1999 Comprehensive Plan

Goals and Policies

With Map of
Land Use Recommendations

Approved March 9, 1999

ARTICLE 1. INTRODUCTION, COMMUNITY PROFILE AND EXISTING CONDITIONS

1.1. Introduction

A comprehensive plan is an official declaration of intent and desire for a given community, which is adopted by the governing body of the community. The power and obligation to prepare and adopt a comprehensive plan for the City and Borough of Sitka is vested in the Assembly according to the municipality's Charter and according to Title 29 of the Alaska Statutes. Traditionally, comprehensive plans have had land use and transportation as their primary subjects. The Plan is the primary source of guidance for subsidiary decisions made in the enactment and amendment of zoning ordinances, subdivision regulations and other land use controls. The Plan also serves as a guide for transportation decisions, whether they might involve the construction of new facilities or the maintenance and management of existing facilities.

In recent decades, communities have used the comprehensive planning process to address a much wider array of issues and concerns. These involve other infrastructure and capital programming matters such as water and sewer, utilities and recreation facilities. More recently, the process has embraced social, safety, educational and environmental issues. There is, however, a practical limit to the range of issues that is appropriate for attention in a comprehensive plan. This limit is the general limit of authority of the local governing body. Sitka is a "unified home rule borough" under Alaska law and is thus constituted as the most powerful and flexible form of local government in the state. There are only two others: the City and Borough of Juneau and the Municipality of Anchorage. Home rule municipalities are unique under Alaska law in that they adopt and exercise any power or program that is not specifically withheld by state or federal law. All other municipal forms are limited to only those powers and programs that are specifically authorized by Alaska law.

The broad local government powers available to Sitka mean that a broad array of subjects may be addressed in a comprehensive plan. This is indeed the case for this Plan. Some care must be taken, however, in the phrasing of goals and policies because, while a given subject may be something for which the Assembly may wish to establish policy, there may be limitations on the Assembly's authority to address that subject. An example is found in the development process leading up to this Plan: subsistence. In early policy discussions, participants in the plan development process wanted to establish policy on subsistence and, in fact, this Plan does so. However, the Sitka Assembly does not have authority over the allocation of most subsistence resources among subsistence users and non-subsistence users. Allocation is reserved to the State (and perhaps the federal government.) On the other hand, any governmental unit can involve itself in the protection of subsistence resources or the habitat, which supports them. There is even an obligation to do so built into the Alaska Coastal Management Program, in which Sitka participates. Thus, goals, policies and objectives in a comprehensive plan must be phrased in terms of what the municipality has authority, obligation, and willingness to do.

There is a second aspect of plan writing to bear in mind. The plan is an instrument of the Sitka government, which is a distinct entity from the community as a whole. Like any community, Sitka is a collective of individual citizens, businesses, community groups, and institutions. The aspirations of any of these will have an impact on all or part of the rest of the community but the government is only one such component of the community. Other components are free to express and pursue aspirations consistent with law, and do so publicly. Some such components may offer their aspirations as the voice or will of the community, and such expressions have as much weight or credibility as the individual listener is willing to ascribe to either the idea itself or the entity expressing it. An active community which has many entities expressing and

pursuing many aspirations is a rich and textured community with much to offer its citizens; however, the official comprehensive plan of the municipality should be limited to expressing the aspirations and directions that are specific to the government's functions, duties and programs. So, for example, if a community group proposes an aspiration that Sitka host an annual arts festival, that aspiration has no place in a comprehensive plan unless the government chooses to play an active role in providing for the festival.

Communities have often been criticized for failing to follow their comprehensive plans. This is due in part to the contents of the plans themselves. If a plan contains goals or aspirations that are really outside the orbit of the implementing government, then such goals or aspirations will not be realized. A second reason for such failures is that the plan contained statements or goals that the adopting authority did not understand or which could be interpreted in more than one way. For this comprehensive plan to have meaning and usefulness, the Sitka Assembly must be sincere in its action to adopt, must understand the contents of the plan, and must be prepared to assure that the agencies, boards, commissions and other components of the City and Borough government are prepared to carry out those components of the plan that are appropriate to them.

1.2. How the Comprehensive Plan is Used

The Assembly and staff of the City and Borough of Sitka make thousands of decisions every year. Many of these decisions are to be guided by this Plan. The most common categories of decision are shown below, but any decision, which is relevant to any of the subjects addressed in the Plan, should not be made until the decision-maker has consulted the Plan for guidance. In practical terms, the office generally charged with maintaining an awareness of the Plan's contents is the Planning Department. The Planning Director is thus the individual who should be most familiar with the Plan and who is obliged to use the Plan for staff decisions and for recommendations to the Administrator, Assembly, and other boards and commissions. This means the Planning Director must be involved and aware of any pending action of the Borough, which might serve to carry out an expectation in the Plan, or of any action, which might have the effect of thwarting an expectation in the Plan. The following list of decision categories is only partial and meant to illustrate Plan usage:

1. Adoption or amendment of new land use code provisions (or amendment of the same), including re-zones.
2. Review of applications for significant land use permits.
3. Acquisition, disposition or development of Borough properties.
4. Annual update of the Capital Improvement Program.
5. Capital improvement of streets, parks, water, sewer, other utilities, and municipal buildings and facilities.
6. Review and comment on actions of a state or federal agency, such as applications for permits.
7. Initiation of a new municipal program or termination or alteration of an existing program.
8. Allocation of budgetary resources among municipal components.
9. Review of economic development actions taken under municipal authority.
10. Consideration of resolutions and other actions relevant to Sitka's neighbors and Southeast Alaska in general.

This Plan is adopted by the Assembly as official policy for subsequent actions of the Assembly and Borough staff, boards, and commissions. This means the Plan must be consulted as actions are pending. The duty to assure that such consultation occurs is, as noted above, within the province of the Planning Department. Proper use and operation of the Plan, however, depends on a number of other activities, not the least of

which is for the Department and others to be aware that situations may arise where the Plan is simply inadequate to address an issue or where the Plan has unintended consequences. The foregoing constitutes a warning to the reader and reviewer: Guidance from the Plan will not always be easy to obtain. Consultation of the Plan includes analysis of the guidance in the Plan. In some cases, it will be necessary to consider amendments of the Plan to address unintended consequences or unaddressed issues. To assure that actions are consistent with the Plan and to assure that the Plan is responsive to public needs and changing conditions, the Municipality should:

1. Monitor changes in land use, transportation, infrastructure, social, economic, and environmental conditions and, periodically review and update the Plan to reflect new information and new conditions.
2. Maintain and use procedures to amend the Plan to address needs of the public and individual property owners.
3. Provide for ongoing citizen involvement in any decision-making process that is relevant to the Plan.
4. Coordinate municipal activities with state and federal agencies and with other local governments in the region with regard to matters of mutual concern.

The actual activity of "consulting the Plan" is not a rote exercise like following a maintenance manual or recipe. Rather, this is an analytical process where the reviewer first determines which of the Plan's goals, policies and objectives are relevant to the decision or issue at hand. Then, the reviewer examines how the pending decision comports with the relevant plan provisions. This analysis is not conducted on an absolute basis. Indeed, the reviewer may find that one policy appears to conflict with the pending decision while another tends to support it. The analysis should balance the application of relevant policies and seek to select whichever decision or option is the most generally consistent with the Plan overall.

