



2035 Haines Borough  
Comprehensive Plan

Revised for Assembly Introduction  
August 2024

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## Appendix A: Plan Review

# Haines Comprehensive Plan Revision

## Plan and Document Review

Summary of Existing Planning Documents and Efforts

August 7, 2023

### Introduction

As part of the Background Research and Analysis task for the Haines Borough Comprehensive Plan Update, the project team reviewed relevant planning documents from the borough, local and regional organizations, and state and federal agencies. This **Plan and Document Review** summarizes key information from past planning efforts such as goals, objectives, strategies, and projects in the key topic areas of land use, transportation, utilities, economic development, and housing.

#### A few notes about this plan and document review:

- While each plan in the table below was reviewed, not all had relevant excerpts to include in the topic areas. Only those very specific references to the topics were included. Once recommended policies are drafted, those will then be checked against the entire plans and documents for consistency, alignment, or conflicts.
- Some of the plans are relevant and detailed to the point that their entire contents must be considered in drafting recommended policy updates for the comprehensive plan review. For example, excerpts of the Haines Sewer Master Plan and Haines Water Master Plan were not included because so much of these plans are relevant in considering the comprehensive plan update.
- All plans and documents in the table below were reviewed, but we chose to limit our plan descriptions and excerpts to plans and documents less than 11 years old.

Those documents that can accessed online are hyperlinked in blue.

Documents reviewed	Entity	Year Published
<b>Haines Sewer Master Plan</b>	Haines Borough	Yet to be adopted by assembly
<b>Haines Water Master Plan</b>	Haines Borough	Yet to be adopted by assembly
<a href="#">Haines Coordinated Transportation Plan</a>	Haines Borough	2023
<a href="#">University of Alaska Land Management Reevaluating Haines Land Holdings</a>	University of Alaska Land Management	2023
<b>Haines 5-year Economic Development Plan</b>	Haines Economic Development Corp.	2023 (still in draft form?)
<b>Recreation Economy for Rural Communities</b>	Haines Economic Development Corp.	2023 (still in draft form?)

<a href="#"><u>Southeast Alaska 2025 Economic Plan</u></a>	Southeast Conference	2021 (Updated 2023)
<a href="#"><u>Hazard Mitigation Plan</u></a>	Haines Borough	2022
<a href="#"><u>Haines Borough Emergency Operations Plan</u></a>	Haines Borough	2022
<a href="#"><u>Current Approved Heliskiing Map</u></a>	Haines Borough	2022
<a href="#"><u>Haines State Forest Timber Sale Schedule And Plans</u></a>	State of Alaska	2022
<a href="#"><u>Ring of Fire Resource Management Plan 2020 (with more recent updates and memos)</u></a>	Bureau of Land Management	2020 with updates in 2022 and 2023
<a href="#"><u>Climate Change Adaptation Plan</u></a>	Central Council of the Tlingit & Haida Indian Tribes of Alaska	2019
<a href="#"><u>Portage Cove Trail Framework Plan</u></a>	Haines Borough and Chilkoot Indian Association	2019
<a href="#"><u>Alaska State Rail Plan</u></a>	State of Alaska	2016
<a href="#"><u>Winter Visitor Industry Report</u></a>	Haines Borough	2015
<a href="#"><u>Noise Measurement Study</u></a>	Haines Borough	2015
<a href="#"><u>Haines Rail Access Report</u></a>	Haines Borough	2014
<a href="#"><u>Lutak Dock Structural Assessment</u></a>	Haines Borough	2014 – <i>The Lutak Dock project is in-progress and has evolved since this assessment.</i>
<a href="#"><u>Southeast Alaska Transportation Plan</u></a>	State of Alaska	2014
<a href="#"><u>Alaska Maritime Workforce Plan</u></a>	State of Alaska and University of Alaska	2014
<a href="#"><u>Alaska Mining Workforce Development Plan</u></a>	Alaska Miners Association	2014
<a href="#"><u>Haines Facilities Master Plan Development Survey</u></a>	Haines Borough	2012
<a href="#"><u>Port of Haines: Potential for Development</u></a>	Haines Borough	2012
<a href="#"><u>Haines Port Study Recommendations Memo</u></a>	Haines Borough	2012
<a href="#"><u>Chilkat River Critical Habitat Map</u></a>	Alaska Department of Fish & Game	Website
<a href="#"><u>Anadromous Waters Catalog</u></a>	Alaska Department of Fish & Game	Website
<a href="#"><u>ADF&amp;G Habitat Permits Overview</u></a>	Alaska Department of Fish & Game	Website



