



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☒ VARIANCE

☐ CONDITIONAL USE

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Allow a maximum of 6 townhome structures to occupy a single waterfront district lot. The structures are single family units with three bedrooms each.

PROPERTY INFORMATION:

CURRENT ZONING: Waterfront PROPOSED ZONING (if applicable): No change

CURRENT LAND USE(S): undeveloped PROPOSED LAND USES (if changing): High Density Residential

APPLICANT INFORMATION:

PROPERTY OWNER: Southeast Alaska Regional Health Consortium (SEARHC)

PROPERTY OWNER ADDRESS: 222 Tongass Drive, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 631 Alice Loop Road

APPLICANT'S NAME: Searhc c/o Maegan Bosak

MAILING ADDRESS: 222 Tongass Drive, Sitka AK 99835

EMAIL ADDRESS: maeganb@searhc.org DAYTIME PHONE: 907-966-8942

Bosak/SEARHC

7-22-2021

611 Alice Loop

Last Name

Date Submitted

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Mary BOSAK (SEARHC Representative)
Owner

7/22/21
Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Applicant (If different than owner)

Date

BOSAK/SEARHC

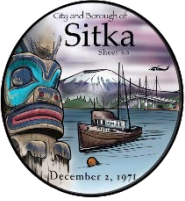
7-22-21

611 Alice Loop

Last Name

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CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SUPPLEMENTAL APPLICATION FORM

VARIANCE

APPLICATION FOR

- ☐ ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS
- ☐ ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS
- ☐ PLATTING VARIANCE – WHEN SUBDIVIDING

RATIONALE - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- TRAFFIC

- PARKING

- NOISE

- PUBLIC HEALTH AND SAFETY

- HABITAT

- PROPERTY VALUE/NEIGHBORHOOD HARMONY

- COMPREHENSIVE PLAN

Last Name

Date Submitted

Project Address

REQUIRED FINDINGS (Choose **ONE** applicable type and explain how your project meets these criterion):

Major Zoning Variance (Sitka General Code 22.30.160(D)1)

Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

a. *That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner. Explain the special circumstances:*

b. *The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity. Explain the use/ enjoyment this variance enables:*

c. *The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure. Initial Here* _____

Minor Zoning Variance (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

a. *The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions. My request should be considered a minor zoning variance because:*

b. *The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables:*

c. *The granting of the variance is not injurious to nearby properties or improvements. Initial Here* _____

Platting Variance (Sitka General Code 21.48.010)

- a. A variance from the requirements of this title may be granted only if the planning commission finds that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property. **Explain the conditions of the lot that warrant a variance:** _____
- _____
- _____
- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. **Initial Here** _____

ANY ADDITIONAL COMMENTS _____

Applicant

Date

611 Alice Loop Townhome Project Variance Request Supplemental Information

Rational - Explain why a variance is required for the project:

Project Background - This project initially started in 2019 following a housing study commissioned by SEARHC to determine the adverse impacts of the planned new hospital increased staffing on the community. The study concluded that increased staffing levels would require significant additional units in Sitka which was already experiencing a housing shortage. Below is the mixture of additional units recommended to be added with the new hospital.

Table VIII. AUTHORIZED SPACE FOR PROPOSED NEW STAFF QUARTERS (SF)

	# OF NEW UNITS	AUTHORIZED NET UNIT AREA ¹	ACTUAL NET UNIT AREA	TOTAL NET AREA	UNIT UNHEATED SPACE	TOTAL UNHEATED SPACE ²
Single Family						
3 Bedroom		1,421	1,420			
3 Bedroom (HC) ⁴		1,572	1,570			
4 Bedroom		1,668	1,670			
4 Bedroom (HC) ⁴		1,851	1,850			
Multiplex						
1 Bedroom (Normal)	9	732	730	6,570	32	288
1 Bedroom (Minimum)	2	580	580	1,160	32	64
1 Bedroom (HC) (Normal) ⁴	1	807	810	810	32	32
2 Bedroom (Normal)	24	1,001	1,000	24,000	32	768
2 Bedroom (HC) (Normal) ⁴	3	1,098	1,100	3,300	32	96
3 Bedroom (Minimum)	8	969	970	7,760	32	256
3 Bedroom (HC) (Minimum) ⁴	1	1,066	1,066	1,066	32	32
3 Bedroom (Normal)	7	1,421	1,420	9,940	32	224
3 Bedroom (HC) (Normal) ⁴	1	1,561	1,560	1,560	32	32
4 Bedroom (Minimum)	1	1,184	1,180	1,180	32	32
4 Bedroom (HC) ⁴	-					
Transient (Multiplex)						
Efficiency Unit	13	420	420	5,460	-	-
Efficiency (HC) ⁴	2	463	460	920	-	-
1 Bedroom	-					
1 Bedroom (HC) ⁴	-					
TOTAL STAFF QUARTERS	72			63,726		1,824

This property was identified as one available for sale and potentially could satisfy a small portion of the additional housing units. The project was planned to be developed as a condominium development with three buildings and a total twenty units. Two buildings were to have seven units each and one building with 6 units. Each building was to be located on a separate lot and operated as apartments with no special permitting variances required as these units were allowed in the waterfront district.

As the project progressed, the developers determined that two of the properties were highly valued waterfront and desired to split the units from a single structure into individual units separated by 7 feet.

These were modeled on a very successful Juneau project which was recently constructed. Staff recommended going through the condominium platting process for the individual units and the project was started assuming that all 20 units would be platted through a condo process.

Reason for Variance - This project can be permitted as a 6-plex/7-plex single structure apartment building with no variance required but a variance is required when the individual units are pulled apart into separate structures. A single structure containing 6 units separated by a single common wall but 6 structures a few feet apart separated by two common walls triggers the variance. The proposed project as planned will be a better fit for the Alice Loop neighborhood as these will be a higher end unit with more privacy between units.

There is one additional reason to request the individual units rather than the single 6-plex/7-plex building option. SEARHC desires to eventually plat these as separate condominium units and sell these on the open market to create more available housing units in Sitka. Once platted, the individual townhomes would be a much nicer structure and more consistent with the neighborhood.

MAJOR ZONING VARIANCE SPECIAL CIRCUMSTANCES

The primary special circumstance around this project is the sequencing of events necessitated by housing demands for the planned SEARHC hospital expansion. SEARHC has a need and desire to add more housing units to Sitka. This property has the correct zoning and capacity to add traditional apartment buildings but because of the waterfront access, SEARHC desires to create a higher end, higher value unit more appropriate for Alice Loop. SEARHC believes that splitting the units apart into separate townhomes increases the privacy of each unit and a much nicer development. There are no adverse effects due to the density of the units as the infrastructure such as access, parking and all utilities were already planned for a total of 20-units contained in three total structures. The second special circumstance is SEARHC's long term desire to condo out the units and sell them instead of operating these as apartments. Once Indian Health Service requirements are met, condo platting will be performed and the units will be sold.

MAJOR VARIANCE PRESERVATION AND ENJOYMENT

This variance will allow higher end units to be constructed on the waterfront similar to others in the neighborhood and create a project more integrated into the community than a traditional apartment building would be which still increasing housing in Sitka which has a severe shortage.