



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Chair Spivey and Planning Commission
Through: Amy Ainslie, Director, Planning and Community Development
From: Scott Brylinsky, Planning Department Consultant
Subject: Discussion/Direction on No Name Mountain/Granite Creek Land Use Master Plan
Date: November 13, 2019

Background

The Assembly's strategy for pursuing economic development opportunities includes creating a master plan for development of the No Name Mountain/Granite Creek area. The action plan approved by the Assembly identifies the Planning Commission as the steering body for that plan.

In February of this year the city issued a Request for Qualifications for developing a plan, and in April a consultant was selected. Further progress was put on hold until a Planning Director was hired.

The Department is now moving forward with the master plan process. We have scheduled the consultant to hold a kickoff meeting, hosted by the Planning Commission, on January 15, 2020.

Discussion.

The objective of tonight's discussion is to provide the Planning Commission an opportunity to weigh-in at this early stage to define overall goals, priorities, and approaches to the master plan process. It is, by definition, very open for now - intended to be a macro level discussion about overall goals and process.

Some additional background, which I believe the Commission is aware of at least in general terms, is that a high-quality rock source has been identified on the east side of No Name Mountain. Also, the Granite Creek area is currently used for industrial purposes, and the cross-trail alignment Phase 6 passes through the study area.

Per the Assembly's action plan, the Master Plan is to include, but not be limited to:

- Zoning for Development
- Delineation and mitigation of wetlands
- Plan for access roads
- Rock quarry delineation
- Zoning code changes
- Utilities required and timeline on infrastructure development (water, wastewater, electrical, and substation)
- High value land development (waterside past Cove Marina)
- S&S pit area recommendations

Questions for Discussion

1. Given the lack of available land, what uses should be the priorities?
2. Who does the Commission see as the major stakeholders in this process?
3. Does the Commission, or individual Commissioners, have a preliminary vision for how to optimize the use of this large tract of city land?
4. The Scope of Services lists a timeline and milestones. Any comments?
5. What process should we follow to appraise alternatives as they are developed?
6. How should we engage the public for input and feedback?
7. What does the Commission see as potential development hurdles to overcome?
8. What direction should we give the consultant as to interfacing their study with the cross-trail alignment? (buffers, crossings, potential conflicts, etc.)

Attachments:

- Attachment A: Map of Study Area
Attachment B: Scope of Services
Attachment C: Action Plan
Attachment D: Study Area and Cross Trail Phase 6
Attachment E: Potential Quarries and Access Roads
Attachment F: Topographic and Wetlands Delineation Map

Recommended Motion:

None.