<a href="#"><u>Alaska Marine Highway Reform Initiative</u></a>	AMHS	Ongoing
<a href="#"><u>Haines Borough Maps (flood plain, recreation in townsite)</u></a>	Haines Borough	Maps
<a href="#"><u>Chilkat Territory 1946</u></a>	Haines Borough	Map
<a href="#"><u>Haines Cruise Passenger Survey</u></a>	Haines Borough	2011
<a href="#"><u>Downtown Revitalization Plan</u></a>	Haines Borough	2010
<a href="#"><u>Portage Cove Harbor Master Plan</u></a>	Haines Borough	2009
<a href="#"><u>Borough Energy Conservation Plan</u></a>	Haines Borough	2008
<a href="#"><u>Haines Costal Management Plan</u></a>	Haines Borough	2007. Repealed in 2018. The reason it was repealed is because the state abolished the CZMP. After reviewing the plan, the borough decided that the important provisions were already captured through current zoning code.
<a href="#"><u>Haines Highway Corridor Partnership Plan</u></a>	Haines Borough	2007
<a href="#"><u>Haines Convention Center Feasibility Study</u></a>	Haines Borough	2003
<a href="#"><u>Chilkat Bald Eagle Preserve Management Plan</u></a>	State of Alaska	2002
<a href="#"><u>Haines Tourism Management Plan</u></a>	Haines Borough	2002
<a href="#"><u>Haines State Forest Management Plan</u></a>	Alaska Department of Natural Resources	2002
<a href="#"><u>Economic Development Action Plan</u></a>	Haines Borough	2001

## Plan Descriptions (in chronological order from most current)

### ***Haines Sewer Master Plan (2023)***

This plan provides an overview of the Haines Borough’s sanitary sewer system (SSS) improvements and recommendations for the townsite. It describes the current townsite SSS, specifically the collection system, the wastewater treatment plant, and the marine outfall as well as annual volumes, federal permit parameters for effluent, and required wastewater quality testing. It includes 11 proposed Capital Improvement Projects (CIPs) related to the SSS and proposed project summaries include estimated budgets. It also explains seven recommendations for the next twenty years beyond the proposed CIP list, outlines possible financial options for supporting the implementation of the proposed CIP list, and overviews steps for permitting construction.

### ***Haines Water Master Plan (2023)***

This plan provides an overview of the Haines Borough’s public water system (PWS) improvements and recommendations for the townsite. It describes the current townsite PWS, specifically sources, treatment,

storage, distribution as well as annual capacity and water quality testing. It includes 14 proposed Capital Improvement Projects (CIPs) related to the PWS and proposed project summaries include estimated budgets. It also explains six recommendations for the next twenty years beyond the proposed CIP list, outlines possible financial options for supporting the implementation of the proposed CIP list, and overviews steps for permitting construction.

### ***Haines Coordinated Public Transit-Human Services Transportation Plan (2023)***

This plan documents and evaluates existing transportation providers and unmet transportation needs or duplications in local human service agencies and public transportation services in the Haines area. It identifies the transportation needs of individuals with disabilities, older adults, and people with low incomes. It also provides strategies for meeting those needs and prioritizes transportation services for funding and implementation.

### ***University of Alaska Land Management Reevaluating Land Holdings in the Haines Area (2023)***

The University of Alaska, Land Management Office (UA Land) manages about 13,000 acres in the Haines/Chilkat Valley region. UA Land in 2018 was planning a 10-year timber project in Haines but because of disruptions in the economy and timber industry, the University is re-evaluating all its land holdings in the Haines area. This memo outlines some options being considered.

### ***Haines 5-Year Economic Development Plan (2023)***

This updated plan for 2023-2028 will be used to guide the work of Haines Economic Development Corporation for the next five year to “realize economic development in Haines Borough through research, community engagement, and strategic planning.”

### ***Recreation Economy for Rural Communities (2023)***

With planning assistance from the Recreation Economy for Rural Communities, sponsored by the U.S. Environmental Protection Agency, the USDA Forest Service and others, Haines Economic Development Corporation worked with the community to develop this plan meant to guide recreation economy development in Haines and the Chilkat Valley over the next two to three years. The Recreation Economy for Rural Communities is meant to help the communities develop action plans to strengthen their outdoor recreation sectors and revitalize their downtowns.

### ***Southeast Alaska 2025 Economic Plan (Updated 2023)***

This is the Comprehensive Economic Development Strategy (CEDS) for Southeast Alaska developed by Southeast Conference, the designated Economic Development District (EDD) through the U.S. Economic Development Administration (EDA).

### ***Hazard Mitigation Plan (2022)***

The State of Alaska Department of Homeland Security and Emergency Management provided funding and project oversight to facilitate and guide the development of this plan update. The planning team examined the spectrum of hazards listed in the 2018 State of Alaska Hazard Mitigation Plan (HMP), the 2010 legacy HMP, the 2015 HMP update, and identified natural hazards that the 2022 HMP Update would address. The borough staff and public began identifying critical facilities, compiling the hazards profiles, assessing capabilities, and conducting the risk assessment for the identified hazards.

