



Sitka



*Sitka*

COMPREHENSIVE PLAN

2030

# SITKA

This comprehensive plan legally applies within the City and Borough of Sitka boundaries.

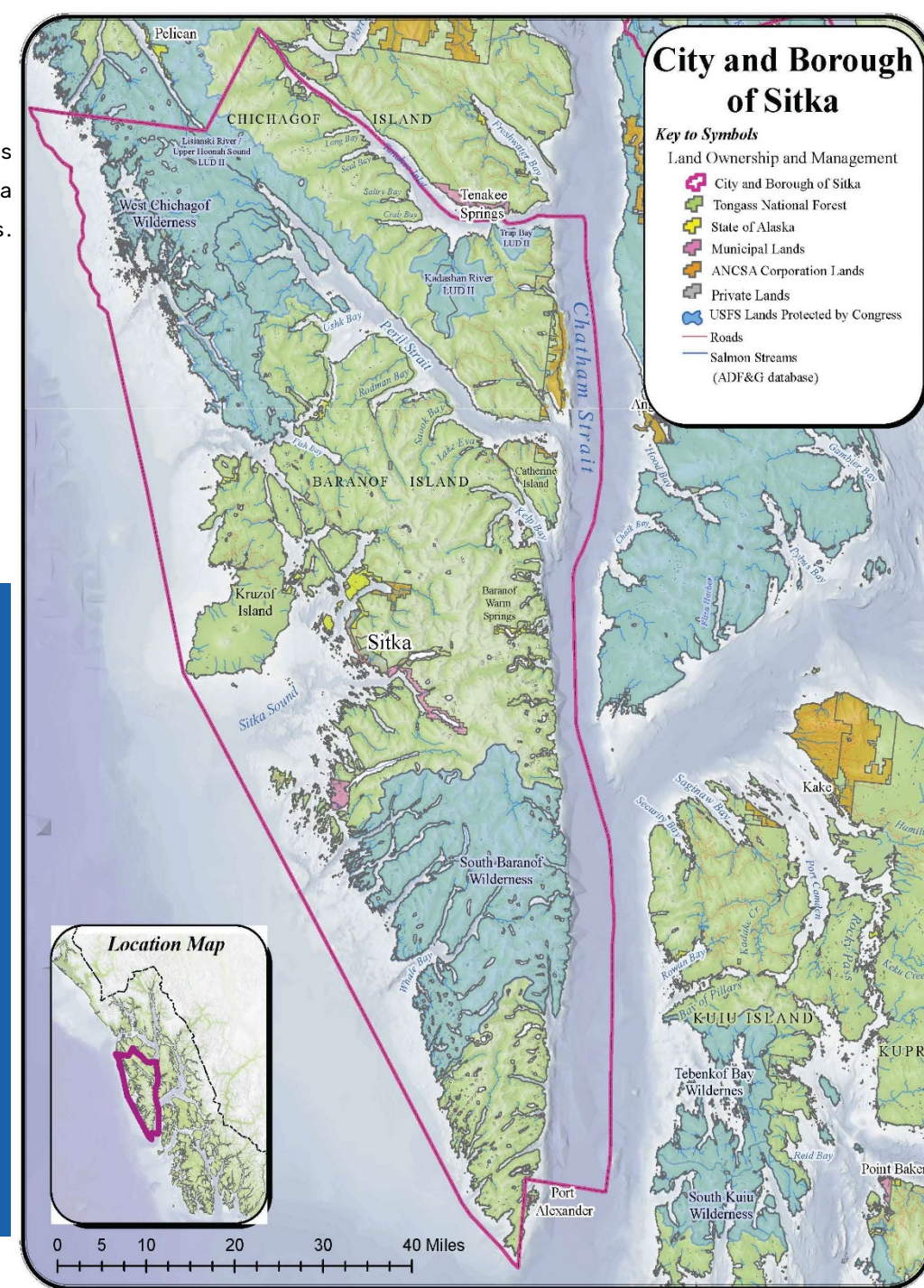


## Mission Statement:

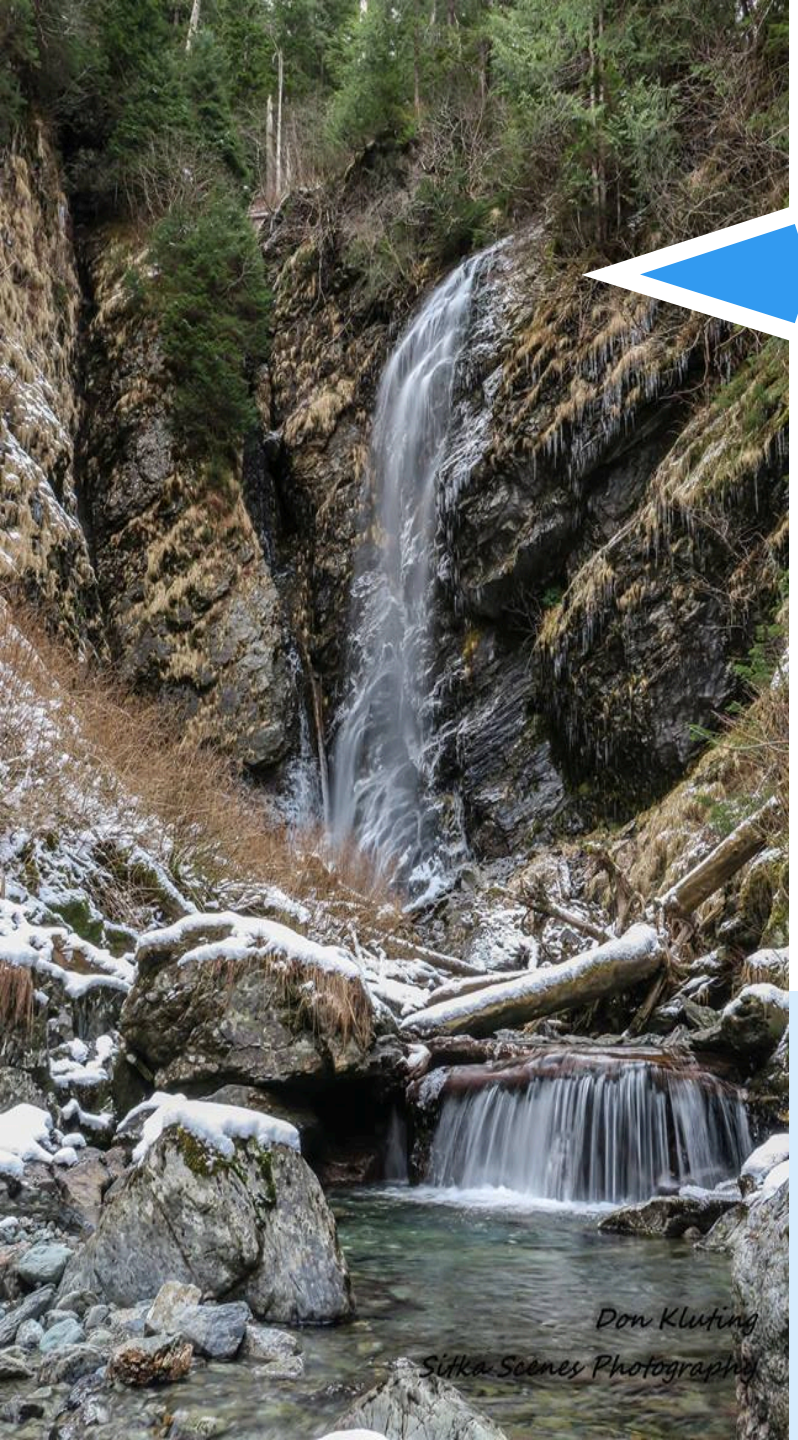
To assure quality public services that provide for the well-being of the citizens of the City and Borough of Sitka. To provide the best service, budget management, and planning for the future of our community.

The Sitka Comprehensive Plan 2030 promotes the community vision of a small town atmosphere, with a high quality of life and sustained economic opportunity.

