



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## **Planning and Community Development Department**

Case No: P 19-06  
Proposal: Final Plat – hybrid minor subdivision to result in 5 lots  
Applicant: Shee Atika Inc.  
Owner: Shee Atika Inc.  
Location: 430 and 470 Alice Loop  
Legal Desc.: Lots 11C and 11D William Paul Subdivision  
Zone: WD Waterfront District  
Size: 430 Alice Loop Existing: 29,629 square feet,  
Proposed: Lot 3 – 9,744 sf, Lot 4 – 10,253 sf, Lot 5 – 9,607 sf  
470 Alice Loop Existing: 21,662 square feet  
Proposed: Lot 1 – 12,558 sf, Lot 2 – 9,103 sf  
Parcel IDs: 430 Alice Loop: 1-9020-003  
470 Alice Loop: 1-9020-002  
Existing Use: Vacant, Undeveloped  
Adjacent Use: Vacant, Residential, Commercial, Harbor  
Utilities: Alice Loop  
Access: Alice Loop

### **KEY POINTS AND CONCERNS:**

- Lots will meet dimensional development standards of 6,000 square feet net of access easements.
- Three lots have direct vehicular and utility access from Alice Loop – meeting the threshold for hybrid minor subdivisions that at least one lot is fully served by a right-of-way.
- Existing infrastructure is in place to provide parking, access, and utilities.

### **RECOMMENDATION:**

Approve the final plat of the minor subdivision of 430 and 470 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 properties at 430 and 470 Alice Loop are currently a large, vacant, and mostly undeveloped lots in the Waterfront zoning district. The land was subdivided into the William Paul Subdivision in 2015, a minor subdivision of Lot 11, Alice and Charcoal Island Subdivision. Shee Atika Holdings Alice Island, LLC has retained ownership of 4 of the 5 lots in the William Paul Subdivision.

While this platting action results in more than 4 lots as is common in minor subdivisions, the action is the subdivision of two lots resulting in five (rather than the subdivision of one lot resulting in more than four lots). Further, a hybrid minor subdivision can result in five lots if at least one lot is fully served in terms of access and utilities by a right-of-way rather than by easement. Further, no more than 4 lots are accessed via a platted access easement, and of the five lots created, 3 make contact with a right-of-way for access and utilities. Given these factors, requiring review and development standards in accordance with a major subdivision is not “right-sized” with the proposed subdivision plan. Consideration of this platting action as hybrid minor subdivision is most appropriate.

During consideration of the preliminary plat, the Planning Commission had two primary concerns/changes they wished to see for the final plat. The first was that the easement granted through the proposed Lot 2 should be widened to 20 feet rather than 15 feet which was shown. This has been updated on the final plat. The Commission was also unsure of whether or not the proposed Lot 4 met the development standard of lots being at least 60 feet wide. The Curve Data table on the plat indicates the front property line for the proposed Lot 4 meets this standard and is 60 feet wide.

## **PROJECT DESCRIPTION:**

The proposed minor subdivision is intended to divide Lots 11C and 11D of the William Paul Subdivision. The newly created parcels will exceed the development standards for the Waterfront district; the minimum lot size in this zone is 6,000 square feet net of access easements. In the proposed subdivision, the lots will have the following sizes (measured net of access easements):

- Lot 1: 12,558 sf
- Lot 2: 7,283 sf
- Lot 3: 9,744 sf
- Lot 4: 9,869 sf
- Lot 5: 7,185 sf

Lots 3, 4, and 5 make contact with the right-of-way, Alice Loop. An access and utility easement is platted along the east side of Lot 5 to serve Lots 11A, 11B, and 11C of the William Paul Subdivision. As Lot 11C will be subdivided into two lots, the easement will now provide access to four lots. A maintenance agreement is already 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. <sup>1</sup> These factors are analyzed in the below Analysis section.

### **Development Standards**

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

### **ANALYSIS:**

**Site:** Lots are currently large, flat, and undeveloped. Lot sizes listed above under project description; all lots meet the dimensional standards for the zoning district.

**Utilities:** Utilities are available from Alice Loop, multiple utility easements are also platted to ensure future development options as well. Maintenance agreements for utility easements will be cited via plat note and recorded prior to final plat recording.

**Access, Roads, Transportation, and Mobility:** Three of the lots are directly accessed from Alice Loop, an existing easement would serve two lots – four lots total would utilize this easement which is consistent with code requirements for access easements.

**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:** Lot 11C and 11D should be developed and subdivided in coordination with one another; access to Lot 11C is dependent on easement provided by Lots 11B and 11D.

### **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.

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<sup>1</sup> SGC Section 21.04.020

## **RECOMMENDED MOTION**

**1. I move to approve** the final plat for a hybrid minor subdivision to result in five lots at 430 and 470 Alice Loop in the Waterfront zoning district subject to the attached conditions of approval. The properties are also known as Lot 11C and 11D William Paul Subdivision. The request is filed by Shee Atika Inc. The owner of record is Shee Atika Inc.

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.