



# Haines Borough Comprehensive Plan Revision

Joint Planning Commission &  
Assembly Work Session  
Tuesday, June 20, 2023

# Call to Order & Roll Call

# Introductions

# Land Acknowledgement

## Gunalchéesh!

We acknowledge we are on the lands of the Tlingit people, which include the Chilkat Indian Village and Chilkoot Indian Association. We pay our respects to the Elders past and present for their stewardship of these living lands. We offer this acknowledgement as a path forward in sharing, learning, and working for a collective future.

*Adapted from the Chilkat Valley Community Foundation*

# The Project Team



# Work Session Objectives

Introduce the Haines Comprehensive Plan Revision project and team.

Review the overall purpose and legal basis for comprehensive plans.

Share examples and success stories of developing and implementing a comprehensive plan.

Confirm the Comprehensive Plan Revision approach, including process, timeline, outreach strategies, final products.

Share what we've learned so far from – data, plans, reports, studies, conversations.

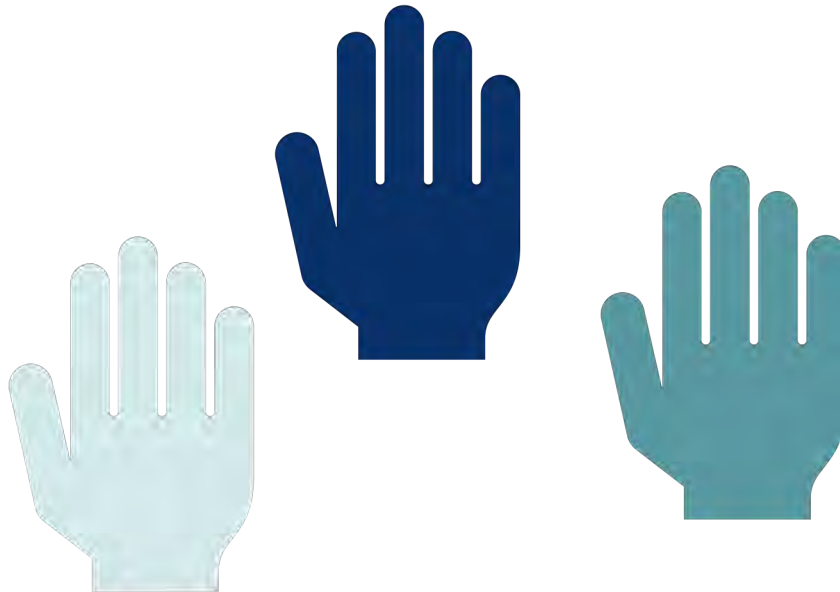
Prepare Planning Commissioners, Assembly Members, and staff for the plan revision process.



Context

# Familiarity with Planning

How many people have participated in some kind of Planning Commissioner training?





# Group Discussion

What are key goals and outcomes of preparing a comprehensive plan?



# What is a comprehensive plan?

- A **community resource and tool that provides direction** to community and Tribal leaders, residents, organizations, businesses, funders and other partners through:
  - ✓ A long-term **vision, goals, and practical short-term strategies.**
  - ✓ **Policies that protect what resident value** most about the Borough while benefiting and enhancing the quality of life for current and future residents.
- The **updated plan will guide decision-making** on topics including land use, economic development, transportation, community facilities, infrastructure and housing, and others.
- While the comprehensive plan deals with growth and development in general, it **must not be vague or difficult to interpret.**

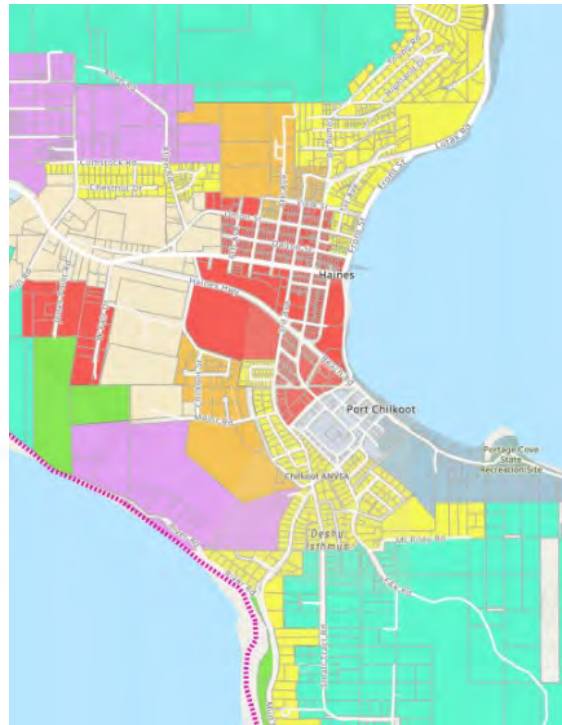
**Simplest definition: planning for the future.**

# What is zoning?

Zoning code is local law governing how land is used or developed, where and how buildings are sited, and other rules related to how a property functions.

## Zoning

- Recreational
- Heavy Industrial
- Rural Residential
- Single Residential
- Mud Bay Rural Residential
- Rural Mixed Use
- Commercial
- Multiple Residential
- General Use
- Industrial Light Commercial
- Lutak Planning District
- Mud Bay Cannery District
- Significant Structures Area
- Waterfront
- Waterfront Industrial

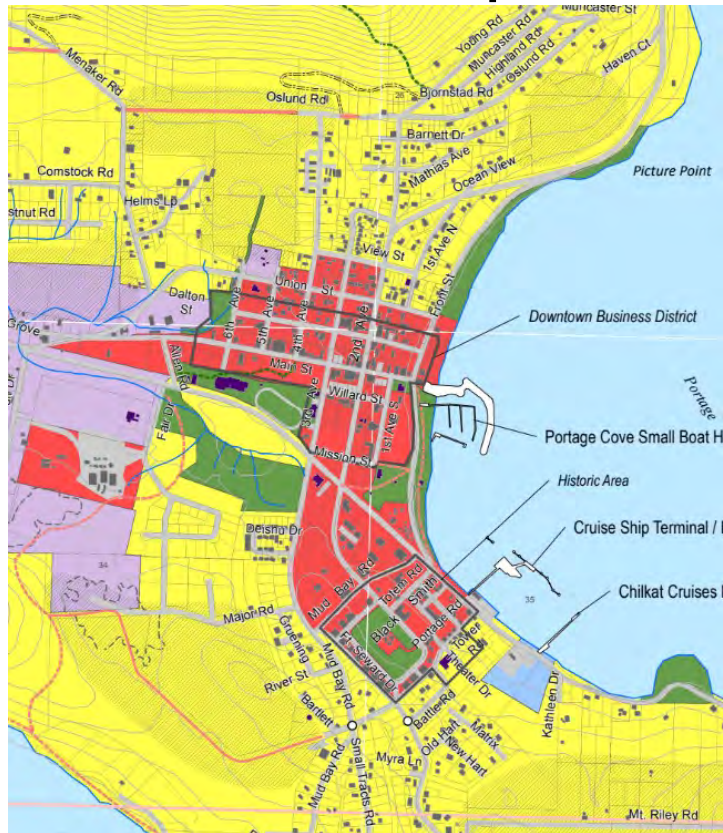


Snapshot: Official  
Zoning Map of  
Haines Borough  
*(updated 8/25/22)*

# How Does zoning connect to the Comprehensive Plan?

The Future Land Use Maps in the Plan will provide a blueprint for how the area will accommodate change and meet resident needs.

## Future Growth Map (2012)



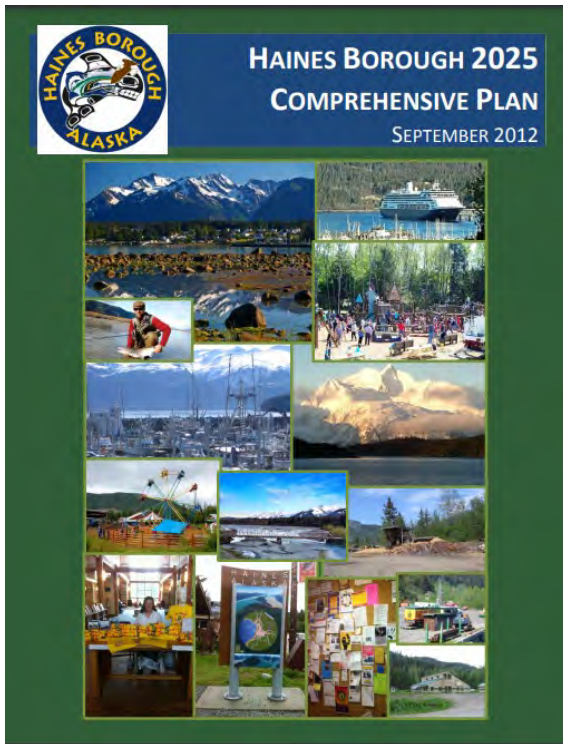
## Current Zoning Map (2022)





# Your Current Plan

Haines Borough's Comprehensive Plan was last updated in 2012.



How do you use the current plan?

# Benefits of Planning

- Process enlists, energizes and supports implementers.
- Plan creates a basis for successful partnerships and funding opportunities.
- Process itself has value, helps “create community.”
- Lead to community and topic-specific plans.

# Formation of Haines Borough

1968 Haines Borough was originally formed as the only third-class borough in Alaska (only power was taxation for education).

1975 Borough annexed additional land, including Excursion Inlet.

2002 Residents voted the first-class City of Haines and the third-class Haines Borough into a Home Rule Borough.

# Home Rule versus General Law Municipalities

All Alaska municipalities fall into one of two classifications:

1. **General law municipalities** (first- and second-class cities and first- and second-class boroughs) may only exercise those powers they are granted by law.
2. **Home rule municipalities** are cities and boroughs that have adopted a home rule charter.

**Haines  
Borough**



# Alaska Statute, Title 29. Municipal Government Requires Planning

- Cities and boroughs must engage in some form of land use regulation, including platting authority.
- Chapter 40. Planning, Platting, and Land Use Regulation
- AS 29.40.010(a). Planning, Platting, and Land Use Regulation.
- **AS 29.40.030(b). Comprehensive Plan.**

# AS Title 29 on Comprehensive Planning

- AS 29.40.030(b). **Comprehensive Plan.**
- (a) The **comprehensive plan** is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public and may include, but is not limited to, the following:
  - (1) statements of policies, goals, and standards;
  - (2) a land use plan;
  - (3) a community facilities plan;
  - (4) a transportation plan; and
  - (5) recommendations for implementation of the comprehensive plan.

# Title 29 on Comprehensive Planning

- AS 29.40.030(b). **Comprehensive Plan.**
- (b) “With the recommendations of the **planning commission**, the **assembly** shall adopt by ordinance a comprehensive plan. The **assembly** shall, after receiving the recommendations of **the planning commission**, periodically undertake an overall review of the **comprehensive plan** and update the plan as necessary.”

# Haines Borough Charter: Article VIII Planning

- Section 8.01. Planning Commission.
- (A) *Purpose*. The Haines Borough Planning Commission shall be the sole planning body of the borough, guided by the comprehensive plan.
- Section 8.03. Powers and Duties.
- The planning commission shall have such powers and duties as provided by this charter and subsequent borough code as prescribed by the assembly. The planning commission shall
  - (A) present to the assembly a **comprehensive plan** including recommendations for zoning districts based on existing land uses and information gathered by a public hearing process;
  - (B) advise the assembly on all matters related to planning and zoning, including the establishment of political boundaries;
  - (C) formulate and develop planning proposals for submission to the assembly whenever requested to do so by the assembly or upon its own motion;
  - (D) gather information and inform the public at hearings on planning matters, promote public interest and understanding of the **comprehensive plan**;
  - (E) plan for borough capital improvements and land sales.