ARTICLE 2. BOROUGH WIDE GOALS, POLICIES AND OBJECTIVES[1]

2.1. General Goals and Policies
2.2. Economic Goals and Policies
2.3. Governmental and General Infrastructure Goals, Policies, and Objectives
2.4. General Land Use Goals and Policies
2.5. Urban Residential Goals and Policies
2.6. Urban Commercial and Industrial Goals and Policies
2.7. Urban Public Lands Goals and Policies
2.8. Outlying Areas and Islands goals and Policies
2.9. Education Goals
2.10. Social Services Goals and Policies
2.11. Health Goals and Policies
2.12. Arts and Culture Goals and Policies
2.13. Recreation Goals and Policies
2.14. Ethnic Diversity and Native Issues

2.1. General Goals and Policies

The City and Borough of Sitka will conduct its affairs and will use its resources, powers, and programs to seek, facilitate, maintain, and improve:

2.1.1 A small town atmosphere;
2.1.2. Economic growth that improves the quality of life, improves living standards, and supports a stable population;
2.1.3. A natural and civic environment that is clean and healthy and, which will foster quality family life;
2.1.4. Access to affordable and quality health care;
2.1.5. Close and easy access to wildlands and wilderness;
2.1.6. The position of the Arts in Sitka's civic and economic framework;
2.1.7. The opportunity to participate in a subsistence lifestyle;
2.1.8. Respect for the diverse cultures in the community;
2.1.9. Sitka's traditional respect and concern for people in all walks of life;
2.1.10. The ability of the people to support themselves and their families so that those who want to work can work;
2.1.11. A tax structure which is reasonable while providing necessary services;
2.1.12. Access to high-quality education at all levels;
2.1.13. Diversified industries that provide maximum value from Sitka's resources;
2.1.14. Access to natural resources necessary for community growth and well-being;
2.1.15. Convenient and affordable transportation;

2.1.16. Reliable and affordable electric power and other utilities;
2.1.17. Reliable, safe, and affordable public water supply, sanitary sewerage, and storm sewerage;
2.1.18. Safe, diverse, and pleasant park and recreation facilities, programs and amenities;
2.1.19. Safety from fire, flood, and other disasters;
2.1.20. Police protection and service; and,
2.1.21. Mutually supportive relationships with sister communities in the region and with the State of Alaska as a whole.
2.1.22. Where found inconsistent with other plans, the comprehensive plan will take precedence and the Borough shall work toward amending the inconsistency in the other plan(s).

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1 A "goal" is a general statement of being or condition that is sought. In this Plan, each goal statement begins with the word "to" and has a number. "Objectives" are more discrete and achievable steps which, if achieved, will either constitute accomplishment of a goal or progress toward such accomplishment. A "policy" in this context is a rule of operation, which declares how certain functions are to be performed. Objectives and Policies are intertwined under goal statements and have letters to set them apart. Earlier drafts of this Plan also had statements called "considerations." These have been reworked into goals, policies or objectives as appropriate to their content.

2.2. Economic Goals and Policies

The City and Borough of Sitka will conduct its affairs and will use its resources, powers, and programs to seek, facilitate, maintain, and improve economic activities which:

2.2.1. Contribute to a stable, long-term, local economic base;
2.2.2. Provide needed goods and services locally;
2.2.3. Produce high-quality goods or services;
2.2.4. Minimize impacts on diversity and integrity of the ecosystem;
2.2.5. Protect the health and well-being of local people and their surroundings;
2.2.6. Increase economic diversity;
2.2.7. Maintain Sitka's small-town character;
2.2.8. Minimize impacts on subsistence opportunities and activities of local residents;
2.2.9. Complement existing economic activities;
2.2.10. Respect the cultural diversity and the social values of the community;
2.2.11. In concert with the use of resources, add the highest potential value to the local economy; and further, the City and Borough of Sitka will seek, establish, and implement public policy which:
2.2.12. Eliminates regulations that are adverse to the community's needs;
2.2.13. Maintains reasonable tax rates that most efficiently provide for necessary services;
2.2.14. Provides, maintains and improves an infrastructure to meet the needs of the community;
2.2.15. Makes it possible for people at all economic levels to live in Sitka;

2.2.16. Maintains Sitka's legal subsistence status and continued opportunities for and safety of subsistence users;
2.2.17. Maintains and enhances the strength of our existing local businesses;
2.2.18. Encourages the expansion and outreach of existing health and educational institutions in Sitka so that the municipality will become a regional hub for health and education services and to attract new health and educational facilities that are not or will not be provided by existing institutions;
2.2.19. Will further establish Sitka as a regional center for trade, transportation, professional and technical services, natural resources, artistic and cultural events and services, fishery service and support, visitor services and facilities, financial and business services, and any other service, facility or commodity for which there is a regional need or demand.

2.3. Governmental and General Infrastructure Goals, Policies, and Objectives

Infrastructure in Sitka is a combination of public, private and natural resources. The public and private sectors are encouraged to cooperate to provide and maintain a high-quality infrastructure to enhance the economy and the enjoyment of life for the residents and visitors of Sitka.

2.3.1. To establish a performance measuring system for each department of the City and Borough of Sitka to permit consistent comparisons from year to year.
2.3.2. Consider the creation of a Long Range Planning Commission, through the reorganization of an existing board or commission, that would explore major municipal land planning projects, monitor economic trends, and suggest changes to the Comprehensive Plan in conjunction with the Planning Commission.
2.3.3. To create a record management system to facilitate accurate development of a historical document archive and the timely retrieval of data.
2.3.4. To assure widespread and thorough public awareness of pending actions of the Borough which are significant to the well-being of the community. This includes:
A. Public notice of pending matters in the local newspaper and press releases containing additional information made available to all media;
B. The availability of copies of relevant documents prior to a meeting or event at which a hearing is to be held and a decision made.
C. Notice will be given for at least the following types of decisions: the development or disposition of Borough lands and properties; the acquisition of new lands, structures or properties; all planning permits for significant developments; all capital improvement projects of the Borough; all amendments to this Comprehensive Plan; and all new or amended ordinances, resolutions and similar actions of the Planning Commission and Assembly.

Electrical Infrastructure

2.3.5. To participate in the Southeast Intertie Project as the best means to substantially expand the supply of electrical energy both locally and for the region but otherwise to select system improvement projects as follows:
A. The highest priority will be accorded to those projects, which are deemed most essential to system safety and security;
B. The next highest priority will be accorded to those projects which provide the highest return on investment; and,
C. When selecting among projects of comparable return on investment to give priority to projects which make conservation and efficiency improvements to the existing system over new generation projects requiring large capital expenditures.

2.3.6. Conduct on-going planning that includes researching alternatives and monitoring changes in electrical system usage, costs and available technologies, including investigation of the following:

A. Set up rate structure or incentive for both residential and commercial electrical users that encourage conservation.
B. When it appears that demand will outstrip hydro capacity within a foreseeable period of time, consider, as a last resort, giving incentives to those who switch from all electric to another form of heat.
C. Seek information regarding convertible heating systems and technological improvements in appliances, etc. and make this information available to consumers.

City Streets and Roads

2.3.7. To develop extensions to the existing street system that will serve the long-term needs of the residents directly served, the traveling public, safety needs and utility services; and to achieve the following objectives and policies;

A. Review minor and major subdivision standards for road and utility construction, weighing initial construction cost against life cycle costs.
B. Incorporate pedestrian and bicycle use of the street system in the design of improvements.
C. Coordinate the subdivision design process to enhance interconnected/through streets where feasible and necessary to serve other parcels.
D. Require construction that meets standards for city maintenance and replacement.
E. Require the submittal and approval of a master development plan before staged development on large parcels.
F. Maximize development of road extensions within the limits of the existing road system.
G. Require the infrastructure costs be borne by the developers/users.
H. Establish a pavement management/overlay program for existing paved streets.
I. Consider requirement or policy to encourage the construction of sidewalks in new subdivisions.

Public Water, Solid Waste and Wastewater

2.3.8. To establish waste reduction as a priority in the solid waste system through the following objectives and policies:

A. Encourage citizens and businesses to support community waste reduction efforts by purchasing items with reduced packaging and participating in recycling programs.
B. Require bids for sanitation services to provide for waste reduction, recycling, and hazardous waste handling, and consider each factor, in addition to overall cost of service when the Borough awards the contract.
C. The present disposal system does not encourage waste reduction. In the future, the rate structure shall encourage waste reduction.
D. Continue to explore new methods of waste reduction technology and recycling opportunities and make recommendations through the long range planning process.
E. Eventually re-site the incinerator to an unpopulated area and implement long range planning for the facility that considers reduction and future incineration technology.
F. To encourage the Borough to reduce its generation of waste.

2.3.9. To give high priority to the provision of clean drinking water for the public, including:

A. Protection of water supplies and watersheds from the adverse effects of development;
B. Setting minimum fire flow capacity as the standard for delivery of public water;

C. Require connection to the public water system by any new development which is proposed within 500 feet of the public system;
D. Encourage the connection of existing development to the public water system by offering the LID method at the lowest interest rate allowable to facilitate connection and to consider subsidizing such connections if it can be shown that the long-term benefit to the Borough in expanding the customer base exceeds the short-term cost of providing the subsidy.

