

December 12, 2016

Greetings,

I hope you had a good thanksgiving and will have some time off over the holidays!

Attached is your packet for the January 3 Meeting.

This contains:

1. For Land Use, Housing, and Economic Development

- Draft Goal and Objectives
- Actions, now in priority order with the vote tallies from the November Open House
- Comments for each topic received during the open house

2. The results of the “Spend \$100 City Bucks” exercise

3. A mock-up of the 2030 Sitka Comprehensive Plan, so you can see how this will all come together

- On page 1 you will find a draft “Vision for Sitka’s Future” completed for review. This is based on the many comments we have received on Sitka’s Vision, Sitka’s assets, and Sitka’s strengths and weaknesses. You have seen these ‘pieces’ before in other meetings, but I can bring them again if desired.
- I wanted to have the draft Land Use, Housing, and Economic Development Chapters inserted in the Comp Plan mock-up too, but they are not quite ready and I don’t want to delay any longer in getting this packet to you.

See you soon!

Barbara Sheinberg

January 3, 2017 Planning Commission packet

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LAND USE GOAL AND OBJECTIVES

Draft LAND USE GOAL

(Big Picture Sitka is working to achieve, how we do business.)

Guide the orderly and efficient use of private and public land in a manner that fosters economic opportunity, maintains Sitka's small-town atmosphere and rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations.

Draft LAND USE OBJECTIVES

(More specific programs, initiatives, or directions to achieve the goal)

1. **Municipal Land.** Manage municipal land in a fair and strategic manner. Ensure there is an adequate supply of land zoned to meet residential, commercial, industrial, public, and recreational needs.
2. **Downtown.** Develop and sustain an active town center.
3. **Promote Social Interaction.** Provide a network of quality, dedicated public spaces that promote social connection and interaction.
4. **Environmental Quality.** Maintain the clean air, water, and soil that supports healthy plant, fish, and wildlife populations which Sitkans depend upon to harvest, gather, and grow food we eat, share, and sell.
5. **Incompatible Land Use.** Prevent incompatible adjacent land uses through zoning and the use of buffers, setbacks, hours of operation, and similar permit conditions.
6. **Future Growth.** Establish desired future growth patterns and zoning for all land in borough; eliminate default holding zones.
7. **Efficiency and Cost Control.** Maximize development along existing roads and utility lines. Use Local Improvement Districts (LID) for new infrastructure.
8. **Enhance Resilience.** Site planning and infrastructure design works with the natural environment. For example, use of stormwater bio-swales and porous pavement, protecting wetlands, setbacks along anadromous streams, minimizing development in hazard areas.

LAND USE ACTION, RESULTS OF VOTING

Results of Voting for Priorities, November 2016 Open House

Actions now listed in priority order, from most total votes to least votes

LAND USE ACTION	<i>delete</i>	1-2 yrs	3-5 yrs	6-15 yrs
m) Maintain and improve downtown’s compact, dense, and walkable nature. This includes supporting mixed-use development, multi-story development, and development of vacant properties.		14	12	1
n) Promote social-connectedness such as activities in public spaces, development of a series of small destinations connected by sidewalks and bike lanes, meeting places and social nooks along paths, playgrounds, etcetera.	2	12	6	
g) Revise sale and lease codes/policy to reflect a Triple Bottom Line approach that considers environmental and social-cultural-historic return and community character as well economic return.		14	3	
v) Encourage “green” site and infrastructure design and development that: minimizes wastewater volume by using natural systems for filtration and runoff, reduces erosion, and protects anadromous fish stream habitat.		11	5	1
s) For waterfront land use : 1. Protect the working waterfront that is needed by Sitka’s marine-dependent industrial and commercial businesses and well-used harbors. 2. Provide for public waterfront access, enjoyment, and the ocean views that define Sitka’s sense of place.		10	5	2
i) Allow use of municipal land for neighborhood and community gardens (not for profit), including small parcels and spaces in rights-of-way and cul-de-sacs, as appropriate.		16		
t) Maintain and improve Sitka’s walking and biking transportation routes. Focus on those that connect residential areas with schools and employment centers. Cross-reference with Transportation Action x-x.	2	12	3	1
b) Identify municipal property for sale for residential development in 2017.	3	13	2	
r) Land use planning and actions will consider and help implement the Sitka Sustainable Outdoor Recreation Action Plan and the Sitka Trail Plan .	1	10	4	1
e) Acquire state lands to facilitate further development opportunities that are adjacent the road system at Millersville on Japonski Island, north of Indian River quarry, 2 parcels at Starrigavan/Katlian Bay, and at end of Seward Avenue.	1	8	3	3
l) Support business use as primary in the downtown central business district with residential limited to second floor and above.		5	9	
f) Establish an improved system for inventorying and managing municipal land .		8	4	
p) Recognize, value, and celebrate Sitka’s historic and cultural assets and properties.		8	3	1