With the adoption of the Sitka Comprehensive Plan 2030, the City and Borough of Sitka can proceed with optimism and resiliency, towards the path outlined by citizen participation.







**Sitka's Comprehensive Plan 2030** is intended as a framework to guide development and strategic community investment over the next 10-15 years. It represents a broad community vision defined by residents during a two and a half year (2015-2018) public process. This document also provides the legal basis under state law for adopting land use regulations.

There are two documents that comprise the Sitka Comprehensive Plan 2030:

### ***Sitka Comprehensive Plan 2030***

**1**

The Sitka Comprehensive Plan 2030 summarizes key data and offers abbreviated versions of issues and challenges to address including Goals, Objectives, Priority Actions, and Future Growth Maps and Focus Area Narrative. The Comprehensive Plan will likely be the main document used by the City and Borough of Sitka Assembly, Planning Commission and the public, while the Technical Plan will become the source for context and a deeper understanding of material.

### ***Technical Plan***

**2**

The Technical Plan includes all plan data, references, sources, and a detailed review of background and contextual material as well as issues and challenges to address. The Technical Plan also includes a Community Profile that covers local History; Demographic, Migration, and Community Income data; the Physical Environment; Natural Hazards; and Coastal Management.

*Don Klutzing  
Sitka Scenes Photography*

# ECONOMIC DEVELOPMENT ACTION

Responsible Agency

Time Frame

Funds Needed

Completed

ED 1.5

Monitor parking needs for commercial uses, set requirements at lowest level to meet needs.



ST

L

ED 2.1

Develop municipally-owned land management plan.  
*Cross reference with action LU1.1*



MT

L

ED 2.3

Structure utility rates to incentivize high-using businesses to Sitka.



ST

L

ED 2.7

Limit amount of residential development in the commercial, industrial, and waterfront zones to preserve economic lands for economic uses.



ST

L

ED 4.2

Support public-private partnerships to achieve economic objectives and business growth.



OG

L

ED 5.3

Maintain well-functioning infrastructure upon which commerce and economic activity depend.



OG

U

ED 6.3

Develop a Marine Center at Gary Paxton Industrial Park to support Sitka’s fishing and marine transportation fleets and businesses.



LT

U

ED 6.5

Support growth of Sitka’s independent, cruise-related, and heritage tourism work and enterprises.



OG

L

ED 6.6

Market the newly renovated Harrigan Centennial Hall nationwide for conferences and conventions.  
*Cross reference with action HCA 4.1*



ST

L

ED 6.7

Support growth of manufacturing businesses that add value to sustainably developed local resources.



OG

L

ED 6.16

Provide more options through zoning, for assisted living and long-term care in Sitka.













ST

L



## PRIORITY ECONOMIC DEVELOPMENT ACTIONS

Responsible Agency	Time Frame	Funds Needed
City and Borough of Sitka	ST Short-term (0-2 years)	L Low (\$0-99,999)
Collaboration	MT Mid-term (3-5 years)	M Mid (\$100,000-\$999,999)
	LT Long-term (5-10 years)	H High (\$1,000,000+)
	OG Ongoing	U Unknown
		GF Grant Funded















	HISTORICAL, CULTURAL AND ARTS RESOURCES ACTION	Responsible Agency	Time Frame	Funds Needed	Completed
HCA 1.1a	Develop, adopt and implement a Sitka Historic Preservation Plan.		ST	L	
HCA 1.1b	Facilitate and support CLG grants to obtain National Register Historic District status for eligible districts.		OG	L	
HCA 1.1c	Coordinate and collaborate with interested parties to compile cemetery information.		ST	L	
HCA 1.1h	Create a memorial and naming policy to integrate place names that are representative of Sitka's diverse history into community facilities, services, places and streets. <i>Cross reference with T 5.2.</i>		ST	L	
HCA 1.1i	Develop a Master Plan for Katlian/Kaagwantaan area in collaboration with Sitka Tribe of Alaska, Alaska Native Brotherhood & Sisterhood, property owners, and other interested parties. <i>Cross reference with LU 3.5.</i>		MT	L	
HCA 2.1	Advertise historic preservation opportunities, tax incentives, and grants available to rehabilitate historic properties, sites and within districts.		OG	L	
HCA 3.2	Develop temporary use permits that promote opportunity for visual and performing arts.		ST	L	
HCA 4.1a	Market and promote use of Harrigan Centennial Hall and Sitka History Museum. <i>Cross reference with ED 6.6.</i>		ST	L	
HCA 4.1c	Create a historical zoning district or overlay for the Sheldon Jackson Campus allowing for a broader range of uses. <i>Cross reference with LU 3.2.</i>		ST	L	
HCA 5.1c	Encourage the display of interpretive signs for historic structures through zoning code provisions and other appropriate means.		ST	L	


