

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Mayor Paxton and Assembly Members

Through: Hugh Bevan, Interim Administrator
Amy Ainslie, Director, Planning and Community Development *stz*

From: Scott Brylinsky, Planning Department Consultant *(B)*

Subject: No Name Mountain/Granite Creek Master Plan Project

Date: December 3, 2019

No Name Mountain / Granite Creek - Master Land Use Plan Status Report #1

Background

Earlier this year the Assembly approved an action plan that included the creation of a Master Plan for No Name Mountain/Granite Creek development. On July 9 a capital appropriation was approved to hire a consultant to develop that plan. The parcel is approximately 830 acres, bounded on the north by No Name Mountain and on the south by the Granite Creek area. This is one of the last large, contiguous parcels of relatively undisturbed city land along the road system. Among other attributes of the parcel is that it appears to contain good rock sources for quarrying.

Status and Next Step(s)

After a competitive RFQ process, Jones and Jones, Landscape architects, along with subconsultants PND Engineers, McDowell Group, and Anderson Land Planning was selected to create the Master Plan. The Planning Commission's first meeting to discuss the project was November 20, 2019.

The kickoff meeting with the consultant, to be hosted by the Planning Commission, will take place January 22, 2020 at 6pm in Centennial Hall. The purpose of that meeting is to affirm project goals and objectives, lay out a schedule for additional public meetings, and establish a process for stakeholder and public involvement. There will be opportunity for the public to comment.

Jones and Jones was issued Notice to Proceed December 2, 2019. The project is anticipated to be completed by June 15, 2020.

Attachments:

Action plan
Budget ordinance
Map of study area

Action Plan

Strategy No. B

Plan No. 2

Date: 7/9/19

Strategy: We will identify and pursue Economic Development Opportunities.

Specific Result: To create a Master Plan for No Name/Granite Creek Development.

#	ACTION STEP (Number each one)	Assigned To:	Start Date:	Due Date:	Completed Date:
1	Hire a Planning Director	Chief Miller	6/25	7/26	
2	With consultant selected, develop a Scope of Work with the assistance of the Planning Commission.	New Planning Director	7/26	9/13	
3	Negotiate the fee, project schedule, and develop the budget with consultant.	Harmon	9/13	10/14	
4	Budget Ordinance Assembly approval and contract award.	Chief Miller	10/22	10/22	
5	Consultant works with CBS Staff and Planning Commission to develop draft Master Plan.	Harmon & Planning Director	10/22	4/24/20	
6	Planning Commission reviews and suggests edits to the Master Plan.	Planning Director	4/24/20	5/15/20	
7	Assembly review and edits of the Master Plan.	Chief Miller	5/15/20	7/28/20	
8	Adoption of the Master Plan by the Assembly.	Chief Miller	8/25/20	8/25/20	
9	Implementation of the Master Plan by the Planning Commission.	Planning Director	8/25/20	Ongoing	
	<p>Master Plan to include, but not limited to: 1. Zoning for Development; 2. Delineation and mitigation of wetlands; 3. Plan for access roads; 4. Rock quarry delineation; 5. Zoning Code changes; 6. Utilities Required and Timeline on Infrastructure Development(Water, Waste water, Electrical and Substation; 7. High Value Land Development (Water-side past Cove Marina; 8. SS Pit Area Recommendations</p>				
		Responsible:	Chief Miller		

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2019-29
AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA
MAKING SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2020
(No Name Mountain Master Plan)

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. **CLASSIFICATION.** This ordinance is not of a permanent nature and is not intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.
2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.
3. **PURPOSE.** The purpose of this ordinance is to make a supplemental capital appropriation for Fiscal Year 2020.
4. **ENACTMENT.** In accordance with Section 11.10(a) of the Charter of the City and Borough of Sitka, Alaska, the Assembly hereby makes the following supplemental appropriations for the fiscal year beginning July 1, 2019 and ending June 30, 2020.

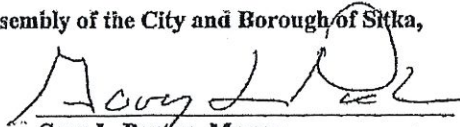
<u>FISCAL YEAR 2020 EXPENDITURE BUDGETS</u>
GENERAL FUND CAPITAL
Fund 700 – No Name Mountain Master Plan Project: Increase capital appropriation in the amount of \$165,000 to complete the master plan. These funds will come from the General Fund working capital.