### **Haines Borough Emergency Operations Plan (2022)**

This plan defines the actions and roles necessary to provide a coordinated emergency response within Haines. It guides local government, quasi-government organizations, and private agencies with a general concept of potential emergency assignments before, during, and following emergencies.

### **Current Approved Heliskiing Map (2022)**

The map governs (by borough code) where permit holders for commercial helicopter ski tours, commercial ski productions, and special ski competition events are allowed to operate within the borough boundaries. The operating season is February 1st through May 3rd each year and between the hours of 8 am to 6 pm. The current Commercial Ski Tour Areas map was adopted by the Haines Borough Assembly on March 22, 2022.

### **Haines State Forest Timber Sale Schedule and Plans (2022)**

This plan provides information about planning and use of the forest resources on the Haines State Forest for 2022-2026. It includes information about proposed timber sale activities, silviculture and reforestation activities, road construction and maintenance estimates, and proposed public recreation development on the Forest for the next five years.

### **Ring of Fire Resource Management Plan (2020)**

This plan covers approximately 320,000 acres of BLM-managed public lands encompassing areas around Haines and Skagway. It is meant to address resources concerns and other issues on BLM public land within the Ring of Fire management area.

### **Climate Change Adaptation Plan (2019)**

The Central Council of the Tlingit & Haida developed this plan to determine what changing climate conditions will occur in Southeast Alaska and potentially affect all Southeast Tribes. It prioritizes each area of concern with a ranking based on vulnerability and importance to the citizens and culture. It also proposes next steps in mitigation strategies.

### **Portage Cove Trail Framework Plan (2019)**

This plan proposes ways to create a Portage Cove Trail along Haines' waterfront. The first is to examine and stitch together the trail connection along the length of the Portage Cove waterfront, ensuring continuous and safe circulation. The second is to identify critical hinge points where future design projects and interventions could help to strengthen the trail with an emphasis on connections to and between Downtown and Fort Seward." *(This project might be on hold.)*

### **Alaska State Rail Plan (2016)**

The Alaska Department of Transportation and Public Facilities authored this plan to develop a vision for rail in the state and guide its rail freight and passenger transportation planning and project development for the next 20 years.

### **Winter Visitor Industry Report (2015)**

This report estimates the economic impact of visitors during the winter months (defined in this report as October through April), in addition to assessing each market in terms of its status and future outlook.

### **Noise Measurement Study (2015)**

The Haines Borough contracted a company to conduct a noise study to determine the noise levels at and near the Mile 26 base used by Southeast Alaska Backcountry Adventures (SEABA).

### ***Haines Rail Access Report (2014)***

This report provides a business case assessment for rail access to tidewater at Haines for Yukon mineral exports, and to bridge Alaska Railroad traffic from the south.

### ***Lutak Dock Structural Assessment (2014)***

The Haines government commissioned this report to document results of the structural assessment of the Lutak Dock by reviewing existing documentation for maintenance and repairs and determine the probable remaining service life.

### ***Southeast Alaska Transportation Plan (2014)***

This is one of the components of the Alaska Statewide Transportation Plan, identifying Southeast's transportation needs and recommendations for transportation improvements.

### ***Alaska Maritime Workforce Plan (2014)***

This report was developed by representatives of the Alaska Fisheries, Seafood, and Marine Industry sectors, Alaska state agencies, and the University of Alaska. It collected data and defined goals and strategies for industry, government, and educators to increase the number Alaskans in the maritime workforce and make sure Alaskans are trained and qualified to fill these positions.

### ***Alaska Mining Workforce Development Plan (2014)***

This report was developed by the Alaska Miners Association and gives an overview of the mining industry in Alaska including a needs assessment, workforce development goals and visions, and workforce development strategies.

### ***Haines Facilities Master Plan Development Survey (2012)***

This was a "needs assessment postal survey" with six main questions, each with several parts, to help determine the priorities and thoughts of the community about services provided or supported by the borough and the buildings that house them.

### ***Port of Haines Development Study (2012)***

This report is an overview of potential advantages and cargo volumes at Haines and is intended to assist the community in making an informed decision as to whether they should proceed further in evaluation of port expansion or improvement.

### ***Haines Port Study Report and Final Recommendations Memorandum (2012)***

The purpose of this memo is to provide the Haines Borough with a set of recommendations, drawn from Northern Economics' port development analysis, which suggests a path forward for the Port of Haines. Report recommends and outlines how Haines could undergo a process of information gathering and planning in anticipation of future port development.

