

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out **completely**. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Extending Herb Didrickson Street and tying it into Yaw Drive w/
a culdasic in the center. This subdivision will have a majority of 5,000-6,000 sqft lots, with some
larger lots due to topography. We would like the subdivision to be a PUD with smaller lots and
lessened setbacks.

PROPERTY INFORMATION:

CURRENT ZONING: R2MHP PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): vacant PROPOSED LAND USES (if changing): New Subdivision w/

40-50 lots.

APPLICANT INFORMATION:

PROPERTY OWNER: Baranof Island Housing Authority

PROPERTY OWNER ADDRESS: 245 Katlian Ave

STREET ADDRESS OF PROPERTY: 600 Yaw Dr., Sitka

APPLICANT'S NAME: Lucas Goddard

MAILING ADDRESS: 245 Katlian Ave., Sitka, AK, 99835

EMAIL ADDRESS: lucas.goddard@bihasitka.org DAYTIME PHONE: 907-723-6811

Goddard

Last Name

2/5/2025

Date Submitted

600 Yaw Dr.

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

CERTIFICATION: I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.


Owner

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.



Applicant (If different than owner)



Date

Goddard

2/5/2025

600 Yaw Dr.

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
PLAT APPLICATION

APPLICATION FOR

- ☒ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
☐ MINOR SUBDIVISION/HYBRID SUBDIVISION
☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: (Please address each item in regard to your proposal)

- SITE/DIMENSIONS/TOPOGRAPHY: _____

- EXISTING UTILITIES AND UTILITY ROUTES: _____

- PROPOSED UTILITIES AND UTILITY ROUTES: _____

- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: _____

- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: _____

- PUBLIC HEALTH, SAFETY, AND WELFARE: _____

- ACCESS TO LIGHT AND AIR: _____

Goddard

2/5/25

600 Yaw Drive

Last Name

Date Submitted

Project Address

• ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: _____

• DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:

• EXISTENCE OF ANY ENCROACHMENTS: _____

• AVAILABILITY OF REQUIRED PARKING: _____

• SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: _____

ANY ADDITIONAL COMMENTS We are working with PND Engineering, RSA Engineering, and Electric Power Systems for this Project.