LAND USE ACTION	<i>delete</i>	1-2 yrs	3-5 yrs	6-15 yrs
y) Do not develop public facilities in high or moderate landslide and mass wasting hazard areas that would concentrate people in hazard areas. Do allow roads through hazard areas.		10	1	
j) Segregate industrial and heavy commercial land use from residential land use to reduce Not-In-My-Backyard (NIMBY) complaints. Recognize that more to less intensive land uses are as follows: industrial, heavy commercial, light commercial, mixed use, high density residential, low density residential.		8	3	
w) As a result of geotechnical hazard mapping , designate areas with moderate and high landslide/mass wasting hazard in the municipal GIS database, maps, and update Municipal Land Management Plan.	1	8	2	
q) Develop a Sitka Historic Preservation Plan , adopt, and implement.		7	3	
o) Along transit routes , support denser residential and mixed-use development.		5	5	
u) Remove obstacle to accessibility , which is increasingly important given Sitka's growing senior population and the increased number of traveling older visitors. Cross-reference with Transportation Action x-x.		4	4	2
d) Issue RFP to sell municipal RV parking area by Sealing Cove for apartment or condominium development. Could include offices or retail or 1 st floor. Seek proposals that include space for social interaction and that enhance community character.	3	6	2	1
a) Develop a Municipal Land Management Plan with proposed uses for each municipal area/parcel and recommendations to retain, lease, or sell within 1-2 years, 3-5 years, or evaluate as needed/in future. Include tidelands and uplands.		6	2	
x) Revise land use and/or building codes to require mitigating measures for development in landslide and mass wasting hazard areas . These standards may include dissipating structures or dams, appropriate structural and special engineering, or other techniques that respond to the specific hazards of the site. Development in moderate and high hazard areas must include mitigating measures that respond to the specific hazards of that site.	2	6		1
h) Engage in land exchanges and acquisition as needed to accomplish Sitka's Comprehensive Plan goals and objectives.	1	5		
k) Develop options, consider, and implement to reduce incompatible land use in the Smith-Price-Lance-Chirikov Streets neighborhoods/area, and the Granite Creek area.		2	1	
c) Change Sitka's Charter to place revenue from municipal land sales and leases into a dedicated account used to finance further municipal lands sales and related subdivision/ infrastructure development.	4	2		

LAND USE WRITTEN IDEAS FROM OPEN HOUSE (note some overlap with housing)

- Encourage sharing economy without incentive to dodge taxes, regulations, and fees.
- Climate change/sea level rise – anticipate and provide for changes in sea level along waterfront as well as increased frequency/severity of storms.
- Maintain and respect R1 neighborhoods.
- Try to group uses to reduce spot zoning and incompatible uses occurring in proximity to each other;
- A couple more 6 story apartment buildings.
- Find a way to replace decrepit pre-existing housing (trailers and homes) for those who can't afford it;
- Housing for the homeless.
- Most of us seem to be ignoring all but 1-2 years for setting priorities; develop or work with trailer court owners to upgrade their courts with possibilities of seeking federal assistance for financing or grants for tenants to upgrade their individual homes.
- Zoning compliance for trailer court owners to keep their properties properly maintained rather than just collecting rents and letting their properties become unsightly.
- Katlian Street develop and sustain as active small town.
- Sell unused municipal properties at market value only – absolutely no more giveaways like Silver Bay and community land trust special sweetheart deals.
- Invest in landslide warning/information systems to help protect and inform citizens – having this technology will help settle fears of living near the mountain and give real information not just a guess.