PRIORITY HISTORIC, CULTURAL AND ARTS RESOURCES ACTIONS


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 Collaboration	MT Mid-term (3-5 years)	M Mid (\$100,000-\$999,999)
	LT Long-term (5-10 years)	H High (\$1,000,000+)
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BOROUGH FACILITIES ACTION		Responsible Agency	Time Frame	Funds Needed	Completed
BFS 2.4	Maximize government to government relations between the City and Borough of Sitka and Sitka Tribe of Alaska.		OG	L	
BFS 3.1	Develop a Capital Projects Strategic Plan to provide predictable improvement and maintenance funding for CBS facilities, infrastructure, and utilities.		ST	L	
BFS 2.2	Continue to provide public notice on pending matters and explore new opportunities to increase public awareness and involvement.		OG	L	
BFS 3.4	Generate funding for infrastructure development by levying impact review fees that are comparable to similar locales.		MT	L	
BFS 3.6	Monitor Legislative and Congressional support for critical revenue sources and lobby for Sitka’s fair share of funding.		OG	L	
BFS 5.2	Study, design and construct a secondary water supply.		ST	H/GF	
BFS 5.3	Continue a systematic program to replace aging water pipe infrastructure.		OG	H	
BFS 5.5	Continue systematic repair of wastewater collection segments in poor condition.		OG	H	
BFS 7.2	Continue systematic documentation of seasonal use of Sitka Public Library facilities and internet.		ST	L	
BFS 7.4	Track the number of out-of-town attendees at conferences and other events at Harrigan Centennial Hall to better demonstrate its economic benefit.		ST	L	
BFS 8.8e	Continue ongoing crime prevention and personal safety education, including bicycle and pedestrian safety programs for children, driver’s education, and crime prevention through community and environmental design.		ST	L	
BFS 9.1	Partner with the Sitka School District to develop a sustainable funding model to collaboratively maximize funding for the school system.		OG	H	

PRIORITY BOROUGH FACILITIES ACTIONS


City and Borough of Sitka


Collaboration

Time Frame

ST Short-term (0–2 years)

MT Mid-term (3–5 years)

LT Long-term (5–10 years)

OG Ongoing

Funds Needed








L Low (\$0–99,999)

M Mid (\$100,000–\$999,999)


H High (\$1,000,000+)


U Unknown

GF Grant Funded

	TRANSPORTATION ACTION	Responsible Agency	Time Frame	Funds Needed	Completed
T 1.1a	Develop more airport lease lots to address economic and transportation needs and demand.		MT	U	
T 2.1d	Increase visitor/transient vessels by marketing Sitka’s Harbor facilities and amenities.		ST	L	
T 2.1i	Investigate whether a Port Authority to manage Sitka’s harbors, airport, the Gary Paxton Industrial Park, the Marine Service Center, and specific municipally owned waterfront parcels would be a more responsive and efficient management structure.		OG	L	
T 3.3	Reduce wear and tear and enhance pedestrian and bicyclist safety by lowering the speed limit from 25 to 20 miles per hour on streets without sidewalks, in denser residential areas, and through downtown.		MT	L	
T 3.4	Encourage increased use of public transit in order to reduce wear and tear on roads.		OG	L	
T 7.1	Study and adopt parking mechanisms that promote and encourage efficient use of existing parking facilities to best meet demand.		ST	L	
T 8.4	Maintain Sitka’s Clean Harbors certification.		OG	L	