Baranof Island Housing Authority

Applicant

2/5/25

Date

Goddard

Last Name

2/5/25

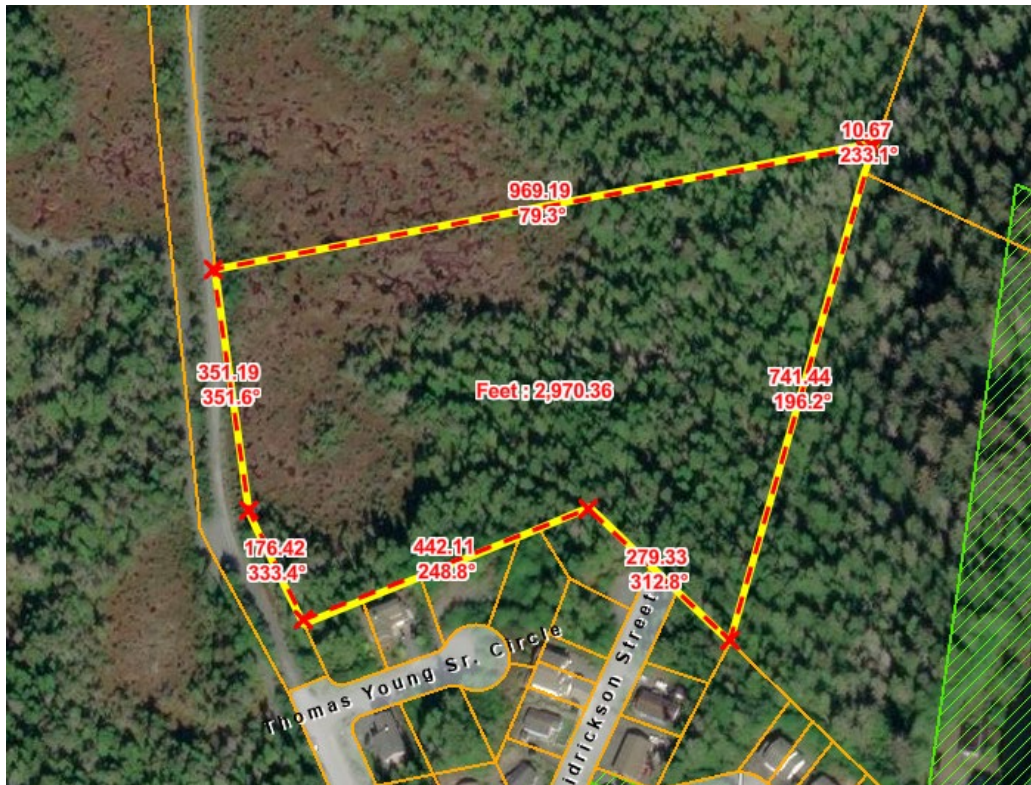
Date Submitted

600 Yaw Drive

Project Address

- **Site/Dimensions/Topography:**

600 Yaw Dr./ Area = 487,000.8 SF /



- **Existing Utilities and Utility Routes:**

Both Yaw Dr. and Herb Didrickson Street have existing utilities that are located at the south side of the proposed subdivision.

- **Proposed Utilities and Utility Routes:**

To be determined.

- **Access, Roads, Transportation, and Mobility:**

The primary access to the subdivision will be from Yaw Drive, with secondary access from Herb Didrickson Street. As part of the development, Herb Didrickson Street will be extended to the northeast, and two additional roads will be created within the subdivision. The section of Cross Trail that currently borders the north property line will be relocated and transformed into a walking trail on the new north road, connecting Yaw Drive to the Herb Didrickson Street extension.

- **Impact of proposal on any existing easements:**

The cross trail will be moved from the existing location on 600 Yaw drive and be placed on the north side of the proposed road as a walking path. In the Easement Agreement between BIHA “Grantor” and City and Borough of Sitka” Grantee” recorded 9/19/2016 in the Sitka recording district it states that BIHA has the right to move said easement if it benefits BIHAs

- **Public Health, Safety, and Welfare:**

We plan to make the Yaw crossing of the cross trail a road crosswalk.

- **Access to Light and Air:**

All roads in the subdivision will have light poles.

- **Orderly and Efficient Layout and Development:**

- **Describe all Existing Structures, Their Use, and Proximity to Proposed Property Lines:**

There is only one Home in an adjacent lot to the south on Thomas Young Circle

- **Existence of Any Required Parking:**

Lots in the subdivision will have their own parking requirements.

- **Availability of Required Parking:**

The only public parking will be loading and unloading located at a mail box bank area in the Yaw Drive ROW

- **Summary of Proposed Easement Agreements or Covenants:**

We propose to have this subdivision be a PUD with smaller lot sizing and lessened setbacks.

Additionally, we are still in talks with STA to place covenants on some of the lots to repay subsidies if they are sold for profit to a non-eligible person per their grant requirements.

Existing Site Conditions

The proposed 11-acre lot is undeveloped and contains densely wooded forest and open, sparsely vegetated muskeg. The site for the proposed subdivision is bounded by Yaw Drive on the west, the Kaas Heen Shaak subdivision on the east and undeveloped state and city land on the north and south. The Cross Trail currently follows the northern edge of the site via a 20 ft wide easement. The western half of the site is characterized by gently sloping muskeg that generally drains toward a 4-foot wide unnamed stream flowing to the east. Site topography on the eastern half of the site includes a steep slope that descends roughly 30' in elevation to a flat, thickly vegetated marsh adjacent to the Indian River drainage basin. A 1-acre area approximately 550 feet north of the intersection of Yaw Drive and proposed Street 1 is proposed for the laydown yard. It is undeveloped and contains densely wooded forest. The site is slopes down in the southwest direction, dropping approximately 19 feet from the north east corner to the south west corner.

PND performed two geotechnical investigations in September and October of 2023. Test pits and probing were performed within the subdivision site and the laydown yard. Test pits completed along the southern boundary of the site and along Yaw Dr. reached refusal on assumed bedrock at 9 feet below ground surface (bgs) on average, with a minimum depth of 6 feet bgs and a maximum depth of 12 feet bgs. The peat probe investigation found that the layer of organics was generally between 3 and 4 feet deep in the wooded area on the eastern half of the site and between 6 and 11 feet deep in the muskeg area on the western half of the site. Underlain by the peat organics was a layer of brown/orange-colored, volcanic ash (Edgcumbe Volcanics) that exhibits a similar appearance to coarse coffee grounds. When dry, the material readily crumbled in the hand. Observed below the ash at lower pit depths were intermittent layers of blueish gray-colored, fine grained inorganic silt and sand indicative of glacial drift. The subsurface material was excavated with little effort. Refusal conditions were encountered at each test pit on assumed bedrock. Water seepage was observed in TH-2 and TH-3 at the interface of the peat organics and volcanic ash layer.

