



City and Borough of Sitka


100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Mayor Paxton and Assembly Members
Chair Spivey and Planning Commission Members

Through: John Leach, Municipal Administrator 
Amy Ainslie, Director, Planning and Community Development 

From: Scott Brylinsky, Special Projects Manager 

Subject: No Name Mountain/Granite Creek Master Plan Project, Status Report #3

Date: March 3, 2020

Background

Last year the Assembly approved an action plan that included the creation of a Master Plan for No Name Mountain/Granite Creek development for the approximately 830 acre municipal parcel, 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.

After a competitive RFQ process, Jones & Jones was selected to create the Master Plan. The consultant team visited Sitka January 22-23, 2020. During this visit, a Kick-Off meeting was hosted by the Planning Commission, and the team conducted site visits and the first round of stakeholder interviews.

Status

In the last month the project team continues to conduct research and stakeholder interviews. Since the consultants' first visit in January, approximately 25 additional interviews with various community members have been held, from business owners to quarry operators. Bringing the total number of interviews to over forty. Consistent themes emerge of a need for more convenient quarry rock and a need for additional land for industrial purposes and to meet residential needs.

The major public meeting to display potential land use concepts and gather input is scheduled for **April 7th and 8th at the Sitka Public Library, 5:30 – 7:30 pm** on each evening. It will include two nights of meetings with illustrative site analysis maps showing various development opportunities and options. The first evening meeting will be a workshop focused on Visioning, and the second night will be a workshop on Alternatives. Please mark your calendars, we highly encourage Assembly member and Commissioner participation for both nights!

We are pleased to announce that video drone footage of the study area is now available online. It can be accessed through the project page on the Planning Department website.

Attachments:

Action plan
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 a draft Master Plan that also incorporates previous consultant work. | 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 edit 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. 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 | Planning Director | 8/25/20 | Ongoing | |
| | | Responsible: | Chief Miller | | |

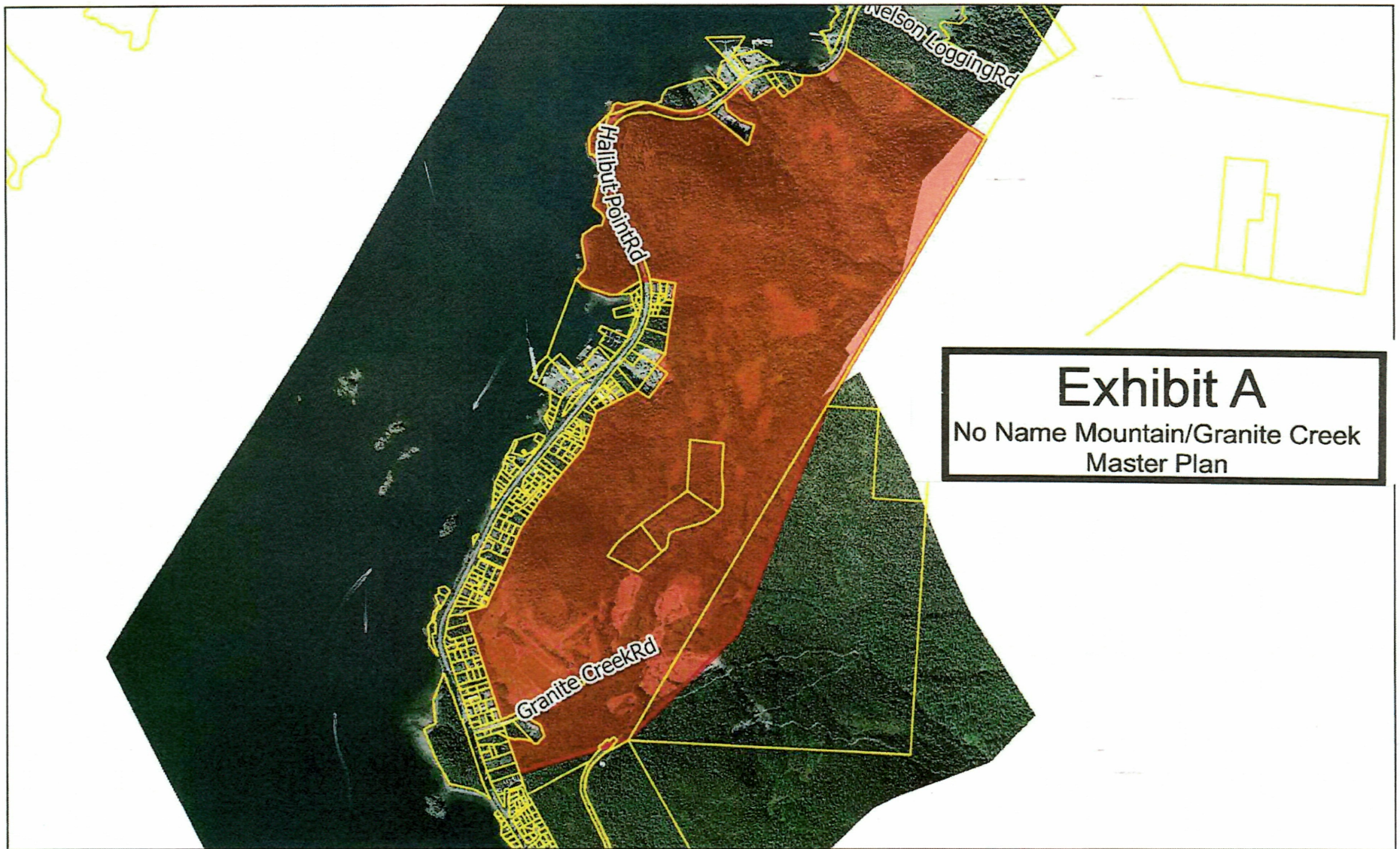


Exhibit A

No Name Mountain/Granite Creek
Master Plan

No Name Mountain Area

830 Acres

