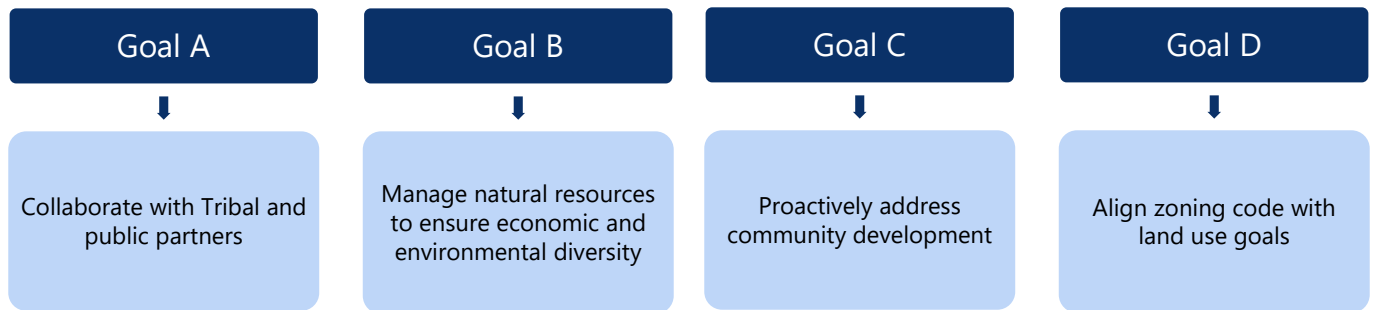




# 2035 Haines Comprehensive Plan Revision

*Public Review DRAFT: Core Plan  
Draft Future Land Use Categories/  
Definitions and Maps ONLY  
February 2024*

# Land Use and Environment Goals



# Land Use and Environment Strategies and Actions

**Strategy #1: Implement a future land use map that guides future decisions about land use and growth.**

Figure 2- 1.

<b>Future Land Use Map Primary Categories</b> The land use categories defined on the map cover areas with different uses, but with similar underlying characteristics. For example, the "Townsite Residential" designation includes multiple housing types that have access to public utilities.				
Land Use Category	Intended Land Uses	Application Area	Use Examples	2012 Land Use Designation
<b>Townsite / Downtown Core</b>	Areas for continuing infill and densification, with a focus on mixed use development, walkability, redevelopment, and policies for compatibility between differing uses. This is the primary downtown business district in Haines.	Sixth Avenue to Portage Cove (West to East) and Union Street to Fort Seward (North to South).	Mixed-use retail, government buildings, gas service stations	Commercial
<b>Townsite Residential</b>	Predominately residential areas with compatible public and commercial uses; areas for infill and densification, including neighborhoods that currently have access to public water utilities, typically less than one acre.	Neighborhoods within the Townsite Service Area with access to public utilities.	Single and multi-residential, pocket parks, corner stores	Residential