### ***Maps and Websites:***

- Chilkat River Critical Habitat Map
- Anadromous Waters Catalog
- ADF&G Habitat Permits Overview
- Alaska Marine Highway Reform Initiative
- Haines Borough Maps

- Chilkat Territory 1946

## Plan Excerpts Pertinent to Comp Plan Focus Areas

### Land Use & Environment

#### **University of Alaska Land Management Re-Evaluating Land Holdings in the Haines Area Memo (2023)**

“Originally, in 2018, UA Land was planning a 10-year timber project with the intention of coordinating with other agencies. However, the timber industry in Southeast Alaska continues to experience disruptions. The ongoing tariffs between the US and China, combined with Sealaska and the US Forest Service’s departure from old growth logging, have all contributing to a shifting economic landscape in the region. As a result, the University is re-evaluating all of its land holdings in the Haines area which was presented to the University of Alaska Board of Regents during its committee meeting on November 4, 2021.

New Carbon Credit Program: In the Chilkat Valley area, 7,636 acres are included in the plan. The next step will be to issue a request for proposals seeking a developer to administer the program for the University. The developer may determine that one or more parcels identified in the public notice are not suited for carbon offset credits. In that case, the parcel will be removed from the program; however, the public notice will remain in effect on the parcel. The developer may recommend additional lands for inclusion into a program. In that case, any additional lands will have a public notice in a similar process as this one.

Establishing a carbon credit program is just one part of what the Land Management Team is planning for development in the Chilkat Valley. We are still exploring small-scale timber sales, biomass innovation, subdivisions, conservation easements, and other revenue-generating opportunities. We continue to support our fiduciary responsibility of monetizing the university’s land assets to fund the university’s endowment while stimulating the local economy.” Pg 1

#### **Haines Hazard Mitigation Plan Update (2022) – priority document; use the entire plan to inform this section**

**Background:** “Haines Borough encompasses 2,344 square miles of land and 382 square miles of water. Two thirds of the land is owned by the federal government, almost one-third by the State of Alaska, and about 2 percent is either privately owned or Borough land. For simplicity, this HMP update refers to public land as being owned by its managing agency, even though technically the land is owned by “the people” and managed on their behalf by the public agency. The lack of private land in Southeast Alaska impedes the ability of the region, including Haines Borough, to accommodate private sector activity.

University of Alaska-owned land is scattered throughout the Borough. Some of these parcels have been subdivided and sold as residential lots, including the Letnikof Estates Subdivision on the Chilkat Peninsula and others in the Mosquito Lake and Porcupine areas. The University actively manages its land for revenue generation. Alaska Mental Health Trust-owned land includes parcels on Mt. Riley, along the Haines Highway near the border and on the upland side of Lutak Road. To date, the Alaska Mental Health Trust has no pursued sale or development of their holdings in the Haines Borough, although their mission is to generate venue from their land holdings to support mental health programming in Alaska. Private landowners (including Native allotments) own approximately 20,000 acres or 1.3 percent of the Borough land base.”

Pg. 88

**Hazard Vulnerability Analysis:** “High vulnerability and probability of earthquakes and severe weather, high probability and moderate vulnerability to ground failure, high probability and vulnerability to flood/erosion, and high vulnerability and low probability of changes to the cryosphere.” Pg. 85

The exposure analysis results developed in Section 6 were used as a basis for developing mitigation goals and potential actions. Mitigation goals are general guidelines that describe what areas Haines Borough would like to focus on in terms of hazard and loss prevention. In 2021, Haines Borough added two goals to its list of mitigation goals from 2015 (Table 18). In 2021, Haines Borough renamed its snow avalanche goal to changes in the cryosphere.

Table 18. Mitigation Goals

No.	Goal Description
<b>RENAMED</b> CC-1	Reduce the possibility of damage and losses due to changes in the cryosphere (CC).
EQ-2	Reduce structural vulnerability to earthquake (EQ) damage.
FL-3	Reduce flood (FL) and erosion damage and loss possibility.
<b>NEW</b> GF-4	Reduce ground failure (GF) damage and loss possibility.
SW-5	Reduce structural vulnerability to severe weather (SW) damage.
T-6	Reduce vulnerability, damage, or loss of structures from tsunami or seiche (T).
<b>NEW</b> WF-7	Reduce vulnerability of structures from wildland fires (WF).

