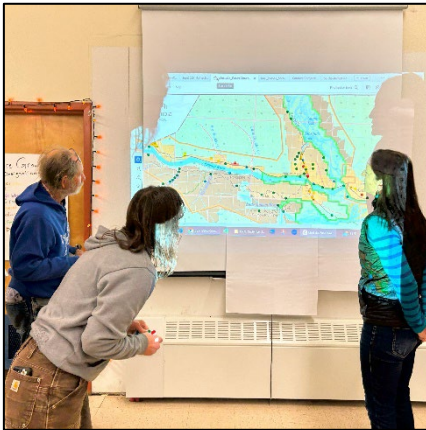




# Haines Comprehensive Plan Update: Summary of Community Visit Events September 25-29, 2023

## Summary of Results



# Upper Valley Community Meeting

September 25, 2023 at Mosquito Lake School from 5:30 PM – 7:30 PM

## **Description of activity:**

The planning team hosted a community meeting to focus on Upper Valley land use issues and opportunities at the Mosquito Lake School. Approximately 12 people attended. The planning team recapped where the comprehensive plan update process stands, presented the preliminary survey results, and discussed the Community Snapshot. The group also looked at land use maps, specifically for the Upper Valley areas, and labeled on a map where they would like to see possible changes or additions to land use designations.

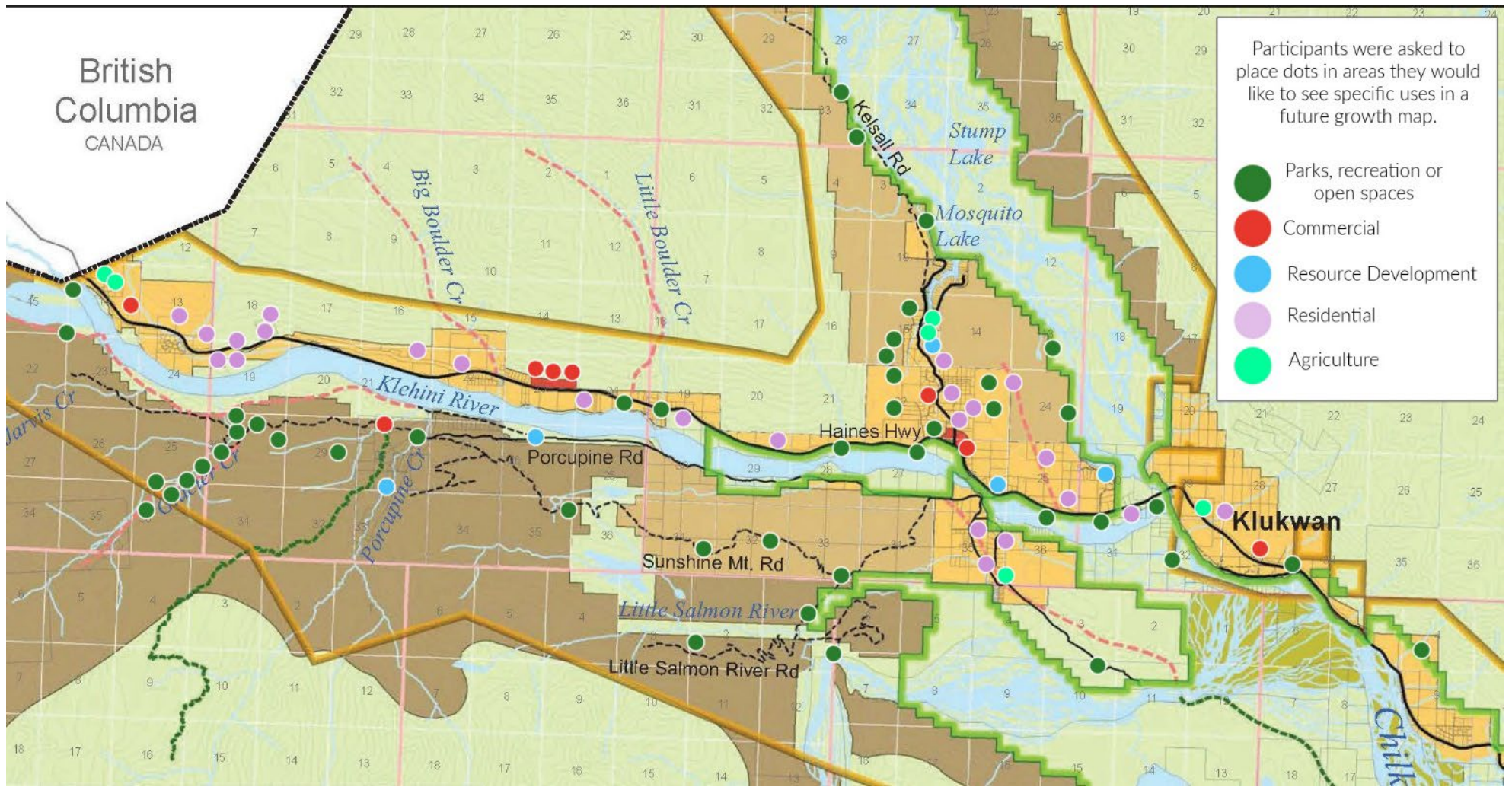
## **Discussion of preliminary survey results and Community Snapshot – What we heard:**