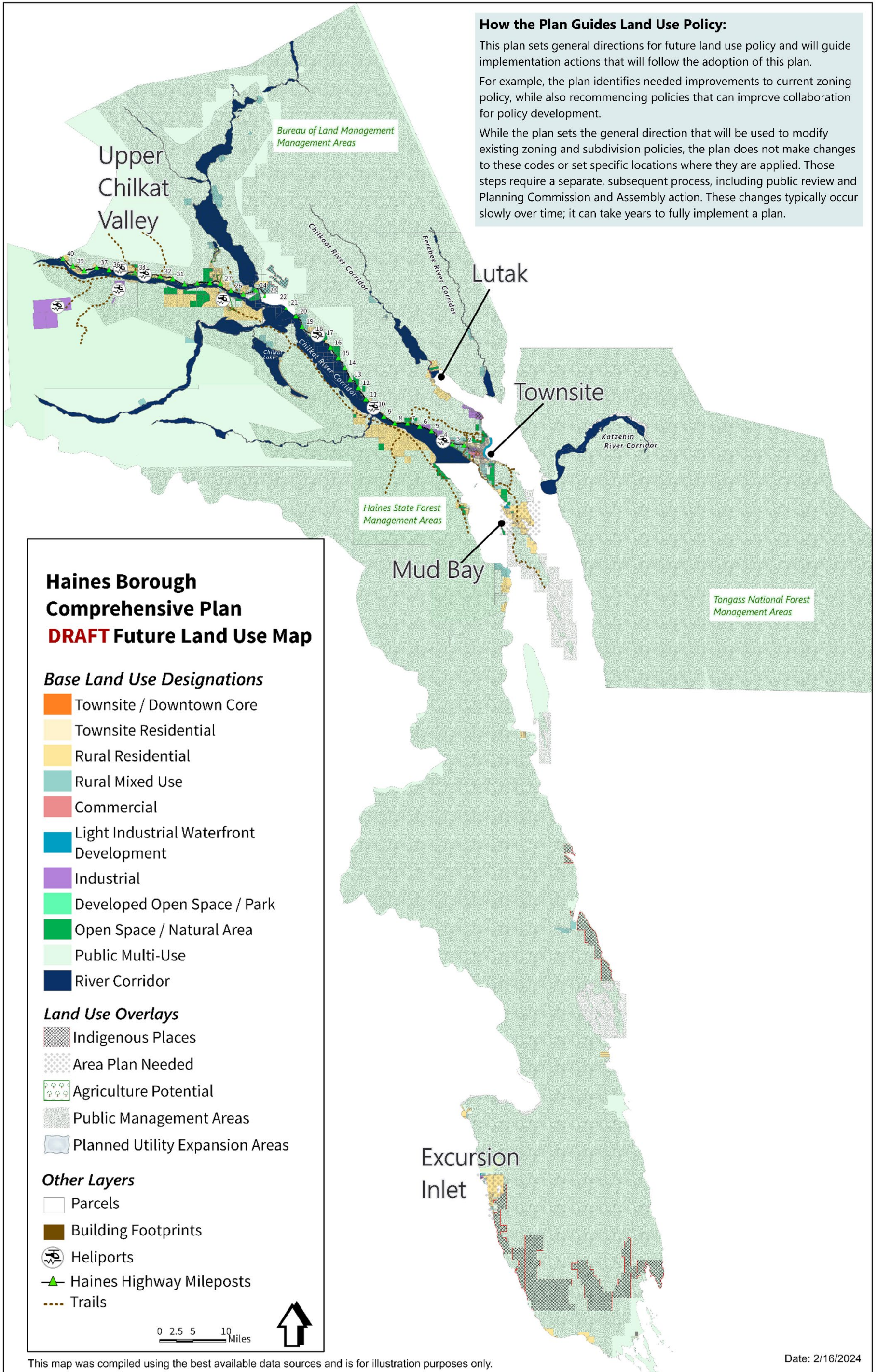
<b>Rural Residential</b>	Predominantly residential areas that do not have access to public water utilities. Mostly low density, and larger lot sizes (1 acre+). Includes some commercial uses.	Neighborhoods within the Upper Chilkat Valley, Mud Bay, Excursion Inlet, Lutak, and some areas within the Townsite.	Single residential, agriculture enterprises, cottage industries	Rural Settlement
<b>Rural Mixed Use</b>	A variety of uses allowed, including residential, commercial, and light industrial with the general goal of preserving the residential character of surrounding neighborhoods.	Portions of Townsite, Mud Bay Road, and areas currently zoned as "General Use" that are not primarily residential.	Single residential, lodges, restaurants	Residential & Rural Settlement
<b>Commercial</b>	Areas for commercial and higher density residential uses; compact, walkable, and diverse.	Portions of Townsite and Haines Highway.	Grocery, retail, offices, restaurants, apartments	Commercial
<b>Light Industrial Waterfront Development</b>	Waterfront dependent uses that combine light industrial, recreation, and commercial uses, balancing working waterfronts with community spaces.	Portage Cove, Letnikof Cove, and Excursion Inlet.	Boat harbors, docks, retail, parks, canneries	Waterfront Development
<b>Industrial</b>	Areas devoted to light and heavy industrial uses.	Landfill, Airport, Spruce Grove Road, Well Field Road, Lutak Dock, and portions of Haines Hwy at 4-mile.	Light: Processing & Manufacturing; Heavy: Gravel pits, airports	Industrial/Light Industrial & Waterfront Development
<b>Developed Open Space / Park</b>	Areas developed for parks, campgrounds, cemeteries, or indoor recreation, not managed by State or Federal governments.	Parks, Jones Point Cemetery, Haines School.	Parks, public recreation facilities	Recreation
<b>Open Space / Natural Area</b>	Areas to remain in a natural state due to conservation value or hazard potential, not managed by State or Federal governments.	Greenways, portions of Sawmill Watershed, Lily Lake	Trails, conservation easements	Recreation
<b>Public Multi-Use</b>	State and federal lands with multiple uses, to remain in public ownership, including flood protection, habitat value, traditional use, recreation, tourism, timber extraction, and mining. State and federal land agencies to set land use priorities.	Majority of the borough not within residential areas (state parks, Haines State Forest, Tongass National Forest, Bureau of Land Management recreation management areas).	Uses designated by State and Federal governments	Recreation, Multiple – Recreation Emphasis, Multiple – Resource Emphasis, Resource Development & Remote or Special Areas / Critical Habitat
<b>River Corridor</b>	Key rivers and riverfront areas. Includes suggested setbacks to protect riparian habitat (actual regulations will vary by location).	Chilkat, Chilkoot, Ferebee, and Katzeihin river systems.	Uses designated by State and Federal governments	None