# Haines Borough

## Charter: Article VIII Planning, continued

- Section 8.04. Comprehensive Plan.
- There shall be a **comprehensive plan adopted and implemented** by the assembly, which shall be presented to the assembly by the planning commission for adoption by ordinance. The plan shall serve as a guide for all planning commission recommendations and all assembly legislative action concerning land use and development issues. Among other prescriptions, it shall include the following:
  - (1) statements of **policies, goals, and standards**;
  - (2) a **land use plan**;
  - (3) **community facilities plan**;
  - (4) **classification, plan, and requirements for disposal of borough lands**;
  - (5) a **transportation plan**; and
  - (6) **recommendations for implementation of the comprehensive plan**.

# Haines Borough

## Title 18: Land Use/ Development

### Title 18 LAND USE/DEVELOPMENT

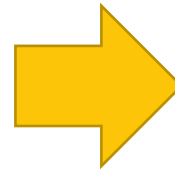


#### Chapters:

- 18.10 Introduction, Purpose and Scope
- 18.20 Definitions
- 18.30 Administrative Provisions
- 18.40 Land Use Permit
- 18.50 Conditional Use
- 18.60 Approval Criteria
- 18.70 Zoning Districts
- 18.80 Density and Dimensional Requirements
- 18.90 Signs
- 18.100 Subdivision Regulations
- 18.110 *Repealed*
- 18.120 Flood Plain Regulations

# Other Planning Tools

- Capital improvement plans
- Specialized plans
- Land use maps
- Subdivision maps
- Zoning
- Variances
- Conditional use permits



*All aimed to  
positively  
impact/create:*

- Quality of life
- Strong economy
- Community health

# Local Government Structures in AK

- Home Rule: Maximum Local Self-Government: Home Rule Municipalities in Alaska (2000)
- Alaska Statutes: Title 29, Municipal Government, Article X, Section 4
- Planning Commission Handbook, published by Alaska DCCED (2012)
- Local Government Primer, published by Alaska Municipal League
- American Planning Association: Alaska Chapter Conferences & Training



# What Does All of This Mean?

## The Planning Commission:

- Makes **recommendations** to the Assembly about what planning issues need to be addressed, and how.
- Makes quasi-judicial **decisions** on specific land use matters, such as plat applications and variances.
- **Works with Planning staff** to develop and implement policies to carry out the goals and intentions of the **Comprehensive Plan**.
- **Listens to and responds to public input** on planning issues through meetings, public hearings, and written testimony.

# Authority of a Comprehensive Plan

- **Foundation for fair and legally defensible execution of local government powers to regulate use of private property, collect revenue, protect public health and safety, and other functions.**
- **Provide broad direction and specific strategies for the community to implement.**
- **It also serves as the basis for more detailed implementation policies.**
- **A comprehensive plan is not zoning.**

# Authority Example: Big Lake

*Example from  
Big Lake*

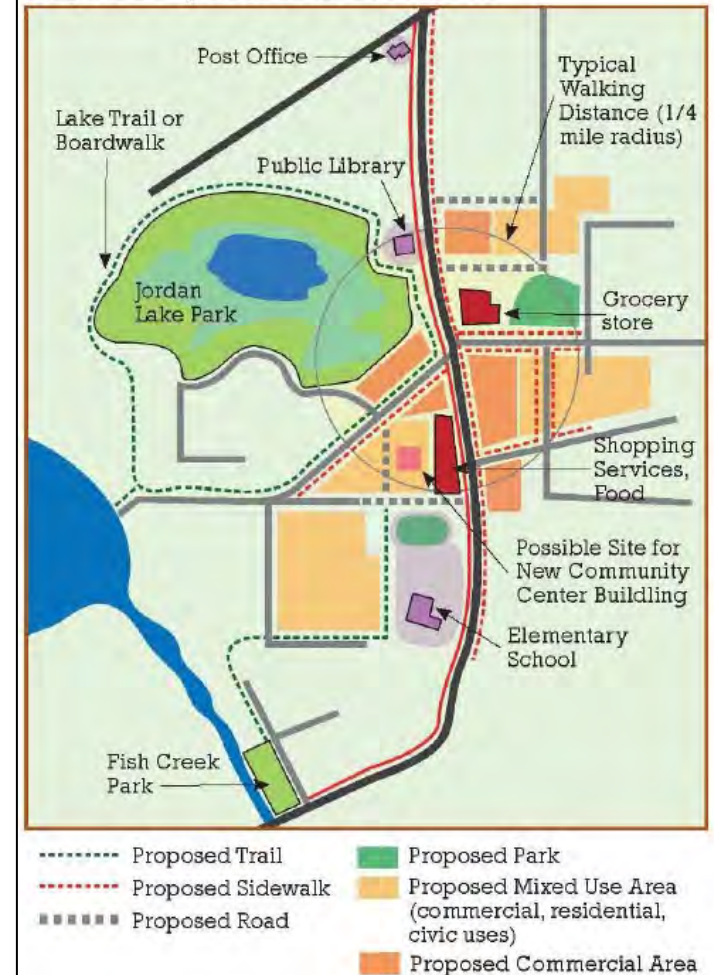
## Town Center

The "Town Center" use area is intended to be the center of Big Lake life. Desired characteristics are listed below (Strategy 2 following presents more details)

- Mixed use: shops, food, retail goods and services; housing, including higher density housing, within walking distance of shops and services
- A central area for library, schools, fire station, community center, parks, etc.
- Pedestrian friendly, walking access
- An alternative to strip commercial development



## Proposed Big Lake Town Center Plan



## Extract from the Big Lake Comprehensive Plan

Impact Category	Corridor			
	2	3	3 Bypass (A&B)	5
Consistent with Land Use Policies in Big Lake Comprehensive Plan?	Consistent. Most of route designated "conservation residential" – low density and/or clustered residential.	Arterial through B.L. Town Center is inconsistent with plan's town center goals. Route serves area designated for a combination of commercial and residential uses.	Consistent. Most of route designated "dispersed residential" or "close in" residential.	Avoids major conflicts with Comprehensive Plan by running along the east edge of the community Council.

## Extract from the Big Lake Community Impact Assessment

## Extract from the Big Lake Comprehensive Plan

# Implementation Example: Salcha-Badger Road Area Plan (2019)

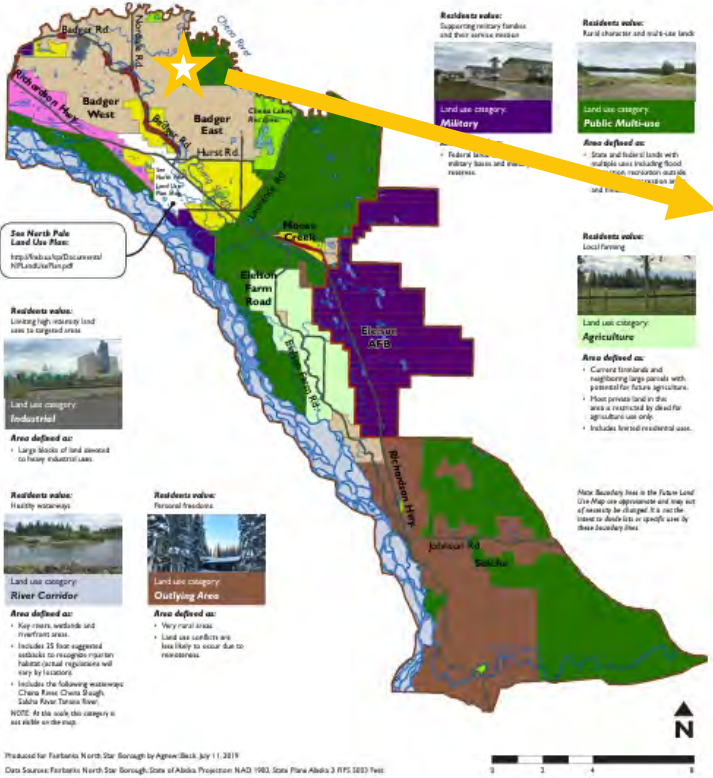
Example from Interior AK

## Future Land Use Map

Preserving what residents value most about the Salcha-Badger Road Area



<p><b>Residents value:</b> Access to commercial and industrial/business</p> <p><b>Land use category:</b> Mixed Industrial/Commercial</p> <p><b>Area defined as:</b></p> <ul style="list-style-type: none"> <li>Wide range of commercial and industrial/business from low to high intensity</li> <li>Includes limited residential uses</li> </ul>	<p><b>Residents value:</b> Vibrant urban neighborhoods and responsible growth</p> <p><b>Land use category:</b> Urban Adjacent Residential</p> <p><b>Area defined as:</b></p> <ul style="list-style-type: none"> <li>Residential uses and activities that will not change neighborhood characteristics</li> <li>Lots may be less than one acre as zoning allows</li> <li>Water sewer and/or natural gas are available now or recommended in the future</li> </ul>	<p><b>Residents value:</b> Access to commercial opportunities</p> <p><b>Land use category:</b> Rural/Suburban Commercial</p> <p><b>Area defined as:</b></p> <ul style="list-style-type: none"> <li>Concentrated activity that serves nearby residents, such as small businesses and civic uses like community centers, churches, gyms and fire stations</li> <li>Excludes one to two parcels from the roadway capturing lots visible from the road</li> </ul>	<p><b>Residents value:</b> Privacy and solitude of rural neighborhoods</p> <p><b>Land use category:</b> Rural/Suburban Residential</p> <p><b>Area defined as:</b></p> <ul style="list-style-type: none"> <li>Residential uses and activities that will not disrupt the rural residential setting</li> <li>Lots are one acre or larger as zoning allows</li> <li>Assumes on-site water and sewage systems</li> </ul>	<p><b>Residents value:</b> Access to open space, trails, wildlife</p> <p><b>Land use category:</b> Open Space/Natural Areas</p> <p><b>Area defined as:</b></p> <ul style="list-style-type: none"> <li>Undeveloped lands used for parks and recreational activities or identified as important habitat</li> <li>Areas not suitable for more developments may be normally improved, such as adding a trail to increase access</li> </ul>
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Rezone example: on July 23, 2020, Ord. 2020-13 rezoned 166 acres owned by the FNSB, known as the Peede Tract, from General Use-1 to Outdoor Recreation.

From staff report in Assembly packet:

## Staff Recommendation: Approval

The area proposed to be rezoned is currently zoned General Use-1 (GU-1). This zone has the potential to have land use conflicts because it allows for a wide variety of commercial, residential, and industrial uses outright with no setback requirements on relatively small (one acre) lots. This rezone to Outdoor Recreation (OR) would protect the existing public recreational use of the property and prevent potentially conflicting uses from developing. The Department of Community Planning is recommending approval and finds that the rezone is consistent with the Comprehensive Plan and promotes public health, safety, and welfare.



# Implementation Example: Housing in Petersburg Borough

*Example from Petersburg*

*From 2016 Comp Plan:*

- Housing Goal #2:  
**Partnerships.** Work in partnership with neighboring landowners, agencies, and nonprofits to share resources and reduce costs to identify and develop housing.
- Strategy a. Conduct a comprehensive housing needs assessment.

*In 2023, using American Rescue Plan Act funds:*



# Planning for Haines

# Goals

- To recognize and celebrate what we have accomplished
- To address new challenges and opportunities for our community
- To coordinate efforts throughout the Borough

What would you add to this list?