### **The survey in general:**

- **Q:** Are these the same questions as the 2011 comp plan survey? Can these answers be compared to those answers?
  - **A:** The planning team will look back and compare; some of the questions are the same, others reflect more recent community concerns.
- **Q:** Is there a description of how “weighted results” is achieved?
  - **A:** The math behind it will be explained in the full results.
- **Q:** How do the survey responses from different regions within the borough compare to each other?
  - **A:** Those comparisons are forthcoming.
- **Comment:** Make it clear that these answers represent the people who took the survey. They might be “representative” of the community, but still only about a quarter of the community took the survey. It would be good to also compare answers in terms of residency – who lives here only a part of the year compared to year round residents.
- **Comment:** Define more terms in the final plan, for example, “regenerative economy” and define adjectives.
- **Discussion:** Regarding mining, support seems to favor small scale mining activities like placer mining; location is key when it comes to support/non-support for mining activities. But miners go where the minerals are located.

### **Survey and Community Snapshot specifics; anything missing?**

- Discussion of fisheries is missing.
- There’s a lack of strategies to address housing; for example, Sitka is exploring land trusts. That idea was discussed at the Housing Working Groups, but ultimately decided this wasn’t a recommendation to pursue at this time because there is no land trust organization in Haines.
- The Alaska Mental Health Trust owns a lot of acreage in Haines, but how do its programs serve local residents?
- Divide land use/economic development topics into renewable activities and non-renewable activities. But what is the definition of renewable/non-renewable?
- Link to more Haines Economic Development Corporation reports in the comp plan.
- Some initiatives are not within the powers of the borough government under the charter. That is where other community partners might step in to address initiatives. The comp plan will identify those suggested partners.
- Is there a way to put a value on subsistence activities in economic data?
- When pursuing location neutral initiatives, identify what success looks like; how many workers?
- Secondary manufacturing needs to be added to initiatives.
- Developing more hydro power – at Walker or Connelly Lake – needs to be added.