Key:

CC = Changes in the cryosphere

EQ = Earthquake

FL = Flood

GF = Ground Failure

SW = Severe Weather

T = Tsunami

WF = Wildfire

**Specific mitigation goals and actions that pertain to land use:**

- Goal: Reduce the possibility of damage and losses due to changes in the cryosphere.
  - Action: Rewrite Comp Plan and Title 18 to prohibit new construction in avalanche areas. Seek possible private property buyout grants. ***(Also pertinent to Housing section.)***
  - Action: Determine if there are any homes in an avalanche path. ***(Also pertinent to Housing section.)***
- Goal: Reduce structural vulnerability to earthquake damage
  - Action: Identify buildings and facilities that must be able to remain operable during the following an earthquake event. No action has been taken due to lack of resources. The Planning Team would like to add this action to EOP development.
  - Action: Perform an earthquake vulnerability assessment of the identified buildings and facilities.
- Goal: Reduce flood and erosion damage and loss possibility
  - Action: Identify drainage patterns and develop a comprehensive drainage system.
  - Action: Structure elevation and/or relocation.
  - Action Updated FIRM Haines Maps.
  - Action: Review requirements in Com Plan and Title 19 that all new structures be constructed according to NFIP requirements and set back from the rivers and shoreline to lessen future erosion concerns and costs. ***(Also pertinent to Housing section.)***
- Goal: Reduce grown failure damage and loss possibility.
  - Action: Review planning requirements in Comp Plan and Title 18 for new construction. ***(Also pertinent to Housing section.)***
  - Action: Encourage weather resistant building construction materials and practices ***(Also pertinent to Housing section.)***
  - Action: Consider installing additional weather stations.

- Goal: Reduce vulnerability of structures from wildland fires.
  - Action: Encourage the creation of firebreaks and use of other FireWise techniques.
  - Action: Consider development of Community Wildfire Protection Plan.

### **Haines State Forest Timber Sale Schedule and Plans (2022)**

- Review “Proposed Five-year Harvest Activities” 2023-2026, pages 7-8.
- Review “State Forest Roads” and “Maintenance” under Transportation section on pages 9-10.
- Review “Proposed Developments” under Recreation Development section on pages 13-15.

### **Noise Measurement Study 2015**

“... the report examined the range of typical land uses and their typical DNL noise measurements, and then compared them to the results from the noise monitoring at the three sites. As stated above, the three sites outside the helipad ranged from 30-51 DNL. Typical noise measurements at an average “wooded residential” land use is generally around 51 DNL. This means that the measured average noise level at the three sites fairly closely matches or is quieter than what would be expected in wooded residential or quieter land use types. However, it is important to note that these comparisons do not link to any specific noise standard or regulation, but rather give a generalized comparison between what is typical in similar land uses and the results measured during this Study.” Pg 5-2

## **Transportation**

**Coordinated Public Transit-Human Services Transportation Plan (2023)** – *priority document; use the entire plan to inform this section*

**“Gaps in Service:** There is no public transportation system in Haines and limited taxi services available for those who require it, (the one taxi service, Haines Shuttle, just ceased operations). The main gaps are 1) limited service areas, 2) limited times of transportation services, and 3) numbers of ADA accessible vehicles available for seniors, disabled individuals and low-income residents on a year round basis. Local senior citizens, age 60 and older, are able to access common community destinations (i.e. library, post office, clinic etc.) through the Senior Center Transportation Services. The services are free for elders and for people with disabilities. However, hours and days are limited. When the Senior Center is closed (evenings, Friday-Sunday, and holidays), there are no accessible vehicle transportation options for people with disabilities and/or the elderly unless previously scheduled and dependent upon driver availability. Services areas are also limited to those who reside within the Townsite service area. There are approximately 500 people in the Mosquito Lake, Highway, Mud Bay, and Lutak areas who do not have access to transportation services. They rely on family, friends, and taxi services, though there are no taxi services that can accommodate passengers in wheelchairs. The Haines Borough school district does not have an ADA vehicle, if one were needed for public needs. The Senior Center needs more funding to maintain the services they currently provide and to expand existing services. Services have been difficult to maintain because of staffing shortages and vehicle maintenance issues. Grants are available to improve existing service, such as the Purchase of Services Grant or the Operating Assistance Grant, but CCS is not eligible to apply for a Purchase of Services grant because they provide the service and cannot purchase it from themselves. CCS is unable to apply for an Operating Assistance grant because the match and administrative requirements are cost prohibitive. CCS applied for a capital grant in 2023 for a replacement bus for the Haines Senior Center. Agency clients that rely on the Senior Center Transportation Services have experienced difficulties in accessing services, mainly due to the lack of available

hours, drivers, or vehicles. There are also challenges in advertising the available agencies, services, hours, and routes - many in the community are unsure of who to call for a ride and when rides are offered.” Pg. 13

**V. Goals & Strategies**

To improve human service and public transportation for elderly, persons with disabilities, and low-income populations within the Haines area, goals and strategies are intended to close the gaps listed in the previous section. **(Some pertinent areas bolded)**

