

2035 Haines Borough Comprehensive Plan Revision

EXECUTIVE SUMMARY DRAFT | FEBRUARY 21, 2024



Our Vision

Haines is a vibrant Southeast Alaska town known for its:

Uniquely Diverse Economy	Abundant Outdoor Opportunities	Beautiful Landscapes	Engaged Community	Entrepreneurial Spirit	Cultural Heritage

How Our Community Has Changed: The Headlines

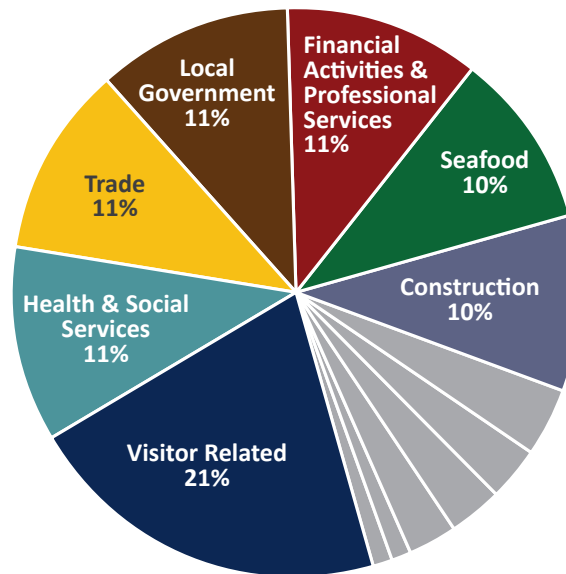
Population

The number of people under 20 remained consistent, the number of 20-30 year olds increased by 10 percent, and the number of people over 60 increased by 14 percent, now accounting for one-third of Haines' population.

Economy

The Haines economy in 2022 looked similar to the 2010-2015 economy, despite the tumultuous years of the COVID-19 pandemic. The result is a uniquely balanced and diversified Haines economy with the resilience to withstand some economic shocks.

2022 Haines Jobs by Sector
(% of 1,035 jobs)



Jobs Representing Less than 5% of Total Jobs in 2022

- Non-Visitor Transportation, Utilities, Warehousing, 1%
- Federal Government, 1%
- Information & Education, 3%
- State Government, 3%
- Mining, 3%
- Other, 4%

About the Plan *How can we actively shape changes in our community?*

This plan is a community resource and guide that will help:

- | | | |
|--|--|---|
| Enhance quality of life for current and future residents. | Protect what residents value most about Haines Borough. | Address immediate and long term community needs: <ul style="list-style-type: none">• Land Use and Environment• Transportation• Utilities• Housing• Economic Development• Quality of Life• Borough Government |
|--|--|---|

Our People & Economy: The Details



2022 Demographics

<p>↑ 3% from 2015</p> <p>2,575</p> <p>Total Population</p>	<p>↓ -1% from 2015</p> <p>47.9</p> <p>Median Age</p>	<p>↑ 33% from 2015</p> <p>640</p> <p>Ages 65+</p>	<p>↑ 16% from 2015</p> <p>420</p> <p>Under 15</p>
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2022 General Economic Conditions

<p>↑ 2% from 2015</p> <p>1,335</p> <p>Total labor force (job & self-employed)</p>	<p>↑ 38% from 2015</p> <p>\$61.2 M</p> <p>Total job earnings</p>	<p>↑ 35% from 2015</p> <p>\$45,800</p> <p>Average annual workforce earnings</p>	<p>↓ -3% from 2015</p> <p>6.6%</p> <p>Annual unemployment rate</p>
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2022 Top Economic Sectors

GOVERNMENT: Public Sector: 16% of all employment earnings	
Total government wages: \$9.9 Million	↑ 23% from 2015
Total government employment: 192	↑ 2% from 2015
HEALTH CARE: Key Industry: 14% of all employment earnings	
Total health and social services wages: \$8.3 Million	↑ 83% from 2015
Total health and social services employment: 149	↓ -1% from 2015
VISITOR INDUSTRY: 13% of all employment earnings	
Total visitor industry wages: \$7.7 Million	↑ 27% from 2015
Total visitor industry employment: 280	↑ 3% from 2015
COMMERCIAL FISHING AND SEAFOOD INDUSTRY: Key Industry: 10% of all employment earnings	
Seafood employment (resident fishermen, processors): 130	↑ 7% from 2015
Seafood employment earnings: \$6.1 Million	↑ 6% from 2015
Commercial vessels homeported in Haines: 81	↑ 7% from 2015

Source: Haines By The Numbers, prepared by Rain Coast Data, June 2023

Our Planning Process, Timeline, and Organization



PROJECT START: June 2023

February 2024

March/April/May 2024

INPUTS:


-  Existing data and *Haines by the Numbers*
-  Reviewed **more than 40** existing plans, reports, and maps
-  Community survey results (**660 responses**) and Interactive Map Tool (**350 comments**)
-  **5** focus area stakeholder dialogues
-  **5** Community events
-  **More than 50** individual interviews
Residents, stakeholders, business owners, community leaders, community organizations, and committees
-  **5** community conversations and open houses

We are here 


 Release Public Review Draft for 45-day comment period

 Conduct Community Visit #4

 Appendices Released

 Prepare Revisions to Finalize Plan

 Initiate Adoption Process

 Adopt 2035 Haines Comprehensive Plan Revision

Public Involvement Throughout:

Residents, Tribal Governments, Businesses, Organizations, Planning Commission, Assembly