HOUSING GOAL AND OBJECTIVES

draft HOUSING GOAL

(Big Picture Sitka is working to achieve, how we do business.)

Expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods.

draft HOUSING OBJECTIVES

(More specific programs, initiatives, or directions to achieve the goal.)

1. **Range.** Encourage a diverse range of housing opportunities and choices.
2. **Affordability.** Facilitate development of affordable housing (that which requires 30% or less of monthly income)
3. **Quality.** Promote quality housing and encourage the rehabilitation and/ or reuse of declining housing stocks.
4. **Focus Priority Attention on:**
 - Housing to attract and retain young adults and young families (such as affordable apartments/condos, smaller homes, tiny homes).
 - Housing to meet the needs of the increasing number of seniors (such as smaller homes and apartments/condos in walkable downtown, assisted living and long-term care options).
 - Housing to accommodate the seasonal workforce (affordable short term rentals, bunkhouses).
 - Update mobile home parks to offer affordable, safe, and attractive housing.
 - Increase the number of long term rental units.
5. **Regulations.** Review zoning codes and development standards and amend to promote housing development.
6. **Information.** Information about rentals, homes for sale, and financing must be more easily available.

HOUSING ACTIONS, RESULTS OF VOTING

Results of Voting for Priorities, November 2016 Open House

Actions now listed in priority order, from most total votes to least votes

HOUSING ACTION	<i>delete</i>	1-2 yrs	3-5 yrs	6-15 yrs
a) Seek or initiate Sweat Equity housing development programs (such as homesteading, Habitat for Humanity, other).		19	9	
r) Allow tiny homes on wheels with a connection to sewer and water, in all residential zones (or identify certain zones or areas where okay), require visual buffers as needed.		18	3	
v) Review zoning code and amend as appropriate to allow smaller homes in more places , by right.		16	6	
k) Build and operate dwelling units and structures in an environmentally responsible and resource-efficient manner. For example, encourage use of LEED or similar building design and construction standards by the public and private sectors.		14	2	
w) Support development of a tiny home - manufactured housing subdivision/community .	1	14	2	
h) Support housing development to meet needs of Sitka's growing senior population . This includes but is not limited to smaller units in downtown, attached and detached accessory dwelling units, assisted living options for those that need support with the activities of daily living, and long-term care. Be flexible and open to new ideas.		9	4	
l) When selling or developing municipal land for housing , carefully consider need given current stable population (with possible projected declines), type of housing for which there is pent-up demand, and rate of land disposal to meet needs yet not unduly influence housing and land markets.		9	3	
u) Reduce required parking and/or create a fee in lieu of parking program to encourage higher density residential development downtown. Funds raised dedicated to parking management, improvements, and added parking.	1	9	1	
Other?		9		
j) Work with the Coast Guard to understand and help meet their housing needs in a manner that does not unduly suppress or inflate the local housing market.		8	3	
g) Work with mobile home owners and park owners to find options and incentives to replace older, unsafe mobile homes with manufactured homes and smaller homes. Do in a manner that does not cause undue hardship to homeowners. Consider all options such as utility upgrade programs, owner co-ops, low interest loans to upgrade, etcetera.		8	2	
c) Support mechanisms that increase the number of permanently affordable homes , such as deed restrictions, targeted financing programs, community land trusts, etcetera	1	7	4	

