



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

Date: June 28, 2016

From: Samantha Pierson, Planner I

To: Planning Commission

Re: ZMA 16-03 Zoning Map Amendment of ASLS 15-06

### GENERAL INFORMATION

Applicant: CBS Planning and Community Development Department

Property Owner: Alaska Department of Natural Resources

Property Address: Lisianski Peninsula

Legal Description: ASLS 15-06

Parcel ID Number: None

Size of Existing Lot: 122.35 acres

Zoning: None

Existing Land Use: Undeveloped

Utilities: None

Access: Water

Surrounding Land Use: Undeveloped, Recreational

### 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 of Approval for the replat

### ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Additional Maps

Providing for today...preparing for tomorrow

Attachment D: Application  
Attachment E: Plat  
Attachment F: Use Tables  
Attachment G: Ownership

## **PROJECT DESCRIPTION**

Global Positioning Services, on behalf of Alaska DNR, applied for a major subdivision of ASLS 15-06 located on Lisianski Peninsula. The Planning Commission approved the final plat, and the plat will go to the Assembly for approval at a later date. The property is currently unzoned. The CBS Planning and Community Development Department requests that the Planning Commission recommend Open Space (OS) zoning for the property. The final decision will be made by the Assembly.

## **BACKGROUND**

Lisianski Peninsula, like much of the undeveloped portions of Baranof Island, is unzoned. This action will only assign zoning to ASLS 15-06, otherwise known as the Nakwasina Sound Subdivision. The assignment of a zoning classification is essential, as it will guide the future development of the property.

Open Space (OS) zoning would allow property owners to build recreational housing, while still preserving rural character. The Open Space (OS) zoning district: “is to serve as a holding zone for large islands or tracts for which specific plans have not been established.”<sup>1</sup> Permitted OS uses include single-family detached housing, trails, campgrounds, docks, a marina, and commercial home horticulture. One small private recreational cabin per lot is permitted in addition to the principal structure.

## **ANALYSIS**

**Project / Site:** The proposed parcel is unzoned. The parcel is 122.35 square feet, and is currently undergoing the subdivision process to create 18 lots and 1 tract.

**Traffic:** The zoning map amendment will not result in more traffic beyond what is created by the subdivision.

**Parking:** Not applicable.

**Noise:** Lots are large to provide sound buffers. No concerns.

**Public Health or Safety:** Property owners will be responsible for installing DEC approved

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<sup>1</sup> § 22.16.160 OS Open Space Zone

utilities. This is clearly stated in the plat notes.

**Habitat:** Any future docks must comply with US Army Corps of Engineers requirements.

**Property Value or Neighborhood Harmony:** Neighboring property is undeveloped and government-owned. No concerns.

**Comprehensive Plan:** 2.4.1 To guide the orderly and efficient use of private and public land in a manner that encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations, *specifically, by assigning OS zoning to preserve the property's rural character.*

### **FINDINGS**

1. That the granting of such zoning map amendment will not adversely affect the Comprehensive Plan, and it is consistent with Comprehensive Plan 2.4.1 which states, "To guide the orderly and efficient use of private and public land in a manner that encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations, *specifically, by assigning OS zoning to preserve the property's rural character.*"
2. The zoning map change is consistent with the public purpose of developing commonsense zoning.
3. The zoning map change will not result in adverse effects on public health, safety, and welfare.

### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Planner's analysis and grant the zoning map amendment to assign Open Space to ASLS 15-06.

### **RECOMMENDED MOTIONS**

1. Move to approve the findings as discussed in the staff report.
2. Move to approve the zoning map amendment of ASLS 15-06 to assign Open Space (OS) zoning. The request is filed by the City and Borough of Sitka Planning and Community Development Department. The owner of record is Alaska Department of Natural Resources Division of Mining, Land, and Water.