Community Voices

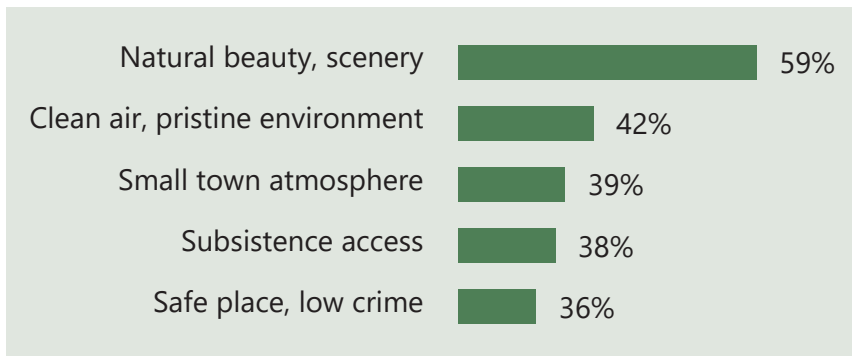
From the Haines Community Survey, Summer 2023



Life in Haines

WHAT DO YOU LIKE THE MOST ABOUT LIVING IN HAINES?

Participants could select 3-5 answers

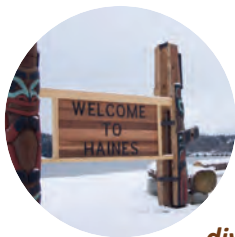


"Haines is a beautiful, pristine, safe and wild place to live. It is one of the most community-minded towns that I've ever seen or lived in."

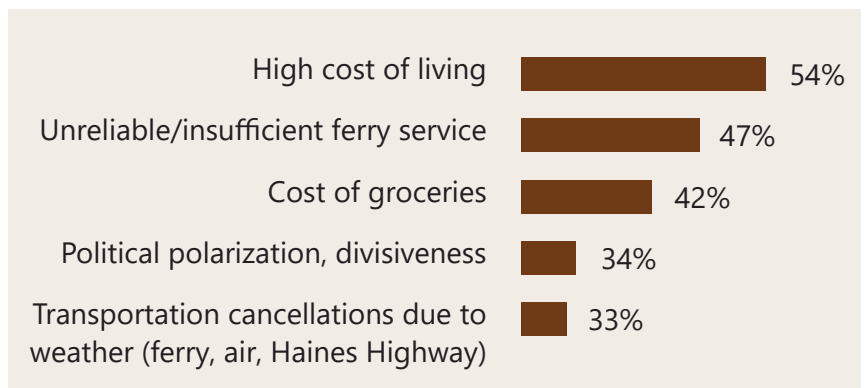


WHAT MAKES IT CHALLENGING TO LIVE IN HAINES?

Participants could select 3-5 answers



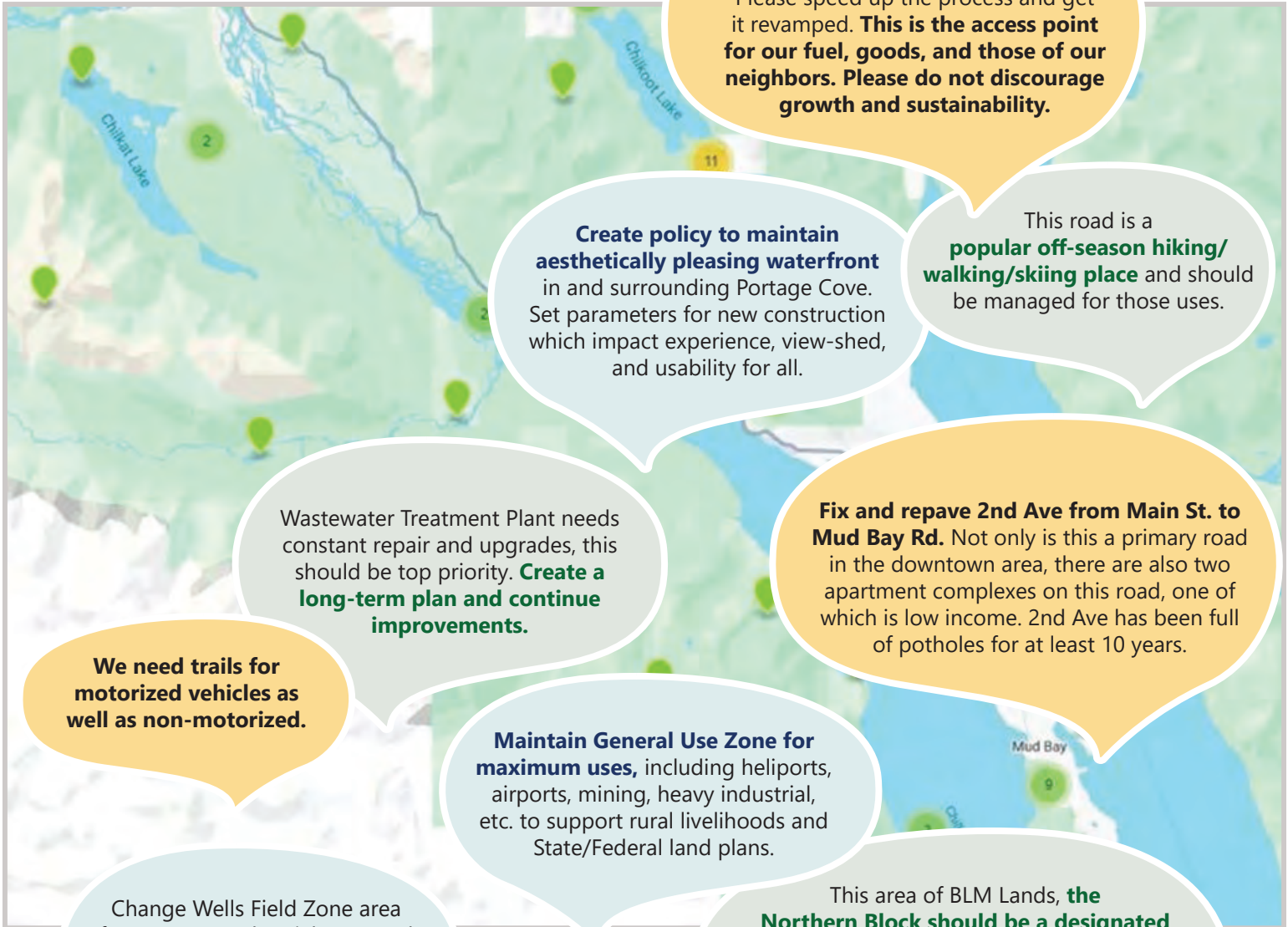
"Haines is a divided community. Neighborhoods can provide friendly connections, but political differences can create harsh and uncivil exchanges."