2.3.10. To evaluate comprehensively and make improvements to the storm run-off and sanitary sewer systems.

2.3.10(a) To consider providing, in the near to intermediate future, development of a program of direct management of sanitary sewer and private sewerage problems by the Borough including:

A. Inspection of problems caused by failed, failing or damaged sewerage systems and components whether public or private and whether on public or private land.
B. Issuance of citations, stop work orders, correction orders and the imposition of financial penalties for non-compliance with Borough sewerage and wastewater requirements.
C. Review of private sewer system plans, issuance of permits for construction and inspection of construction.
D. The authority to require new developments, and existing developments with inadequate or unlawful sewage systems, to connect to public sewer, including requiring participation in paying for the cost of extending sewer mains if the developments to be served are within a reasonable distance of the sewer system as it exists at the time the new development is proposed or at the time that the inadequacy of an existing private system is determined.
E. Provision of the opportunity for groups of properties to connect to the public system using the LID process to pay the connection costs and to offer the LID process at the lowest interest rate allowable.

Public Buildings

2.3.11. To implement a long-range plan to assess the use/potential use of existing public facilities. In addition to the assessment, a 6-year maintenance plan and capital improvement plan should also be addressed and the necessary funds for these projects should be appropriated, and, more specifically, to:

A. Expand current usage of Harrigan Centennial Hall due to the increased demand from the community and visitors.
B. Continue to provide for Kettleson Memorial Library building and service expansions over a five to ten year time horizon by 1) protecting the parking on the site, 2) insuring the land use in the immediate area is compatible, and 3) exploring ways to increase the quality of telecommunication lines and services.
C. Continue to explore strategies to add and increase cost effective energy efficiency improvements in public buildings.

Harbors

2.3.12. To plan for and maintain quality harbor facilities and services that will enhance marine commerce and accommodate the needs of residents, transient boats, the charter fleet, and cruise ship tenders, and to carry out the following policy and objective:

A. Harbor facilities shall be maintained and supported, in so far as possible, by the revenues generated by harbor operations. While reasonable moorage is a goal; more of the load may need to be taken in fees.
B. A long-range plan and financial strategy will be developed to address the future need to replace harbors.

Human Resources

2.3.13. To encourage continuation of current forms of volunteerism and to encourage new forms because the Borough benefits greatly from its present use of volunteers in the fire department, library, City cleanups, animal control, and commissions, in order to maintain or increase City services and contain personnel costs. To enhance volunteerism further, carry out the following:

A. Explore some form of compensation or incentive for volunteerism; e.g. tax credits or waiver of fees.

B. Explore the possibility of organizing community service, in lieu of jail time or fines, to better serve community needs.

Transportation

2.3.14. To develop and support a structured means for the Borough to be consistently involved in the ferry scheduling and funding process to ensure that Sitka receives its fair share of the Alaska Marine Highway System service.

2.3.15. To alleviate vehicle congestion in the downtown area and on main thoroughfares, including but not limited to, the following:

A. Encourage the Borough to participate in surveying Sitkans to determine what type of public transportation is desired, so that private businesses may be motivated to provide regularly scheduled public transportation services.

B. Consider financial ramifications for the Borough before deciding to subsidize public transportation. The Borough should investigate the availability of federal funding for compliance with ADA.

C. Explore the idea of closing off part of Lincoln Street to automobile traffic.

D. Develop a strategy that reflects cohesion of resident traffic flow and visitor traffic flow.

2.3.16. To develop, in partnership with the State of Alaska, the airport to serve the anticipated growth and/or changes in aviation activity to include aircraft maintenance, passenger and freight operations, and support services, and to:

A. Give priority to aircraft dependent and aircraft related commercial and industrial use of public land on Japonski Island.

B. Maintain a greenbelt between future airport related development and the future airport road.

2.3.17. To revisit parking concerns in the downtown business district plan. Also, the Planning Commission is asked to review parking standards. To seek out and expand downtown parking capacity wherever possible.

2.3.18. To seek improved regional transportation and access to Sitka from the outside by encouraging the State of Alaska to vigorously develop a detailed study and implement one or more of the following access scenarios for passenger and vehicular transportation to the east side of Baranof Island; examination of the Rodman Bay Road idea, the Baranof Warm Springs Road idea and the fast shuttle ferry idea with a transfer facility on the east side of Baranof Island and any other idea which might emerge in a full scale examination of surface transportation possibilities.

2.4. General Land Use Goals and Policies

2.4.1. To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations without infringing on the rights of private landowners.

2.4.2. To make land use decisions in compliance with all applicable land use laws and policies; to carefully consider recommendations by both organized groups and individuals; and to do so in accordance with the following:

A. The community shall be given the opportunity to participate in periodic updates of the Comprehensive Plan through a series of community meetings and public hearings to ensure that residents are aware of proposals related to densities, land uses and community facility improvements and are able to comment on such proposals. The primary purpose of these hearings will be to

ensure that the goals, objectives and policies of the Plan accurately reflect the long-term quality of life and the desires of the community.

B. The Sitka Coastal Zone Management Program is hereby incorporated by reference as a component of this Comprehensive Plan.

2.4.3. To work to develop Borough wide zoning.

2.4.4. To resolve conflicts, through a public process, between residential, commercial, recreational and industrial land uses.

2.4.5. To encourage logical growth and development adjacent to existing services and facilities and to discourage discontinguous, leapfrog development and zoning.

2.4.6. To provide adequate land for commercial, industrial and residential growth and public use that promotes the efficient use, value and enjoyment of the environment.

2.4.7. To encourage well-planned and environmentally sensitive site planning, reduction of utility costs, provision of needed open space.

2.4.8. To actively review and implement regulations to protect residential viewsheds and, when successfully implemented, to continue on to tourist viewsheds.

2.4.9. To permit large scale/high impact commercial, industrial and resource development activities on municipal lands only after an extensive public review, i.e., Two or more public hearings and written materials made available to the public.

2.4.10. To protect crucial subsistence resources from loss and damage, to minimize loss and damage to all subsistence resources, and to carry out the following policies and objectives:

A. Specific land use designations shall be evaluated that protect subsistence resources.

B. Recreation and subsistence use of public land shall be taken into account in all land use decisions.

C. The Borough will work with the Alaska Department of Conservation to ensure that air and water quality will be protected in all areas.

D. The Borough shall, in conjunction with the Department of Environmental Conservation, develop a mechanism to control the burning of stumps and other debris generated by land clearing and construction activities.

2.4.11. To periodically review previously adopted studies, many of which have been undertaken by citizen committees.

2.4.12. To maintain public access to the waterfront wherever feasible in all zones.

2.4.13. To consider revising the Coastal Zone Management Program and zoning ordinances to restrict development in sheltered waterfront property to water dependent uses only.

2.4.14. To protect and facilitate outdoor recreation for residents and visitors through protection and enhancement of suitable areas ranging from neighborhood parks to National Wilderness through appropriate zoning, and to pursue the following objectives and policies:

A. The Borough shall periodically review zoning of large tracts of public lands for future use. In this case currently, public lands are those under ownership by the University of Alaska, Mental Health Trust, State of Alaska and federal government.

B. Once a year, the Assembly and the Planning Commission will host a public meeting with the Sitka District Ranger of the Forest Service to discuss Forest Service plans and activities for holdings within the Borough. Annual combined meetings will be held with Alaska State Parks, National Park Service, University of Alaska, Mental Health Trust and Shee Atika Corporation managers to discuss each organization's plans and activities for holding within the Borough.

C. The development of Borough lands adjacent to established parks shall be compatible with park use.

2.4.15. To cooperate on land exchanges, in conjunction with public entities and private landowners, that will benefit all.

2.4.16. To publicly encourage community awareness of the value of protecting historic and cultural resources and to recognize organizations that improve the historic character of buildings and sites.

2.4.17. To encourage the beautification and cleanup of Sitka through means such as public acknowledgement and recognition.

2.4.18. To encourage the preservation and/or renovation of historical buildings and sites on public lands. The Native community shall be especially encouraged to participate. This goal incorporates the following objectives:

A. Local historical organizations shall be asked for recommendations when naming public streets and facilities.

B. The Borough shall encourage the preservation and renovation of historic buildings and sites related WWII activities on the Causeway, Biorka and Kruzof Islands.

C. The Borough shall actively encourage preservation and maintenance of cemeteries throughout the Borough by local groups and individuals.

2.4.19. To consistently follow and enforce land use policies, codes, regulations, and decisions, and do so in accordance with the following policies and objectives:

A. Zoning and subdivision regulations are the primary mechanisms to manage land use in the Borough. Conditional use permits, variances, and relief from requirements shall be granted judiciously. Rezoning may be considered in areas where excessive need exists for conditional uses, variances and/or relief from existing requirements.

B. The Borough shall incorporate provisions for revocation of conditional use permits. Permit holders shall be informed of these provisions upon issuance of the permit.