**Goal 1: Promote Awareness of, Collaboration for Available Services**

- **Sustain the Transportation Task Force**
- Create Media Plan
- Celebrate Success

**Goal 2: Maintain Existing Services**

- Support SE Senior Services
- Apply for Purchase of Services Grant

**Goal 3: Expand Existing Services**

- **Expand Service Area**
- **Apply for Transportation Grants**
- **Create and Implementation Plan for Expanding Service Hours**
- **Explore Options for Transportation for Students With Disabilities From School To Medical And/Or Mental Health Service Providers**

**Goal 4: Develop Alternative Transportation Options**

- **Explore bicycle exchange program**
- **Explore application of planning grant through the Federal Transit Authority**

**VI. Priority of Projects**

Listed below are the projects the community would like to accomplish in the next 5 years based on the strategies listed above. This list will become a standalone document that must be updated and approved every grant cycle, and will allow the community to change the project list without updating the entire plan.

Priority	Project	Goal, Strategy
1	Apply for Purchases of Services Grant	2.1.1
2	Support Southeast Senior Services	2.1
3	Sustain Transportation Task Force	1.1
4	Expand Service Area	3.1
5	Celebrate successes	1.3
6	Explore options for transportation for students with disabilities from school to medical and/or mental health service providers	3.1
7	Explore application of Transportation planning grants	3.2
8	Create implementation plan for expanding service hours	3.3
9	Explore bicycle exchange program	4.1
10	Create media plan	1.2



### **Haines Borough Emergency Operations Plan (2022)**

“The ADOT&PF maintains the following main roads/airfields: Airport, Haines Highway, Lutak Road, Mud Bay Road.” Pg 75

### **Alaska State Rail Plan (2016)**

5.1.5 Island Railroad to Yukon Territory: While Skagway has historically been used as the export site for Yukon mining resources, the WP&YR has not carried freight since 1982. Despite interest by some in the mining industry to revive the freight service, the WP&YR operates as a tourist railroad. As of publication of the ASRP, WP&YR management has decided to not haul ore concentrate or other freight. There is interest in determining if shipping ore concentrate from Yukon mines to Haines, Alaska by rail is a viable alternative [to shipping through Skagway]. In September 2013, DOT&PF provided a grant to the Haines Borough to do a feasibility study on this rail connection. According to the April 2014 Haines Rail Access Report<sup>64</sup>, this rail connection is not economically feasible without financial assistance from a government or major commercial customer (ALCAN RailWay Inc. 2014). However, the reduced highway maintenance resulting from taking mining traffic off the road could make it attractive for the public sector to provide some investment in the project. A rail connection between Haines and Carmacks, Yukon would cost approximately \$3.5 billion. The Haines Rail Access Report recommends a scenario that relies on public sector value to supplement private sector funding. The public/private partnership for this scenario would include an investment of \$3.48 billion, which would include a private railway partner financing \$2.76 billion (79 percent share) and a public sector partner financing \$720 million (21 percent share). This connection is being pursued by the Haines & Yukon Railway, LLC. Their long-term goal is to build a railway from Haines to Carmacks. According to the Haines & Yukon Railway, there are two ways this new rail link could be profitable. The first is to wait until the price of minerals increases sufficiently to reasonably ensure a profitable development. The second would be to wait until after the Alaska Canada rail link (described in 5.1.3) is operational and then transport minerals from the Yukon to Haines for export.” Pg 108

### **Southeast Alaska Transportation Plan Draft (2014)**

- Recommended actions include, “Completion of the highway to Katzechin and initiation of shuttle ferry service in upper Lynn Canal.” Pg. vii
- Proposed chronological steps: 2020: The road from Juneau to Katzechin and the Katzechin ferry terminal will be completed. Operational changes include the first ACF running Skagway to Katzechin and the second running Haines to Katzechin. The Haines Skagway shuttle will continue to provide a direct connection between those two communities. Pg. 13
- Traffic Demand and Forecast: Yukon and British Columbia mining activities could lead to increased port usage in Haines and Skagway. Pg. 28

### **Port of Haines: Potential for Development (2012)**

“Of the economic sectors outlined above, few are expected to lead to significant increases in cargo volumes. Education and Health Services, for example, is a growing sector in the borough, and currently represents 12.7 percent of the local workforce, nearly a 2 percent increase over the last five years (ADOLWD 2012). Haines has an older population relative to the median age in Alaska; as the population continues to age, demand for health services will likely continue to grow, increasing opportunities in the industry (Wilkenson 2010). However, this industry is service-based and, despite rapid growth, is unlikely to generate port cargo volumes. During interviews with the port’s current customers, the study team was informed that regional fuel sales and construction volumes in Southeast Alaska in part determine the volume of cargo moved through Haines.