Community Voices

Excerpts of Map Comments

From the Interactive Comment Map
Winter 2023 (350 responses)



The Lutak dock is vital to our supply line and the Interior's supply line. Please speed up the process and get it revamped. **This is the access point for our fuel, goods, and those of our neighbors. Please do not discourage growth and sustainability.**

Create policy to maintain aesthetically pleasing waterfront in and surrounding Portage Cove. Set parameters for new construction which impact experience, view-shed, and usability for all.

This road is a **popular off-season hiking/walking/skiing place** and should be managed for those uses.

Wastewater Treatment Plant needs constant repair and upgrades, this should be top priority. **Create a long-term plan and continue improvements.**

Fix and repave 2nd Ave from Main St. to Mud Bay Rd. Not only is this a primary road in the downtown area, there are also two apartment complexes on this road, one of which is low income. 2nd Ave has been full of potholes for at least 10 years.

We need trails for motorized vehicles as well as non-motorized.

Maintain General Use Zone for maximum uses, including heliports, airports, mining, heavy industrial, etc. to support rural livelihoods and State/Federal land plans.

Change Wells Field Zone area from (Heavy Industrial) to (Rural Mix Use). **Changing the zoning to Rural Mix Use will allow more use on the lots.**

This area of BLM Lands, **the Northern Block should be a designated Federal Wilderness Area.** It has all of the criteria for this designation, genetically unique mountain goat species, untouched wilderness, amazing mountains and rock formations, glaciers, ice fields, etc.



What's in the Plan

There are three components to the plan:



Executive Summary (this document)

Offers a graphic, condensed summary of the plan, includes the borough's vision, goals, and strategies for each topic; also includes the Future Land Use Map.

Comprehensive Plan

Includes additional information on the process, area, and key issues that were used to inform the goals and strategies.

Appendices (coming soon)

Includes extensive background information, context and discussion used to inform the Future Land Use Map and related plan goals and strategies.

Several maps were produced through this process to help guide development of the Future Land Use Map and plan policies. These maps are in the can be found in the Appendices (to come).



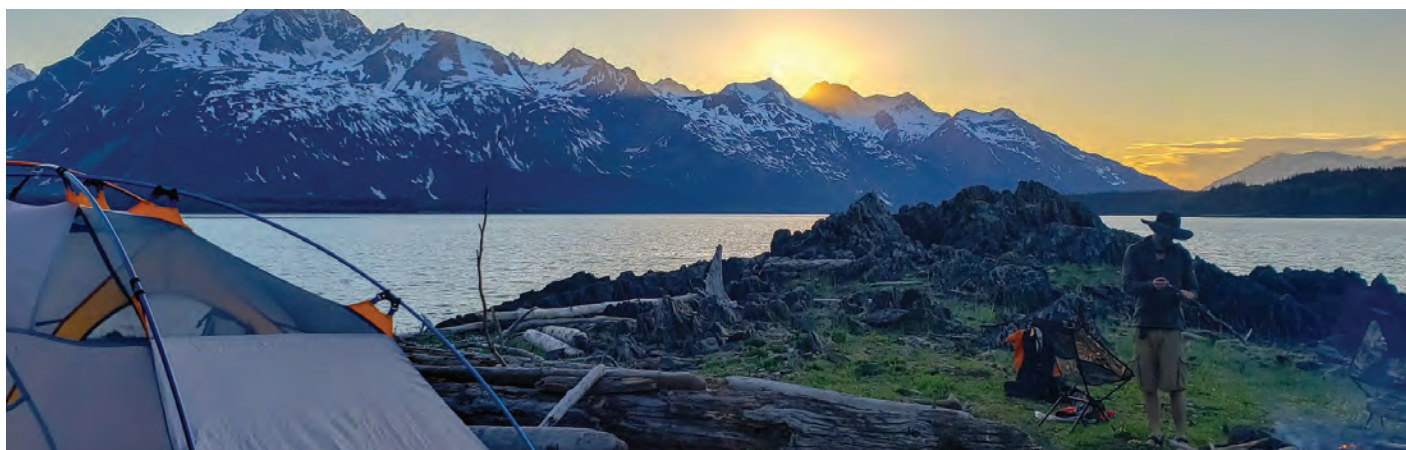
How Plan Themes and Policies Are Connected



How the Plan Themes and Policies are Interconnected – Recreation Across Plan Topics

The policies in each chapter, and the themes that inform the policies, are often related to policies in other chapters. This is part of what makes the Plan comprehensive. The topic of recreation provides a good example of how the recommended policies work together, across focus areas to form a cohesive set of guidelines that can be built upon.