C. Zoning and parking requirements/regulations shall be consistently followed and enforced. Relief from requirements to provide parking spaces shall be granted only in exceptional cases.

2.4.20. To update the zoning regulations, subdivision regulations and other elements of the municipal code in accordance with the other goals and policies here in and to create a unified and internally consistent land use codes which reflect the aspirations expressed in this Comprehensive Plan.

2.5. Urban Residential Goals and Policies

Urban lands are considered to be properties along and adjacent to the Sitka road system including Japonski Island.

2.5.1. To encourage diverse housing types and densities in order to assure decent housing for all persons in all income groups, and to:

A. Encourage development of multi-family dwellings. Encourage development of attractive landscaping and a requirement for a park and/or greenbelt.

B. Evaluate sufficiency of land zoned for multi-family dwellings and encourage zoning changes where appropriate.

C. Create more single-family (Low-Density) zoned neighborhoods.

D. Encourage neighborhoods which meet the criteria for a single-family residential zone to request single-family residential zoning.

E. Pursue low-density residential designations.

F. Determine the need for additional elderly housing and actively pursue housing for the elderly if a documented need exists.

G. Develop a process for enforcing a set of minimum health and safety standards for homes that are rented out by their owners.

2.5.2. To encourage quality residential areas which function as integral neighborhood units with adequate public facilities, and to:

A. Encourage formation of neighborhood associations to develop concise plans to be used as advisory documents to promote informed development decisions, reflect residential concerns, and assist in determining capital improvement priorities.

B. Encourage new developments that provide quality design and amenities, preserve or create habitat, and maintain open space.

C. Encourage planned unit developments.

2.5.3. To encourage the prevention of deteriorating building conditions and the rehabilitation of deteriorating residential areas, and to:
   A. Encourage the rehabilitation of older residential areas.
   B. Develop an equitable regulatory mechanism for eliminating the storage of litter and refuse on residential properties. Screening shall be considered in the review of the issue.

2.5.4. To enhance the historic character of older neighborhoods, including the Native Village.

2.5.5. To ensure that new residential development occurs in an orderly manner, which will enhance rather than deteriorate the community and lifestyle.

2.5.6. To recognize the need for and value of mobile home parks.
   A. Develop a process for enforcing a set of minimum health and safety standards for mobile homes and trailers.
   B. Develop a mechanism for improving the appearance of mobile homes and mobile home parks and decreasing the density of existing mobile home parks.
   C. Develop mechanisms that encourage the disposal of substandard mobile homes with protective time frames for displaced residents.

2.5.7. To assure lots within the City and Borough are of reasonable size and access, and to:
   A. Amend the subdivision code to include a lot length-to-width ratio.

2.5.8. To ensure that new developments pay the cost of required utility and road extensions to Municipal standards; to ensure that new developments pay the cost of required major line extensions; and to develop a specific utility infrastructure such as water tanks.

2.5.9. To acknowledge animals as an integral part of the community through carefully considered regulations and enforcement, and to develop an animal ordinance for residential property within the road system.

2.5.10. To acknowledge that single-family residential use is acceptable as a waterfront land use, and to assure that single-family residential use along the waterfront will be discouraged only in those zones where prohibited.

2.6. Urban – Commercial and Industrial Goals and Policies

Urban lands are lands along and adjacent to the Sitka road systems including Japonski Island.

2.6.1. To facilitate the availability of adequate land zoned for residential, commercial, industrial and waterfront development.

2.6.2. To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas, and to:
   A. Encourage sensitive master planning for commercial and industrial developments.
   B. Ensure that commercial and industrial uses occur in areas where adequate transportation and services are available or can eventually be developed.
   C. Encourage clean industry, which minimizes pollution and adverse impacts on surrounding land uses.
   D. Minimize conflicts between new commercial and/or industrial development with surrounding land uses.
   E. Amend the zoning regulations to require that nay new or reconstructed commercial or industrial facilities which will have routine outdoor storage of anything other than parking of employee and visitor automobiles will provide screening of the outdoor storage area from roadways, walkways, and adjacent residential properties.

F. As appropriate, amend the zoning regulations to require that any new or reconstructed commercial or industrial facilities which will have routine outdoor storage of anything other than parking of employee and visitor automobiles will provide screening of the outdoor storage area from roadways, walkways, and adjacent residential properties.
G. Revise land use regulations to better differentiate between commercial and industrial uses.
H. Explore creating sub-zones within commercial and industrial zones to provide buffer areas between conflicting land uses.
I. Amend the zoning ordinance to clarify that manufacturing and fabrication, other than for personal use, of hazardous/toxic materials, and any manufacturing or fabrication facility which causes excessive noise, light, and/or significant increases in traffic to and from the site shall be considered industrial uses; to clarify which manufacturing and fabrication uses are allowed in Commercial zones.
J. Consider amending the zoning ordinance to clarify the quantity of rock or gravel that can be removed from a parcel through the process of developing a lot and the percentage of the parcel that can be excavated for permitted or conditional uses or structures.
K. Encourage the development of facilities to accommodate visitors, such as bed and breakfasts, hotels, restaurants, and recreation areas, however, short term rentals and bed and breakfasts proposed to be located in residential areas should be designed and developed such that noise, traffic, lighting, and visual impacts from the facilities are no more significant than impacts from ordinary residential use and the scales of such visitor facilities similar to the neighborhoods in which they will be located.
L. Encourage the construction of for-profit animal boarding facilities in general commercial areas.

2.6.3. To develop the airport to serve as a regional center for southeast Alaska to include aircraft maintenance, passenger and freight operations and support services in partnership with the State of Alaska and private businesses.

2.6.4. To encourage preservation/restoration of historic architecture and landmarks for commercial and industrial use.

2.7. Urban – Public Lands Goals and Policies

Urban lands are lands along and immediately adjacent to the Sitka road system including Japonski Island.

2.7.1. To develop and implement a requirement for parks and/or green belts within all new major subdivisions, and develop a mechanism for community groups to maintain neighborhood parks and green belts.

2.7.2. To require adequate off-street parking in all cases, except where otherwise not mandated by code, and
A. Examine, through the course of future amendments to the zoning ordinance, alternatives to the off-street parking exemption in the Central Business District CBD.
B. Areas where off-street parking is not presently adequate will be noted for improvement of off-street parking at later times when proposed for alteration or redevelopment.

2.7.3. To consider the present or future need for public uses such as green belts, parks, and public recreation facilities, in the disposal or acquisition of municipal lands, and to:
A. Dispose of Borough lands in an efficient and expeditious manner when such lands are designated for disposal.
B. Periodically identify and review all Borough owned lands to determine the best use of those lands and develop a plan for those lands deemed suitable for disposal.

2.7.4. To explore and identify future landfill sites, which may include expanding the existing location in the next five years. This project shall include review of the recommendations made by the citizen's committee on solid waste, and:

A. Wherever feasible, waste disposal sites, including incinerators, shall be located to minimize conflicts with adjacent land uses.
B. Storage of toxic and/or hazardous wastes generated outside the Borough will not be actively pursued.

2.7.5. To eliminate conflicts between floatplane operations and boats in the Sitka Channel, and to:
A. Encourage expansion of water-borne aircraft operations outside the Sitka Channel.
B. Explore ways to minimize conflicts between existing floatplane operations and other water-borne traffic in the Sitka Channel.

2.7.6. To encourage the State to fund an update of the Swan Lake Area Meriting Special Attention Study.

2.7.7. To explore the potential for development of urban lakes (Heart, Thimbleberry, Medevijie, Swan, Blue, Beaver and Green Lakes) and Indian River for recreation purposes. Recommendations would include appropriate protection for Blue Lake.

2.7.8. To preserve existing parks and green belts on public lands in the downtown core.

2.7.9. To encourage establishing areas dedicated to the safe enjoyment of off-road vehicles, and to:
A. Pursue a cooperative use agreement with the state and federal governments encouraging the designation of Nelson Logging Road past the rifle range for off-road vehicle use. This agreement shall encourage private off-road vehicle user groups to contribute to the maintenance of the Nelson Logging Road to enhance safety and enjoyment.

2.7.10. Adequate harbors and support facilities on the road system are an integral part of the community and shall be developed to accommodate the full spectrum of the public, and in accordance with the following:
A. Harbor development will include green belts and dedicated areas for commuter moorage.
B. The private sector will be encouraged to develop and maintain marinas to include upland parking and dry-land boat storage.
C. Assess the need for and develop where feasible, upland parking facilities for commonly used moorage areas and marinas.
D. Pursue a mechanism to control excessive use of lights and noise from harbors during late night and early mourning hours.

