



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 19-05
Proposal: Final Plat – minor subdivision to result in 2 lots
Applicant: Shee Atika Holdings Alice Island, LLC
Owner: Shee Atika Holdings Alice Island, LLC
Location: 601 Alice Loop
Legal Desc.: Lot 10 Alice and Charcoal Island Subdivision
Zone: WD Waterfront District
Size: Existing: 148,975.20 square feet
Proposed: Lot 1 – 60,518 square feet, Lot 2 – 78,161 square feet
Parcel ID: 1-9000-001
Existing Use: Commercial Real Estate
Adjacent Use: Vacant, Residential, Commercial, Harbor
Utilities: Alice Loop
Access: Alice Loop

KEY POINTS AND CONCERNS:

- Lots will easily meet dimensional development standards of 6,000 square feet net of access easements.
- Direct vehicular and utility access from Alice Loop.
- Existing infrastructure in place to provide parking, access, and utilities.

RECOMMENDATION:

Approve the final plat of the minor subdivision of 601 Alice Loop subject to the attached conditions of approval.

ATTACHMENTS:

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

BACKGROUND:

The property at 601 Alice Loop is currently a large, mostly undeveloped lot in the Waterfront zoning district. A building most commonly known as the former Mt. Edgumbe Elementary School fronts the right-of-way on Alice Loop, with a large amount of vacant, unused land surrounding it. Future plans will likely include a major subdivision of the newly created Lot 2, which is why the applicant has included siting for a wide access and utility easement across Lots 1 and 2. This minor subdivision is a first step in enabling the future development of the area.

PROJECT DESCRIPTION:

The proposed minor subdivision is intended to divide Lot 10 of the Alice and Charcoal Island Subdivision. The newly created parcels would both exceed the development standards for the Waterfront district; the minimum lot size in this zone is 6,000 square feet. In the proposed subdivision, Lot 1 would be 60,512 square feet (49,246 square feet net of access easements) and Lot 2 would be 78,161 square feet (65,351 square feet net of access easements).

Both lots make contact with the right-of-way, Alice Loop. An access and utility easement is platted here overlapping Lots 1 and 2 to enable future development and further subdivision of Lot 2. A utility easement was also added to the north portion of Lot 1 as another utility point for future development of Lot 2. Maintenance agreements for these easements will be developed, recorded, and cited via plat note.

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.¹ These factors are analyzed in the below Analysis section.

Development Standards

The minimum lot area for the WD District is 6,000 square feet. Both resulting lots will meet these minimums.

ANALYSIS:

Site: Proposed Lot 1 will be 60,518 square feet (49,246 square feet net of access easements). Lot will retain existing structure and parking lot. Lot 2 will be 78,161 square feet (65,351 square feet net of access easements).

¹ SGC Section 21.04.020

Utilities: Utilities are available from Alice Loop, multiple utility easements are also platted to ensure future development options as well. Easement on the south end of the new Lot 2 is retained. Plat notes shall be added to cite recorded agreements for utility easements.

Access, Roads, Transportation, and Mobility: Lots are directly accessed from Alice Loop, and a new access easement through both lots is platted for future development.

Public, Health, Safety and Welfare: Locations for utilities are planned via proposed platted easements. A condition of approval requires all utility installations to undertake the required permitting processes. Creates developable, waterfront lot in a residential/multi-use neighborhood.

Orderly and Efficient Layout and Development: Subdivision separates existing structure primarily used for commercial purposes from vacant, buildable land in a way that preserves future development opportunities on Lot 2.

COMPREHENSIVE PLAN

The proposed minor subdivision final plat complies with the Comprehensive Plan by following the subdivision process, and enables economic development of otherwise vacant land.

RECOMMENDED MOTION

1. I move to approve the final plat for a minor subdivision to result in two lots at 601 Alice Loop in the Waterfront zoning district. The property is also known as Lot 10 Alice and Charcoal Island Subdivision. The request is filed by Shee Atika Holdings Alice Island, LLC. The owner of record is Shee Atika Holdings Alice Island, LLC

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 the access and utility easements 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:

- 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, and enables economic development of otherwise vacant land;
- 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.