

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 *JA*

From: Scott Brylinsky, Special Projects Manager *B*

Subject: No Name Mountain/Granite Creek Master Plan Project

Date: February 5, 2020

No Name Mountain / Granite Creek - Master Land Use Plan Status Report #2

Background

Last 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.

After a competitive RFQ process, a consulting firm was selected to create the Master Plan. The Planning Commission's first meeting to discuss the project was November 20, 2019.

Status

The Planning Commission hosted the kickoff meeting on January 22, 2020. Consultants Jones and Jones, Landscape Architects, subconsultants PND Engineers, and the McDowell Group were in Sitka for two days to make the kick-off presentation and gather information.

Approximately a dozen members of the public attended the meeting, some of whom shared their views. Not unexpectedly, those views included primarily a desire to see land opened up for quarrying and to see more land made available for housing.

The area has been extensively studied in the past, mostly, if not entirely, for usage related to rock extraction and overburden disposal (list of earlier and related studies attached).

A clear takeaway going forward is that the plan should take advantage of historic studies and give specific direction on which areas should be opened first for quarrying. Future overburden site(s) should be identified as well, although the need may not be as imminent because it appears that Public Works is about to grant a lease for overburden disposal in an existing quarry in the Granite Creek area.

Another clear takeaway from the kickoff visit is recognition of the high value of the 17-acre waterfront portion of the study area seaward of Halibut Point Road. That parcel has both high enterprise potential as well as suitability for premium residential use.

A limited number of stakeholder interviews were held for scoping purposes, recognizing that an expanded pool of community members will need to be reached out to. Those limited stakeholder interviews, in no particular order, were held with:

- Gary Paxton, Mayor and Hugh Bevan, Interim Administrator – general background
- David Goade, Director Baranof Island Housing Authority – housing
- Michael Harmon, Public Works Director – existing use of area and site conditions
- Keith Perkins, Director, USDA Rural Development – housing
- Perry Edwards, and Anne Marie LaPalme, USFS – general land use
- Kerry O'Toole, Davis Realty – property market
- James Poulson, Chair, Parks and Recreation Committee and Lynne Brandon, Director, Sitka Trailworks – recreation opportunities, cross trail
- Charles Horan, Horan Appraisals – property market
- Chris McGraw, Halibut Point Marine – cruise industry development, and enterprise potential in general area
- Richard Doland, General Contractor and Building Department Appeals Board member – residential housing
- Karl Potts, CEO, Shee Atika Corporation – general background and land use
- Maegan Bosak, SEARHC – future needs
- Ralph Vigilante – SECON – current lessee in Granite Creek

Additional interviews to be scheduled include, but are not limited to, representatives of:

- Sitka Tribe of Alaska
- Sitka Golf Association
- Samson Tug and Barge
- Alaska Marine Lines
- Sitka Community Land Trust
- Earthwork and construction companies
- Alaska State Parks
- Alaska Department of Fish and Game
- Army Corps of Engineers

As we continue to develop the list of stakeholders; please encourage persons who may be interested to express views or share information to contact the Planning and Community Development or

respond to the online form on the project website. (Which, if it isn't up as you read this, will be up shortly.)

Data gaps which have been identified include:

- Drill cores for all areas identified as having quarrying potential
- Wetlands permitting and mitigation requirements
- Resolve contradictory information obtained in interviews regarding the ready availability (or not) of quarry rock
- Background data for market assessment

Next steps

The major public meeting to display potential land use concepts and gather input will be scheduled in March, the exact date to be determined. At that visit the consultant team will be here for three days. It will include two days of public meetings with illustrative site analysis maps showing various development opportunities and options.

The two days are broken into a Visioning Workshop the first night, followed by the Alternatives Workshop the following evening.

Through February into March, the consultant team will carry out the following tasks to help inform the land use plan:

- Continue to collect and assess information about the site and site area
- Continue reviewing previous studies and reports for the site
- Affirm environmental permitting requirements related to site's critical areas and potential development
- Conduct preliminary market analysis
- Obtain best available information regarding landslide risk assessment pertaining to study area
- Contact and discuss various issues with project stakeholders
- Represent findings with illustrative maps, diagrams, and other means
- Prepare for public meeting(s) to discuss land use options

Attachments:

Action plan

List of earlier studies

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		

No Name Mountain / Granite Creek Master Plan

Historical studies and documents

Quarry/Rock Extraction Studies

1. Sitka Gravel Resource & Management Study (1982)
2. Granite Creek Soils Probe & Wetlands Investigations Report (November 2000)
3. Granite Creek Master Plan (2002)
4. Sitka Quarry Site Investigations Draft Geotechnical Data Report, aka FAA Geotech Report (October 2006)
5. Request for Assembly Discussion & Direction: Preparation of City and Borough Property for Sale/Lease of Rock Quarry Sites (April 2008)
6. GCIS Overburden Sites Discussion (October 2008)
7. Rock Quarry Status (June 2009)
8. Foundation Geology Reports for Granite Creek Bridge and No Name Creek Bridge (2011)
9. No Name Mountain Quarry Access Preliminary Recon Report (April 2016)