2.7.11. To encourage development of a wide range of educational facilities within the City and Borough, including:
A. Construction of vocational-technical facilities in the University of Alaska-Southeast/Mt. Edgecumbe High School/Southeast Alaska Regional Health Consortium corridor on Japonski Island.

2.8. Outlying Areas and Islands Goals and Policies

Outlying areas and islands are properties within the City and Borough that are not immediately adjacent to the road system. They include the developed islands in the vicinity of Galankin and Long Islands, Middle Island, Goddard, Baranof Warm Springs and all other properties on Baranof Island and the Borough portion of Chichagof Island. There is a diverse range of public and private ownership in this area.

2.8.1. To maintain the superlative visual character of Sitka Sound and the City and Borough of Sitka as an overriding goal, including:
A. Encouragement of sightseeing and non-consumptive tourism.

2.8.2. To seek sensitive and environmentally sound uses within the islands and outlying areas, in accordance with the following:
A. Lower density uses shall be encouraged for privately held islands.
B. Development which involves subdivision on islands and in outlying areas accessible only by water shall include plans for adequate moorage and access.
C. A solid waste disposal plan shall be developed for islands and outlying areas within the Borough.
D. While commercial and resort development may be appropriate in outlying areas, efforts shall be taken to ensure they are well planned and have minimal impacts on nearby residential

E. In low-density residential zones, commercial uses shall be screened from adjacent property.
F. A mechanism for permitting and managing for-profit enterprises on public owned outlying lands and islands shall be developed.
G. For-profit enterprises that have the potential of degrading the natural habitat shall be reviewed and monitored.
H. It is recognized that island properties owned by the State of Alaska, the Alaska Mental Health Trust and the City and Borough of Sitka may be eventually proposed for development for a variety of purposes. Prior to any decision on the use of those properties, the property owner shall be encouraged to hold an extensive public review process. If public properties are disposed of, prime beaches, anchorages, and areas of historic recreational use shall be reserved for public use.
I. Consideration shall be given to amending the subdivision regulations to allow for the imposition of requirements as necessary to allow for beachfront access on public and quasi-public property.
J. Revise subdivision regulations for subdivisions on islands or outlying islands where Borough maintained roads are not likely to be created but where access will be needed to enable use of all parcels. The revision will focus on adequate and reasonable easements, moorage, and maintenance agreements.

2.8.3. To encourage sound building construction practices in outlying areas and islands, in accordance with the following:
A. Implement uniform building codes and related codes in outlying areas and islands through requiring a building permit, site plan and sewage disposal plan. If an interim step is determined to be necessary, a site plan shall be required to ensure compliance with zoning, sanitary sewer, and dock permit requirements.
B. Require property owners within outlying areas to comply with existing regulations, including application for and compliance with Corps of Engineers.
C. Encourage the Department of Environmental Conservation to develop a strategy to bring wastewater systems in outlying areas and islands into compliance.

2.8.4. To explore zoning all public and private islands and outlying areas for the long-term best use, recognizing historic uses and enhancement of the public good.

2.8.5. To develop a rural recreation zone to recognize historic recreational uses and enhancement of the public good, in accordance with the following:
A. Maintain public access and existing facilities at Goddard Hot Springs.
B. In conjunction with the Forest Service and the State of Alaska, evaluate the potential for developing and maintaining recreation facilities and well-designed trails in the vicinity of Goddard Hot Springs.
C. Encourage the Municipality to acquire property at Big Bay.
D. Encourage development of hot spring facilities at Fish Bay.
E. Explore developing access and facilities for recreation on Biorka Island that do not adversely affect existing uses.

2.8.6. To invite residents and property owners in outlying areas to participate in public review of City and Borough decisions that may affect them.

2.8.7. To work with the property owners in Baranof Warm Springs to prepare a development, recreation, and utility plan for the area.

2.8.8. To consider the present or future need for educational and/or other public facilities in the disposal or acquisition of municipal land in outlying areas.

2.8.9. To invite citizens of Port Alexander, Elfin Cove, Pelican, Tenakee Springs and Angoon to participate in public review of City and Borough decisions that may affect them.

2.8.10. To assure that animal regulations in outlying areas and islands shall be as liberal as possible, commensurate with public health and safety.

2.9. Education Goals

To manage and support all the educational resources, programs, and institutions in the municipality to fulfill their missions, goals, policies, and objectives, and to:

A. Work toward making Sitka an educational hub for the State of Alaska.
B. Strengthen the linkage and networking between local educational institutions.
C. Coordinate between local educational institutions and pursue efficiencies that result from those linkages.
D. Develop the Cooperative Education Project.
E. Enhance summer educational programs in continuing education and natural resources.
F. Support the maintenance and financial strengthening of all local educational institutions.
G. Expand health care, fisheries, natural resource, language and the technology curricula.
H. Further development of the educational curricula with the goal of continuing to prepare students for the changing global marketplace.
I. Strive for a reduction in school dropout rates by developing innovative curricula and to foster the educational development of teenage, unwed mothers.
J. Study and enhance the telecommunications infrastructure with the aim of enhancing the ability to provide educational services and programming and enhancing the competitiveness of local industries.
K. Develop programs that assist in providing skills required by local firms.
L. Develop programs that assist entrepreneurs in the development of business plans and marketing.
M. Develop additional linkage between local educational institutions and other sectors of the economy.

2.10. Social Services Goals and Policies

2.10.1. To actively promote and seek funding for services and activities which facilitate the well-being of the community and all its members, and to:

A. Provide a continuum of services that meet the needs of all residents.
B. Integrate such services throughout the public and private sectors utilizing resources from both.
C. Involve consumers/families in all planning processes.

2.10.2. To create a system to provide adequate food to all residents, which:

A. Incorporates a coordinated needs-driven delivery system, which will complement the existing eligibility-driven programs.

2.10.3. To make available to all community members adequate housing options that:

A. Meet building codes for safety and accessibility.
B. Are affordable for all income levels.
C. Meet the special populations need for:
    1. Emergency housing.

2. Seasonal housing.
3. Transitional housing.
4. Assisted living.
5. Nursing home beds.

2.10.4. To insure community safety by maintaining existing emergency services with a commitment to pursue funds for development of the implementation of the following:

A. Enhanced 911 services, including caller ID and accessibility for persons with communications disabilities.
B. Police officer safety and backup plans.
C. Adequate detoxification policies and facilities.
D. Temporary safe housing alternatives for all who need them.
E. A secure facility for juveniles.

2.10.5. To commit to the following prevention and early intervention programs which will reduce social problems in the community:

A. Home-based programs.
B Sitka Prevention & Treatment Services.
C. DARE Program.
D. Ongoing bicycle/street safety programs for children, including driver education.
E. Community wide substance-abuse awareness education.
F. Comprehensive, integrated health education curriculum in the public schools.
G. Coordinated domestic abuse prevention and intervention systems.

2.11. Health Goals and Policies

2.11.1. To encourage health and human service agencies to collaborate in order to design and sustain a comprehensive system of coordinated services which will:

A. Involve consumers as well as service providers.
B. Reduce gaps in services and duplication of effort through an on-going assessment process.
C. Promote and support joint grant writing ventures among agencies.
D. Seek cooperative service agreements among agencies and other community groups specifying detailed levels of commitment.
E. Seek development of a "clearing house" for services provided in the community, which would promote collaboration among providers of health and human services and improve access to services for consumers.
F. Improve access to all healthcare services by the uninsured and under insured.

2.11.2. To reduce alcohol, tobacco and other drug abuse by supporting local prevention networks that involve individuals and organizations and link systems such as schools, treatment facilities, fraternal organizations, religious groups, youth groups, health and social service agencies, the criminal justice system, and the business sector. The Borough recognizes that alcohol and tobacco are the most harmful and most costly drugs of abuse in our country and supports policies or development of programs that:

A. Recognize that responsible consumption of alcohol by adults is a personal choice for each individual and is legal.
B. Reinforce and strengthen messages and consequences that alcoholic beverage use by individuals under 21 is illegal and tobacco use by individuals under 19 is illegal.