	THEMES	GOALS	STRATEGIES
LAND USE & ENVIRONMENT	Recreation expansion through access management.	A. Collaborate with Tribal and public partners.	Maintain and increase access to recreation opportunities for residents of all abilities and all user groups.
		B. Manage natural resources to ensure economic and environmental diversity.	Develop and apply land use policy tools that will promote economic development, create housing, and protect the natural environment.
		C. Proactively address community development.	Coordinate with Tribal and Public Partners to improve land use processes and create development opportunities throughout the borough.
TRANSPORTATION	Diverse transportation options. Connectivity. Access to public lands.	B. Create a continuous non-motorized transportation route from Chilkoot Lake through downtown and to the airport. Explore opportunities to expand routes to other destinations.	Coordinate with local stakeholders to improve the transportation network.
		E. Improve access to and within public lands, including upgrades to existing failing facilities.	Establish additional non-motorized transportation options for residents and visitors.
UTILITIES	Health, safety, and maintenance.	B. Align utility infrastructure investments with Housing, Transportation, and Economic Development goals and strategies.	Plan the transportation network to improve the visitor experience while minimizing disruption to year-round residents.
ECONOMIC DEVELOPMENT	Diversified and stable economy. Diverse opinions on economic development initiatives.	A. Sustain and foster Haines' economic resilience and diverse economic base.	Protect scenic views, wildlife, air, land, and water quality through the proactive management of utilities and regulatory compliance.
		B. Pursue moderate economic growth while preserving natural resources and characteristics that residents value.	Support the existing foundations of the Haines economy.
QUALITY OF LIFE	Balancing what residents value most with what is possible.	A. Create a community in which each and every member has the ability to meet their basic physical, economic, and social needs, and has the opportunity to enhance their quality of life.	Increase moderate, sustainable growth in tourism with improvements that support small businesses, entrepreneurs, tourists, and residents. Work as community partners to reevaluate, update, and implement the Haines Recreation Economy for Rural Communities Community Action Plan (2023).



Land Use and Environment

THEMES

- Partners are key
- Chilkat Valley land use integral to diverse economies
- Zoning code outdated
- Hazard mitigation vital
- Recreation expansion through access management
- Area-specific planning needed

GOALS



- A. Collaborate with Tribal and public partners.
- B. Manage natural resources to ensure economic and environmental diversity.
- C. Proactively address community development.
- D. Align zoning code with land use goals.



STRATEGIES

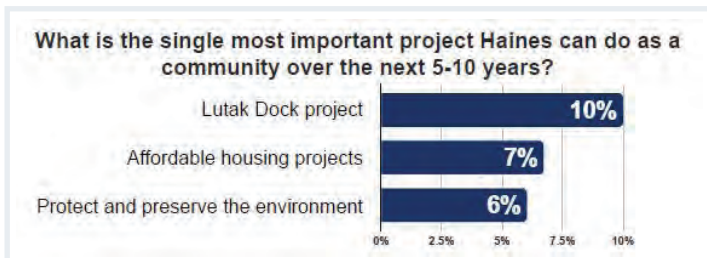
- 1 Implement a future land use map that guides future decisions about land use and growth.
- 2 Update and improve the borough's Title 18 Land Use and Development code and better respond to existing and future issues and opportunities.
- 3 Coordinate with Tribal and Public Partners to improve land use processes and create development opportunities throughout the borough.
- 4 Develop Area-Specific Plans that will guide future growth while maintaining small town character.
- 5 Maintain and increase access to recreation opportunities for residents of all abilities and all user groups.
- 6 Revise the 2022 Hazard Mitigation Plan and develop/ implement a Regional Climate Adaptation Plan.
- 7 Develop and apply land use policy tools that will promote economic development, create housing, and protect the natural environment.

THEMES, GOALS, AND STRATEGIES

Transportation

THEMES

- Reliability
- Affordability
- Diverse transportation options
- Connectivity
- Access to public lands



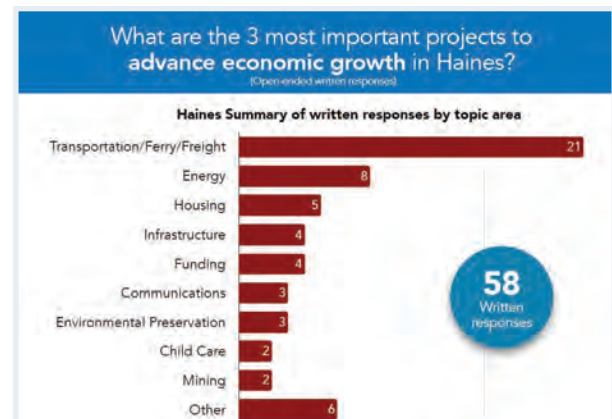
GOALS



- Provide and maintain a safe, reliable, and affordable transportation network to move people and goods to, from, and within Haines Borough.
- Create a continuous non-motorized transportation route from Chilkoot Lake through downtown and to the airport. Explore opportunities to expand routes to other destinations.
- Leverage Haines' unique position as a deep water port to support tourism, transportation, and other economic opportunities.
- Expand and provide additional public transportation options.
- Improve access to and within public lands, including upgrades to existing failing facilities.

STRATEGIES

- Coordinate with local stakeholders to improve the transportation network.
- Implement the strategies and actions identified in the 2023 Coordinated Public Transit-Human Services Transportation Plan.
- Establish additional non-motorized transportation options for residents and visitors.
- Continue to maintain and improve ports and harbor infrastructure to support the movement of people and goods and the local economy.
- Continue to invest in the safety and maintenance of the surface transportation network.
- Plan the transportation network to improve the visitor experience while minimizing disruption to year-round residents.