# Proposed Look and Feel of Plan

Our approach is to develop three primary products:



## **Executive Summary**

*Offers a condensed, graphically rich summary of the Plan, including the region's vision and key policies (goals and core policies) for achieving that vision.*



## **Core Comprehensive Plan**

*A succinct, clear and concise Plan to guide decision-making with a full list of policies. This includes additional information on the process, area, and key issues informing plan policies.*



## **Appendices**

*Include background and contextual information used to inform plan policies and plan implementation, such as land use, housing, economic data, summaries of public input, and best practices.*



# Haines Comprehensive Plan Revision: Priority Topics

- Economic Development
- Housing
- Land Use
- Transportation
- Utilities

*Other chapters in current plan:*

- *Parks, Recreation and Open Space*
- *Public Safety*
- *Community Services*
- *Education*

# Schedule

**May 2023:**

## ***Comprehensive Plan Process Begins***

- Initiate the comprehensive plan process.



## **June – August 2023: *Tell Our Story – Where We've Been & Where We're at Today***

- Review existing and previous community, regional, and related plans.
- Compile and analyze historical, current, and projected population and economic data.
- Develop maps to help guide community conversations on comp plan topics.



## **October – December 2023: *Draft & Final Plan***

- Release Public Review Draft of the Plan for a 30-day public comment period.
- **November:** Conduct community visit #3 (focus: share and have community conversations about the draft plan).
- Finalize and adopt the plan.



## **June – October 2023: *Listen & Learn***

- **HAPPENING SOON!** June 19-22: Conduct Community Visit #1 (focus: joint work session with Borough leadership; comp plan topic stakeholder dialogues; community survey).
- **September:** Conduct Community visit #2 (focus: open houses and other community events to share what we've learned; conversations with youth).
- **All Summer & Fall:** Interviews, presentations, and conversations with Tribal, business, and community leaders, and "Comp Plan Pop-Ups" at community events.

# Role of Assembly and Planning Commission

- Provide **guidance on public participation process** and help get the word out about opportunities to get involved; **support outreach efforts**, such as helping staff a booth at the Southeast Alaska State Fair.
- **Participate in stakeholder interviews and dialogues**, when available.
- Seek to **identify areas of agreement** and common solutions that serve all Haines residents.
- **Work productively and collaboratively** with colleagues and project team members even when there are differences of opinion.
- Help identify priorities in the plan.
- Review **draft materials** and help make sure what is presented is **accurate, representative, and complete**.
- Advocate for **plan adoption** (Planning Commission); adopt the final plan (Assembly).
- Work with community partners to **implement, evaluate, and update** the plan.



# Haines Economic Profile 2023



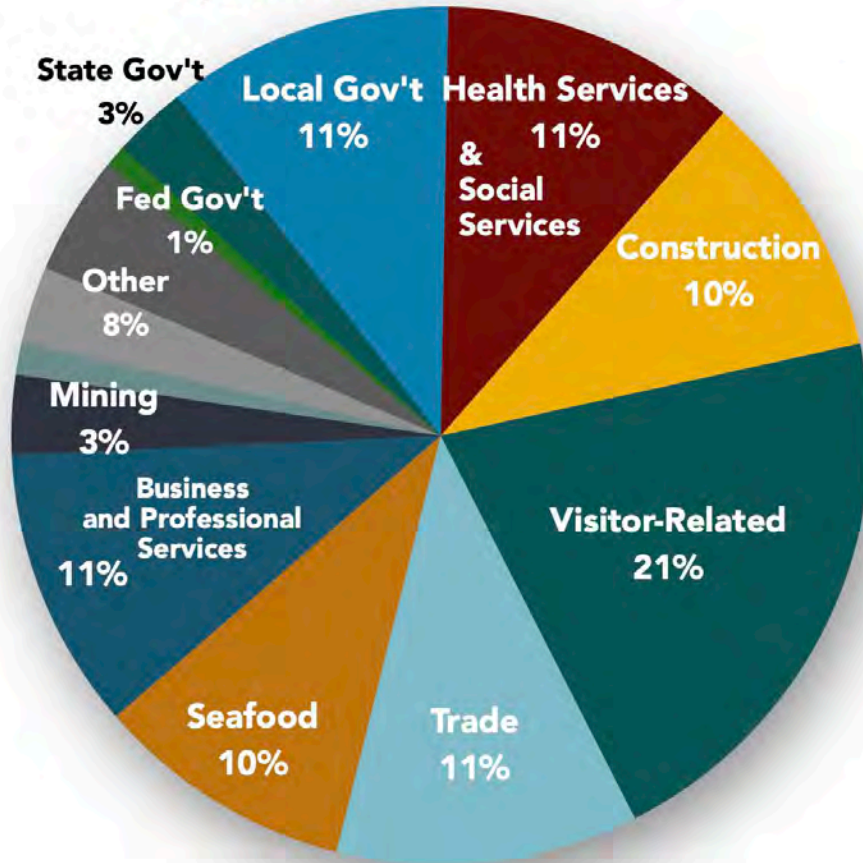
Rain Coast  
Data



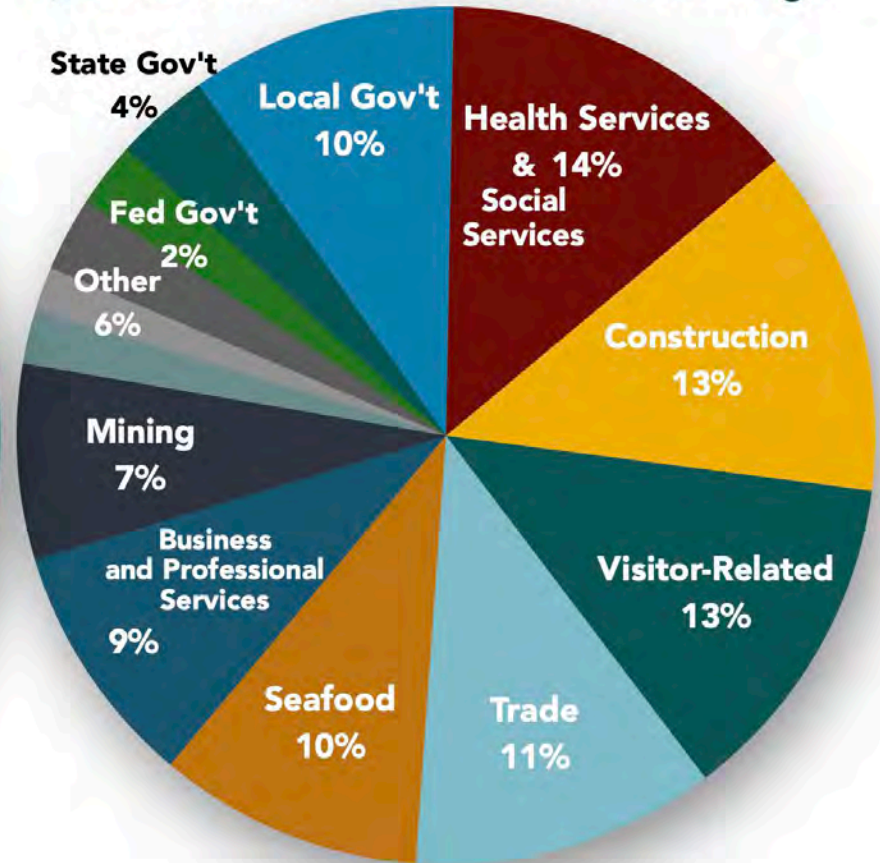


# Haines By the Numbers 2022

Annual Average Jobs  
1,335 Jobs



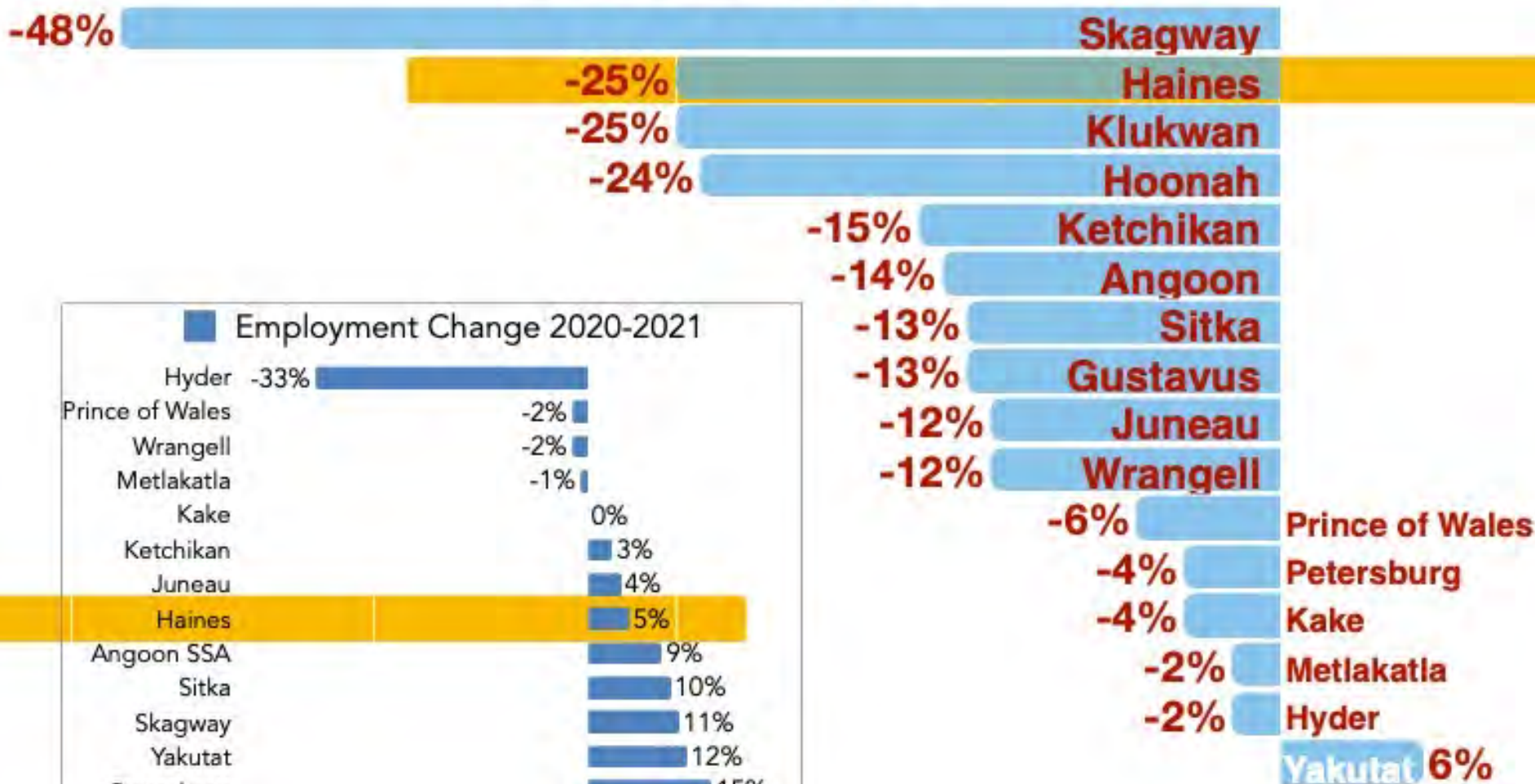
Employment Earnings  
\$61.2 Million Workforce Earnings



