



# City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

---

*Coast Guard City*

## **Planning and Community Development Department**

### **AGENDA ITEM:**

Case No: P 21-04  
Proposal: Final plat for a minor subdivision  
Applicant: David Thomas  
Owner: David Thomas  
Location: 601 Baranof Street  
Legal: Lot 1, Shaffer/Rezek Lot Line Adjustment  
Zone: R-1 Single-Family and Duplex Residential District  
Size: 54,134 square feet  
Parcel ID: 1-7020-000  
Existing Use: Residential  
Adjacent Use: Single-Family, Duplex, Cemetery  
Utilities: Existing  
Access: Baranof Street, Hirst Street

### **KEY POINTS**

- Proposal is to create 2 lots above dimensional development standards at 21,695 square feet and 32,444 square feet
- Both lots will have direct vehicular access to CBS rights-of-way
- Existing infrastructure is in place to provide parking, access, and utilities

### **RECOMMENDATION**

Staff recommends approval of the final plat for a minor subdivision at 601 Baranof Street subject to the attached conditions of approval.

### **ATTACHMENTS**

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

## **BACKGROUND AND PROJECT DESCRIPTION**

The applicant proposes to subdivide 601 Baranof Street into two lots. 601 Baranof Street is currently the only lot in a minor subdivision. Adjacent portions of undeveloped rights-of-way, Alpine Street and Highland Street, were partially vacated by the city and incorporated into the lot during the 2008 lot line adjustment action. Creating an additional lot with direct access to a right-of-way constitutes this proposal as a minor subdivision.

601 Baranof Street is a large lot at 54,134 square feet, with direct contact from 2 rights-of-way, Baranof Street and Hirst Street. Currently, a single-family dwelling sits toward the Baranof Street portion of the lot. The subdivision proposal would be such that the resultant lots would each have independent access via a right-of-way. Lot 1 would include the existing structure and be accessed by Baranof Street, as it is currently. Lot 2 would gain access via Hirst Street.

The newly created parcels will exceed the development standards for the R-1 zoning district, the minimum lot size in this zone is 6,000 square feet net of access easements. In the proposed subdivision, the lots will have the following sizes:

- Lot 1: 21,695 sf
- Lot 2: 32,444 sf

The CBS internal Development Review Committee has reviewed this request and are supportive of the subdivision concept. Comments were received regarding the likely presence of wetlands in this area as well as the potential for drainage courses to be impacted if the lots were more intensely developed. In accordance with SGC 21.40.130, an engineered drainage plan was necessary prior to final plat approval. A drainage plan has been submitted to, and approved by, municipal engineering, satisfying this requirement.

### **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 utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.<sup>1</sup> These factors are analyzed in the below Analysis section.

### **Development Standards**

The minimum lot area for the R-1 district is 6,000 square feet and 80' minimum lot width. Proposed lots meet these requirements.

## **ANALYSIS**

**Site:** Site is a mostly flat and wooded wetlands area with a steep embankment along the eastern property line.

**Utilities:** Lot 1 has water and electricity from Baranof Street. There is a sewer easement across Lot 2 for Lot 1 to connect to the Hirst Street main. Lot 2 will have all utilities served via Hirst Street.

---

<sup>1</sup> SGC Section 21.04.020

**Access, Roads, Transportation, and Mobility:** Lot 1 is directly accessed from Baranof Street and Lot 2 will be directly access by Hirst Street, both are municipally maintained rights-of-way.

**Public Health, Safety and Welfare:** No negative impacts to public health, safety, or welfare are anticipated. The proposal subdivision creates a new opportunity for single-family/duplex development in a developed residential neighborhood.

**Orderly and Efficient Layout and Development:** The proposal is a more efficient use of existing access to rights-of-way and utilities while providing new development opportunity for a large, undeveloped space.

### **COMPREHENSIVE PLAN**

The proposed minor subdivision final plat complies with the Comprehensive Plan by encouraging higher density development in an infill, residential area.

### **RECOMMENDED MOTION**

**1. I move to approve the final plat for a minor subdivision to result in two lots at 601 Baranof Street in the R-1 single-family and duplex residential district subject to the attached conditions of approval. The property is also known as Lot 1, Shaffer/Rezek Lot Line Adjustment. The request is filed by David Thomas. The owner of record is David Thomas.**

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 15.04.100, 15.04.110, 15.04.240, and 15.04.250.
- 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 shall be developed, reviewed by the Planning Department, 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 final plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed minor subdivision final plat complies with the Comprehensive Plan by following the subdivision process, enabling residential development of otherwise vacant land, and encourages higher density development in an infill, residential area;
- c. The proposed minor subdivision final plat complies with the subdivision code; and
- d. 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.