HOUSING ACTION	<i>delete</i>	1-2 yrs	3-5 yrs	6-15 yrs
b) Subsidize development of affordable housing by providing municipal rock and fill at a discount, by reducing development fees, by offering property tax reductions or abatement allowed in Alaska, by providing municipal land below fair market, or similar methods. Define terms to qualify prior to offering discounts or incentives (e.g. how many units or what % of development must be affordable or permanently affordable units).	1	7	1	
d) Facilitate use of boats for live-aboard housing . This could require either code or infrastructure changes.		7		
s) Amend accessory dwelling unit (ADU) code to allow more properties to develop ADUs without a conditional use permit. Allow attached or detached, first or second story with less restrictions (e.g., height, P (14), etcetera).		7		
q) Promote construction of more and higher density housing, infill development, and housing stock rehabilitation in the downtown and Katlian areas (from Jeff Davis Street to west side of Katlian Street (see future growth maps, what areas do YOU think should be included?)[1].		6	3	
i) Support change to State regulations and budgets that prevent full occupancy at the Pioneers Home , a public assisted-living facility.		6	1	
o) Create educational campaign for property owners about accessory dwelling units (ADUs) and Planned Unit Developments (PUDs) .		6		
x) Review zoning code and amend as appropriate to promote multifamily development (tri-plex or higher).		5	8	1
m) Support development of a website to host rental information . (Question: do existing Facebook pages already serve this purpose?)		5	2	
p) Support and participate in public-private collaborations with BIHA, USDA-RD, AHFC, and other funders and developers to design and build subdivisions and Planned Unit Developments with a diversity of housing types and target markets.		5	2	
n) Sponsor housing info-sharing and outreach events like Housing Fairs with information on properties, finance and loan information for potential renters and home-buyers, and for housing developers.		5		
t) Evaluate zoning code to reduce number of variance requests . Review and as appropriate reduce lot setbacks, required parking, and lot size requirements.		4	3	
e) Establish a baseline count of the number of short term and long rentals in Sitka so that change can be measured. Identify target number of additional long term rentals to add.		4	2	
f) Increase the number of Long-Term-Rentals by considering a limit on the number of home-based Short-Term-Rentals (STRSs) to a certain number per area or block, OR limit/prohibit in some areas, OR ---other ideas?	2		1	

HOUSING IDEAS AND COMMENTS FROM OPEN HOUSE (SOME OVERLAP WITH LAND USE):

- Make roads, sell city land
- Start fining wrong way bike riders
- Land trust houses under 1000 square feet
- Incentivize apartment development
- Maintain R1
- Support IRC code
- Muni owned affordable rentals
- Smaller lots for tiny homes
- Keep moorage rates low
- Cargo container housing
- 2 apartment buildings like Cathedral Arms
- More sidewalks
- Pave streets
- No modular neighborhoods
- Sitka is in dire need of senior housing, not P. Home style
- Yes to infill, ADUs, tiny houses, and homesteading
- No more dumpy mobile home parks, eliminate as opportunities arise
- Yes to tiny houses, ADUs, cottage communities, houseboat “row”
- If a house is burned out, make the owner tear it down, not remain as an unsightly hazard
- Tiny houses on individual lots
- Keep parking in downtown, already limited
- Tiny houses if there is tougher enforcement of junk/litter on private property
- Preserve green space along water – Sealing Cove to Historical Park
- No spot zoning, keep zoning in residential, small areas neighborhoods consistent
- Year round livable wage jobs translate to affordable housing opportunities
- Another 6 story apartment building or 2
- Find a way to replace decrepit housing for residents who can’t afford to do it themselves
- Subsidize loans to fix up properties that are in such bad shape you can’t get a good loan, or other incentives to fix up decrepit properties

ECONOMIC DEVELOPMENT GOAL AND OBJECTIVES

Draft ECONOMIC OPPORTUNITY GOAL

(Big Picture Sitka is working to achieve, how we do business.)

Increase year round employment and population in Sitka by:

- **Supporting local businesses;**
- **Attracting new sustainable businesses that bring spending into town; and**
- **Supporting efforts and enterprises that keep residents' money "local" and circulating through the community rather than "leaking" outside.**

Draft ECONOMIC OPPORTUNITY OBJECTIVES

(More specific programs, initiatives, or directions to achieve the goal.)