# The radical story about the Haines Economy, is that it is boring (and it shouldn't be)

<b>DEMOGRAPHICS</b>	<b>2015</b>	<b>2022</b>	<b>CHANGE 2015-2021</b>
Population	2,500	2,575	3%
<b>GENERAL ECONOMIC CONDITIONS</b>	<b>2015</b>	<b>2022</b>	<b>CHANGE</b>
Total Labor Force jobs + self-employed	1,304	1,335	2%
Total Job Earnings	\$44 million	\$61 million	38%
Average Annual Wage	\$33,931	\$45,872	35%
Annual Unemployment Rate	9.5%	6.6%	-3%

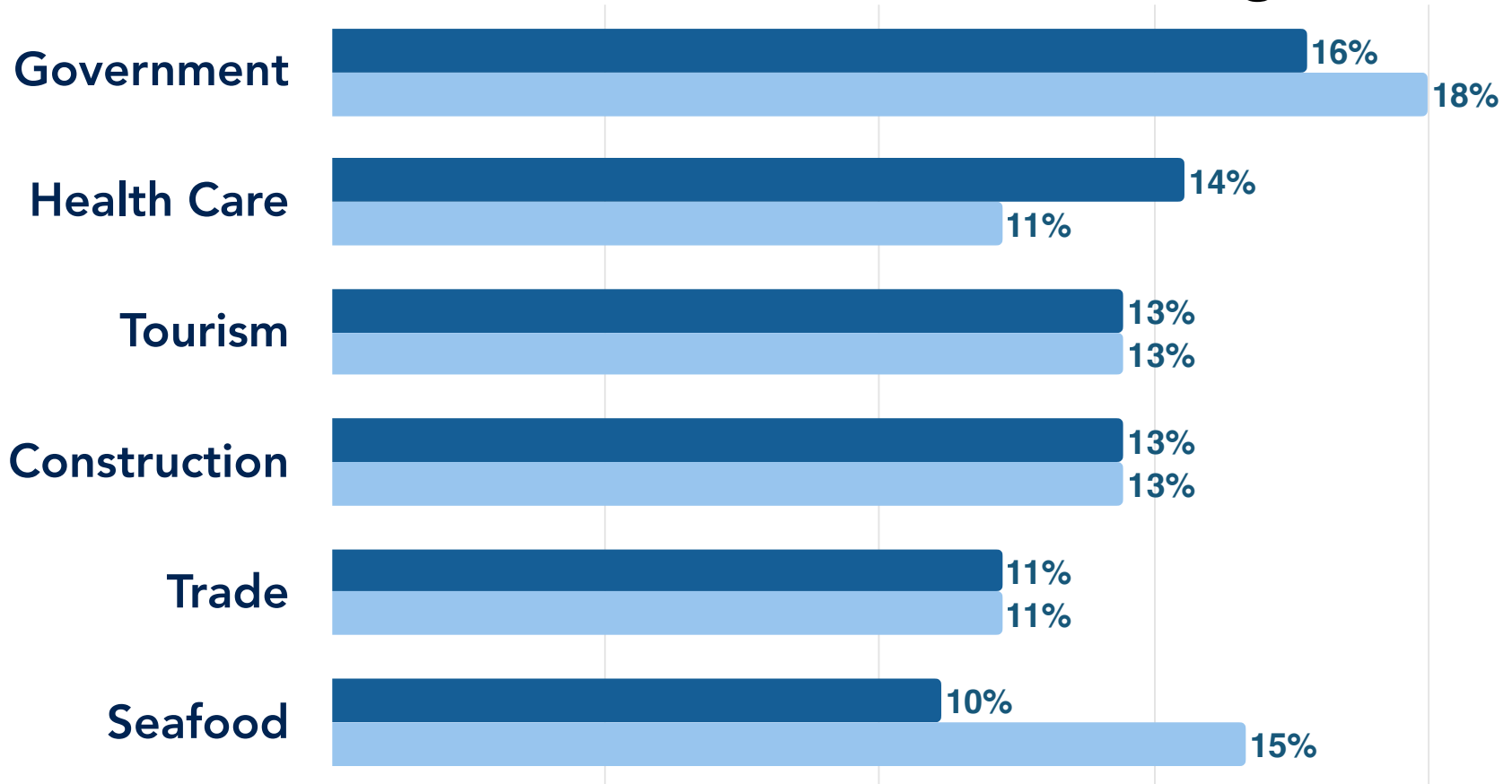
# SOUTHEAST ALASKA EMPLOYMENT CHANGE 2019 TO 2020



# Haines By the Numbers

Total Earnings as a % of all Haines Earnings  
2010/2015 and 2022

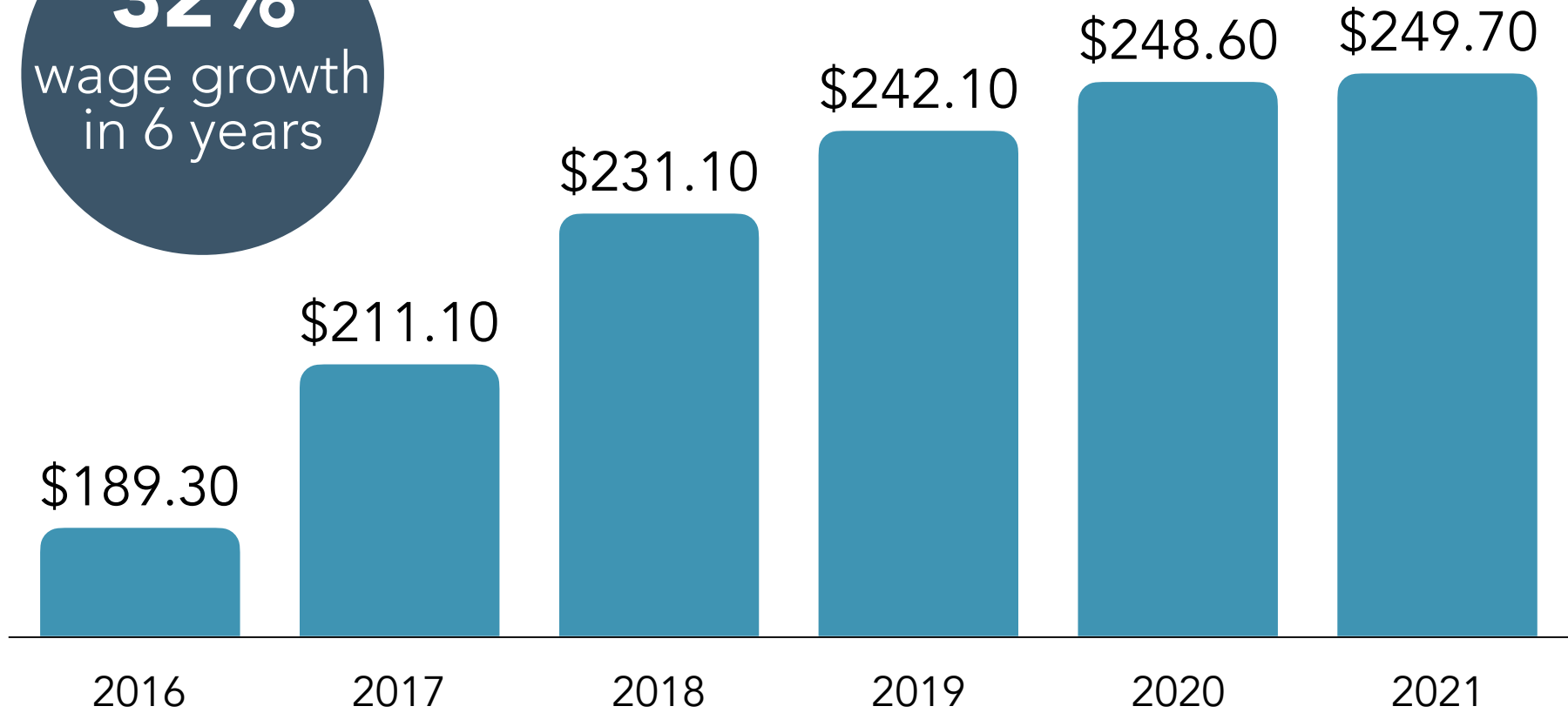
■ 2022      ■ 2010/2015 avg





# Total SE Alaska Healthcare Wages

**32%**  
wage growth  
