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SITKA COMMUNITY LAND TRUST | COMMUNITY-SUPPORTED, SUSTAINABLE, AFFORDABLE HOME OWNERSHIP

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April 29, 2021

City Administrator John Leach and Planning Director Amy Ainslie,

The Sitka Community Land Trust cottage neighborhood of S'us' Héeni Sháak is nearing completion of phase one. Five of the seven lots are committed to buyers and we have five more applicants waiting in line. It is time to begin the process of development of the next phase of the project on 1410 and 1414 Halibut Point Road.

Ordinance No. 2015-56 states:

*G. It is the intent of both parties that Parcels 1410 and 1414 will be similarly sold/transferred at a future date, pending clear demonstration by SCDC (now SCLT) that they will be able to use Parcels 1410 and 1414 in a way consistent with the October 3, 2006 vote.*

In preparation for this process, the SCLT has dug 14 test holes on the property and had them inspected by the Building Official. The soil looked good structurally and appeared to be free of contaminants. The SCLT also hired Northern Geotech to do a preliminary assessment of the landslide area on the west end of 1414. The initial report shows a cost effective and simple solution to providing for the safety of the residents of the neighborhood.

I have attached a conceptual plat for 1410 and 1414 HPR which we have developed. It is very similar to the current development on 1306 HPR.

With this letter we wish to initiate the process by which the Assembly fulfills clause G. of Ordinance No. 2015-56 and transfers the property to the Sitka Community Land Trust by the fall of 2021.

Please give me guidance as how to proceed.

Randy Hughey

Co-Executive Director, Sitka Community Land Trust

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1:30 scale