THEMES, GOALS, AND STRATEGIES

Utilities

THEMES

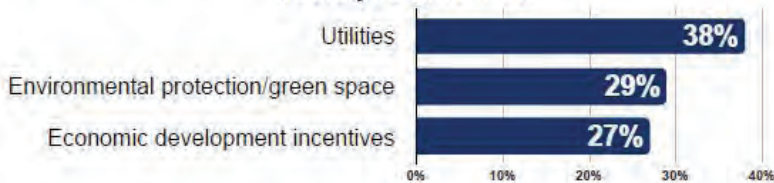
- Utility services reliability and affordability
- Health, safety, and maintenance

GOALS



- A. Manage and/or support utilities to be reliable and affordable without adversely impacting environmental quality.
-
- B. Align utility infrastructure investments with Housing, Transportation, and Economic Development goals and strategies.
-
- C. Ensure all utilities are properly maintained and in compliance with health, safety, and environmental regulations.

If you were responsible for funding community priorities, which would you fund first?



STRATEGIES

- 1 Improve the reliability of utilities, either through direct management or collaboration with utilities providers, for the current system and future community growth.
- 2 Identify opportunities, either through direct management or collaboration, to lower utility costs.
- 3 Protect scenic views, wildlife, air, land, and water quality through the proactive management of utilities and regulatory compliance.



THEMES, GOALS, AND STRATEGIES

Housing

THEMES

- Limited stock of attainable housing
- High cost of new construction
- Fluctuating seasonal housing demands and availability
- Remoteness and lack of local inspectors makes homebuyer financing difficult
- Zoning is varied within townsite
- Limited Borough housing powers

GOALS



- A. Increase the supply of attainable, quality, accessible housing that addresses the needs of all residents.
- B. Make Haines property more appealing to private residential developers and housing stock more attainable for homebuyers.

STRATEGIES

- 1 Pursue options for removing regulatory barriers and incentivizing development to increase the availability of attainable, quality, accessible housing.
- 2 Maintain Housing Task Force and continue to support local cross-sector collaboration on housing.
- 3 Continue gathering data and lands information to aid in future development.



THEMES, GOALS, AND STRATEGIES

Economic Development



THEMES

- Diversified and stable economy
- High cost of living and doing business
- Unique transportation connections
- Subsistence as part of the economy
- Diverse opinions on economic development initiatives

GOALS



- A. Sustain and foster Haines' economic resilience and diverse economic base
- B. Pursue moderate economic growth while preserving natural resources and characteristics that residents value.
- C. Develop the Haines workforce.

STRATEGIES

- 1 Support the existing foundations of Haines economy.
- 2 Increase moderate, sustainable growth in tourism with improvements that support small businesses, entrepreneurs, tourists, and residents.
- 3 Expand vocational and technical education opportunities to Haines youth and residents.
- 4 Support efforts to increase localized food security, energy efficiency, and subsistence activities.



THEMES, GOALS, AND STRATEGIES

Quality of Life

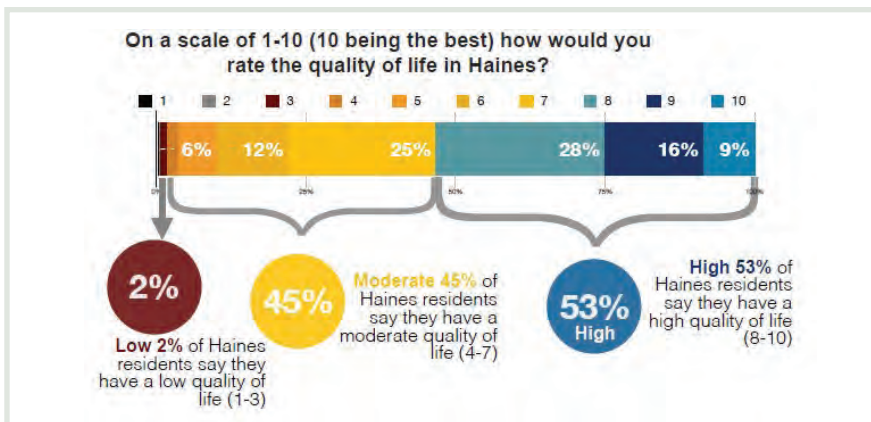
THEMES

- Haines is a good place to raise a family and provides a high quality of life
- Balancing what residents value most with what is possible
- Planning, advocacy, and resident engagement are key to preserving quality of life in Haines

GOALS



- A. Create a community in which each and every member has the ability to meet their basic physical, economic, and social needs, and has the opportunity to enhance their quality of life.



STRATEGIES

- 1 Work as community partners to reevaluate, update, and implement the Haines Recreation Economy for Rural Communities Community Action Plan (2023).
- 2 Sustain Haines' quality schools that prepare youth for a successful future.
- 3 Provide access to quality, affordable health care, wellness programs, and traditional and nutritional foods.
- 4 Implement public safety and hazard mitigation priorities.



THEMES, GOALS, AND STRATEGIES

Borough Management

THEMES

- Opportunity for improved communications and civil discourse
- Opportunity for more robust resident education, engagement, and ownership of borough roles and processes
- Borough resilience: fiscal health, staff capacity, and sustainable access to quality facilities and services
- Borough as a leader and partner in supporting local businesses and economic development, especially in the Townsite core area