in 6 years

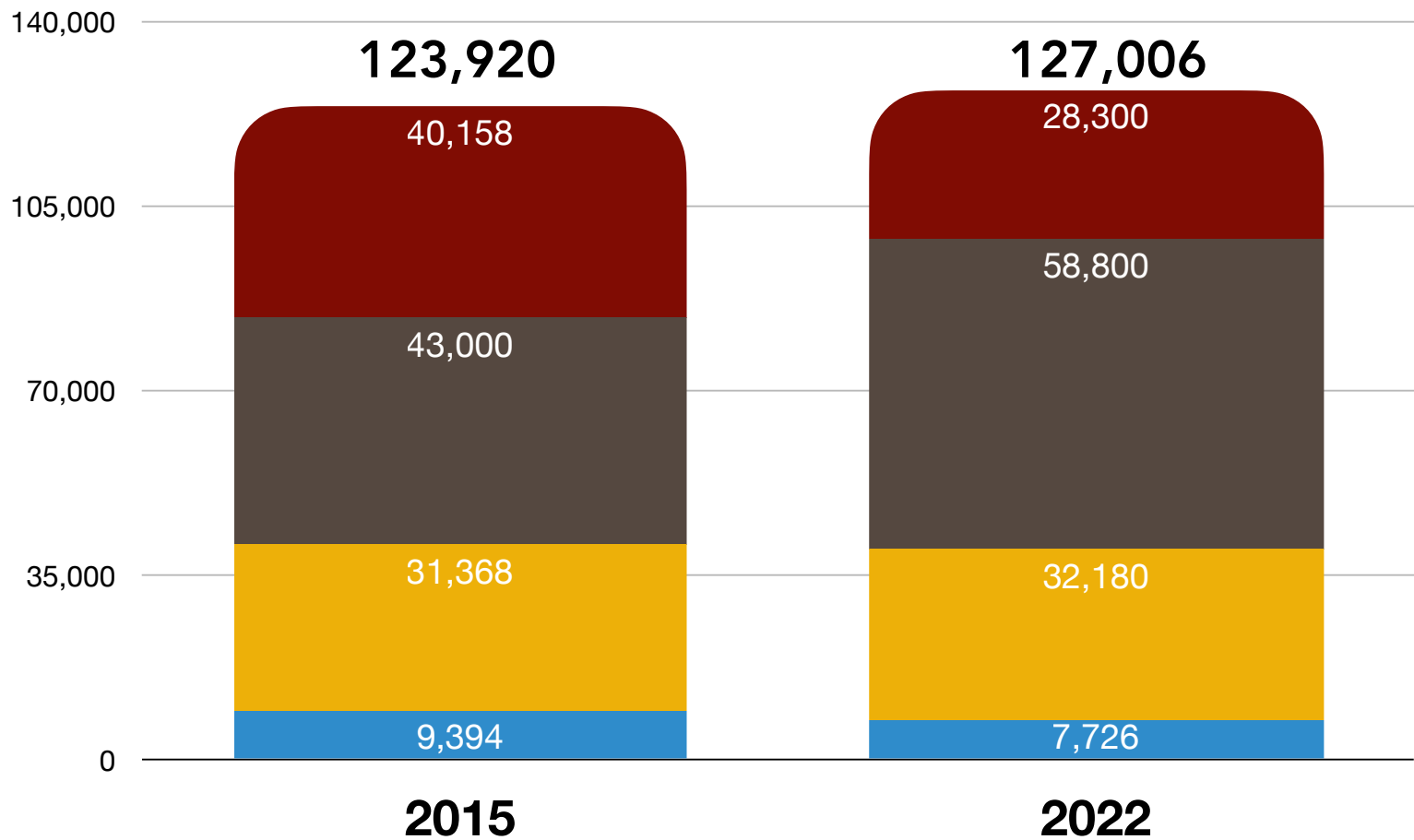


# Haines Fishermen, 1995-2021



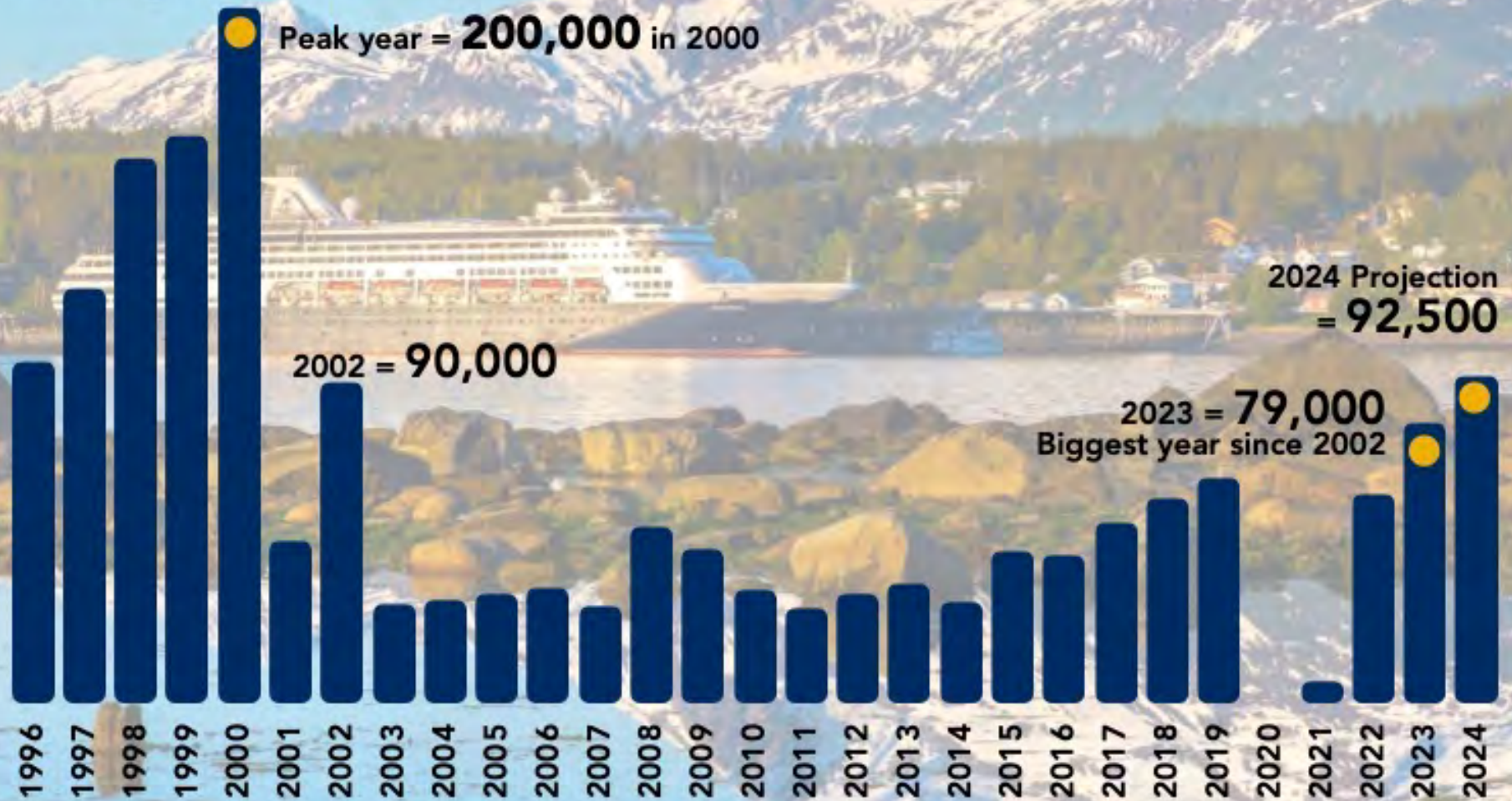
# Haines Visitors

■ Air Passengers   ■ Ferry Passengers   ■ Cruise Passengers   ■ Road



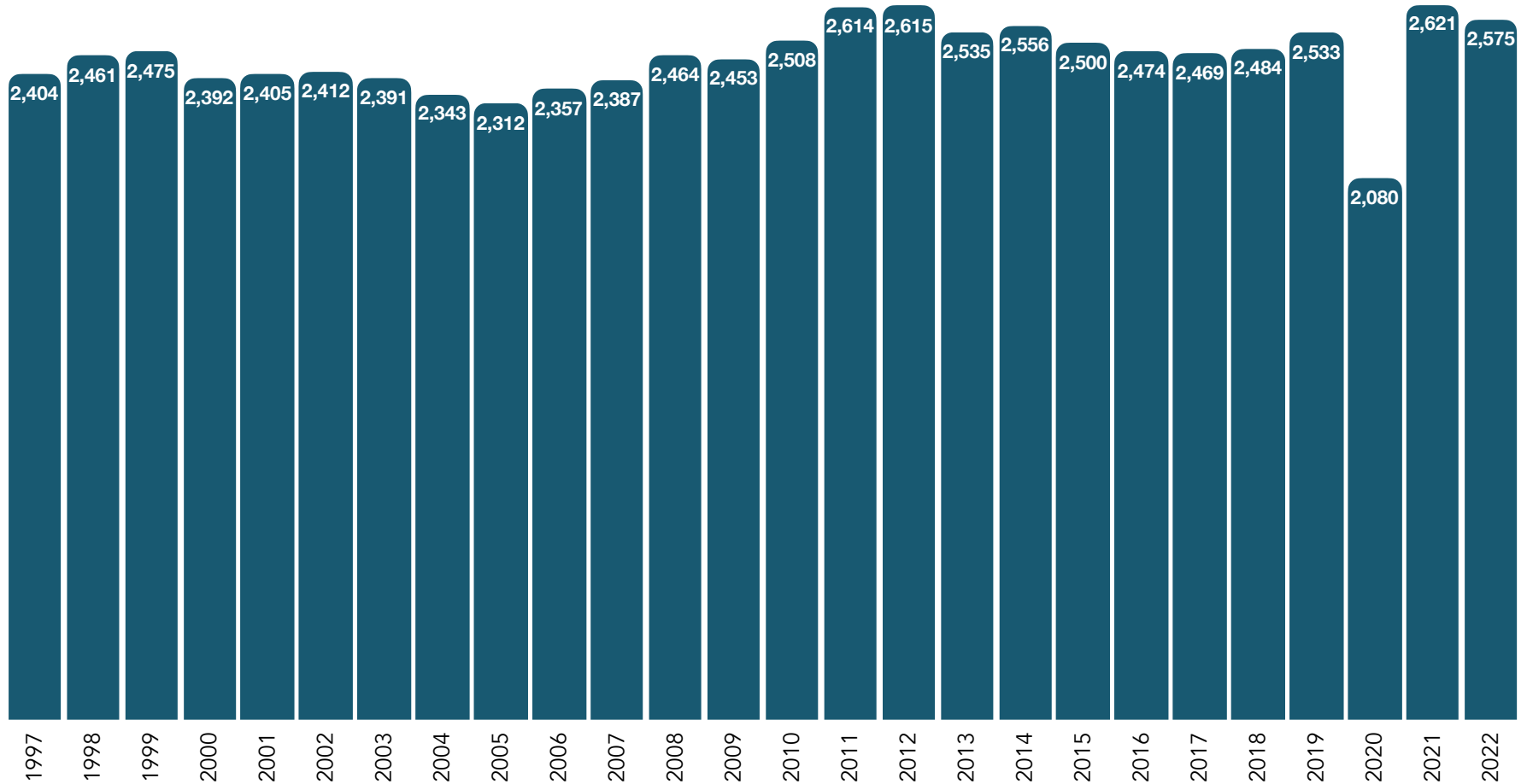
# Haines Cruise Visitors

Arriving Passengers from Cruise Ships  
visiting Haines 1996-2023



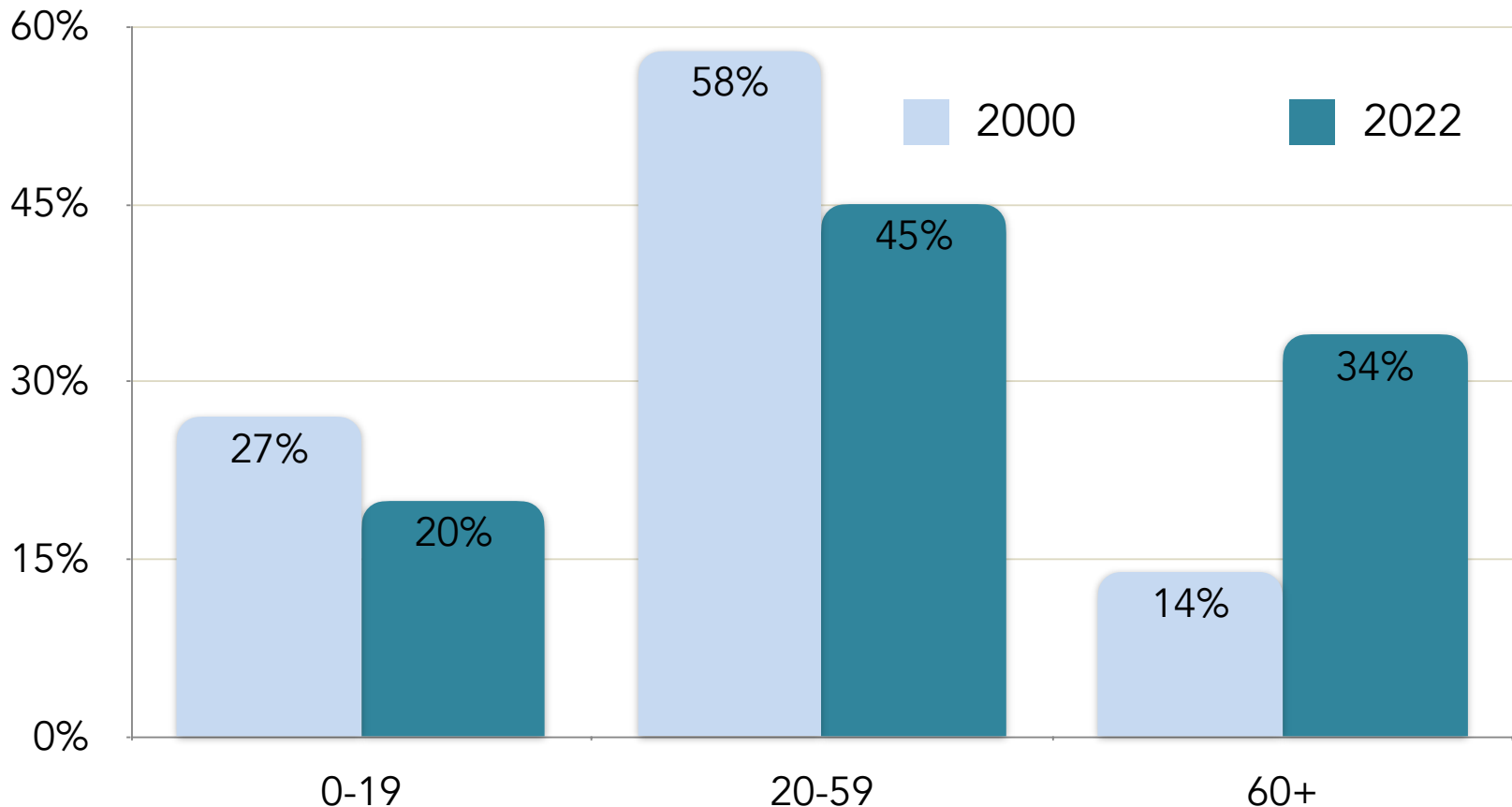
# Haines Population

In 2022, Haines had 2,575 residents. Currently the population of Haines is being contested. Aside from the discrepancy, the population of Haines has been experiencing long term stability. **The current population of Haines is incrementally higher than it was a quarter century ago, growing by 4% over that period.**