Other Studies

10. Geotechnical Study for Evaluation of Solid Waste Landfill Alternatives (1999)
11. Cross Trail Phase 6 Background Studies (2018)
12. Sitka Economic Profile (2019)
13. 2030 Comprehensive Plan and associated Technical Plan

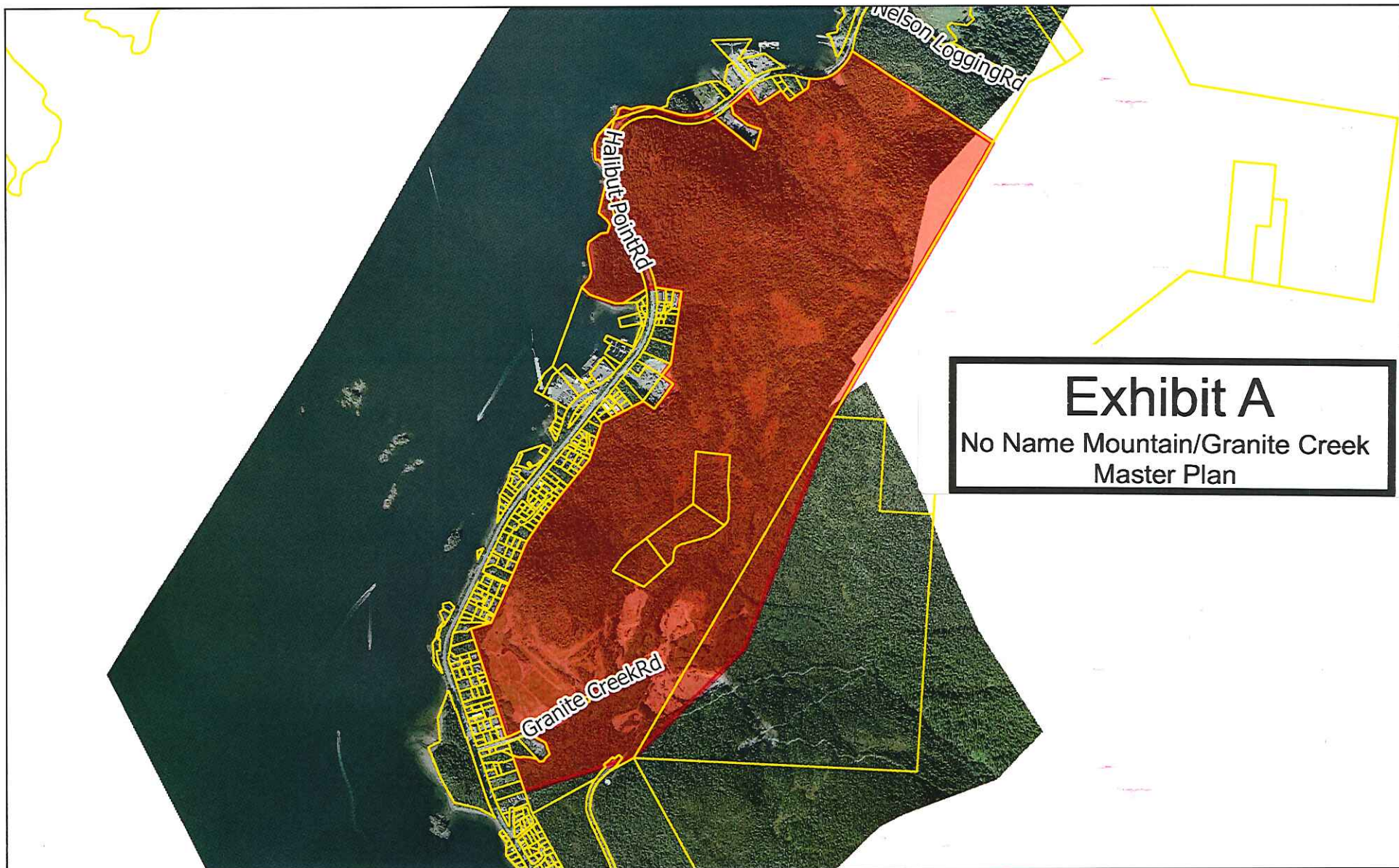


Exhibit A

No Name Mountain/Granite Creek
Master Plan

No Name Mountain Area

830 Acres