C. Encourage adults, especially parents, to teach children about responsible behavior concerning alcohol, including sobriety.
D. Promote, on a community level, an environment which makes it easy for adults and youth to be social, stay in school, pursue their careers, have fun, deal effectively with problems both large and small, and address depression and other emotional health issues, without the use of alcohol.
E. Encourage businesses, community organizations and the City and Borough of Sitka to offer numerous and varied social events which are alcohol free. Solicit sponsorship by agencies and organizations other than the alcohol and tobacco industry.
F. Serve Sitka with a comprehensive system of prevention, education and treatment services appropriate to meet the needs of all persons at risk or suffering from alcohol, tobacco or other drug-related problems.
G. Emphasize prevention and treatment services for families, women and children.
H. Encourage private businesses to adopt and enforce drug and smoke-free workplaces.
I. Urge existing agencies, programs, and other services in Sitka to collaborate to develop and strengthen the prevention resources in Sitka.

2.11.3. To advocate for mental health services that are available, affordable, and accessible to all citizens.
2.11.4. To advocate evaluation and treatment for mental health problems for everyone in Sitka who needs these services.
2.11.5. To encourage employers to recognize the need for employee assistance programs.
2.11.6. To promote mental health activities and services that foster personal empowerment and self-responsibility.
2.11.7. To adopt a wellness attitude in which citizens are encouraged to cope with stress in positive rather than self-destructive ways.
2.11.8. To promote services for teenagers and seniors to develop and foster positive lifestyles.
2.11.9. To urge existing agencies and groups that provide counseling and chemical dependency services to coordinate programs and break down gaps between the agencies.
2.11.10. To encourage healthy lifestyles in Sitka through the development of various activities that would encourage family, community and youth participation. The healthy lifestyles' program would include the development of healthy activities, as well as an educational component that would include the following.
A. Encourage healthy lifestyles for youth/children through school resources and peer support groups.
B. Promote adult/parental participation in health promotion activities.
C. Support the development of educational activities and recreational opportunities such as bike paths and health fairs.
D. Involve youth in developing effective health promotion programs.
E. Promote and support education forums to promote healthy lifestyles including: smoking cessation, nutrition, exercise, prenatal care, AIDS education and awareness, and injury prevention.
F. Support the development of a health academy that would encourage healthy lifestyles through education.

2.12. Arts and Culture Goals and Policies

2.12.1. To recognize that Sitka's Arts and Culture activities are:
A. Important to the quality of life.
B. Integral to the economic base of the community.
2.12.2. To develop a support network to encourage a symbiotic relationship between artists, schools, historians, the Native and/or ethnic art community and local residents.

2.12.3. To continue support of the Arts in the following ways:
   A. Prepare and update a guide identifying public works of art.
   B. In the planning stages of all City projects, assure that considerations are given to aesthetics, landscaping and public art.
   C. Assure protection and enhancement of historic places including, but not limited to, cemeteries, historic buildings, landmarks, and public art.

2.12.4. To follow all relevant laws pertaining to:
   A. Art in public places.
   B. Cultural resources and archaeological surveys in response to federal and state provisions.

2.12.5. To provide facilities for arts and culture through:
   A. The development of a community building that would include facilities for theater, concerts, dance, art exhibition, workshops, classrooms and other multipurpose areas.
   B. The establishment of an appropriate home for the local history museum.

2.12.6. In matters regarding arts and culture issues, the Borough shall consult with appropriate organizations such as:
   A. Sitka Historical Society.
   B. Sitka Arts Council.
   C. Southeast Alaska Indian Cultural Center.
   D. Sitka Tribe of Alaska.
   E. Sitka Historical Commission.
   F. National Park Service.
   G. Sheldon Jackson Museum.

2.12.7. Encourage or require that a percentage of each public capital project be set aside for art (e.g. 1% of the project for artwork).

2.13. Recreation Goals and Policies

General

2.13.1. To help preserve the quality of life, maintaining and expanding recreational opportunities for all residents along the existing road system, along trail systems, and in the outlying areas.

2.13.2. To provide better and safer Sitka bicycle facilities for both transportation and recreational riders; to reduce bicycle/pedestrian/motorist conflicts; to remove physical barriers and meet ADA accessibility standards; and to provide a more viable alternative to motorized transportation.

2.13.3. The 1991 Sitka Parks and Recreation Plan and the supplemental 1993 Sitka Bicycle Plan are adopted by reference as components of this Comprehensive Plan. In recognition of the fact that the current parks and recreation plan was drafted in 1991 and that there have been major changes in the municipality, the parks and recreation plan should be updated as resources follow.

2.13.4. The development of parks and recreation facilities should be based on a comprehensive system, which ties all recreation activities together and plans for their orderly development in year-to-year increments.

2.13.5. To improve Municipal, State, and Federal agency efforts to maintain existing recreation facilities (both indoor and outdoor) and to conduct recreation planning. The objectives of a maintenance program are to keep the sites safe, well landscaped and useable.

2.13.6. To maintain a staff person to oversee and be an advocate for Parks and Recreation matters.

2.13.7. Community schools are outstanding recreation resource and should be supported to insure maximum use, as follows:
   A. School facilities should be open to the public year-around, and funding to do so should be a top priority.
   B. Coordination should continue among Community Schools, University of Alaska Southeast, and Sheldon Jackson College. Programs should be designed to accommodate the interests of all age levels.

2.13.8. To search for funding for a multipurpose recreation center and encourage private enterprise to develop a center through zoning and site selection assistance. Survey results show that there is a great need for indoor recreational facilities.

2.13.9. To utilize reclaimed landfill areas for recreation facilities, and:
   A. Continue to develop additional ballfields.
   B. Dedicate the Granite Creek overburden site to future recreational development and explore potentials.

2.13.10. New facilities should be developed and existing facilities modified wherever feasible to provide access to persons with disabilities.

Bicycles

2.13.11. To provide education and public information and encouragement for bike safety, including:
   A. Develop and implement a Sitka Bicycle Safety plan, to include a danger assessment and identify and make recommendations to resolve bicycle safety concerns.
   B. Develop a Bicycle Safety Public Education Program, a comprehensive bike education program aimed at both youth and adults.
   C. Develop and implement bicycle safety ordinances and encourage safe riding practices.

2.13.12. Identify and implement development and improvement of bicycle facilities, including:
   A. Develop bike lanes on both sides of major roads, including the State highway from Starrigavan to Herring Cove.
   B. Improve winter maintenance on roads and bike lanes to permit use by cyclists throughout the year.
   C. Correct or, at a minimum, post warning signs in high priority problem areas of danger to bicyclists, as identified in the Sitka Bicycle Plan.
   D. Develop alternate bike routes around congested or dangerous areas and a possible bike and pedestrian path through Moller Park to Lake Street.
   E. Develop a mountain bike accessible trail and recreational use area along the old "Cross Trail" and possibly other locations to provide off road places for mountain bikes to ride.
   F. Develop a long-range Comprehensive Sitka Bicycle Plan to plan for and implement future bicycle facilities for Sitka.

Access to Recreational Opportunities

2.13.13. To support interagency cooperation to provide the public with more saltwater and freshwater access, including facilities such as shore-side picnic areas, shelters and parks, especially near harbors and other public facilities; boat launch ramps; and log haul out/cutting sites located away from boat harbors or boat ramps.

2.13.14. To encourage that regional recreation systems be centered around the urban area. Various trails, cabins, shelters and moorings exist within the Borough. The local trail loops, cabins and marine parks should be constructed first and then expanded into a regional recreation system.

2.13.15. To support the maintenance and expansion of recreational opportunities on Harbor Mountain by the U.S. Forest Service.

Cabins and Shelters

2.13.16. To encourage the U.S. Forest Service to continue to identify needs and locations for future cabins and shelters. Criteria for new cabin construction should include: close proximity to Sitka; accessibility; a variety of recreational opportunities in the area; a nearby water source; with a priority for beach cabins on sites that are easily accessible by boat.

2.13.17. To give high priority to creation of a "hike in" cabin or shelter, accessible from the road system.

2.13.18. To encourage and assure that cabins and shelters are checked often and maintenance provided if needed, to urge other agencies and groups to cooperate with the Forest Service to help with maintenance; and to provide assistance including funding, materials, transportation and labor.

2.13.19. To encourage consideration of shelters are an alternative to cabins, which could be constructed on existing and proposed trails.

Campgrounds

2.13.20. To establish a fee-based overnight campground within walking distance of Sitka.

2.13.21. To support the Forest Service's maintenance and expansion of Starrigavan Campground.

Marine Parks

2.13.22. To encourage that the Marine parks designated within the City and Borough of Sitka, Magoun Islands/Port Krestof and Big Bear/Baby Bear Bays, be maintained for future recreational use. Both sites have numerous anchorages and campsite areas and are heavily used for fishing, hiking, hunting, kayaking, camping, beach combing, photography, wildlife viewing, and scuba diving.