PRIORITY TRANSPORTATION ACTIONS


City and Borough of Sitka


Collaboration

Time Frame

ST Short-term (0–2 years)

MT Mid-term (3–5 years)

LT Long-term (5–10 years)

OG Ongoing

Funds Needed

L Low (\$0–99,999)






M Mid (\$100,000–\$999,999)

H High (\$1,000,000+)



U Unknown














GF Grant Funded



	PARKS, TRAILS AND RECREATION ACTION	Responsible Agency	Time Frame	Funds Needed	Completed
PTR 1.1	Maintaining existing parks, trails, fields, and recreation facilities is a higher priority than building new.		OG	U	
PTR 2.1g	Allow community gardens in undeveloped municipal park space.		ST	L	
PTR 3.1	Collaborate and seek service efficiencies to keep parks, trails, and recreation sites safe, useable, and well-landscaped. Think creatively.		OG	L	
PTR 5.3	As subdivision and platting occurs, retain rights-of-way and easements to provide future access to trails, recreation, and open space.		MT	L	
PTR 6.1	Develop use permitting procedures for commercial use of recreational facilities, including but not limited to temporary food vendors and recreation equipment rentals.		OG	L	

PRIORITY PARKS,  
TRAILS AND  
RECREATION  
ACTIONS

Responsible Agency	Time Frame	Funds Needed
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LAND USE AND FUTURE GROWTH ACTION		Responsible Agency	Time Frame	Funds Needed	Completed
LU 1.1	Prepare a municipal land management plan to include an inventory of municipal land and make recommendations to retain, lease or dispose. <i>Cross reference with ED 2.1.</i>		MT	L	<div> PRIORITY LAND USE ACTIONS </div>
LU 2.1	Promote multi-story development in the CBD with retail and commercial uses on lower floors and residential or office uses upstairs.		OG	L	
LU 3.1	Support light commercial-professional services development along Halibut Point Road and Lake Street, from Marine Street to DeGroff Street.		MT	L	
LU 3.2	In the former Sheldon Jackson Campus area, encourage uses that support Sitka’s education, arts and sciences economy, while preserving and enhancing the historic character.		ST	L	
LU 3.5	Develop a Master Plan for the Katlian/Kaagwaantaan area in collaboration with Sitka Tribe of Alaska, Alaska Native Brotherhood and Sisterhood, property owners, local business owners and other interested parties. <i>Cross reference HCA 1.1i</i>		LT	M	
LU 6.1	Transition to a more harmonious land use in the Price/Smith Street area and Granite Creek/No Name Mountain Area.		LT	L	
LU 6.2	Prevent future incompatible land use between residential, light commercial, heavy commercial and industrial uses.		MT	L	
LU 7.8	Review zoning code to explore changes to allow urban horticultural and agricultural uses more broadly in existing zoning districts.		ST	L	
LU 8.2	Amend development standards to promote affordable development including increasing height, decreasing minimum lot size and width, establishing lot and structure maximums in specific zones, and reducing parking requirements as appropriate. <i>Cross reference H 1.1a-H1.1e</i>		MT	U	
LU 9.2	Maintain an up-to-date Hazard Mitigation Plan that identifies response plans for a variety of disasters and emergencies such as earthquake, tsunami, flood, landslide and other.		OG	L/GF	<div> <div> Responsible Agency Time Frame Funds Needed </div> <div>  City and Borough of Sitka ST Short-term (0-2 years) L Low (\$0-99,999) </div> <div>  Collaboration MT Mid-term (3-5 years) M Mid (\$100,000-\$999,999) </div> <div> LT Long-term (5-10 years) H High (\$1,000,000+) </div> <div> OG Ongoing U Unknown </div> <div> GF Grant Funded </div> </div>
LU 9.6	Consider how to best address development in moderate to high risk areas via means such as increased geotechnical analysis, mitigation, and other risk allocation or mitigation measures.		OG	U	





# City and Borough of Sitka, Alaska

## Sitka 2030 Comprehensive Plan

# Future Growth Map

