



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Chair Spivey and Planning Commission Members

**From:** Amy Ainslie, Planning & Community Development Director

**Date:** October 28, 2022

**Subject:** Parking Plan Review for CUP 22-14

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### **Background**

CUP 22-14 was a request for five short-term rentals in the proposed (future) multifamily development at 505 Sawmill Creek Road. While the request was granted, it was determined that more consideration was needed for the parking arrangement on the property. To that end, a condition of approval was added requiring the applicant to bring back a parking plan for Commission review and approval at a later date. The applicants have now submitted a few options for consideration. Planning and Municipal Engineering reviewed the plans to provide the staff recommendations.

### **Analysis**

#### **1. Front Parking Lot Ingress/Egress**

The applicants have two proposed options for ingress/egress for the front parking lot located on the corner of Sawmill Creek Road.

**Option A:** Ingress from the Baranof Street driveway (via Sawmill Creek Road or Baranof Street itself) which will be enter only, egress from the Sawmill Creek Road driveway which will exit only, right turn only.

**Option B:** Ingress from the Sawmill Creek Road driveway which would be enter only, egress from the Baranof Street driveway (exit only), and a right turn only on to Baranof Street.

Staff recommends utilizing **Option A** for front parking lot ingress/egress. Turn movement is expected at the intersection, and there are stop signs and crosswalks to properly accommodate the left-turn movement. Further, visibility turning from Sawmill Creek on to Baranof Street is better than turning from Baranof Street on to Sawmill Creek. The right turn only on the Sawmill Creek driveway egress path is enabled by proximity to the roundabout (traffic needing to travel outbound on Sawmill Creek Road can travel inbound for a short distance and utilize the roundabout to get turned around).

## **2. Rear Parking Lot Egress**

The rear parking lot can only be accessed via the driveway on Baranof Street. In an effort to address traffic concerns from neighbors, the applicants have suggested making egress right turn only.

Staff does not recommend requiring a right turn only for egress from the rear parking lot. The Planning Department has also received neighborhood concerns regarding visibility when exiting Baranof Street on to Sawmill Creek – requiring a right turn only puts more traffic through this area. Further, DeGroff Street is a recently improved municipal right-of-way that can be utilized.

## **3. Number of Parking Spaces**

Per SGC 22.20.100(G)(1), a multifamily building with 16 dwelling units would require 24 parking spaces. While not settled, there was some discussion during the conditional use permit approval about reducing the amount of required parking, potentially only requiring one space each for the short-term rental units, decreasing the overall parking requirement to 22 spaces. There was mixed feedback during the conditional use permit hearing regarding more or less parking (particularly given the impact on greenspace). Commissioners should determine what amount of parking is appropriate for the development.

## **Recommended Motion**

I move to find that condition 11 of CUP 22-14 has been satisfied by the applicant. The parking plan as approved shall include:

- \_\_\_\_\_ Parking spaces for the short-term rentals
- \_\_\_\_\_ Parking spaces for the long-term rentals
- Ingress from the front parking lot via the (Baranof Street or Sawmill Creek) driveway
- Egress from the front parking lot via the (Baranof Street or Sawmill Creek) driveway
- Any other conditions on parking configuration: \_\_\_\_\_

*Staff will assist with crafting a motion based on Commissioner discussion*

Encl: Attachment A: Aerial  
Attachment B: Parking Plans  
Attachment C: Minutes from CUP 22-14  
Attachment D: Applicant Narrative  
Attachment E: Photos