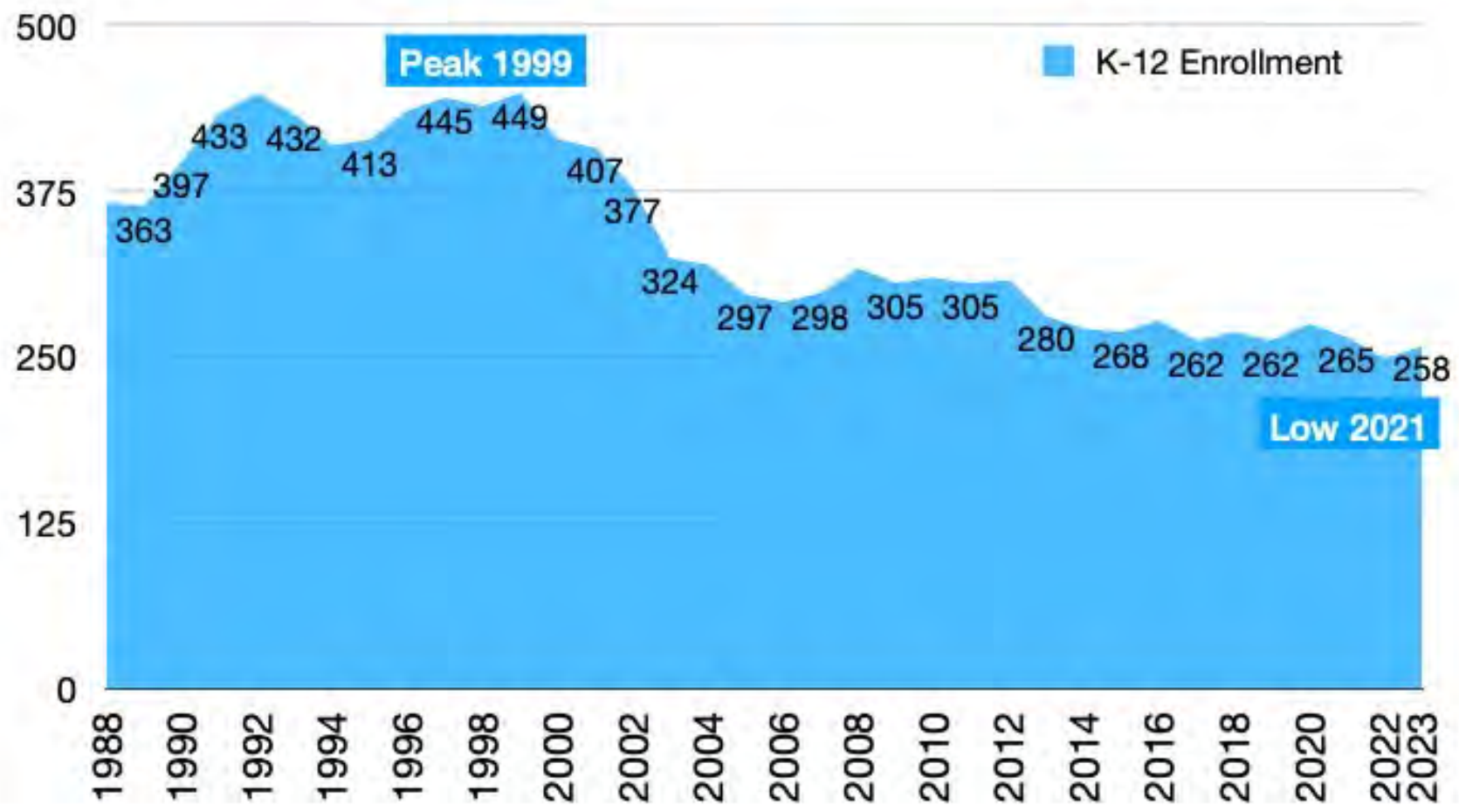
# Haines Population by Age

The age makeup of Haines is changing, but not as drastically as in other communities. Those 60 and older represented one-third of the population (34%) in 2022, up from 14% in 2000. Residents of prime working age (between 20 and 59) accounted for 58% the population of the Haines Borough in 2000. That proportion fell to just under a half (45%) in 2022.