1. **Maritime.** Strengthen and increase Sitka's maritime work and enterprises. (Including but not limited to seafood processing, commercial fishing, boat building and repair, marine science, marine transportation, charter fishing, marine-related manufacturing.)
2. **Healthcare.** Leverage Sitka's position as a regional and local healthcare leader by focusing on efficiencies, filling specialty care gaps, and preparing for the increasing senior population.
3. **Education.** Increase use of Sitka's significant educational campuses, facilities, assets, and programs that bring academics, researchers, students, and visitors to Sitka.
4. **Tourism.** Strengthen Sitka's independent and cruise-related tourism work and enterprises.
5. **Arts & Culture.** Sitka's mix of Tlingit, Russian, and Alaskan history, places, arts, and culture has intrinsic value, is enjoyed by residents, and attracts visitors. This diversity creates economic opportunities to respectfully share and interpret.
6. **Downtown.** Maintain Sitka's compact highly walkable downtown with locally-owned stores.
7. **Leverage Municipal Assets.** Leverage use of Sitka's municipal land, capital investments, abundant electrical energy and water, the Gary Paxton Industrial Park, in-house technical assistance, fees and taxes, and other tools to create a positive business environment and provide strategic business assistance. This may take the form of public-private partnerships.
8. **Business Innovation.** Encourage innovation, research, development, and commercialization of new technologies, products, and services.
9. **Cost of Living.** Support efforts to increase wages and decrease the cost of living, both of which raise Sitka's buying power and make living here more affordable.
10. **Workforce Development.** Encourage and support career and technical education that allows Sitkans to acquire needed employment skills, and to climb the employment and wage ladder.
11. **Fiscally Stable Municipal Government.** Promote a high jobs-to-households ratio that supports tax revenue growth at pace with residential demand for municipal services.

ECONOMIC DEVELOPMENT ACTIONS, RESULTS OF VOTING

Results of Voting for Priorities, November 2016 Open House

Actions now listed in priority order, from most total votes to least votes

ECONOMIC DEVELOPMENT ACTION	<i>Delete</i>	1-2 yrs	3-5 yrs	6 –15 yrs
o) Convert public and private sector vehicle fleets to electric to reduce greenhouse gas emissions, lower fuel costs, and increase users of Sitka’s abundant electricity. Investment in EV charging stations at strategic locations will be needed.	1	19	16	
b) Develop a Marine Center at Gary Paxton Industrial Park to increase business for Sitka’s marine repair and build businesses and support the commercial, charter, and water transportation fleets. Desired elements include: 1) Drive-down dock sized to accommodate transshipment of processed fish and containerized water, and truck/worker access for in-water work such as welding. 2) Space for large vessels (over 100 feet) and others to tie-up. 3) A lift or tractor-trailer haul-out for vessels under 50 ton. 4) Upland service area suitable for work by sand blasters, painters, fiberglassers, welders, electricians, etcetera that local businesses can easily access.	1	18	8	1
r) Support local agriculture and food production in order to reduce food costs, provide access to healthier and more nutritious food, and create employment.		16	7	1
g) Market Sitka to attract independent visitors of all types, including those seeking places with high cultural and historic assets, performing art activities, and marine-based recreation and education.	1	16	3	
aa) Use plans and investments to help create a positive business environment in Sitka and provide strategic assistance to retain, expand, and attract businesses.		13	4	
z) Support small business and entrepreneurship networking, events, and education to strengthen and add more locally owned and operated businesses.		15	1	
h) Market Sitka to attract smaller cruises .		13	3	
p) Work to attract business that will use Sitka’s abundant electricity and clean water .		13	3	
t) Review zoning code to identify any changed needed to make more land available for agriculture and horticulture .		12	1	3
m) Expand availability of specialty care services, assisted living, and long-term care in Sitka.	1	13	1	
w) Support career technical training , partnerships, and mentoring-job shadowing opportunities. Support sector-focused workforce training (i.e. hospitality, health care, marine trades and science).		11	3	
j) Encourage investment in tourism infrastructure and improvements that can be used and enjoyed by residents as well as visitors.		12	1	