EXPLANATION

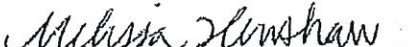
Staff has determined that the amount of the existing capital appropriation for the No Name Mountain Master Plan project is insufficient to accomplish all Assembly goals for the project. Accordingly, an additional supplemental capital appropriation is required.

5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 9th Day of July, 2019.


Gary L. Paxton, Mayor

ATTEST:


Melissa Henshaw, CMC
Acting Municipal Clerk

1st reading 6/25/19
2nd reading 7/9/19

Sponsor: Administrator

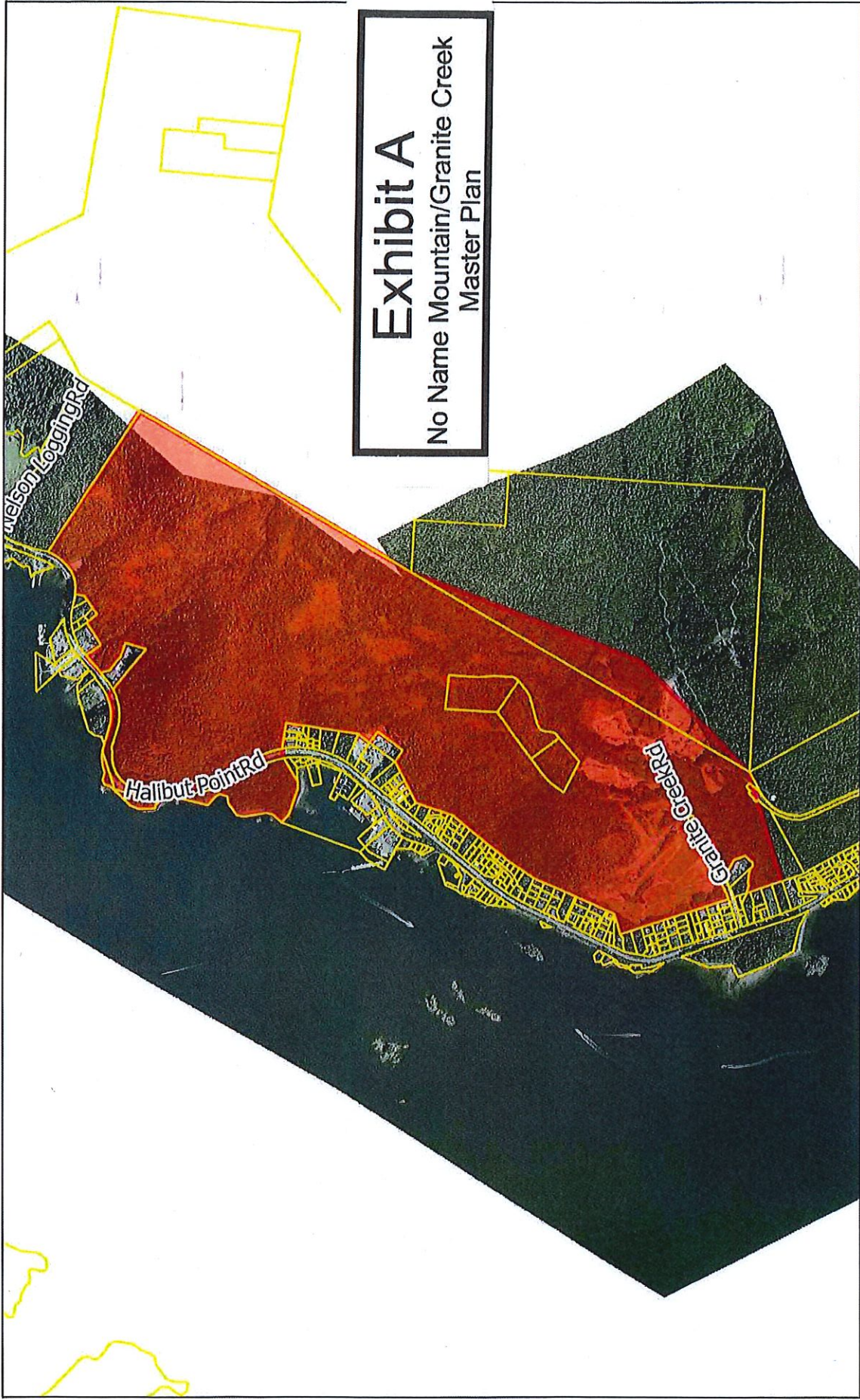
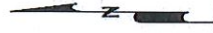



Exhibit A
No Name Mountain/Granite Creek
Master Plan



 830 Acres

No Name Mountain Area