



City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: P 21-03
Proposal: Final Plat for a Lot Merger
Applicant: City and Borough of Sitka, Public Works Department
Owner: City and Borough of Sitka
Location: 4654 and 4658 Sawmill Creek Road
Legal: Lots 17 and 18, Sawmill Cove Industrial Park Resubdivision No. 1
Zone: Gary Paxton special district (GP)
Size: 41,086 square feet
Parcel IDs: 6-6400-100 and 6-6400-200
Existing Use: Utility services
Adjacent Use: Industrial
Utilities: Existing
Access: Sawmill Creek Road and Park Access Easements

KEY POINTS AND CONCERNS:

1. The applicant owns both lots and plans to use the lots for the purposes of the Critical Secondary Water project. One lot currently houses the UV water treatment facility, and a new membrane water filtration facility will be added.
2. Lot merger will also correct a previous DOT ROW platting error.
3. Easements are affected – utility easement vacated and access/utility easement to be reduced to create more buildable space.

RECOMMENDATION:

Staff recommends approval of the final plat for a lot merger for 4654 and 4658 Sawmill Creek Road.

ATTACHMENTS:

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

BACKGROUND & PROJECT DESCRIPTION

Both lots are owned by the City and Borough of Sitka. Lot 18 is the currently location of the UV water treatment facility, and Lot 17 is vacant. This was determined to be the best/most cost efficient placement for new membrane water filtration facility which is key infrastructure for the on-going Critical Secondary Water project.

Both of the lots are relatively flat, with a gradual slope from the access easement up to the UV facility. While the lots have frontage on Sawmill Creek Road, there is no developed access on the Sawmill Creek side. The series of access easements within the park serve essentially as large rights-of-way; these lots can be accessed from the east or the west access easements.

In addition to merging these two lots, this plat does a few other important things:

- Corrects a DOT ROW platting error that was made on the original plat. There is a small, rectangular portion on Lot 18's northern boundary along Sawmill Creek Road that was mistakenly dedicated as a part of the ROW. DOT has agreed to vacate this section of the ROW.
- Easement vacations: There is a utility easement (fire lane) running through Lot 17 that has not been developed or used in recent history. The vacation of this easement will free up buildable area on Lot 17. Further, the access and utility easement on the east will be modified to meet its developed width more closely. When originally platted, the easement was approximately 97 feet at its widest point. The developed access is substantially smaller, but adequate to meet ingress/egress needs. Modification of this easement does not change traffic flow as currently exists in the park and creates more buildable space.

The minimum lot requirements for the GP zone are 5,000 square feet of land area and a minimum width of 50 feet. The resulting lot from this merger is almost 1 acre at 41,086 square feet, which far exceeds the district minimums and does not create any non-conformities.

ANALYSIS

Project/Site: The sites are developed to varying degrees – Lot 18 is most developed with the UV water treatment facility. Lot 17 is largely cleared with a gentle slope.

Density: The GP zone does not have a maximum building coverage percentage, aside from keeping setback areas clear of structures. Significant more buildable area is gained via the easement vacations. As the GP zone is structured to encourage industrial development, this addition of density/lot coverage is in-line with the intent of the zone.

Traffic: The replat will not change existing traffic patterns or anticipated volume of traffic into or out of the lot.

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

Noise: Moderate to high levels of noise can be expected in the GP zone depending on uses. The lot merger alone will not impact the level of noise generated by current operations/development of the area.

Public Health or Safety: No concerns, CBS will continue to follow regulatory and permitting requirements for the development of the property.

Habitat: No concerns, CBS will continue to follow regulatory and permitting requirements for the development of the property.

Property Value or Neighborhood Harmony: Intensive land use developments are expected, and encouraged, in the GP zone. This lot merger alone will not change the allowable uses or level of development in the area.

Comprehensive Plan: The lot merger does not conflict with the stated goals within the Comprehensive Plan.

RECOMMENDED MOTIONS

1) **“I move to approve the final plat for a lot merger of the properties at 4654 and 4658 Sawmill Creek Road in the GP Gary Paxton special district. The properties are also known as Lots 17 & 18, Sawmill Cove Industrial Park Resubdivision No. 1. The request is filed by City and Borough of Sitka – Department of Public Works. The owner of record is City and Borough of Sitka.”**

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;
- 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.