Test pits completed along Yaw Dr. near the proposed laydown yard reached refusal on assumed bedrock at 5.5 feet bgs on average, with a minimum depth of 4.5 feet and a maximum depth of 7 feet. Peat probes completed within the boundary of the project site reached refusal at 3 feet bgs on average. The overburden soil profile generally consisted of a 1.5 to 2-foot layer of peat organics underlain by a layer of brown/orange volcanic ash that extended to the bedrock surface. In TH-6 and TH-7, a layer of glacial silt and sand was observed between the volcanic ash and bedrock. No groundwater seepage was noted during the test pit investigation, but more saturated soil and standing water was observed on the northwest boundary of the site.

Site Preparation and Earthwork

Recommendations for this site are based on geotechnical findings as they pertain to the immediate scope of work. Site preparation will commence with clearing, grubbing, and the excavation of the entirety of the organic overburden layer within the project limits. Some of this excavation can be considered temporary or usable, as it will only be removed to construct the buried road embankment slopes and then replaced. Other road construction methods involve limited excavation and the use of a geotextile to "float" the road section over soft subgrade. This is not recommended with below-grade utilities due to unavoidable settlement, which may cause pipes to break or adversely affected pipe grades in gravity systems.

Excavation for the road section should extend at least 19-inches measured from finish grade to accommodate a minimum 19-inch section consisting of 3 inches of asphalt and 4 inches of base course over 12 inches of subbase. Excavation for the laydown yard should extend at least 16 inches measured from finish grade to accommodate a minimum 16-inch section consisting of 4 inches of base course over 12 inches of subbase. It is likely that all roads will be constructed in areas requiring excavation beyond the 19-inch-thick structural section due to the overburden layer. Areas with depths beyond the structural fill section should be backfilled with Class B Borrow prior to the structural section.

Structural backfill material shall be angular, clean, sound, durable and free of any frozen clumps or deleterious material prior to placement. Aggregate will follow all project specifications and be a well-graded mixture of non-frost susceptible (NFS) sand and gravel. Structural fill will be divided into two aggregate sub-types: subbase and base course. Subbase will have a maximum particle size of 4 to 6 inches and less than 6% passing the No. 200 sieve. Subbase shall be placed between the excavation limits or Class B Borrow and base course. Base course should have a maximum particle size of 1 to 1.5-inches and less than 6% passing the No. 200 sieve.

Site Finish Grading, Paving and Drainage

Asphalt concrete pavement (ACP) with a thickness of 3 inches is recommended for the roadway surface.

A sidewalk will be constructed along the north side of Street 1 to serve as the relocated portion of the Cross Trail. The sidewalk will be cast-in-place Portland concrete cement (PCC) with a thickness of 6 inches. The rolled curb and gutter will be cast-in-place PCC and will be similar to CBS Rolled Curb & Gutter Type 2 but revised to include rebar reinforcement where anticipated driveways will be located.

A mailbox pull out will be constructed on Yaw Drive north of the intersection of Yaw Drive and Thomas Young Senior Circle. The pullout will have 3 inches of ACP. An 8-inch reinforced concrete slab will be constructed where the cluster mailboxes will be installed.

Water System

There is an existing 12-inch ductile iron (DI) water main that terminates at the intersection of Yaw Drive and Thomas Young Senior Circle and an 8-inch DI main that terminates at the gravel cul de sac at the northern end of Herb Didrickson Street. The Sitka Fire Department provided pressure flow data for two hydrants adjacent to the project site. The fire hydrant along Yaw Drive adjacent to Gil Truit Court had a static pressure of 45 PSI and a residual pressure of 43 PSI. The calculated flow at 20 psi is 4,643 gallons per minute (gpm). The fire hydrant at the intersection of Gil Truitt Court and Herb Didrickson Street had a static pressure of 49 PSI and a residual pressure of 44 PSI. The calculated flow at 20 psi is 3,005 gallons per minute (gpm).

