

# Frequently Asked Questions

1. How soon after the Master Plan is completed will development begin?  
*There may be quarry activity that will be initiated in the near term. But other types of development will likely take place in a time frame measured in years.*
2. How can I share my opinion about the plan or share my ideas for how this area can best be used?  
*Contact the Department of Planning and Community Development at 747-1814, or send an email to Scott Brylinsky, Special Projects Manager, at [scott.brylinsky@cityofsitka.org](mailto:scott.brylinsky@cityofsitka.org), or Amy Ainslie, Director, at [amy.ainslie@cityofsitka.org](mailto:amy.ainslie@cityofsitka.org).*
3. Will there be public meetings where I can see how the plan is developing and can provide comments?  
*Yes, the first public meeting will be January 22, 2020, 6-8pm at Harrigan Centennial Hall. The next meeting will be about a month later, exact date to be set at the January 22 meeting.*
4. Haven't there been previous studies done for this area?  
*Yes. Those studies have focused on one or two aspects or zones within the study area. This will be the first to integrate those studies with an overall perspective on how to achieve the highest and best use of the land base for Sitka.*
5. What about landslide risk in the area?  
*The city is still working with other agencies in studying landslide risk mapping for the entire road system. Preliminary results suggest most of the study area is not in historic slide zones. No detailed landslide risk studies have been commissioned for or within the 830 acre parcel.*
6. The area is now zoned R-1, a restrictive residential zone. How can we be looking at industrial development for an R-1 zone?  
*The R-1 zone is a "holding zone" for undeveloped land. It is foreseen that zoning districts would be changed as needed to accommodate optimal development.*
7. How will this project affect affordable housing?  
*There will likely be no immediate impact on the availability of residential lots for affordable housing. The expenses to extend utilities and for road development will be substantial.*
8. What is anticipated as to future land sales and development opportunities? Will it be a public or private undertaking?

*A large part of the effort of the master plan is to answer that question. We anticipate the need for a strong private sector role.*

9. Who can I call for more information?

*The Department of Planning and Community Development will be glad to answer any questions. Contact us at 747-1814, or email us at [scott.brylinsky@cityofsitka.org](mailto:scott.brylinsky@cityofsitka.org) or [amy.ainslie@cityofsitka.org](mailto:amy.ainslie@cityofsitka.org).*