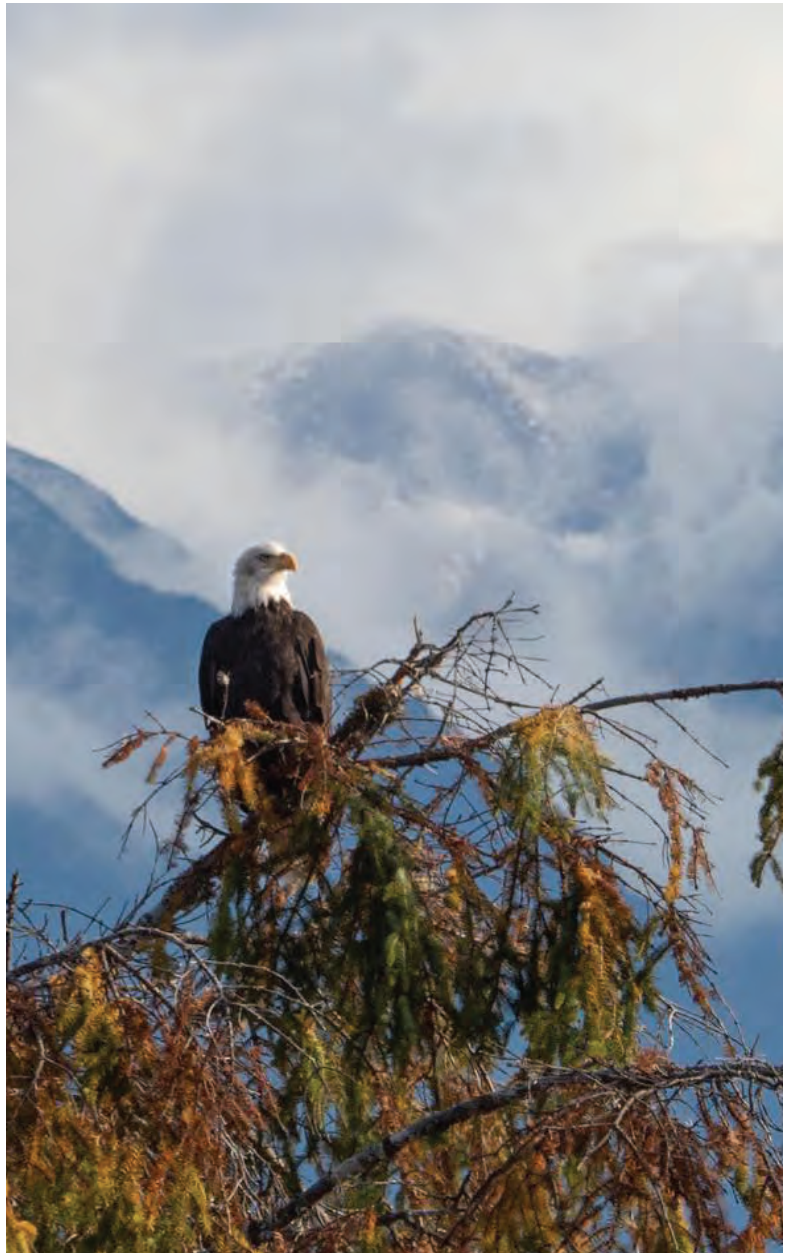
GOALS



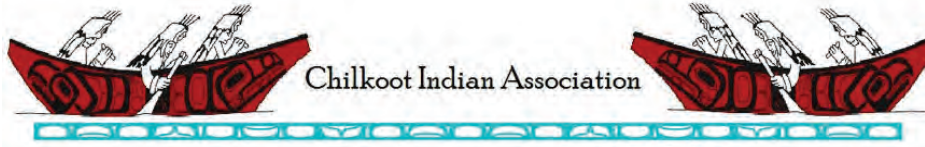
- A. Create and support a more effective and efficient borough government and educated, engaged citizenry.

STRATEGIES

- 1 Improve communications and increase resident knowledge and participation in borough management and decision making.
- 2 Work towards an increasingly self-supporting and financially efficient borough government.
- 3 Provide consistent, quality affordable services to residents in a fiscally responsible way.
- 4 Support local entrepreneurs and small business creation.



Our Traditional Stewards



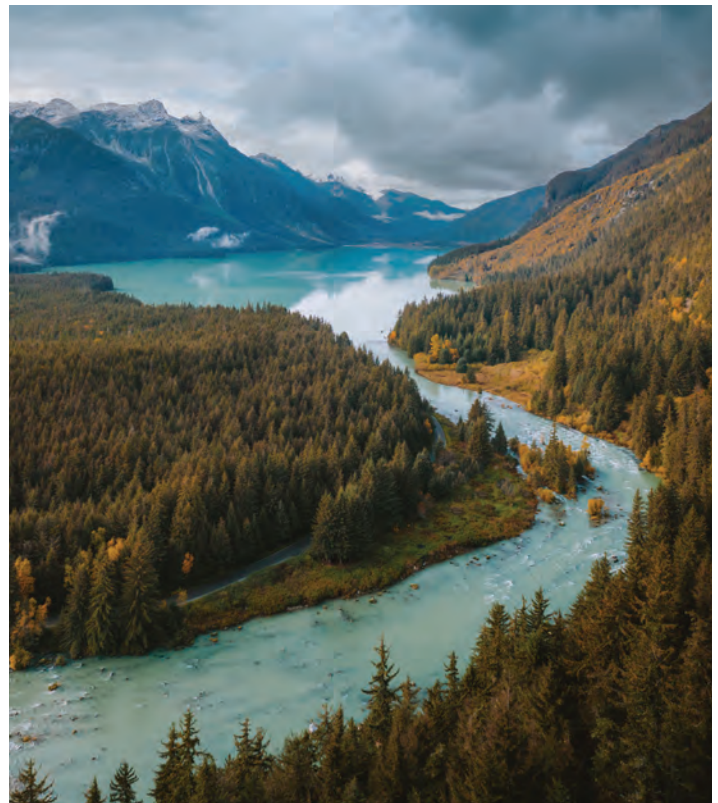
CHILKAT INDIAN VILLAGE AND CHILKOOT INDIAN ASSOCIATION

The Tlingit people of the present day Haines area were known to belong to one of the largest and most well-known tribes in Southeast — the Chilkats. As the first settlers of the area, the Tlingits of the Chilkat Valley trace their family lineage back generations to many local village sites in the valley and along the Chilkoot and Chilkat rivers. Today, there are only two remaining village sites occupied in the Chilkat Valley — Klukwan and Deishú – represented by two sovereign and federally recognized Tribes.

