloped portions of the property.

Comprehensive Plan: This proposal is consistent with the Comprehensive Plan and is supported by LU 8.1, “Maximize development along existing roads, utility lines, and transit routes,” as the subdivision creates an additional lot that is served directly by Sawmill Creek Road.

RECOMMENDATION

Staff recommends approval of the preliminary plat for a minor subdivision to result in two lots.

Motions in favor of approval

“I move to approve the preliminary plat for a minor subdivision to result in two lots at 1211 Sawmill Creek Road in the C-2 general commercial and mobile home district. The property is also known as Lot Two (2), Baranof Subdivision #2. The request is filed by Werner Macedo for Bell & Associates. The owner of record is Carr-Gottstein Foods Co.”

CONDITIONS OF APPROVAL

- a. 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.
- b. All applicable local, state, federal, and tribal codes, permits, licenses, regulations, and statutes shall be obtained and complied with for development of the property resulting from this platting action.
- c. All buildings—including existing intermodal shipping containers (CONEX units) used for storage—must meet currently adopted fire and life safety codes as regulated through the Building Department. Any and all buildings must be clear of easements and property lines, and must provide code-required fire separation distances from property lines unless appropriate fire-resistive rated construction is installed prior to the recording of the final plat of Baranof Subdivision #3.
- d. The placement or relocation of intermodal shipping containers that will be used as buildings requires building permit review and approval 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 preliminary 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 preliminary plat complies with the Comprehensive Plan *and specifically with LU 8.1, “Maximize development along existing roads, utility lines, and transit routes”*;
- c. The preliminary plat complies with the subdivision code; and
- d. The preliminary plat is not injurious to the public health, safety, and welfare *because the subdivision is 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.*