# Mud Bay Community Meeting

September 26, 2023 at Chilkat Inlet Retreat from 4:00 PM – 5:30 PM

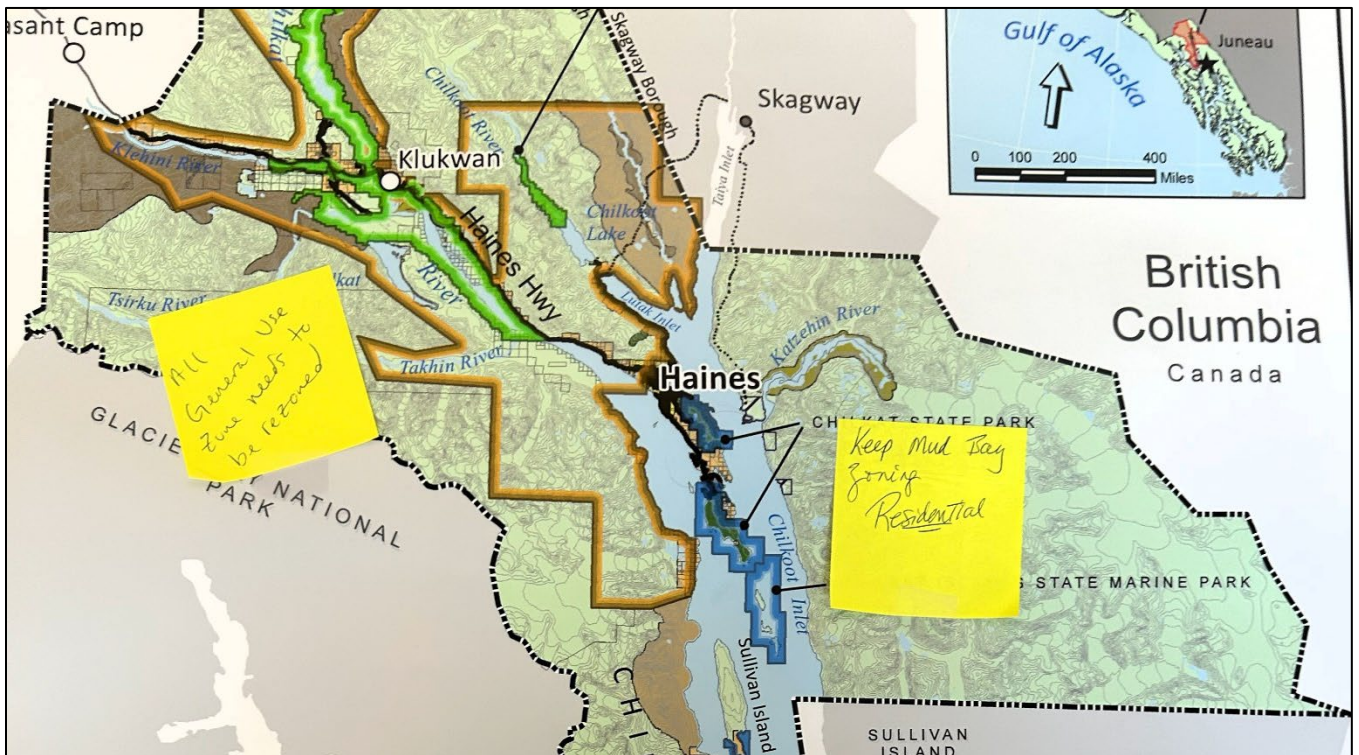
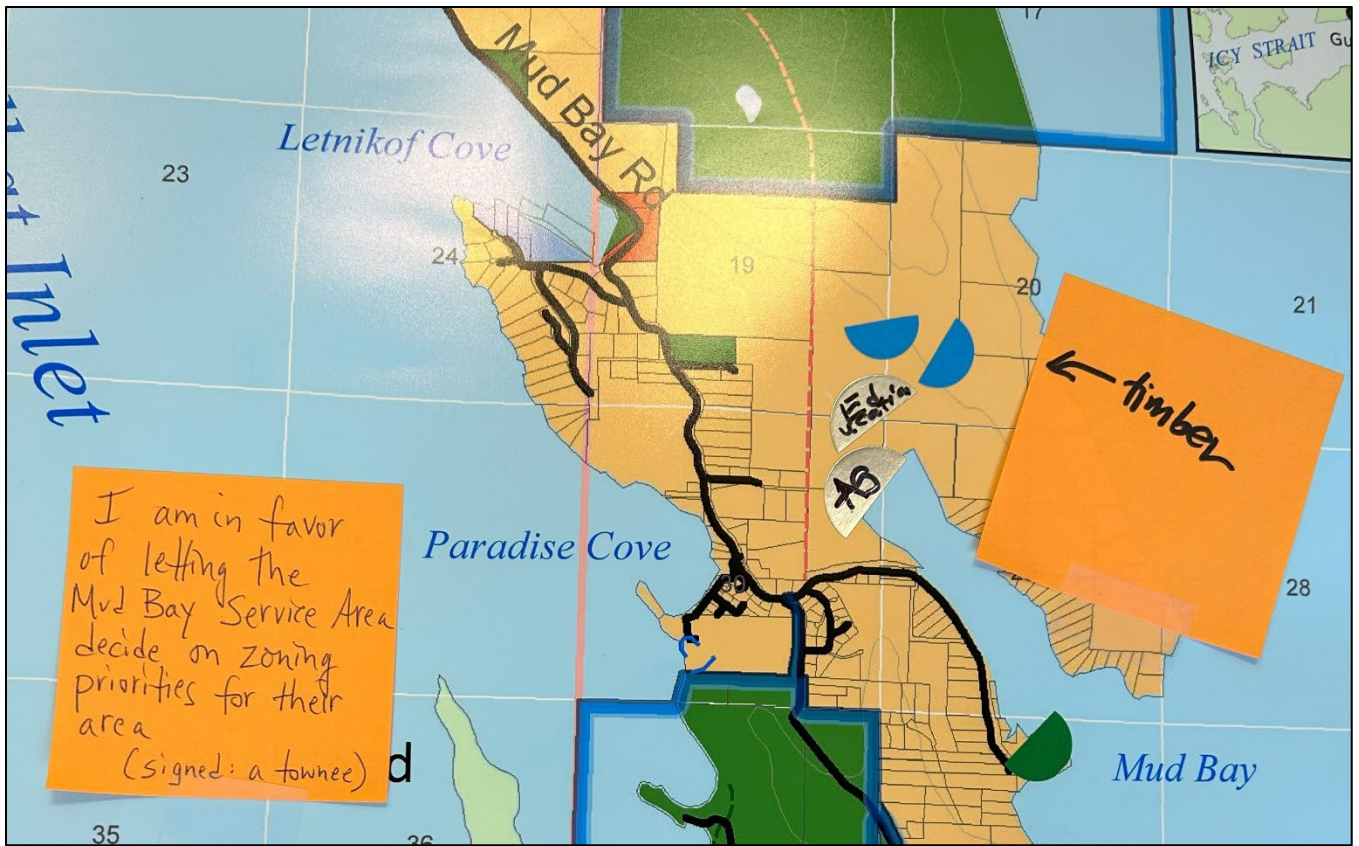
## Description of activity:

The planning team hosted a community meeting to focus on Mud Bay land use issues at the Chilkat Inlet Retreat in Mud Bay. About 40 people attended. The planning team recapped where the comp plan update process stands, presented the preliminary survey results, and discussed the Community Snapshot. The group also looked at land use maps, specifically for the Mud Bay areas, and labeled on a map where they would like to see possible changes or additions to land use designations.



## Discussion of future land use for Mud Bay – What we heard:

- **Comment:** The information in the 2011 comp plan on the Chilkat Peninsula needs to be updated.
- **Comment:** Haines Borough Code has a Mud Bay Planning/Zoning District (18.70.030 B). It outlines the Intent of the section, “The intent of this district is to preserve the existing zoning provisions of the former land use service area No. 1 (Mud Bay) and for the people of the Mud Bay community to preserve their lifestyle, community scale, self-sufficiency, self-determination, and the basic rights of health, safety, and welfare. This is in accordance with the goals and objectives of the former Mud Bay land use service area board which were developed from the Haines Borough comprehensive plan.” It is important to many residents to preserve this intent and the history of rural residential classification in the borough. The borough code also indicates that “preserving the lifestyle of the zones should be in the goals of the comp plan” so it would be good to be clearer about that in the comp plan.
- **Comment:** There is a desire to keep the area mostly residential and to preserve quietness of residential use. There is a preference from some residents to support cottage, home-based industry over uses that create disturbances.
- **Comment:** Many concerns come down to definitions; how is “protect the health” of the valley defined and determined? There needs to be a mechanism in the comp plan to define these things. What kind of inputs will be used to define them?
- **Comment:** Would like to see more use of economic trends and forecasts to see how that fits into future development for Mud Bay.
- **Discussion:** How can Mud Bay help Haines in general become attractive to young people? Mud Bay has rural residential zoning, making it attractive for people to live and/or build their own homes. There was some discussion about if Mud Bay property is attainable or affordable for young people, but the zoning is attractive to new residents. While General Use allows for a lot of uses, the intention was for General Use zones to eventually be zoned more specifically based on the needs and best uses for the area.
- **Discussion:** The biggest utility concern for Mud Bay is internet service. There is nowhere to go in town when the internet at homes goes out. The cost and limitations of internet service makes it risky for a location neutral worker to take a chance on working from Haines.