Chilkoot Indian Association (CIA) seeks to represent Haines as a Native Sovereign Nation. Through the integration of traditional culture, values, and community programs, the Chilkoot Indian Association supports and uplifts their tribal citizens.

Klukwan is nestled along the banks of the Chilkat River and enjoys a multi-layered cultural history that is preserved through the Tlingit language, rituals, stories, oral histories, and subsistence activities practiced by the Chilkat Tlingits, a federally recognized tribe known as the Chilkat Indian Village (CIV).

Sources: Chilkat Indian Village, Chilkoot Indian Association, and Haines Borough websites.



Chilkat Lake, Mosquito Lake, Klukwan, Palmer Project, US Border

Ferry Terminal, Lutak Inlet, Chilkoot State Park

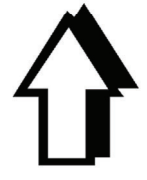
What is a future land use map?
 Future land use maps anticipate development needs and constraints, identify suitable types of development, and establish policies to guide development. **They do not act as a regulatory zoning documents or make changes to existing zoning code.**

Haines Borough Comprehensive Plan | DRAFT Future Land Use Map Townsite

- Base Land Use Designations**
- Townsite / Downtown Core
 - Townsite Residential
 - Rural Residential
 - Rural Mixed Use
 - Commercial
 - Light Industrial
 - Waterfront Development
 - Industrial
 - Developed Open Space / Park
 - Open Space / Natural Area
 - Public Multi-Use
 - River Corridor

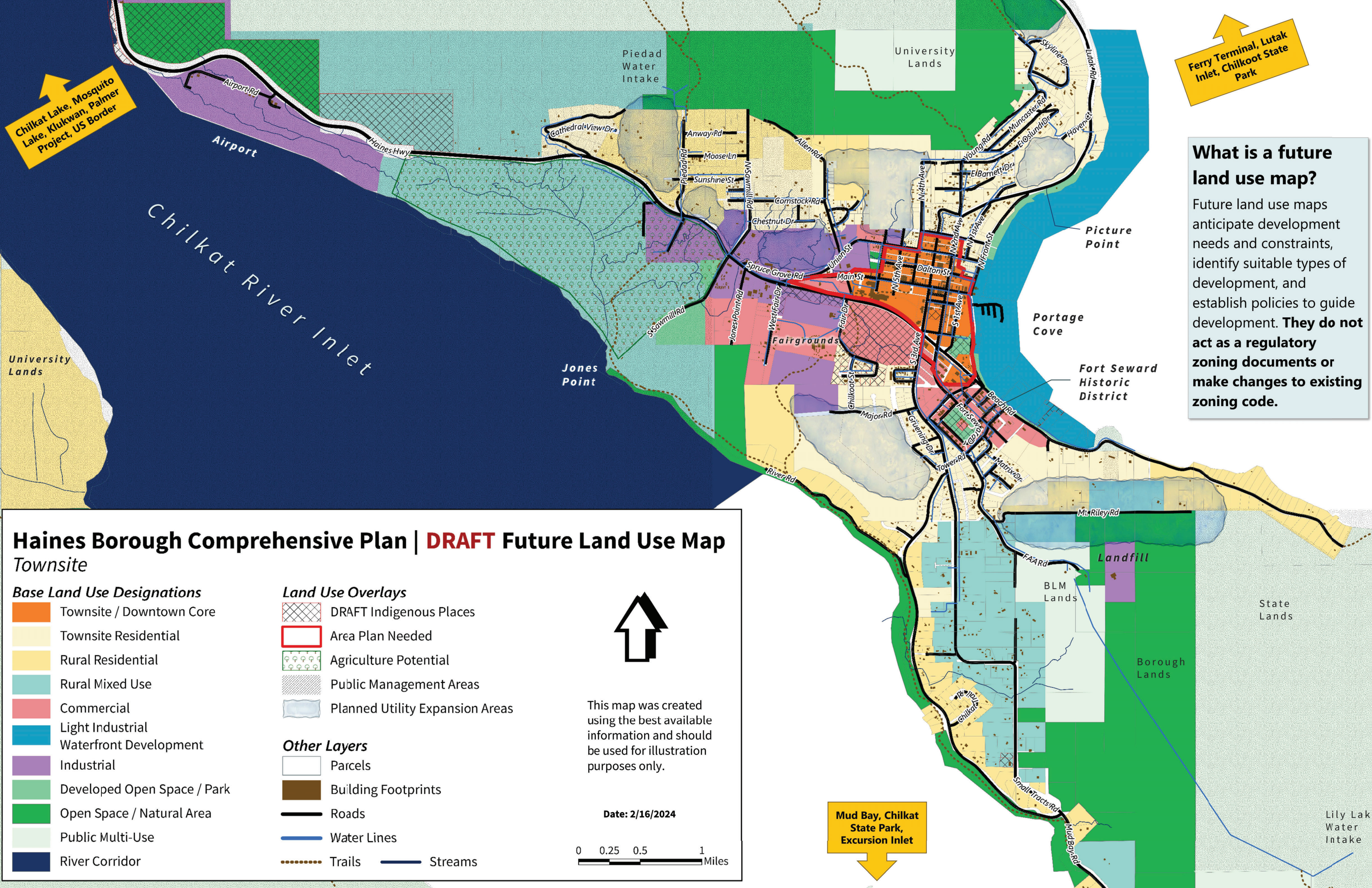
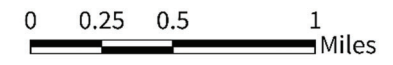
- Land Use Overlays**
- DRAFT Indigenous Places
 - Area Plan Needed
 - Agriculture Potential
 - Public Management Areas
 - Planned Utility Expansion Areas

- Other Layers**
- Parcels
 - Building Footprints
 - Roads
 - Water Lines
 - Trails
 - Streams



This map was created using the best available information and should be used for illustration purposes only.