Figure 2- 2.

<b>Future Land Use Map Overlays</b> The overlays defined on the map cover areas with base land use designations but identify special provisions in addition to the base designation.		
<b>Land Use Category</b>	<b>Intended Land Uses</b>	<b>Application Area</b>
<b>Indigenous Places</b>	Areas owned or selected by the Chilkoot Indian Association (CIA), areas owned by the Chilkat Indian Village (CIV) that are outside of Klukwan boundaries, and places that are culturally significant to Indigenous Peoples where additional consideration for Tribal uses should be given.	CIA-Subdivision, Yandeist'akyé, Parade Grounds, Old Tank Farm, and portions of Portage Cove, Chilkoot Lake, William Henry Bay, Endicott River, West Berners Bay, Homeshore, Couverden, and Inner Point Howard.
<b>Area Plan Needed</b>	Areas that require further public engagement and planning to determine best use.	Upper Valley Neighborhoods, Mud Bay, Downtown Core, Excursion Inlet.
<b>Historic Places</b>	Areas that include nationally registered historic buildings or sites where additional guidance or architectural standards must be met prior to development.	Fort Seward, Anway Cabin, Eldred Rock Lighthouse, etc.
<b>Agriculture Potential</b>	Areas that may be suited for agriculture development due to fertile soil, low slopes, access to water, and distance from heavy industrial sites.	Lands within the Upper Valley.
<b>Aviation-related Activities</b>	Areas with established heliports and air parks.	Lands within the Upper Valley.
<b>Public Management Areas</b>	Management area designations from State and Federal land use plans where preferences might supersede borough land use intent. Includes areas related to conservation and resource development.	Lands owned and management by the State of Alaska, the Bureau of Land Management, the US Forest Service, the University of Alaska, and the Alaska Mental Health Trust.
<b>Environmental Constraints</b>	Critical habitat and hazard areas, such as steep slopes, where future development may be restricted or prohibited.	Portions of Townsite and Haines Highway.

Some overlays may be represented as separate maps in appendices.

Figure 2- 3.