# Haines High School Civics Class

September 28, 2023 at the Haines High School

## Description of Activity:

The planning team visited the Haines High School Civics class and gave an overview of planning and the comprehensive plan. Students were divided into small groups and asked to address the following questions: Things we like about Haines, Things we would change about Haines or things that are challenging about Haines, and What are our plans after high school? They also drew their visions of Haines in the future.

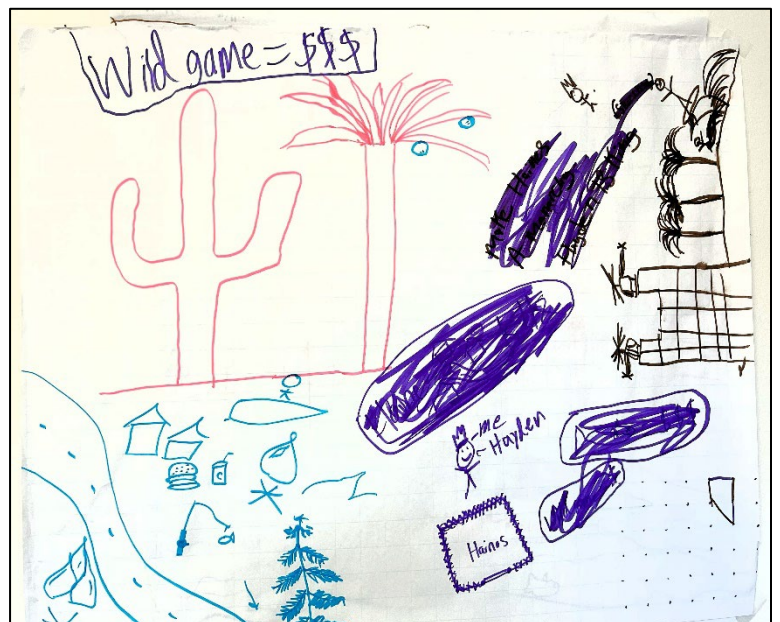
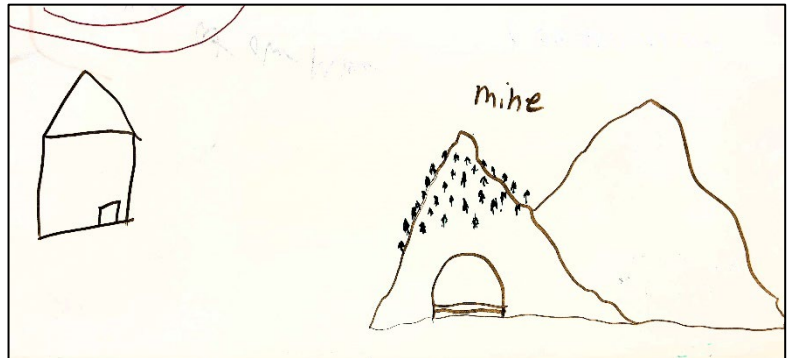
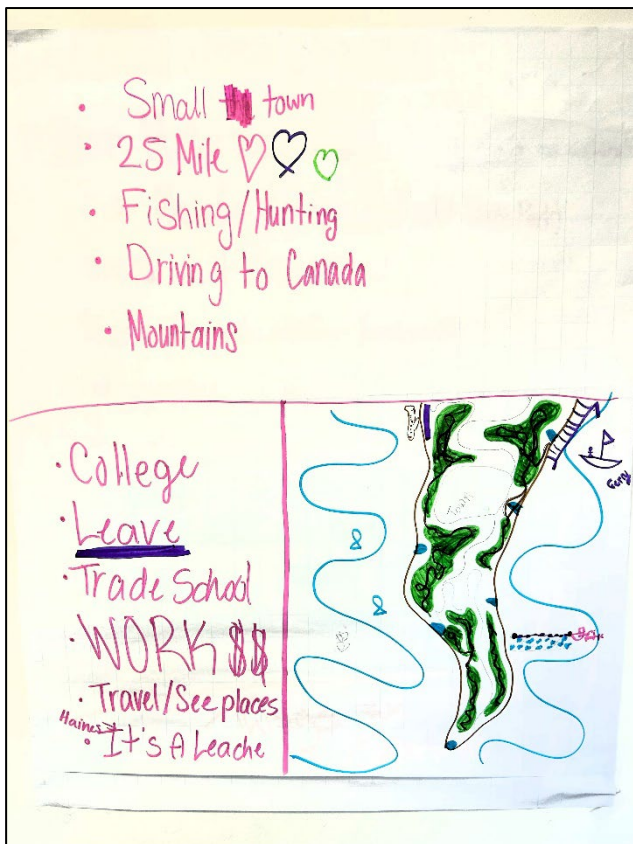
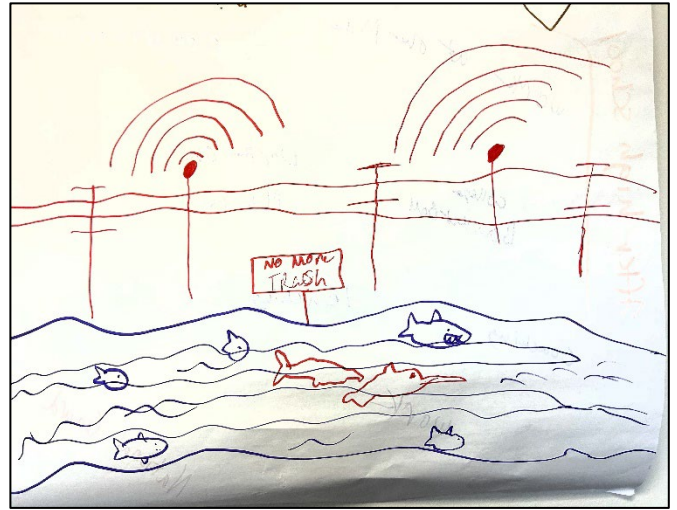
Things we like about Haines	Things we would change about Haines or that are challenging about living in Haines.
Small town	More motorized trails (running trails, no concrete)
25 Mile recreation area	Fix roads like Piedad and Chilkat State Park
Fishing and hunting	Gym with a court in it
Being able to drive to Canada	Make tourists walk on sidewalks
Mountains	More boat launches
Community events	Reliable ferry/transportation out of Haines
Hands on jobs	Number of bears
Nature and scenery	Unreliable air services
Sports	Unreliable mail services
Culture and traditions	No jobs for teens
Less people	More restaurants
The fair	Movie theater
Quiet	Arcade
Rivers	Music studio
Long roads	Bigger clinic
Weather	Prices in general
People	Rec center
Moose	Lower gas prices
Flowers	Economic change
Isolated	Have patient housing
Eagles	Better internet and cell service out the road
Ducks	Make motorized access to Ripinski
Tourism	Make more public trails for biking
Snow	More things to do
Ocean	

### What are our plans after high school?

College	Teach
Leave	Coach
Trade school	National Guard
Work and make money	Make a million
Travel and see places	Apprenticeship
Work at the mine	Move
Construction job	Road trip
College basketball	Adopt a dog
Work on music	Get pilots license



How do you envision Haines in 10 years?





# Haines Community Open Houses

September 27 & 28, 2023 at the ANB/ANS Hall

## Description of Activity:

The planning team hosted two evening community open houses in Haines at the ANB/ANS Hall. About 25 people attended the first evening and about 12 people attended the second evening. The planning team recapped where the comp plan update process stands, presented the preliminary survey results, and discussed the community snapshot. Most of the time was spent with attendees visiting tables around the room focusing on the primary topics in the comp plan and adding their support or comments for ideas on the posters. There was also a map station where attendees could review current land use zoning and the current future growth maps.