Date: 2/16/2024

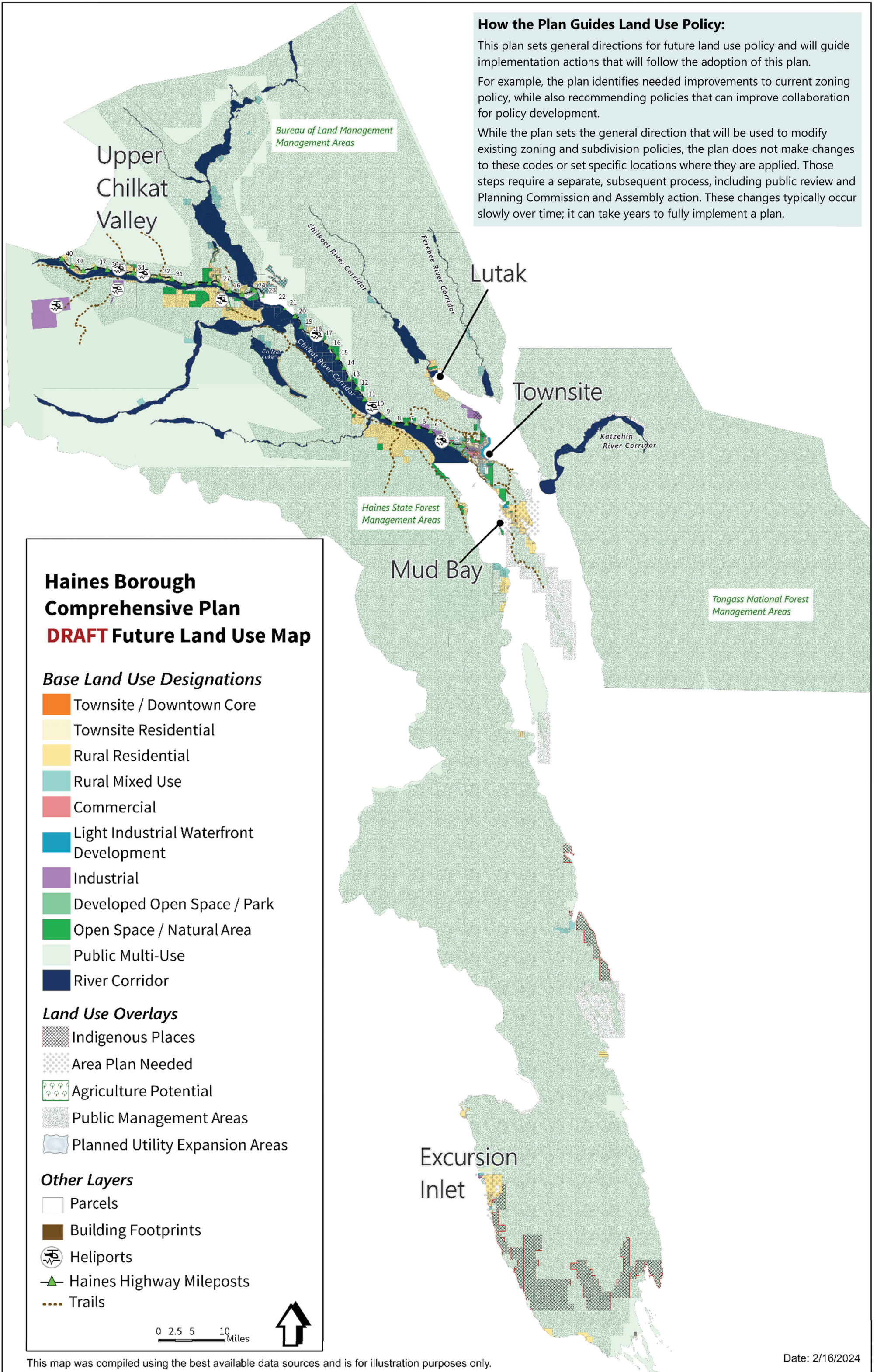


How the Plan Guides Land Use Policy:

This plan sets general directions for future land use policy and will guide implementation actions that will follow the adoption of this plan.

For example, the plan identifies needed improvements to current zoning policy, while also recommending policies that can improve collaboration for policy development.

While the plan sets the general direction that will be used to modify existing zoning and subdivision policies, the plan does not make changes to these codes or set specific locations where they are applied. Those steps require a separate, subsequent process, including public review and Planning Commission and Assembly action. These changes typically occur slowly over time; it can take years to fully implement a plan.



**Haines Borough
Comprehensive Plan
DRAFT Future Land Use Map**

Base Land Use Designations

- Townsite / Downtown Core
- Townsite Residential
- Rural Residential
- Rural Mixed Use
- Commercial
- Light Industrial Waterfront Development
- Industrial
- Developed Open Space / Park
- Open Space / Natural Area
- Public Multi-Use
- River Corridor

Land Use Overlays

- Indigenous Places
- Area Plan Needed
- Agriculture Potential
- Public Management Areas
- Planned Utility Expansion Areas

Other Layers

- Parcels
- Building Footprints
- Heliports
- Haines Highway Mileposts
- Trails

0 2.5 5 10 Miles



This map was compiled using the best available data sources and is for illustration purposes only.



Comprehensive Plan Project Contacts

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