



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 20-03
Proposal: Final Plat – minor subdivision to result in 4 lots
Applicant: Shee Atika Holdings Alice Island, LLC
Owner: Shee Atika Holdings Alice Island, LLC
Location: 601 Alice Loop
Legal Desc.: Lots 1 and 2 Dr. Walter Soboleff Subdivision
Zone: WD Waterfront District
Size: Existing:

- Lot 1 - 60,518 square feet
- Lot 2 - 78,161 square feet

Proposed:

- Lot 1A – 59,779 square feet
- Lot 2A – 31,494 square feet
- Lot 2B – 21,038 square feet
- Lot 2C – 26,367 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:

- Commission reviewed and approved the preliminary plat on July 1, 2020
- Lots meet dimensional development standards for the zoning district.
- 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
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. The Sealing Cove Business Center (more 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 for the lots include development of multi-family housing.

Changes from the previous platting action: The boundary lines of Lot 1 are being adjusted, and the access easement with cul-de-sac termination is being vacated. A new 30' wide access easement is being platted in its place.

PROJECT DESCRIPTION:

The proposed minor subdivision is intended to divide Lots 1 and 2 of the Dr. Walter Soboleff subdivision. The newly created parcels would all exceed the development standards for the Waterfront district; the minimum lot size in this zone is 6,000 square feet. Proposed lot sizes are as follows (in square feet):

- Lot 1A: 59,779
- Lot 2A: 31,494
- Lot 2B: 21,038
- Lot 2C: 26,367

Two of the lots make contact with the right-of-way, Alice Loop. A 30' access easement is platted for access to lots 2B and 2C. A utility easement remains on the northwest side of Lot 1 to provide electric service to Lot 2C. The remaining utility connections for Lots 2B and 2C are to be from the main 30' access and utility easement. A 20' utility easement is maintained on the southeast side of Lot 2A for the Alice Island PUD.

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. All resulting lots will meet these minimums.

¹ SGC Section 21.04.020

ANALYSIS:

Site: Site is large, flat, and mostly undeveloped with the exception of the Sealing Cove Business Center.

Utilities: Utilities are available from Alice Loop, multiple utility easements are also platted to ensure future development options. Easement on the southeast end of the new Lot 2A 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 all three 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. Resulting lots all have satisfactory access for emergency services. 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 enables future multifamily development on lots 2A-C.

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 four lots at 601 Alice Loop in the Waterfront zoning district subject to the attached conditions of approval. The property is also known as Lots 1 and 2, Dr. Walter Soboleff 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 policies 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.
- 6) Fire separation of existing the existing building on Lot 1 to all adjacent property lines will be to the satisfaction of the Building Official prior to final plat recording.

2. I move to adopt the findings as listed in the staff report:

- 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.