## Discussion of preliminary survey results and Community Snapshot – What we heard:

- **Comment:** The comp plan needs to explain the limitations the borough has under its charter, and it needs to discuss the differences between the townsite and non-townsite area in terms of mill rates, services, and powers.
- **Comment:** There needs to be more discussion of non-profits; their role and services they provide that the borough or other partners do not.
- **Comment:** The current plan does not “steer” the borough or community. The comp plan should clearly define what the community – not just the borough – but also non-profits and land developers should all focus on based on community priorities identified through this process.

## Housing – top priorities comments

- The recent assessment mess is making it too expensive for some people to stay here and it’s unfair. The borough recently raised property values by 20 percent to as much as 50 percent. This is unfair and citizens need to be protected from arbitrary rising of property values. This makes affordable housing less affordable and adds to inflation.
- More zoning to include multiple residences near town center with utilities (Yes! Aging residents may want to move out of their houses and live a maintenance free-apartment life.)
- Limit short term rentals and tax higher. These are eating up available spaces and driving up rental and purchase costs.
- Extending utilities makes developing housing more affordable (not needed as far as Mud Bay.) Emphasize this fact. The Haines Borough recently adopted a 10-year wastewater development plan that ignored Small Tracts and other residential areas.
- More residential focused zoning in the current general use areas to reduce land use conflicts, protect potential developers/home buyers. Enforce it. Stand by the zone.
- Create a “tiny home village” for more affordable residential housing.
- A problem with housing availability (ownership) is the fact that many homes do not meet the standards set by financial institutions. We should employ a building inspector and/or adopt building codes so that existing homes are marketable or make financing available.
- Planning: require subdivision developers to establish walking tracks and green space and/or affordable housing.
- Do Wrangell’s accessory home plan.

## Utilities

Utilities Top Priorities	Number of checks expressing support
<b>Communications (internet/cell)</b> – Internet for all. Reliable, consistent internet and cell services. Competition. Yes to better internet and cell services. For open.gov and borough wide public internet. Support geographic neutral jobs. Unlimited internet service.	16
<b>Power</b> – Hydro. Net metering promoted. Encourage renewable energy development. Renewables! Affordable power especially in winter. Wind and solar.	12
<b>Water Sewer</b> – Extend services. Extend to Small Tracts and Mud Bay. We desperately need to improve our wastewater management. Extend service areas	10
<b>Solid waste</b> – HFR should take over CWS. The borough should be concerned with safeguarding essential services. The dump situation is a mess and now we are seeing illegal dumping areas multiplying and filling up around town. Promote recycling and waste reduction.	8
<b>Other</b> – Cheaper fuel. Electric car charging stations. Get a phone book for this town!	3

## Economic Development

**Your Future Haines Economy: Place on check in your top three choices.**

Area of Economic Growth and additional comments	Number of checks expressing support
<b>Agriculture</b> – sustainable agriculture, hydroponic, greenhouse to produce local year round. Legal chickens.	13
<b>Commercial fishing/seafood</b> – include sport fisheries in this category. Enhance king salmon. Save our king salmon.	11
<b>Health &amp; Social Services</b> – Senior services. Full time vet. Hospital.	8
<b>Tourism</b> – Specialized recreation, photography, high end. Simply advertising broadly develops and economy that is not environmentally or economically sustainable. Mass tourism in cannibalistic, also breeds monopolies. Recreation. Ski trails/events/ski lift.	8
<b>Manufacturing</b> – Small incubator or scale that grow – like Seaotter Woodwork. Bakery? Fish processing?	8
<b>Other</b> – Remote workers location neutral.	6
<b>Construction</b> – Affordable housing. ADUs in townsite? Denser, small housing close to Main St.	3
<b>Government</b> – School. Junior college/trade school.	3
<b>Financial Activities/Professional Services</b> -	1

