



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: June 14, 2016

From: Samantha Pierson, Planner I, and Michael Scarcelli, Senior Planner

To: Planning Commission

Re: P 16-05 Final Plat of a Major Subdivision, Nakwasina Sound Subdivision, of ASLS 2015-06 on Lisianski Peninsula

GENERAL INFORMATION

Applicant: Global Positioning Services

Property Owner: Alaska DNR
Division of Mining, Land, & Water

Property Address: Lisianski Peninsula

Legal Description: ASLS 2015-06

Parcel ID Number: none

Size of Existing Lot: 122.35 acres

Zoning: None, but pending OS zone app.

Existing Land Use: undeveloped

Utilities: none

Access: via water

Surrounding Land Use: undeveloped

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve the final plat

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Application
Attachment C: Proposed Plat
Attachment D: Current Survey

Providing for today...preparing for tomorrow

Attachment E: Zoning Map
Attachment F: Ownership Information

BACKGROUND

The State of Alaska holds title to the land and mineral estates of the current parcel, a portion of Lisianski Peninsula on Baranof Island. The State wishes to subdivide this parcel and sell 18 residential lots that result from the subdivision (Nakwasina Sound Subdivision).

PROJECT DESCRIPTION

The proposed subdivision consists of 18 lots and 1 tract. The tract houses Lisianski Peninsula Lighthouse. Lots range in size from 4.29 to 9.94 acres. The lots will be sold as residential properties. The subdivision includes a 100 foot building setback along ocean frontage. A 100 foot public access easement abuts the island side of 13 lots, and a 50 foot public access easement abuts the water side of all 18 lots.

ANALYSIS

Project/Site: The property is remote, and is only accessible by water. The city does not have current plans now or in our lifetimes to extend road access to the proposed subdivision. The lots are large, providing another housing, recreation, open space, and development option for Sitkans who do not wish to live in a town setting.

According to Sitka General Code 21.40.030.A, the municipality shall be a party to all easements. A plat note regarding the easements should be added to the final plat.

Procedure: Major subdivisions require Planning Commission approval of the preliminary and final plats. The Assembly must approve the final plat.¹

Traffic: As the subdivision will not offer road access, road traffic will not be impacted. Boat traffic may increase in Nakwasina Sound.

Parking: Though lots have adequate space for parking, parking is a non-issue due to remote location off the road system.

Noise: Lots are large, which should provide sufficient sound buffers.

Public Health or Safety: No known impacts. All future development shall comply with all applicable regulations such as Building and Construction Code.

Habitat: No known impacts.

Property Value or Neighborhood Harmony: Large lots of comparable size will result in similarly valued properties, and will contribute to the city's property tax base. To secure harmony for anticipated uses, the subdivision will be proposed to be zoned Open Space, which is intended to serve as a holding zone for large tracts where specific plans are not in place. Such a zoning would allow a single-family

¹ Section 21.32.010—General Outline of Procedure for Major Plat Approval.

home, park, trails, campground, marina, personal docks, utility facilities, commercial home horticulture, and a single private cabin per lot as permitted uses; and a sportsclub as a conditional use.

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan section 2.4.1, which states, “To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations” by creating large, secluded rural residential lots and making them available for purchase.

Conformity with Subdivision Code:

Pursuant to Section 21.40.020, Compliance with Standard Specifications and Subdivision Agreements, and Section 21.52.020 Administrative Responsibilities, and due to the remote location of the proposed subdivision, Planning Staff and the Municipal Engineer conclude that certain standard specifications, such as streets to nowhere that would have to be maintained by the City, are not in the best interests of the community at large. Therefore, the proposal as presented with the amended plat notes is sufficient to comply with the intent of the zoning and subdivision code. City maintained right of ways shall not be required by developer nor maintained by City. Water and Sewer shall be provided by lot owners and in compliance with all applicable regulations and require all applicable permits. Easements as provided are sufficient for current and future development.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed subdivision complies with the comprehensive plan by providing for the development of additional open space, housing, development, and recreational options.
- 2) That the major subdivision would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Planner's analysis and move to approve the Final Plat of the major subdivision of ASLS 15-06.

RECOMMENDED MOTION

Move to approve the final plat of a major subdivision for ASLS 15-06. This approval is subject to the attached conditions of approval. The request is filed by Global Positioning Services. The owner of record is Alaska Department of Natural Resources Division of Mining, Land, and Water.

Conditions of Approval:

Plat shall note the following:

1. The municipality shall be a party to all easements. All easements shall be recorded and no changes shall occur without municipal approval.
2. Water Supply and Sewage Disposal. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system, is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation and in accordance with any applicable regulations. Approval of such systems shall be obtained from applicable authorities.
3. All applicable regulations and permits shall be required for any development.