ECONOMIC DEVELOPMENT ACTION	<i>Delete</i>	1-2 yrs	3-5 yrs	6 –15 yrs
s) Investigate the feasibility and whether there is a role for the CBS or SEDA in a community greenhouse to encourage food production.	1	11		1
a) Advocate for and facilitate faster more reliable internet service . This will support existing businesses and provide increased opportunity for location-neutral work.		9	2	1
bb) Encourage the sharing economy among individuals, businesses, non-profits, and government to market, distribute, share, and reuse excess capacity in goods and services. This includes peer-to-peer transactions, crowd-funding platforms, and a variety of business models to facilitate borrowing and renting unused resources.		9	2	1
l) Strive to preserve and increase the healthcare workforce in Sitka, even as the local industry evolves. Support Sitka’s many healthcare businesses and nonprofits.		8	3	1
e) Testify and lobby as needed to support Sitka’s maritime industries including seafood processors, commercial and charter fishing fleets and businesses, and water transportation and boat building and repair industry.	1	8	2	1
k) Prevent empty or papered over winter storefronts ; require seasonal downtown businesses to have a window display in the off-season and penalize if not done.		7	3	
c) If availability of private sector haul-out services for vessels over 50 tons ceases or become rate-prohibitive, reevaluate cost/benefits of public facility. Optimal locations are at GPIIP, near Price Street, and near ferry terminal.		7	3	
x) Support efforts to extend seasonal industries and move toward year round employment .	2	8	1	
d) Maintain financially healthy harbors with the capacity to address ongoing maintenance needs and provide adequate space for local and visiting vessels.		7	2	
n) Support efforts to expand existing, and add additional, small and large value-added manufacturing businesses .		7	2	
f) Hold local “fishing days” to help those without boat access enjoy Sitka’s marine-oriented way of life and harvest some food. Find fair ways to allocate limited spots to participate.	4	6	1	
Other? "Tourism"		6		
y) Catalyze and support local service industries, resource production, and value-added enterprises.		4	2	
i) Identify any incompatibilities or conflicts that occurred due to tourism activity at the end of each season and work with industry to develop Tourism Best Management Practices to buffer, mitigate, and reduce negative impacts.		4	1	1
u) Invest in Capital Projects that have high Return on Investment . Use a Triple Bottom Line approach that values economic, social-cultural-historical/community character, and environmental return.	1	4		1

ECONOMIC DEVELOPMENT ACTION	<i>Delete</i>	1-2 yrs	3-5 yrs	6 –15 yrs
v) Strengthen collaboration between SEDA , which has a strategic plan whose goals and objectives mirror those in the Comprehensive Plan, and the Sitka Community Planning and Development Department.	2	4		1
q) Structure utility rates to incentivize high-usage businesses , as feasible.	1	2		

ECONOMIC - WRITTEN IDEAS FROM OPEN HOUSE:

- Tourism
- Local lumber mill needed
- Manufacturing not boat related
- Collaboration with STA
- Cruise ship dock downtown
- Keep our boats in Sitka
- EV car charging stations
- Merge or reincorporate healthcare corporations
- Hydroponic farm
- Server farm
- Incentives for buying electric cars with fast charger downtown
- Stop SEDA from giving away new haulout at GPIIP
- Stop raising moorage rates until low income housing is solved
- Family wage jobs
- Eliminate SEDA – lease or privatize GPIIP
- Overhaul GPIIP – just gives everything away
- Attract conferences
- Increased electric vehicle use
- Privately operated haulout


SPEND \$100 CITY BUCKS

Spend \$100 City Bucks

It's your turn to decide how you would spend \$100 on projects in Sitka!
Use the boxes below to divide your \$100 City Budget. Put as much or as little as you would like to see go to each type of project. Spend the full \$100, but no more.

How would you spend \$100 on services and infrastructure?

 Streets/Roads \$ 12.70

 Economic Development/Tourism
Marketing \$ 11.88

 Drainage/Stormwater \$ 5.42

 Port and Harbors \$ 7.50

 Parks \$ 7.29

 Arts and Culture \$ 3.95


 Sidewalks/Bike Trails \$ 7.55

 Fire/EMS \$ 7.50

 Police/Public Safety \$ 10.00

 Education/Schools \$ 13.13

Other \$ 10.84

 Code Enforcement \$ 5.63

- Greenhouse
- ANB/ANS
- Electric Cars
- Affordable Housing

Featured at the Comprehensive Plan Open House and Housing Fair – November 8, 2016
Over 80 people in attendance and 49 participated in "Spend \$100 City Bucks"

COVER

Sitka 2030 Comprehensive Plan

Acknowledgements

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Vision for Sitka's Future

Residents offered ideas at several meaning on their Vision for Sitka's Future, and on the assets, strengths, and challenges of Sitka. Appendix X lists all the ideas shared by residents. They are pulled together in the Sitka Vision below.

