



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 22-10
Proposal: Final plat for a minor subdivision
Applicant: City and Borough of Sitka (CBS)
Owner: Alaska Department of Education and Early Development (ADEED)
Location: 1190 Seward Avenue
Legal: Lot 15A, U.S. Survey 1496
Zone: P – Public lands district
Size: 87,991 s.f. (2 acres)
Parcel ID: 1-9208-000
Existing Use: Undeveloped
Adjacent Use: U.S. Coast Guard, healthcare, education
Utilities: Existing
Access: Seward Avenue

KEY POINTS AND CONCERNS:

- Proposal is to subdivide the U.S. Coast Guard right-of-way grant to its own lot, see case file V 22-21 for platting variance information
- There is no minimum lot size in the public lands district – smaller lot will be 9,016 square feet and the larger lot will be 78,667 square feet (1.8 acres)

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Current Plat
Attachment C: Final Plat
Attachment D: Topographic Map
Attachment E: Photos
Attachment F: Applications

BACKGROUND AND PROJECT DESCRIPTION:

The applicant proposes to subdivide 1190 Seward Avenue into two lots – the larger of the lots will be purchased by CBS for development of the new seaplane base, and the smaller lot will continue to be used by the U.S. Coast Guard (USCG) for a driveway adjacent to their property.

As discussed under case file V 22-21, USCG was given a right-of-way grant (ROW grant) in 1975 by the property owner at the time, the Alaska Area Native Health Service. Seward Avenue was never extended to this point, and access was instead developed from Airport Road. USCG did utilize the ROW grant for development of a driveway which is used to access several facilities on the property. USCG has agreed to reduce the boundaries of their ROW grant to the area actually used (now the boundaries for the proposed Lot 2A), which frees space on the remainder of the lot for seaplane base development and also resolves the encumbrance on the larger lot, enabling FAA sponsorship for the project location and reimbursement for the land acquisition. It is intended that this smaller lot will attach to the USCG property at a later date (which is an action that would come back to the Commission for approval), but in the meantime ADEED can retain the parcel and USCG can continue to utilize it. A plat note has been added to that would require any changes to the ROW grant to come back before the Planning Commission, mitigating the risks of the lot transferring to another party that would want to develop the property and not have connection to a right-of-way for access and utilities.

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. These factors are analyzed in the below Analysis section.

ANALYSIS:

Site: Most of the lot is undeveloped. There is a steep slope from the south side of the lot towards the waterfront. It is heavily vegetated with significant water frontage.

Utilities: Municipal utilities are available in Seward Avenue.

Access, Roads, Transportation, and Mobility: Access is available from Seward Avenue, a municipal right-of-way which terminates in a cul de sac.

Public Health, Safety and Welfare: No impacts expected – limiting access to Lot 2A helps to preserve security to USCG property.

Orderly and Efficient Layout and Development: The subdivision is designed to work within the bounds of participating state and federal agencies while moving forward the CBS seaplane base development.

Comprehensive Plan: Comprehensive Plan Action T 2.1.c states, “Replace Sitka’s deteriorating seaplane base to maintain the economic and transportation benefits Sitka residents, businesses,

and visitors depend on.” This platting action is a critical step in advancing the land acquisition for development of the seaplane base. Further, Action PTR 3.8 states, “Pursue funding and grant opportunities for development of a new seaplane base.” This platting action (and the related platting variance) resolves the ROW grant encumbrance on the remainder of the lot which enables the land acquisition to be reimbursed by the FAA.

RECOMMENDATION:

Staff recommends approval of the final plat for a minor subdivision at 1190 Seward Avenue subject to the attached conditions of approval.

RECOMMENDED MOTION

- 1. I move to approve the final plat for a minor subdivision to result in two lots at 1190 Seward Avenue in the P public lands district subject to the attached conditions of approval. The property is also known as Lot 15A, US Survey 1496. The request is filed by the City and Borough of Sitka. The owner of record is the State of Alaska, Department of Education and Early Development.**

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 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 final plat meets its burden of proof as to access, utilities, and dimensions as proposed (excepting any standards waived through the platting variance process);
- b. The proposed minor subdivision final plat complies with the Comprehensive Plan by following the subdivision process and enabling development of, and funding for, a seaplane base;
- 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.