The new main along Yaw Drive will be 12-inch high-density polyethylene (HDPE) and will connect to the end of the existing water system on Yaw Drive. The rest of the water system will be 8-inch HDPE and will connect to main in Herb Didrickson Street to create a looped system.

There will be individual 1-inch HDPE water services to the property line of each lot. All new water infrastructure will have a minimum 5 feet of ground cover where grades on the project site permit. In areas where the bottom of the trench excavation is in a layer of organic rich soil, the trench should

extend deep enough to reach competent soils and then should be backfilled with pit run to reach the bottom of the required base course bedding material.

Rigid foam insulation will be used to insulate the service if minimum ground cover is not achievable. The water service shall be supported by a minimum 6-inch-thick lift of base course.

Rough quantity estimates indicate that 542 linear feet of 12-inch HDPE main pipe, 1962 linear feet of 8-inch HDPE main pipe, and 1300 linear feet of 1-inch service pipe will be needed for construction of the water system.

Sanitary Sewer System

There is an existing 12-inch DI sewer main along Yaw Drive that terminates at the intersection at Thomas Young Senior Circle and an 8-Inch DI sewer main along Herb Didrickson Street that terminates at the gravel cul-de-sac at the northern end of the street. Preliminary analysis of the existing topography indicates that the entirety of the proposed sewer system cannot gravity drain into either existing sewer mains from the proposed subdivision. The sewer for the proposed subdivision will gravity drain to a new lift station at the intersection of Street 1 and Herb Didrickson Street. The lift station will convey sewage to a new manhole that will be installed at the end of the existing sewer main on Herb Didrickson Street where it will enter the City sewer system.

The lift station will be equipped with duplex submersible pumps located in a concrete wet well with valving located in a separate below grade concrete vault. Controls systems will be integrated into CBS supervisory control and data acquisition (SCADA) system and will include variable frequency drives or soft starters. Pumps shall be manufactured by Flygt. Pumps shall be rated for design peak flow, a minimum of 120 GPM is anticipated.

New 4-inch polyvinyl chloride (PVC) services will be provided to each lot. Mains and services will maintain 48 inches of cover. Rigid foam insulation will be used to insulate the service if minimum ground cover is not achievable. The new gravity main will maintain 10 feet of separation from the new water main, per CBS specifications.

Rough quantity estimates indicate that 1709 linear feet of 8-inch PVC sewer main pipe, 400 linear feet of 4-inch HDPE force main, and 1240 linear feet of 4-inch PVC pipe (private residences) will be required for construction of the sewer system. All gravity pipe shall be C900 SDR 25. Force main pipe shall be HPDE SDR 17.

Stormwater System

Yaw Drive will have a crowned roadway section that will allow runoff to sheet flow across the surface into a ditch on the east side or into the surrounding soils on the right side. Street 1 will have a crowned roadway with a rolled curb and gutter on the north side and a ditch on the south side. There will be two catch basins in the curb and gutter that will collect surface water and will convey it through culverts to the ditch on the south side of the street. Street 2 and Street 3 will have ditches on both sides. The ditches for each of these streets will ultimately convey water to a new cross culvert beneath Herb Didrickson Street to an unnamed creek that will be referenced to as "Unnamed Creek" for the purpose of this narrative.

Herb Didrickson Street will have a crowned roadway section with a ditch on the uphill, or west side of the roadway from the connection to the existing pavement on Herb Didrickson Street to the intersection at Street 1. The runoff from the east side of the roadway will sheet flow to the existing ground where it will ultimately reach Unnamed Creek. From the intersection at Street 1, north to the cul de sac the runoff will sheet flow to ditches on both sides before ultimately reaching a stream listed in the anadromous water catalog (AWC).

A preliminary Hydrologic and Hydraulic Report has been prepared for this site to analyze the two streams on the site including the AWC stream and Unnamed Creek. Both creeks cross Herb Didrickson Street. Unnamed Creek is not an anadromous stream and does not have the same requirements as the AWC stream. Based on an analysis of the data collected, the AWC stream will require a 30-foot long corrugated metal culvert with a 9-foot diameter embedded 3.6 feet below grade. A 37-foot-long corrugated polyethylene culvert with a 3-foot diameter is proposed for Unnamed Creek.