



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, December 1, 2021

6:30 PM

Harrigan Centennial Hall

****Special Meeting****

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

VII. THE EVENING BUSINESS

[MISC 21-09](#) Discussion/Direction on Short-Term Tourism Plan

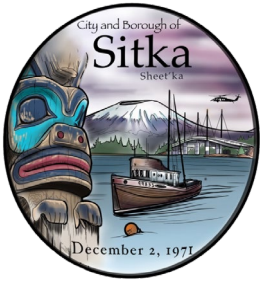
Attachments: [Staff Memo Infrastructure & Future Planning 12.1.21](#)

Discussion to include indirect-use infrastructure and future planning needs.

VIII. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to planning@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish:



City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

Coast Guard City, USA

MEMORANDUM

To: Chair Spivey and Planning Commission Members

From: Amy Ainslie, Planning Director

Date: November 23, 2021

Subject: **Tourism Planning – Future Planning Needs**

This session will be focused on indirect infrastructure, and particularly how they relate to future planning needs. As the focus of this plan is the 2022 cruise season, our ability to perform the necessary in-depth study is limited. However, in the joint work session between the Assembly and the Planning Commission in April, the need to map out future planning needs was mutually identified as a valuable deliverable from this plan.

Over the course of this planning effort, several future planning needs have been identified:

1. Impacts on CBS infrastructure/services: Roads, water and sewer, solid waste management, emergency response, harbors, and other public facilities/spaces (Harrigan, Library, City Hall, parks, trails, restrooms, etc.)
2. Community-wide impacts: Environmental impacts, housing, telecommunications, and traffic/congestion

The Commission should discuss additional planning areas needed and recommended work/planning efforts. While not exhaustive, staff would like to recommend the following:

1. Impact Study: A comprehensive impact study could take place in 2022 with data gathered during the season. The scope of this plan could be specific to CBS infrastructure or could be system-wide/community-wide. Opportunities to utilize CPET funds for offsetting identified impacts should be explored.
2. Traffic Study: CBS should request that ADOT perform a system-wide traffic study and that it be performed during the summer months. This will be critical data to support ADOT improvements in the future and can also be utilized by CBS in support of planning and grant application efforts.
3. Permitting Strategy: Across the board, CBS permitting procedures are disparate across departments, complex, and underdeveloped. Tourism adds pressure to permitting needs including transportation, vending, parking, and guiding services. Harrigan requires the most immediate attention, but all permitting would benefit from a comprehensive review/strategy.

Background information gathered: At the November 3rd meeting, Commissioners had asked staff to find the following information:

- Locations and cost of water bottle filling stations:

Locations for public water bottle filling stations are currently limited to Harrigan, Library, City Hall, and the Airport (secure waiting area). The total installed cost of these units ranges from about \$5k - \$10k depending on the location's proximity to water/wastewater and power.

- Impacts to water and wastewater infrastructure:

At the Sitka Sound Cruise Terminal, there is a 4" water line for one of the two berths. As currently understood, Holland America does purchase CBS water, Royal Caribbean does not. The water is metered and charged per a metered rate consistent with SGC code provisions. Wastewater is not disposed of in Sitka's wastewater system.

In the broad sense of capacity, water and sewer treatment services are adequate. However, it is unknown at this time if there could/will be "spot" problems at peak demand. Further, high use of these services generally comes with accelerated deterioration, more maintenance, and higher risk of breakdowns. Emergency repairs and associated temporary outages become more problematic/urgent as more people are impacted.

- Solid waste from cruise ships:

Some small cruise lines such as National Geographic dispose of solid waste in Sitka. No large ships (the 500+ passenger ships) dispose of solid waste in Sitka.

- Sitka Free Wifi:

Sitka Free Wifi is no longer running. In order for it to have the power and reach to cover forecasted cruise passenger numbers and a broad swath of the downtown area, investment is estimated to be at least six figures. While offering wifi would lessen the burden on cellular data, it would not remove the bottleneck of data transmission in and out of town. Adding an access point such as public wifi is not anticipated to increase speeds/reliability of telecommunications on the whole.