Trails

2.13.24. To meet the need for an expanded trail system in the Sitka area for a variety of hiking opportunities, short or longer hikes, camping, variety of grades, etc.

2.13.25. To produce an on-going maintenance program, performed by the appropriate government agencies, to maintain, repair, clear and improve existing trails.

2.13.26. To meet the need for new trails accessible from the Sitka road system, as follows, in the order shown:

A. Develop the "Sitka Cross Trail" from Starrigavan Valley to Thimbleberry Lake.
B. Extend local trails to alpine areas.
C. Begin long range planning on a trail running across Baranof Island to Baranof Warm Springs. The trail could be built in yearly increments and enlarged upon an interconnected system of trails.
D. Explore the need for one or more trails suitable for ATVs (all terrain off road vehicles). The Forest Service is encouraged to continue its cooperative efforts with ATV riders to develop an ATV trail in upper Starrigavan Valley.

2.13.27. To manage the Indian River Valley and Indian River Trail, which comprise one of the most accessible of Sitka's nearby recreation areas, as follows:

A. Give this trail the highest priority for conflict free access for pedestrians and on-going maintenance by the managing agencies.

2.13.28. To manage the Thimbleberry and Heart Lake Trails, as follows:

A. To oppose any non-recreational development adjacent to the trails.
B. To reestablish and extend the trails between Thimbleberry Lake and Heart Lake to the Blue Lake Road.

2.13.29. To endorse and support the Starrigavan Development (STARR) Cooperative Project of the U.S. Forest Service and Alaska State

Parks. This trail will significantly increase hiking and other recreational opportunities in the scenic Starrigavan area. This handicapped accessible trail will consist of three interconnected loops that each interprets a different southeast Alaska ecosystem.

Historical and Cultural Facilities

2.13.30.To preserve and appreciate Sitka's heritage. Sites or structures having significant historic or cultural value should be preserved.

2.13.31.To manage the Japonski Island Causeway as follows:

A. Undertake efforts with the managing agencies to have this area retained in the public domain, the long-term objective being the creation of a WWII Memorial Park.

B. Work with the appropriate agencies to obtain funding for improved boat access.

2.13.32.To produce a long-range and coordinated plan for development of the historic downtown area of Sitka. A municipal agency such as the Sitka Historical Preservation Commission should assume responsibility for preserving and enhancing the unique character of this area.

2.13.33.To exercise additional management responsibility and devote more resources to the upkeep of facilities at Goddard Hot Springs and Baranof Warm Springs.

Neighborhood and Pocket Parks

2.13.34.To create and maintain a program of urban landscaping which includes:

A. Landscaping for all public facilities.

B. A street greenery program, especially in the Central Business District.

21.13.34(a) To consider development and implementation of a neighborhood park plan with the following features:

A. The plan must designate locations for a series of neighborhood parks, which are located within walking distance to all residential areas.

B. Each neighborhood park should contain picnic facilities; play areas, a hard surface area for court sports, a "tot lot" for young children, and open space. These components can be part of a single neighborhood park or spread among several locations for the same neighborhood but the plan should provide that all categories of park facility will be located within walking distance of every home.

C. When the plan is completed and adopted, the Borough should initiate a program to acquire and develop parcels of land for neighborhood parks at various areas along the Sitka road system by excavation during the subdivision process, or through the LID process for existing neighborhoods whenever the opportunity arises and in response to requests from individual neighborhoods.

D. The overall financial policy for neighborhood parks is that the neighborhoods themselves should pay for acquisition and development through excavations at the time of subdivision or through LIDs for existing neighborhoods, or both but that the subsequent costs of maintenance and repair should be borne by the Borough.

Organized Recreation and Team Sports

2.13.35.To support organized sports activities offered through non-profit organizations, parent-run clubs, and Community Schools. This support can be demonstrated by continuing to maintain and develop ballfields, park areas, and indoor facilities. Some of these programs are currently strong, but need to be maintained.

2.13.36.To identify specific programs in an updated recreation and parks community needs assessment including specific consideration for

family activities, and teen and youth activities.

2.13.37. To develop policies considering and/or coordinating use of ballfields, tennis courts, golf, parks for picnics, ATVs, etc., to enable better use of existing outdoor facilities and to improve outdoor facility scheduling.

2.13.38. To develop a facility to permit the growing number of skateboarders to have a designated and developed area for skateboarding youth.

2.13.39. To maintain the municipally owned rifle range as well as access to the range by the Nelson Logging Road in recognition of the important role that gun use plays in Sitka for shooting sports, recreation and subsistence hunting, and bear protection. The Sitka Sportsmen's indoor pistol/rifle/archery range and trap shooting facility should also be supported.

Tourism

2.13.40. To enhance the visitor experience in Sitka by providing conveniences and information and by improving the scenic qualities of the townscape, as follows:

A. Support efforts to clean up and landscape publicly owned portions of the downtown area. This could include lawns, small gardens and trees.
B. Improve the appearance of the visitor shelter near the cruise ship dock by installing lawns and plantings.
C. Mark crosswalks near the bridge and in the Castle Hill area.
D. Provide additional benches throughout the downtown area, especially in the vicinity of the cruise ship docks.
E. Landscape the areas along the side and back of the Harrigan Centennial Hall and improve the appearance of the area around the canoe.
F. Install more signs marking historic sites and public services. An attempt should be made to develop signs using symbols that are internationally recognized.
G. Encourage the development of recreation facilities, which provide opportunities for older visitors.
H. Support the development and maintenance of recreation vehicle facilities for visitors, both public (e.g., Sealing Cove) and private (e.g., Sitka Sportsmen RV Park).

Winter Sports

2.13.41. To address the unmet need for winter sports opportunities in Sitka. The following are some which should be actively supported and developed where feasible: cross-country skiing trails (including marking existing trails), ice skating (including development of a multipurpose facility), sledding, snowshoeing, and snowmobiling.

Specific Recreation Sites

2.13.42. To implement the specific recommendations made in the Sitka Parks and Recreation Plan wherever possible. These recreation sites include:

Caste Hill State Historic Park
Fort Ray Site Unit
Goddard Hot Springs
Halibut Point Recreation Area
Russian Bishop's House Unit
Sandy Beach
Sawmill Creek Recreation Area
Sitka National Historical Park

Hames P.E. Complex (Sheldon Jackson College)
Harbor Mountain Recreation Area
Japonski Island Ballfield
Landfill Ballfields
Moller Park
Old Sitka State Historic Site
Pioneer Park State Recreation Area
Spruce Park
Starrigavan Campground
Swan Lake Park
Thimbleberry Lake Recreation Area
Totem Square
Turnaround Site

2.14. Ethnic Diversity and Native Issues

2.1.1. To make Sitka a place where cultural differences become an asset, not a liability, and a place where Native and all ethnic groups are an integral part of the community fabric regardless of race, national origin or any other delineation of minority condition.

2.1.2. To achieve additional cultural diversity on City and Borough Assembly, Commissions and committees.

A. Encourage/solicit Native and a broad diversity of people to run for office and/or apply of appointments.
B. Once in office, be sure there is sensitive and appropriate training/orientation available to insure success.

2.1.3. To achieve additional cultural diversity within the Sitka School District in teaching staff, administration and classified positions, including, but not limited to, the following:

A. Put in place an active committee to actually solicit applicants with diverse backgrounds and characteristics and be sure the hiring committee is made aware of the Comprehensive Plan's goal to attract and hire from a broad pool of ethnically diverse applicants for positions. Use this Plan to achieve similar recruitment practices for municipal jobs and hospital jobs. This will give Native and other ethnically diverse health care professionals the possibility of having more than one employer available to them.
B. Communicate with School District in order to be aware of its personnel needs and assure that wide knowledge of the requirements necessary for these positions is distributed to the Native community and throughout all sectors of the population.

2.1.4. To achieve more representation within the business community; i.e., Chamber of Commerce, by means of the following:

A. Encourage entrepreneurship in Native and all ethnic groups. Be sure that within the municipal staff there is sensitivity training to make available assistance to those who may need extra help in jumping through the hoops. This would automatically carry forth to ALL persons becoming entrepreneurs for the first time who may not understand all that is necessary to succeed.
B. Encourage the Chamber to respond actively and sensitively to bringing more Native and minority owned businesses into their organization.
C. Hold construction/forums/fairs/ etc., to enable those unfamiliar with business matters to be more informed as to possibilities.