Delta Western supplies both local users and Canadian wholesalers with a variety of petroleum products. Assuming no unforeseen shifts take place in the current market, Delta Western does not expect to see significant changes in its fuel transportation volumes through Haines (Gray 2012). AML’s representatives’ expectations were similar to those of Delta Western—they expect cargo volumes to remain at the status quo barring any significant market shifts. Three-fourths of the cargo AML transports through Haines is incoming; local customers include grocers, lumber yards, and construction companies (Ganey 2012). AML could see an increase in cargo if any local construction projects begin, or if construction firms based in Haines take on new construction projects in Southeast Alaska. Increases in mining volumes in Yukon will have a more direct impact in Skagway; AML is currently moving cargo for Yukon mines via their sister company, Canadian Lynden Transport, based in Skagway (Ganey 2012).”

### **Haines Port Study Final Recommendations Memorandum (2012)**

**“Recommendations:** Maintain existing facilities for existing users. Keep the Port of Haines’ existing facilities in good working order through scheduled maintenance, repairs, and other upkeep as needed to serve the needs of its current users. Also consider any upgrades required to serve changing needs or levels of use.”

## Utilities

### **Haines Sewer Master Plan (2023) – priority document; use the entire plan to information this section**

“This document provides an estimate of the construction costs for 11 prioritized wastewater system improvements, ranked by the Department of Public Works Staff. Table ES-1 lists these improvements along with the estimated costs. (Section 6 contains additional details.) The total cost estimate is \$12,543,042. A conceptual layout of the proposed sewer system improvements is presented in Figure ES-2: Map of Proposed Wastewater Improvements. The HSMP covers a 20-year planning period, 2023 through 2042, with a 10-year capital improvement focus, 2023 through 2033. Seven recommendations without cost estimates are also included for 2023 – 2042. Refer to Table ES-2 and Section 7 for specifics.” Pg. 9

“Without the improvements proposed in this plan, the basic sanitation needs of Haines could be compromised and the ability to provide sewer service to parts of the town unserved would be limited. Capacity problems will increase as the current infrastructure ages and the population base increases. The sewer improvements will ensure the safe disposal and treatment of sanitary waste. With the implementation of the proposed sanitation improvements, potential community health problems can be prevented, appreciably reduced, or eliminated.” Pg. 17

### **Haines Water Master Plan (2023) – priority document; use the entire plan to information this section**

“This document provides an estimate of the construction costs for 14 prioritized water system improvements, ranked by the Department of Public Works (DPW) Staff. Table ES-1 lists these improvements along with the estimated costs. (Section 6 contains additional details.) The total cost estimate is \$24,556,205. A conceptual layout of the proposed water improvements is presented in Figure ES-2: Map of Proposed Water Improvements. The 2023 HWMP covers a 20-year planning period, 2023 through 2042, with a 10-year capital improvement focus, 2023 through 2032. Six recommendations without cost estimates are also included for 2023 – 2042. Refer to Table ES-2 and Section 7 for specifics.” Pg. 9

“Without the improvements proposed in this plan, the basic sanitation needs of the Townsite could be compromised with an inadequate supply of potable water, and the ability to provide basic water service to unserved areas would be limited. Capacity problems will increase as the current infrastructure ages and the

number of residential and commercial dwellings in the Townsite increases. These improvements will ensure an adequate, safe and reliable drinking water supply as well as the Insurance Services Office (ISO) recommended fire flows for the community. With the implementation of the proposed sanitation improvements, potential community health problems can be prevented, appreciably reduced or eliminated.”

*Pg. 17*

## Economic Development

**Haines 5-year Economic Development Plan (2023)** – priority document; use the entire plan to information this section

**Recreation Economy for Rural Communities (2023)** – priority document; use the entire plan to information this section

### **Southeast Alaska 2025 Economic Plan (2021)**

The four main priorities of the economic plan were identified as 1) Sustain and support the Alaska Marine Highway System, 2) Mariculture development, 3) Market Southeast Alaska to attract more visitor spending and visitor opportunities, and 4) Promote beneficial electrification. *Executive Summary*

### **Haines Winter Visitors Study (2015)**

“According to those interviewed, people involved in Haines’ tourism industry are generally supportive of growth in winter tourism, for obvious reasons: it brings spending and jobs to town in an otherwise slow economic period. It also coincides well with local priorities of increasing winter recreation opportunities, such as hockey and cross-country skiing. While support may vary in terms of the kinds of growth desired, there appears to be overall support of this sector.” *Pg 27*

