



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Chair Spivey and Planning Commission
From: Amy Ainslie, Director, Planning and Community Development
Subject: CUP 16-20 Amendment
Date: October 16, 2020

CUP 16-20 was granted to Zak Wass in June of 2016 to build an ADU on 1705 Sawmill Creek Road, the primary residence of the applicant (owned by his father, Morgan Doubleday). A conditional use permit was needed in this case because there is already a duplex on the property and the proposed size of the ADU was approximately 866 square feet (over the standard 800 square feet). There was a shed/garage on the property that the applicant intended to convert to an ADU.

The applicant has been working on the structure since 2016 to prepare for its conversion to an ADU. What was previously a carport has been enclosed as a garage (per the plans presented with the original ADU request), decks have been modified, and grading/clearing work has commenced.

The applicant would like to add an addition on to the back of the ADU structure measuring approximately 16'x 20', 320 additional square feet bringing the total to 1,186 square feet. Per the attached floor plan, the addition will be used as a mudroom, laundry space, storage space, and studio/workspace.

The additional studio space (particularly given the indicated studio space in the existing structure) could serve as another bedroom. However, it does not appear that its use could extend to adding density to property (i.e. another dwelling unit). The placement of the addition is ideal, as the rear of this lot is heavily buffered due to elevation and surrounding vegetation/foliage. From this vantage point, there are very few sightlines to other properties so the opportunity/possibility for negative neighborhood impacts is quite low. Staff recommends approval of this item.

Recommended motion: "I move to approve the proposed amendment to CUP 16-20 to allow the construction of a 320 square foot addition to the proposed ADU subject to the attached conditions of approval."

Conditions of approval:

1. Approval of this amendment does not change or waive the conditions of approval or findings of fact as approved in CUP 16-20 with exception of allowing the change of building plans as described in this amendment.