



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## **Planning and Community Development Department**

### **AGENDA ITEM:**

Case No: P 20-08  
Proposal: Final Plat for a Boundary Line Adjustment  
Applicant: Robert Woolsey Jr.  
Owner: Robert Woolsey Jr.  
Location: 1301 Edgecumbe Drive and Lot 1 Little Critter Highlands Subdivision  
Legal: Lot 1 Old City Shops Subdivision and Lot 1 Little Critter Highlands Subdivision  
Zone: R-1 single family and duplex residential district and  
R-2 multifamily residential district  
Size: Current: 17,600 sf and 6,003 sf (1301 Edgecumbe and Lot 1 LCH respectively)  
Proposed: 11,874 sf and 10,802 sf (1301 Edgecumbe and Lot 1 LCH respectively)  
Parcel IDs: 1-4680-000 and 1-4707-001  
Existing Use: Residential, vacant  
Adjacent Use: Residential, school  
Utilities: Existing  
Access: Edgecumbe Drive and Kostrometinoff Street

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

- Final plat of Little Critter Highlands (LCH) Subdivision approved by the Commission in January 2020
- As described in subdivision process, Lot 1 LCH was sold to property owner at 1301 Edgecumbe Drive. Also as described during subdivision process, new owner would like to adjust lot line in order to create more buildable space and access to the lot.

### **RECOMMENDATION:**

Staff recommends approval of the final plat for a boundary line adjustment for 1301 Edgecumbe Drive and Lot 1 Little Critter Highlands Subdivision,

## **ATTACHMENTS:**

Attachment A: Aerial

Attachment B: Current Plat

Attachment C: Proposed Plat

Attachment E: Photos

Attachment F: Applicant Materials

## **BACKGROUND & PROJECT DESCRIPTION**

Both lots are owned by one property owner, Robert Woolsey Jr. Given the opportunity to purchase the newly created Lot 1 LCH, Woolsey signaled to the Commission that it was his intent to adjust the lot line so as to provide more direct access from Kostrometinoff Street to the lot with less land held in an easement.

Lot 1 LCH continues to have utilities served via an access easement granted through 1301 Edgecumbe Drive. Access is via Kostrometinoff Street, a substandard right-of-way that is not maintained by CBS. During the subdivision process for Lot 1 LCH, the surrounding property owners (including 1301 Edgecumbe and Lot 1 LCH) signed an agreement with CBS for private use and maintenance of Kostrometinoff.

Generally, boundary line adjustments (BLAs) are handled administratively per SGC 21.16.010(A). However, per an exception in this same code section, *“any substantial movement of a lot line in a subdivision, which has been recorded for less than eighteen months, shall follow the replatting procedure in Chapter 21.20.”*

## **ANALYSIS**

**Project/Site:** 1301 Edgecumbe is developed with a single-family home located on the lot. With the current lot configuration, the house is approximately 90-100 feet away from the rear property line. With this lot line adjustment, the house will be approximately 30-35 feet away from the rear property line, far exceeding the minimum 8' rear setback. The rest of the lot and Lot 1 LCH is vacant, undeveloped, and vegetated.

The minimum lot size in both zoning districts is 6,000 square feet net of access easements. Lot 1 will be 11,874 square feet and Lot 2 will be 10,802 square feet, both exceeding the minimum requirements.

**Traffic:** The replat will not change existing traffic patterns or anticipated volume of traffic into or out of the lot. Once development is proposed, traffic pattern/volume changes will need to be analyzed.

**Parking:** Parking requirements will not be changed or impacted by the BLA. Parking requirements will be calculated based on the size and type of developments on the lot.

**Noise:** Low to moderate noise is expected in the R-1 and R-2 zones. No additional noise is anticipated as a result of the BLA.

**Public Health or Safety:** No concerns.

**Habitat:** No concerns.

**Property Value or Neighborhood Harmony:** Future use and development of the property will be handled through other processes such as the building permit process, or public processes such as the conditional use permit process, variance process, and/or site plan review if uses proposed require any such approvals. This BLA in and of itself will not change the allowable uses or level of development in the area.

**Comprehensive Plan:** The proposal does not conflict with or contradict any of the stated goals within the Comprehensive Plan, and supports Housing Goal H1.1e “Encourage higher density housing.”

### **RECOMMENDED MOTIONS**

- 1) **“I move to approve the final plat for a boundary line adjustment for 1301 Edgecumbe Drive and Lot 1, Little Critter Highlands Subdivision in the R-1 single family and duplex residential district and the R-2 multifamily residential district. The properties are also known as Lot 1 Old City Shops Subdivision and Lot 1 Little Critter Highlands Subdivision. The request is filed by Robert Woolsey Jr. The owner of record is Robert Woolsey Jr.**
- 2) **“I move to adopt the findings as listed in the staff report.”**

Staff recommends the following findings:

- a. The final plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed final plat complies with the Comprehensive Plan by following the subdivision process and supports higher density housing;
- c. The proposed final plat complies with the subdivision code; and
- d. The 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.