



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 25-04
Proposal: Preliminary plat for a minor subdivision
Applicant: Justin Brown
Owners: Justin Brown and Paul Blankenship
Location: NHN Ring Island
Legal: U.S. Survey 3480
Zone: GI general island district
Size: 200,376
Parcel ID: 4-9020-000
Existing Use: cabins, undeveloped
Adjacent Use: Residential, undeveloped
Utilities: Eagle Way (waterline), Electric
Access: Via water

KEY POINTS AND CONCERNS:

- Proposal is for a minor subdivision resulting in three lots.
- Proposed lots meet minimum development standards.
- Property is partially developed.

ATTACHMENTS:

Attachment A: Aerial
Attachment B: U.S. Survey 3480
Attachment C: Preliminary Plat
Attachment D: Flood Map
Attachment E: Photos
Attachment F: Applicant Materials/Site Plans

BACKGROUND AND PROJECT DESCRIPTION:

The applicant proposes to subdivide the approximately 200,376 sf parcel at NHN Ring Island to result in three lots. The newly created parcels will exceed the development standards for the GI zoning district, the minimum lot size in this zone is 1 acre. In the proposed subdivision, the lots will have the following sizes:

- Lot 1: 3.28 acres
- Lot 2: 2.17 acres
- Lot 3: 1.34 acres

1 acre = 43,560 sq. ft.

Title 21 Subdivision

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 below Analysis section.

ANALYSIS:

Site: The island has been partially developed with cabins on Lots 1 and 2. It is heavily vegetated with a mix of trees, vegetative bushes and has significant water frontage. The proposed lots are in excess of the minimum development standards, and all lots have ocean access. Lots 1 and 2 have dock and ramp access installed, there is no dock access on Lot 3.

Utilities: A 1.5" waterline from Eagle Way provides service to Ring Island. An encroachment maintenance and removal agreement has been signed between the property owners and CBS, and this agreement will be noted on the final plat. The island is also serviced by city power, and utility easement will need to be added to the final plat for Lot 3 to access the power supply. The utility easements will also need to be adjusted on the final plat to 10 feet instead of 6 feet. Septic systems have been installed on Lots 1 and 2, while the proposed Lot 3 does not yet have a septic system and would require DEC approval to install one.

Access, Roads, Transportation, and Mobility: Access is via water. There are docks located on Lots 1 and 2. A plat note could be added stating that private individual docks or mooring buoys will be required to access the lots.

Public Health, Safety and Welfare: The proposed subdivision creates an opportunity for new island lots close to town. There is no vehicular access, public parking is available in the harbors.

Orderly and Efficient Layout and Development: The proposed lots are adequately sized and should not negatively impact neighboring properties. There is sufficient access to light and air, with a density that is compatible with surrounding land uses.

Comprehensive Plan: This subdivision action supports the Comprehensive Plan Housing goal: *Expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods*; by enabling development of land in a residentially zoned area.

RECOMMENDATION:

Staff recommends approval of the preliminary plat of the minor subdivision of NHN Ring Island to result in three lots subject to the attached conditions of approval.

RECOMMENDED MOTIONS

1) “I move to approve the preliminary plat for a minor subdivision to result in three lots at NHN Ring Island in the GI general island district subject to the attached conditions of approval. The property is also known as. The request is filed by Justin Brown. The owners of record are Paul Blankenship and Justin Brown. “

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, 15.15, 15.20, 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) Easement maintenance agreements for any access and utility easements added prior to final plat review 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.

2) “I move to adopt the following findings as listed in the staff report:”

- 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 proposed hybrid subdivision preliminary 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 facilitating higher density development and contributing to an attractive and livable neighborhood*;

- c. The proposed hybrid subdivision preliminary plat complies with the subdivision code; and
- d. The hybrid subdivision preliminary 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 neighborhoods and allowable using 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.*