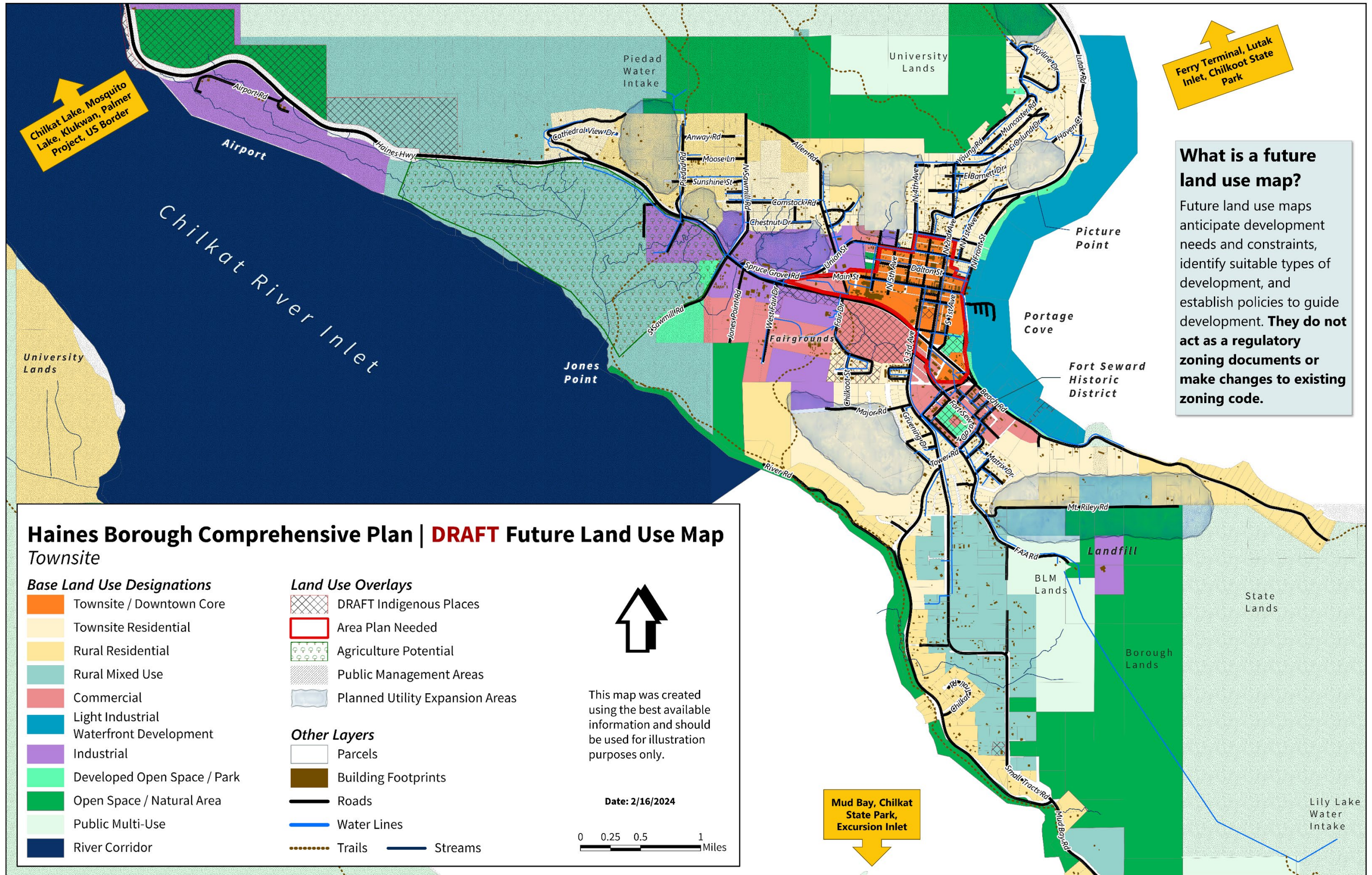
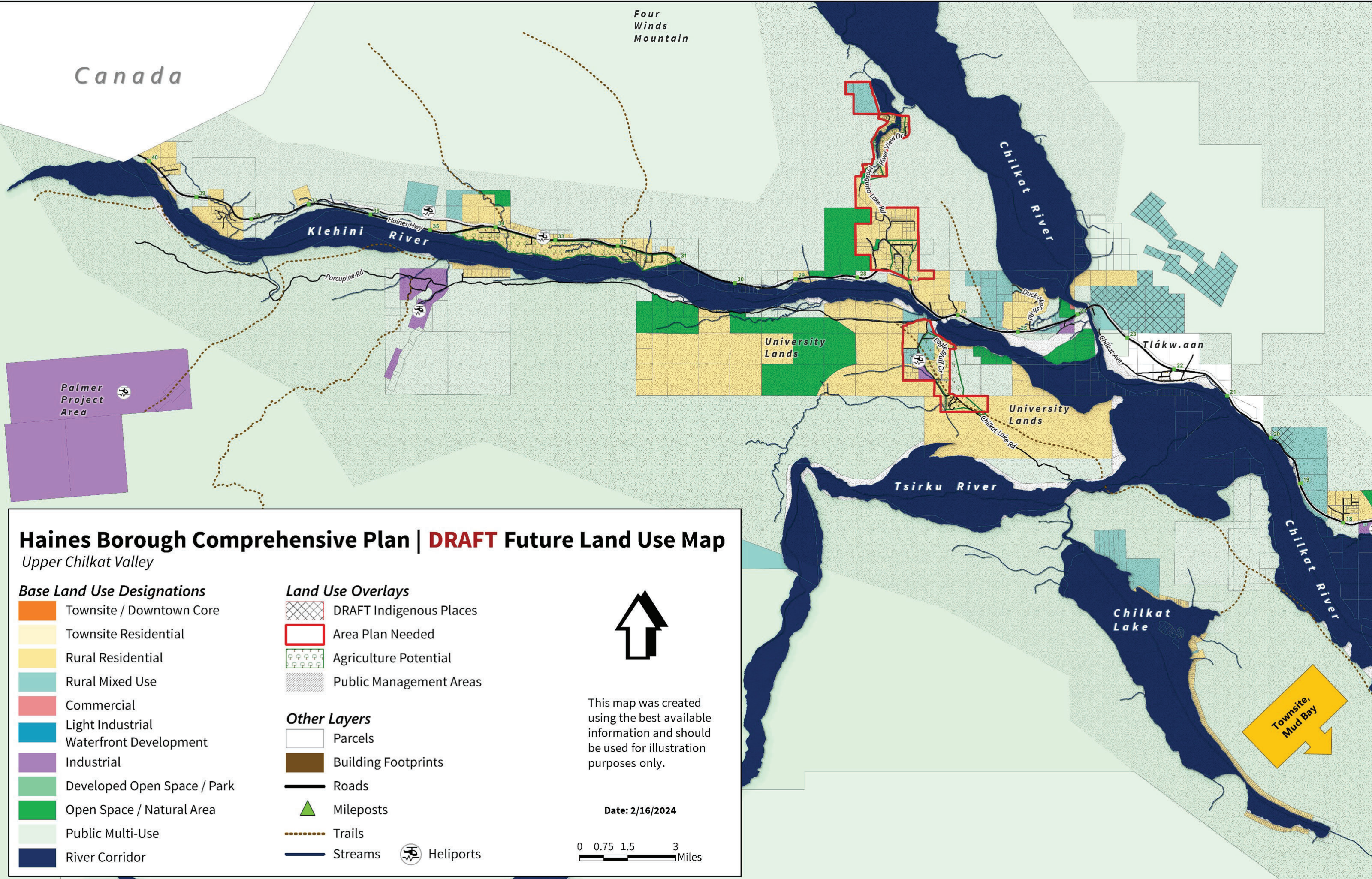


Figure 2-4.

Canada

Four Winds Mountain



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

Upper Chilkat Valley

## 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

## Other Layers

- Parcels
- Building Footprints
- Roads
- Mileposts
- Trails
- Streams
- Heliports



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

Date: 2/16/2024