### **What are your top economic development projects?**

*Listed by most popular or supported responses*

- Stronger support for fishing fleet, such as allowing commercial fishing vessels to over-winter at the big new parking lot next to Small Boat Harbor.
- We need a hospital. Stop medevacking for everything. Economic hardship to young families to have babies in Juneau. Also nursing home beds? Small hospital good idea. Support efforts by SEARHC to find land to build a hospital on. Would greatly support residents, decrease need for medevacs, decrease need for people to travel out of town for specialist and diagnostics. Improved health facilities, Haines could become a hub for healthcare in the Upper Lynn Canal, reducing transportation issues and improving quality of life, job opportunities.
- No mining – fish first. No mining – it threatens our rivers and mining companies don't take responsibility. No mining – Protect our protein sources

- Our subsistence economy is vital and needs to be protected.
- We need improved internet for location-neutral careers.
- The non-profits provide a lot of unmeasured economic and quality of life benefits to Haines.
- We need people who can repair and fix things. Give Kerry Town a tax break!
- Learning centers/folk schools/experimental/local knowledge, skills, products, science, herbalism, food process, mountaineering, writing, arts, etc. Trade school/junior college.
- Strategic planning so we get money (grants) for what we need – like a commercial fishing boat harbor and not a sports board harbor for sports fishing that we don’t have.
- Winter recreation – ski lift!! Small timber sales that create areas to ski and bike, Nordic ski program/trail systems. Published and groomed multi-use trails with public access.
- Attractive garbage containers. Place for cigarette butts. Station for doggie bags.
- Downtown beautification on park in field where school was. Covered areas, benches, more flowers.
- Sustainable timber harvests. Limit tourism/cruise ships and helio use
- The school as an engine – attracting families to live here – pool year round – gyms and open weekends and holidays – it’s not used enough outside of school hours. IT’s a great facility.
- Encourage ear-round residency by keeping open pool, library, gym, including during Christmas break, weekends, weekdays to 9 pm.
- Create tax and other incentives to encourage manufacturing.
- Work with Port Chilkoot company to establish campus and Fort Seward using historic barracks and other unutilized buildings.
- Partner with CIA to resurrect hospital/Native Arts Center at Fort Seward.
- Encourage/entice a second fuel supplier and freight jobbers to serve Haines.
- Create a “yes” guild (young entrepreneurs support) to introduce people under the age of 18 to the joys of starting and running a business. May wave tax and permitting requirements or allow to operate under a supervised umbrella group (Y.E.S. Guild) or under an existing business license.
- Give ADUs a sales tax break for construction; 1- years break on assessed value; increase size to 1,000 sq ft.
- Large scale mine.

## Transportation

Utilities Top Priorities	Number of checks expressing support
<b>Ferry services</b> – Better schedules and year round ferry services. Use boats built for winter services. Ferry services – more, better, more reliable. Reliable scheduling and servicing. Feery services needs to be dependable, with better scheduled. Demand day ferry service between Haines and Skagway using electric ferry. No road from Juneau – ferries! Homeport the ferry.	17
<b>Diversify transportation costs and options</b> – Transportation costs make it difficult for many people to stay here. More transportation options. Reduce permitting requirements for taxi/shuttle services. Encourage competing airline to reduce fares.	6
<b>Bike infrastructure</b> – Bike lanes, Local bike trails, lanes, covered bike storage for commuters and riders. Lower speed limits from the airport to town and ferry to downtown – make it cyclist friendly and kid safe.	3
<b>Walkability</b> – increase townsite walkability.	1

## Other Topics

*Ideas listed under “Other” that correspond to an existing category were placed in that existing category.*

- Woodlot waste – get a chipper to stop the burns.

- Build town square at 3<sup>rd</sup> and Main
- More young people certified for wildland firefighting.
- Eliminate internet sales tax, we already pay excessive shipping.
- Re-build a smaller dock at Lutak – not a mega dock.
- Eldercare! Aging in place is a big concern for many of us. Haines is the oldest community in AK and we love our elders. Also, on the other end of life: education – we have a great school and need to boost it and the enrollment.
- Adopt cruise passenger impact fee to pay for Port Chilkoot Dock and needed facing float.
- Take climate change into consideration – plan for low carbon lifestyle.

## Map Comments