# Haines K-12 Enrollment







# **Business Climate 2023 Haines Findings**

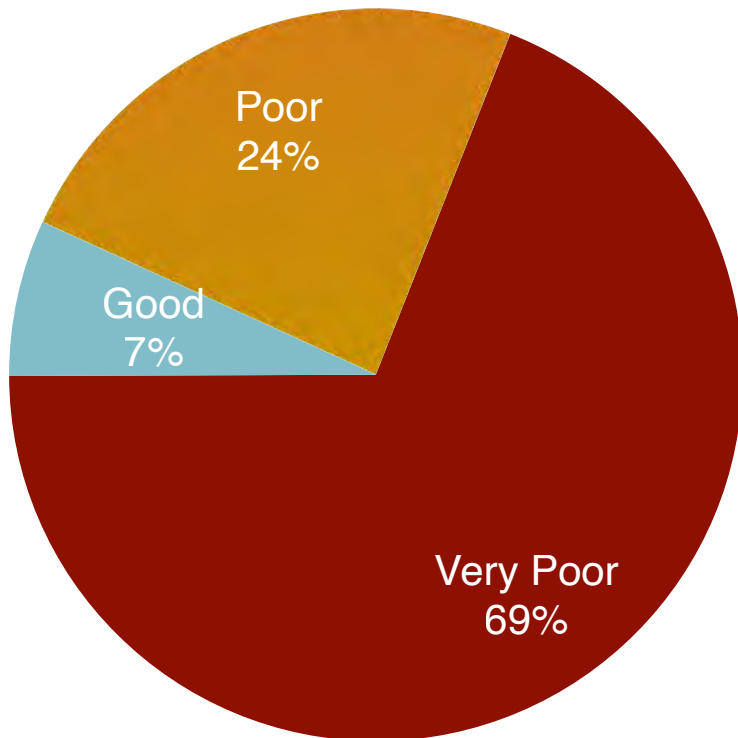
**BUSINESS CLIMATE**

**Now**

# Southeast **Business** Climate Survey Results 2023

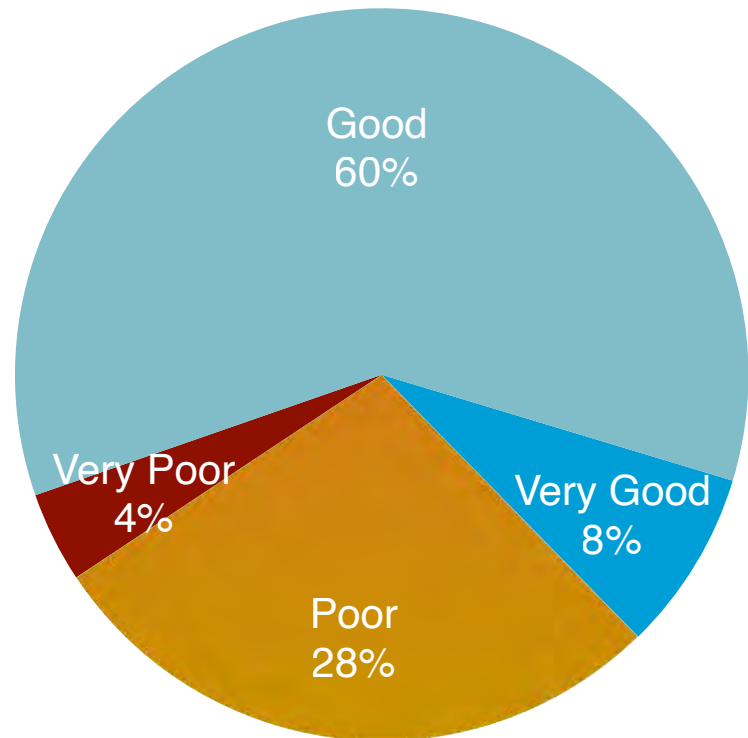
## Haines: 2020

**7% Positive / 93% Negative**



**Haines 2023:** How do you view the overall business climate **right now?**

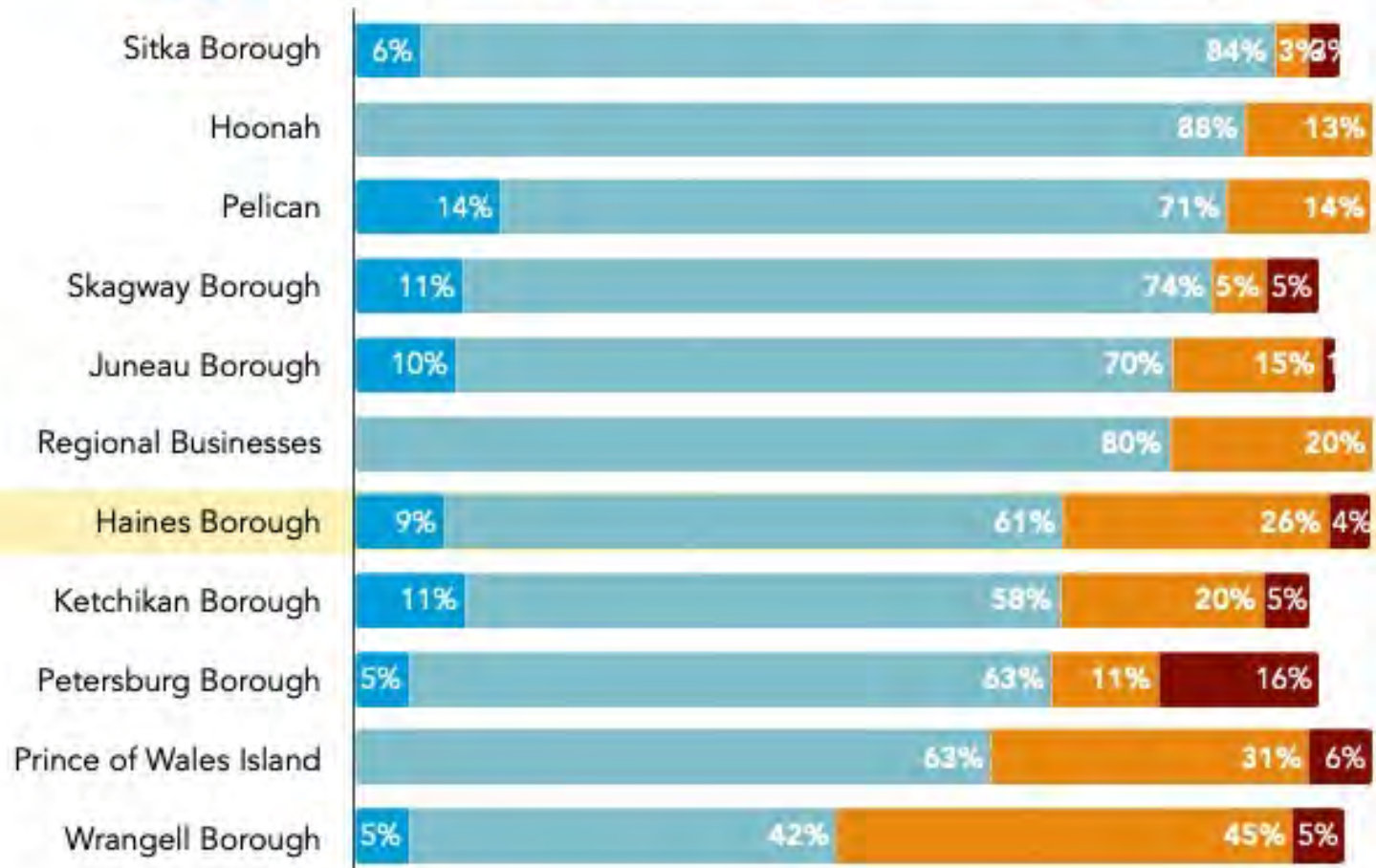
**68% Positive / 32% Negative**



# Business Climate Survey Results by Community

**2023: How do you view the overall business climate right now?**

Very Good    Good    Poor    Very Poor



**FUTURE**

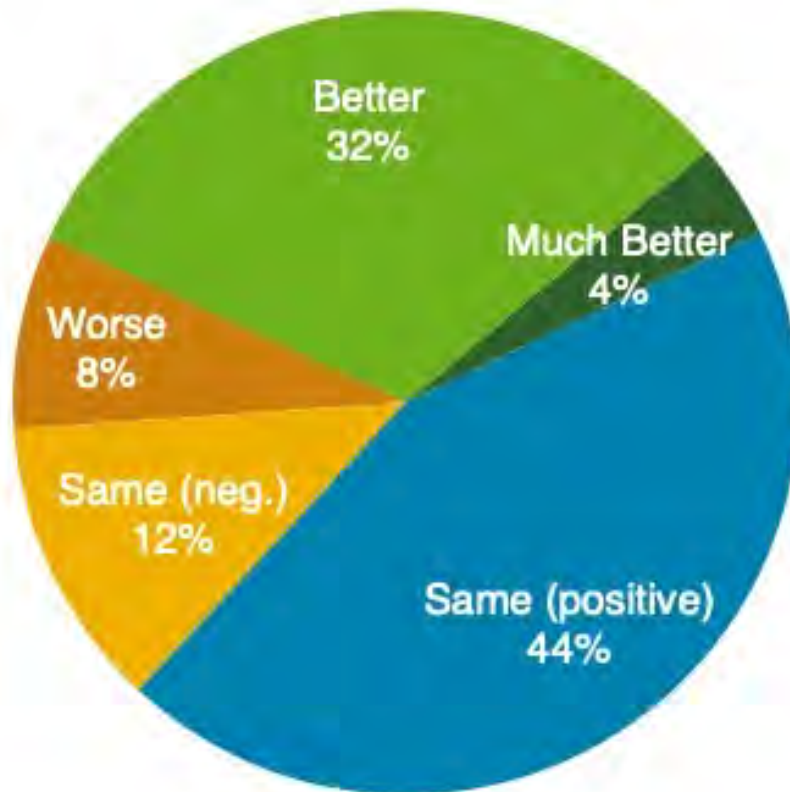
**Outlook**



# Haines Economic Outlook

**Haines:** What is the economic outlook for your business or industry?

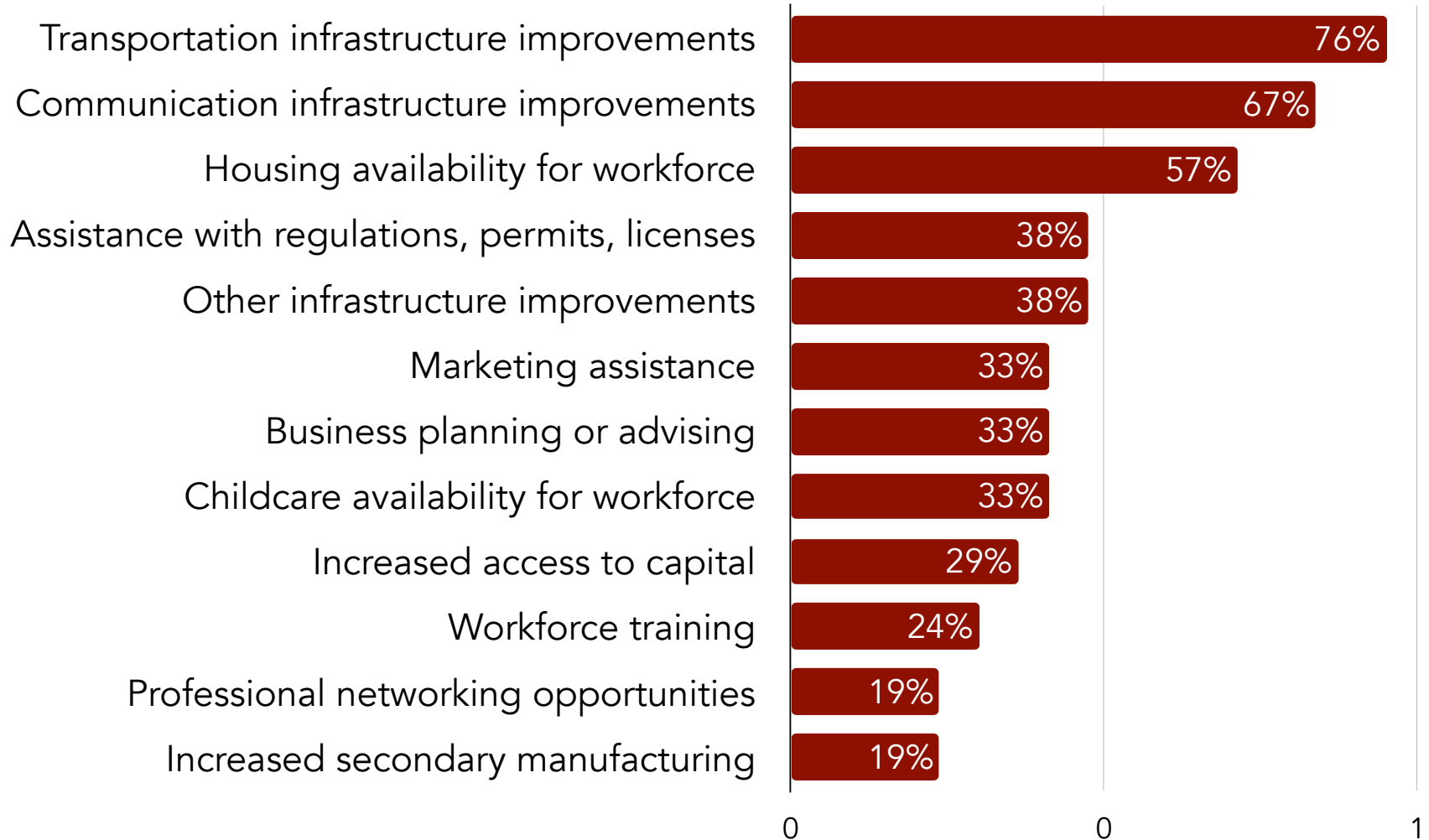
**80% Positive / 20% Negative**



**Haines Future:** In 2023, Haines businesses have a similar outlook to the region as a whole. 36% of business leaders expect their business to do much better in the next year, with 80% expressing a positive outlook.

# Which of the following services would help **your organization expand**?

## Services That Would Help Haines Organizations Expand

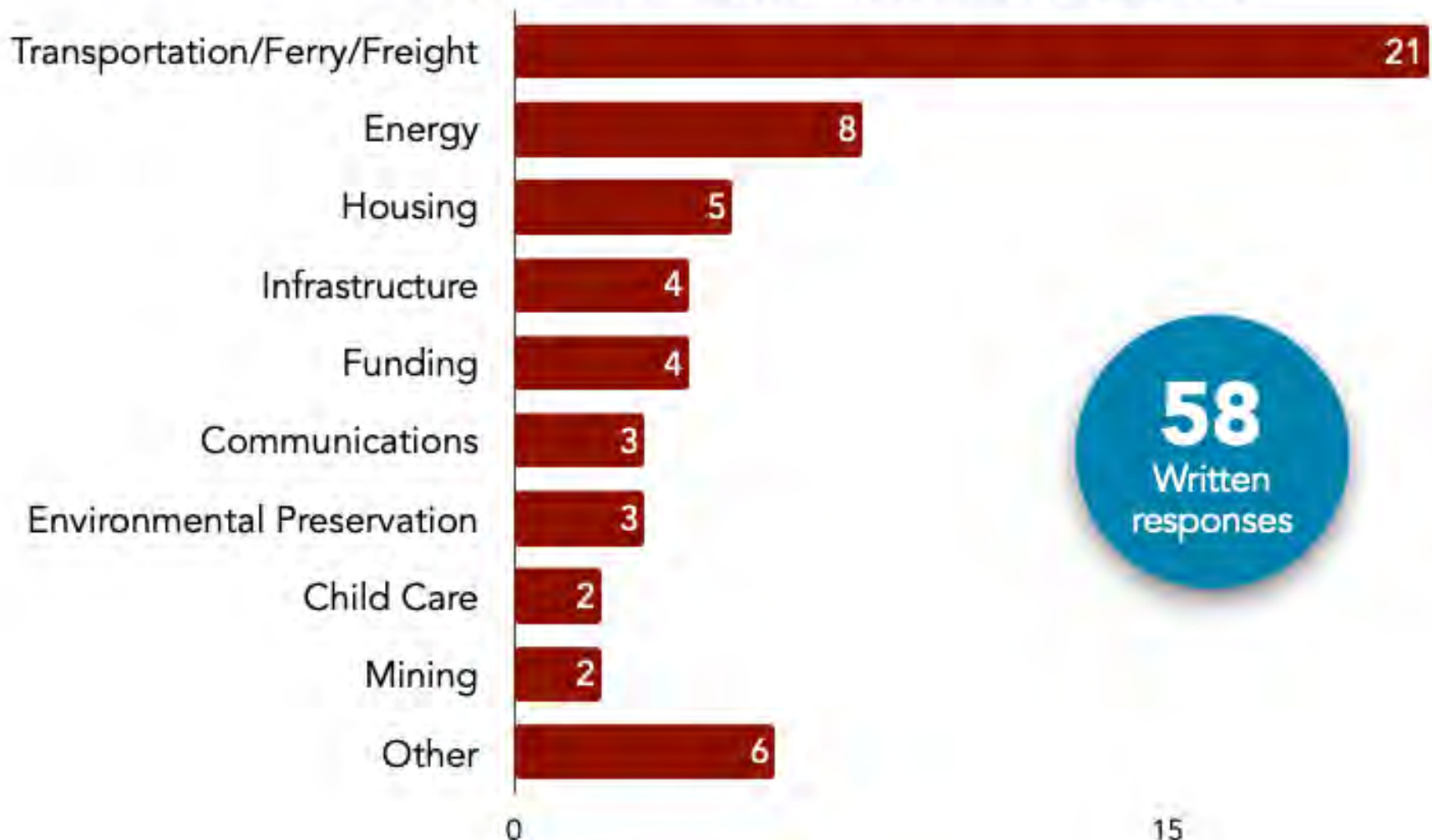




# What are the 3 most important projects to advance economic growth in Haines?

(Open-ended written responses)