The Sitka Vision organizes around three types of capital or wealth – natural, social, and economic. Together these three kinds of wealth make a “Triple Bottom Line” that Sitka considered as it prepared its Sitka 2030 Comprehensive Plan.

Sitka's Vision

Natural Capital

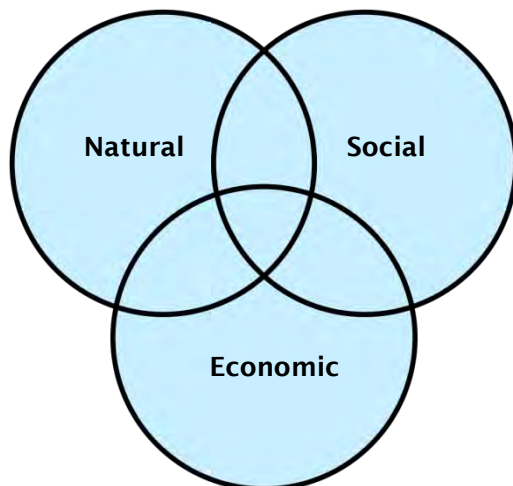
Sitkans live nestled between steep mountains, rich forest, and a wild ocean. Sitka's natural beauty is profound, everywhere, and enjoyed daily in active and passive ways.

Social Capital

Residents are proud of Sitka's diverse culture and history; they work hard to understand each other and build a common future. Being isolated teaches self-reliance but as importantly, reliance upon each other. A community that is affordable, equitable, and fair for all is important. Places for Sitka's diverse population to live range from safe and attractive manufactured home parks, to apartments and small houses, to dream houses with ocean views, and more.

Economic Capital

There is work for all that want it. Creative and entrepreneurial residents have built businesses that take advantage of the bounty offered by the area's natural assets – the sea, forest, water, soils, rock, views and more. Other jobs provide needed goods and services. Well-developed community infrastructure and facilities exist for a place the size of Sitka and are enjoyed by all; maintaining them is another cornerstone of the economy.



How to Use this Plan

Introduction

Context

Process to Develop

Quality of Life

People, History, and Context

Physical Environment

Climate

Topography and Geology

Habitat

Wildlife

Hazards

Coastal Management / Areas Meriting Special Attention

Economic Opportunity and Challenges

Current Status

Demographics

Income, Jobs, Wages, Businesses, Gross Sales

Opportunities and Challenges

Goals, Objectives, Actions

Housing

Current Status

Issues, Opportunities and Challenges

Goals, Objectives, Actions

Transportation

Current Status

- Passengers and Air Access**
- Harbor and Dock Facilities and Marine Access**
- Roads and Non-motorized Routes**
- Transit**

Issues, Opportunities and Challenges

Goals, Objectives, Actions

Parks, Recreation, and Open Space

Current Status

Developed Parks and Facilities

Programming and Services

Trails

Open Space

Issues, Opportunities and Challenges

Goals, Objectives, Actions

Current Land Use and Future Growth Patterns

Current Land Use

Issues, Opportunities and Challenges

Overall

No Name Mountain-Granite creek

Katlian-Marine area

Downtown

Indian River

Industrial Park area

Other...?

Future Growth Maps

Goals, Objectives, Actions

Utilities

Current Status

Water

Sewer

Solid Waste

Electrical

Issues, Opportunities and Challenges

Goals, Objectives, Actions

Community-Civic Facilities and Services

Current Status

Public Safety

Library

Centennial Hall

Arts and Culture

Medical Services

Education

Issues, Opportunities and Challenges

Goals, Objectives, Actions

Appendix 1 - Action Plan: Goals Objectives and Actions

Appendix 2 - Municipal Land Management Plan