2.1.5. To achieve a better job climate throughout the community, i.e., jobs that are not directly related to groups or corporations which have specific ethnic origins such as Shee Atika, SEARHC, STA, etc.

A. Sponsor cultural awareness forums in the business community.
B. Hold a yearly health forum/job fair that opens up awareness of possibilities in the community.

2.1.6. To encourage use of Shee Atika Corporation lands (Alice and Charcoal Island and Katlian Bay property) to assist in the overall economic viability of the City and Borough of Sitka.

A. Respond to or initiate communications with Shee Atika.
B. Encourage with incentives if necessary.

C. Consider active partnerships.

2.1.7. To forge a closer relationship between the tribal government (STA) and the City and Borough Assembly, by means of the following:

A. Respond to/or initiate communications with the Tribal Council.

B. Maintain a liaison between the Assembly and the Council both by inviting a liaison from the Council to attend Assembly meetings and entities, in order to foster open communications.

C. Encourage communications between the Tribal government and the Court system and schools.

City and Borough of Sitka

PLANNING DEPARTMENT
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MAP OF DRAFT COMPREHENSIVE PLAN LAND USE RECOMMENDATIONS

- Public/Quasi-Public
- Low Density Residential, Single Family/Duplex
- Low Density Residential - Lodges on Islands
- High Density Residential
- Mixed Residential/Commercial
- Commercial
- Central Business District
- Industrial

ALASKA

FERRY TERMINAL UPLANDS - RECOMMEND ROAD CORRIDOR BE ZONED COMMERCIAL/INDUSTRIAL

UPLAND HPR KNOLL - RECOMMEND USE TO MAXIMIZE VIEW POTENTIAL SEASONAL LODGES

HPR WATERFRONT - LARGE KNOLL - CLASSIFY WATERFRONT ZONE FOR BARGE LANDING EXPANSION

CBS

USS 3670 ROAD - ESTABLISH MAIN LINE INDUSTRIAL ROAD W/ADEQUATE R-O-W TO SUPPORT INFRASTRUCTURE DEVELOPMENT

S&S QUARRY

USS 3670

QUARRY AREA - RECOMMEND CONTINUE AS INDUSTRIAL USE AREA. POSSIBLE REGIONAL LANDFILL SITE POSSIBLE COMBINATION W/INCINERATOR

HPR WATERFRONT SMALL KNOLLS - PUBLIC RECREATION

WATERFRONT

OVERBURDEN AREA - RECOMMENDED FOR LONG-TERM RECREATION GRANITE CREEK AREA W/BUFFER SEPARATING INDUSTRIAL USE

HPR C-2 UPLANDS

GRANITE CREEK QUARRY SITE

HPR C-2 AREA - ALLOW FOR COMMERCIAL ON FIRST TIER OF LOTS.

OLD SITKA ROCKS

POTENTIAL ROAD

NORTH BENCHLANDS

U OF A

NORTH BENCHLANDS - RESIDENTIAL USE W/AREA SET ASIDE FOR FIRE STATION RESIDENTIAL DEVELOPMENT ON LOOP ROADS AND CUL-DE-SACS TO ACCOMMODATE MAINLINE ROAD

DEVELOPED HPR WATERFRONT RECOGNIZE LOW-DENSITY DEVELOPMENT.

REQUEST DOT OBTAIN R-O-W FOR BYPASS CORRIDOR

PARCEL BEHIND HIGH SCHOOL, USS 2691 - RECOMMEND PUBLIC/QUASI-PUBLIC USES INCLUDING FUTURE BARANOF SCHOOL RELOCATION

SOUTH BENCHLANDS - RECOMMEND RESIDENTIAL USES

LANDFILL ISSUES - GIVE STAFF UNTIL JUNE 99 TO STUDY OPTIONS AND PAST PLANS AND MAKE LANDFILL RECOMMENDATIONS

RECOMMEND MUNICIPALITY STRONGLY SUPPORT COORDINATED TRAILS PROGRAM

SEEK EASEMENTS AND ENCOURAGE PROTECTION FOR GAVAN HILL, VERSTOVIA AND OTHER TRAILS HISTORICALLY USED BY SITKANS

CLASSIFY MILL SITE AS INDUSTRIAL.

HERRING COVE

HEART LAKE

UNIVERSITY OF ALASKA (U OF A) RECOMMEND LOW DENSITY RESIDENTIAL AND ACCOMMODATE PUBLIC USES AROUND LAKES FOR RECREATIONAL PURPOSES

THIMBLEBERRY LAKE

MENTAL HEALTH (MH)

JARVIS ST. TO LANCE DRIVE POTENTIAL FOR AFFORDABLE HOUSING AND MOBILE HOME PARK

WHALE PARK

THIMBLEBERRY BAY

JAMESTOWN BAY

SMC LOW DENSITY - RECOMMEND LOW DENSITY

SMC LOW DENSITY - RECOMMEND LOW DENSITY

WATERFRONT

JAMESTOWN STRIP - CLASSIFY AREA SINGLE FAMILY RESIDENTIAL EXCEPT ALLEN PROPERTY

NIESEN QUARRY - RECOMMEND C-2 CLASSIFICATION

EXTEND BIKE TRAIL TO SMC

SITE FOR NEW CITY SHOPS

SJC

FED

EASTERN CHANNEL

SJ EAST - RECOMMEND FOOT TRAIL FROM SMC TO THE INDIAN RIVER HEAD WITHIN THE RIGHT-OF-WAY

DOWNTOWN/CENTRAL BUSINESS DISTRICT RECOMMEND CITY FUND BUSINESS DISTRICT PLAN IN 2002

DELETE COMMITTEE EXPLORING CLOSURE OF LINCOLN STREET ANNUAL REVIEW OF GATEWAY PLAN AND DOT STREET AND SIDEWALK PLAN

KATLIAN STREET - RECOMMEND DIALOG BETWEEN CITY, STATE AND INTERESTED PARTIES TO RESOLVE LAND USE AND ACCESS ISSUES

MOBILE HOMES

TREAT VARIANCES W/CAUTION. LOOK TO PROVIDE LOCATION FOR AFFORDABLE HOUSING AS AN ALTERNATIVE TO EXISTING MOBILE HOME PARKS. DELETE GOAL ON ENFORCEMENT OF MOBILE PARK STANDARDS

DESIGNATE FIRST TWO UPLAND LOTS DEEP AS COMMERCIAL BETWEEN PETERSON AND KASHEVAROF

DOT AIRPORT MASTER PLAN *OPTION 1 IN D.O.T. PLAN ENDORSED BY ASSEMBLY*

ALICE AND CHARCOAL ISLANDS - RECOMMEND CITY WORK WITH SHEE ATIKA CORPORATION TO ESTABLISH ZONING

MILLERVILLE RECREATION PROJECT - DESIGNATE AREA AS RECREATION AND ENDORSE PROJECT IF FUNDS BECOME AVAILABLE

ADDITIONAL LAND USE RECOMMENDATIONS

- DESIGNATE SELECTED MIDDLE ISLAND PROPERTIES LOW DENSITY RESIDENTIAL AND PUBLIC AREAS
- CROW, GAVANSKI AND GARGARIN ISLANDS DEFER PUBLIC DECISION PROCESS FOR SEVEN YEARS
- BARANOF WARM SPRINGS DESIGNATE MUNICIPAL TRACTS CONSISTENT WITH RECREATION ZONING
- ELECTRICAL INTERTIE SUPPORT INTERTIE PLAN
- S.E. ALASKA TRANSPORTATION PLAN SUPPORT OPTION #5 SITKA ACCESS
- SEAPLANE FLOAT SUPPORT OPTION 1, RELOCATING TO SAFE HARBOR RECOMMEND STAFF STUDY LONG-TERM SOLUTION RE-LOCATING ALL SEAPLANE ACTIVITIES TO A MORE SUITABLE LOCATION
- CONSIDER AMENDING SUBDIVISION REGULATIONS TO ALLOW IMPOSITION OF ACCESS EASEMENTS ON PUBLIC AND QUASI-PUBLIC PROPERTY
- DELETED POLICY ON ATV LICENSING
- RECOMMEND REVIEW OF PARKING STANDARDS
- DELETE POLICY AND GOALS ON SUBSISTENCE RESOURCES
- RECOMMEND CITY WORK TO DEVELOP BOROUGH-WIDE ZONING

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