## Haines Summary of written responses by topic area

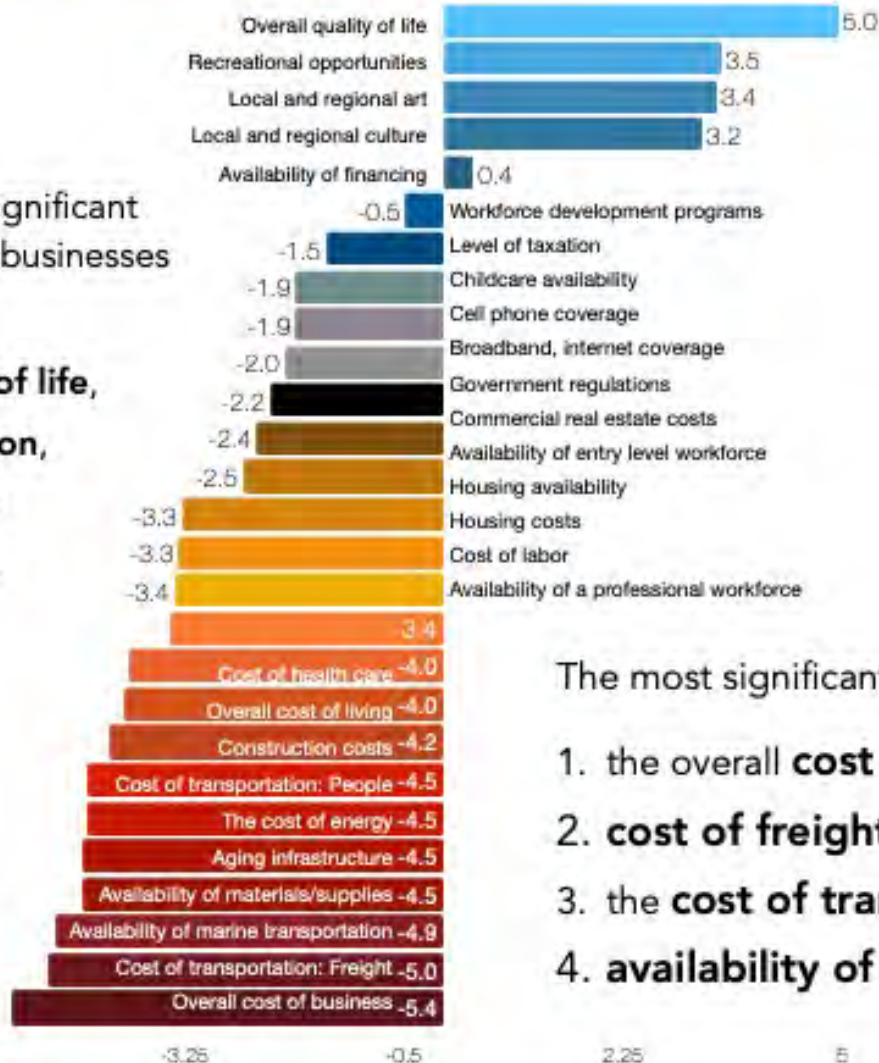


# Barriers and **Benefits**: How do these elements impact your Haines Alaska business? (2022)



The most significant benefits to businesses include

1. **quality of life,**
2. **recreation,**
3. **art, and**
4. **culture.**

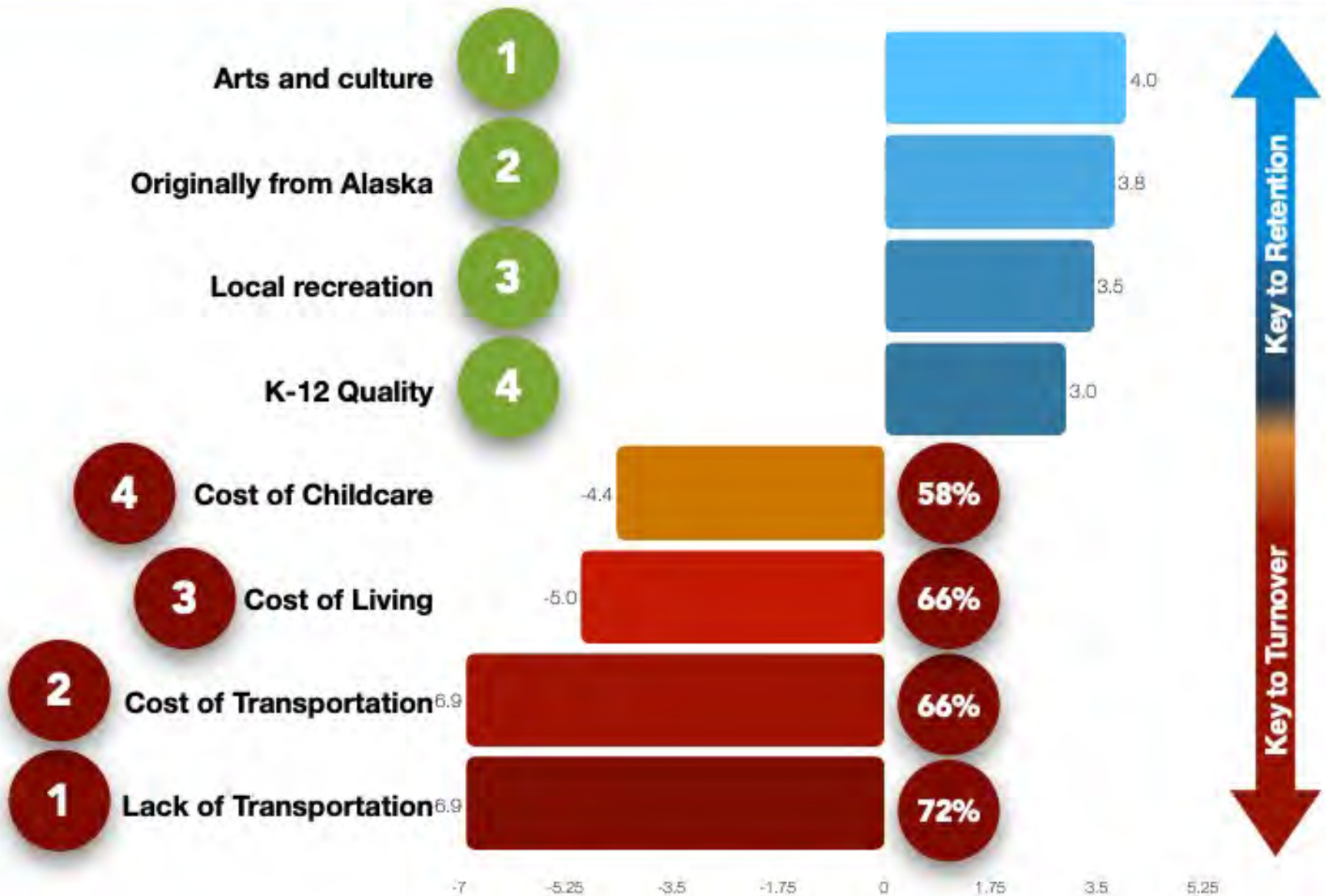


**27**  
Elements  
Ranked

The most significant business barriers include

1. the overall **cost of business,**
2. **cost of freight,**
3. the **cost of transportation,** and
4. **availability of materials and supplies.**

# Haines Retention & Turnover: 2023



# What We've Learned So Far

- Interviews with Planning Commissioners and Assembly Members
- Land Use Stakeholder Dialogue
- Economic Development Stakeholder Dialogue

# Outreach Tools

*As summarized in the project Public Participation Plan*

- Stakeholder dialogues (this week)
- Community survey
- Community open houses
- Existing community and organizational meetings
- Community events (e.g., State Fair)
- Notices and radio announcements
- Social media
- Flyers, postcards, and e-newsletters
- Project webpage



# Outreach Tool: Borough Snapshot

Example from Northwest Arctic Borough

A brief and graphic rich “Community Snapshot” with a summary of key demographic trends, community values, challenges, and potential priorities.



# Outreach Tool: Borough Snapshot

Example from  
Northwest Arctic  
Borough

## What does the 2030 Comprehensive Plan do?

Brings us together, as a region.

Creates better communities.

Guides our community and regional leaders.

Helps us preserve what we value most about the region.

### How?

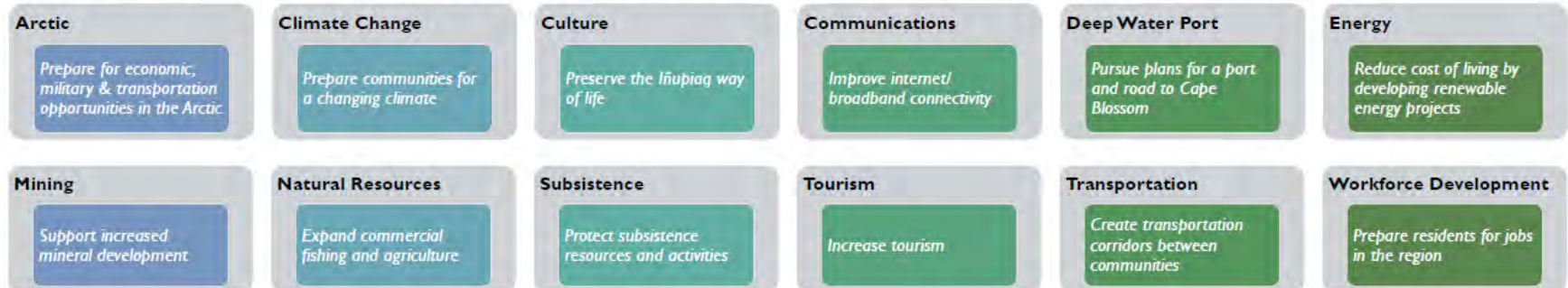
- By gathering **data, local knowledge, population and economic projections, and public input.**
- By creating a **regionwide roadmap** to guide decision-making, funding and development efforts over the next 10 years.

## What is our timeline?

The project kicked off in **fall 2020** → → → A draft plan will be released in **summer 2021** → → → The plan will be finalized in **fall 2021**.

## What have we heard so far & what are your priorities?

We have learned a lot from initial conversations with NAB leaders, residents and research.



## What do you think and what are your priorities?

1. **Take this 5-minute survey:** <https://www.surveymonkey.com/r/nab2030>



Scan this image with your phone to go to the survey

2. **Contact us:** Eva Aqimayuk Harvey, NAB Planning Director  
Phone: 907-412-3033 | Email: [sharvey@nwabor.org](mailto:sharvey@nwabor.org)

**Take the survey.** Be eligible to win a Bering Air freight gift card, \$50 gift card toward your local store, 10 gallons of gas, 10 gallons of stove oil, traditional art from Sulvanich Art Gallery and more!

LEARN MORE – Visit and sign up for updates on the NAB 2030 Comprehensive Plan website: <https://nwab2030.org/>



# Wrap-Up

# Recap of This Week's Schedule

## Tuesday, June 20<sup>th</sup>

- This morning: **Land Use** Stakeholder Dialogue
- This afternoon: **Economic Development** Stakeholder Dialogue
- This evening, Joint Planning Commission & Assembly Work Session

## Wednesday, June 21<sup>st</sup>

- 10am-12pm, **Utilities** Stakeholder Dialogue
- 12-1pm, Connect & Share Your Ideas (Mountain Market)
- 1:30-3:30pm, **Housing** Stakeholder Dialogue
- 5-6:30pm, Connect & Share Your Ideas (Haines Brewing Company)

## Thursday, June 22<sup>nd</sup>

- 9:00-10:30am, **Transportation** Stakeholder Dialogue  
*Ports and Harbor Advisory Committee Meeting will follow*

# Closing Comments

- Final questions, comments, concerns?

# Thank you!

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Adjourn