



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 24-02
Proposal: Replat - Lot Merger
Applicants: Clayton and Ashleigh Stromquist
Owners: Clayton and Ashleigh Stromquist
Location: 605 Merrill Street and 604 Geodetic Way
Legal: Lots 48 and 62, Pinehurst Addition, Amended
Zone: R-1 - Single-Family/Duplex Residential District
Size: 6,059 & 5,500 SF
Parcel IDs: 1-8332-000 & 1-8260-000
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Merrill Street

KEY POINTS AND CONCERNS:

- The applicant owns both lots.
- Property is partially developed and in an existing residential neighborhood.
- Lot merger will facilitate construction of a residential dwelling.

ATTACHMENTS:

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

BACKGROUND & PROJECT DESCRIPTION

The applicants and owners of Lots 48 and 62 of Amended Pinehurst Addition are requesting to consolidate two lots into one, resulting in a 11,572 SF lot. The lots are situated between Merrill Street to the south, and Geodetic Way, an undeveloped municipal right-of-way to the north.

ANALYSIS

Project/Site: The lot fronting Merrill Street has been partially developed with clearing/site preparation and the north lot is undeveloped. The site is within a developed residential neighborhood. This lot merger does not allow for more building density/coverage than would be allowed as separate lots. The rear lot is partially encumbered by wetlands. All applicable state and federal regulations shall be followed.

Utilities: Existing and accessed from Merrill Street.

Access, Roads, Transportation, and Mobility: Merrill Street is a municipal maintained right-of-way (ROW). The replat will not change existing traffic patterns or create an increase in the volume of traffic outside normal residential use. Parking requirements will not be changed or impacted by the lot merger. Parking requirements will be calculated based on the size and type of developments on 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. The proposal will not result in an increase of noise outside of existing residential use.

Orderly and Efficient Layout and Development: This proposal is consistent with the district minimums for development standards.

Comprehensive Plan: This proposal is consistent with the Comprehensive Plan by promoting the housing goal to “maintain attractive, livable neighborhoods” by enabling development of underutilized lots in a residential neighborhood.

Given Sitka’s need for housing development, the loss of a residential building lot seems contrary to Housing Action H 1.1e, “encourage higher density development”. However, the platting configuration of the lots in this block with access from Geodetic Way (as well as the lack of road and utility infrastructure on Geodetic Way) have stifled their development. Only one property in this block is developed, and it required an access easement through a property on Merrill Street, severely restricting development of the Merrill Street property which remains vacant. In recognition of these factors, the net benefit of enabling residential development through this lot merger supports the intent of action H 1.1e.

RECOMMENDATION:

Staff recommends approval of a lot merger of 605 Merrill Street and 604 Geodetic Way.

RECOMMENDED MOTIONS

- 1) “I move to approve the lot merger of 605 Merrill Street and 604 Geodetic Way in the R-1 single-family/duplex residential district subject to the attached conditions of approval. The properties are also known as Lots 48 and 62, Amended Pinehurst Addition. The request is filed by Clayton and Ashleigh Stromquist. The owners of record are Clayton and Ashleigh Stromquist.**

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.

- 2) “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 encouraging residential development on under-utilized lots and contributing to an attractive and livable neighborhood;*
- 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 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.*