“While the heli-skiing market contributes the most on a per-visitor basis to Haines pleasure-related winter tourism economy, growth is by no means guaranteed. According to local operators as well as others familiar with the business, the current limits on permitted days and allowable terrain constrain the market and make it difficult for operators to be successful. It is also possible that Haines’ reputation as a heli-skiing destination may be adversely affected by reports of limited permitted terrain and insufficient capacity to meet demand. A related issue is safety: a heli-skiing expert and operators concurred that limited permitted terrain and skier days reduces guiding options from a safety perspective. While growth is possible, the community must decide whether it is desired.” *Pg 29*

“Many of Haines’ retail, lodging, and dining businesses close for the winter season. While the addition of the Aspen Hotel will help combat this problem, some visitors may still be discouraged by the lack of dining and retail options. The situation will only be remedied by more visitors coming to town and creating the demand, causing business owners in turn to consider opening for more months of the year (as has already occurred in response to the heli-skiing market).” *Pg 29*

**“Creating a Common Vision for Growth.** Many people interviewed for this study, regardless of their personal views, agreed that developing a community vision for winter tourism has been challenging. Others noted that changes in Assembly and Borough leadership have also made it difficult to maintain and pursue consistent objectives. Moving forward, it will be important for Haines to establish a common vision that residents can support and pursue. Successful market development will require ongoing, sustained commitment and community support.” *Pg 30*

### **Haines Port Study Recommendations Memo (2012)**

“Market Assessment: This analysis looks at three separate markets in which growth of services and cargo for the Port of Haines could be generated: the local market, the hinterlands, and the mining industry. For this analysis, the local market consists of the borough population and local businesses; growth in this market would stem from population growth and economic activity within the borough. Similarly, the hinterland is comprised of communities inland of Haines whose populations could influence port volumes through growth in demand. The mining industry stands apart as a third market; unlike the local and hinterland markets, demand for transportation services by mining companies will not be tied to local economic conditions or population growth. Development within the mining industry depends on factors such as world market values of mined materials, the economic feasibility of accessing individual deposits, and permitting restrictions. This analysis looks at potential increases in cargo generated by both required materials and equipment for development (incoming cargo) and volumes of ores and concentrates (export cargo volumes).” Pg 23

## **Housing**

### **Haines Hazard Mitigation Plan Update (2022)**

Borough subdivisions where land was sold to private parties for housing include 13 view lots in the Carr’s Cove Subdivision and the 50 lot Skyline Subdivision north of the downtown area above Highland Estates. Other Borough lands in town are reserved for public use and include school facilities on 16-acres between Main Street and the Haines Highway, road right-of-way, parks, and several municipal facilities. Also, most of the tidelands in Portage Cove are Borough owned. Pg 89

### **Specific mitigation goals and actions that pertain to land use: (Also included in Land Use section.)**

- Goal: Reduce the possibility of damage and losses due to changes in the cryosphere.
  - Action: Rewrite Comp Plan and Title 18 to prohibit new construction in avalanche areas. Seek possible private property buyout grants.
  - Action: Determine if there are any homes in an avalanche path.
- Goal: Reduce flood and erosion damage and loss possibility
  - Action: Review requirements in Com Plan and Title 19 that all new structures be constructed according to NFIP requirements and set back from the rivers and shoreline to lessen future erosion concerns and costs.
- Goal: Reduce grown failure damage and loss possibility.
  - Action: Review planning requirements in Comp Plan and Title 18 for new construction.
  - Action: Encourage weather resistant building construction materials and practices
  - Action: Consider installing additional weather stations.

## Other

### **Haines Facilities Master Plan Development Survey (2012)**

**“SURVEY RESULTS:** In the results, the Fire, Ambulance and Police Services, and K-12 Education were ranked significantly higher than the others in both the order of importance to our community and which buildings should theoretically be built first.

When asked what new services or facilities the Borough should provide, a very strong voice for taking care of what we have and not building anything new came through; about sixteen percent up to possibly twenty-seven percent. But also, those that felt the Borough should provide more wrote a total of three hundred and nineteen other ideas. Eighteen and a half percent asked for an indoor recreation center.

When asked to allocate limited funds to buildings, the Fire, Ambulance and Police Building once again came out on top. The second and third places were given to the Chilkat Center and a new recreation center. But it is important to note that the allocation of average dollars was less than \$2 out of \$10 on these projects, demonstrating a need for a conservative and limited approach.

When asked about energy efficiency, low on-going maintenance costs, ease of parking and snow removal the community showed over ninety percent agreement in these areas being a top priority in borough owned buildings. A slightly lower number, but still a clear majority of seventy percent, thought that building attractiveness should be a priority.” *Pg 3*



2035 Haines Borough  
Comprehensive Plan

Revised for Assembly Introduction  
August 2024

## **Appendix B: Haines By The Numbers**



# Haines by the Numbers

November 2023

Updated with 2023 demographic data





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Rain Coast Data was hired by Agnew Beck to develop economic indicators for Haines. The data used in this study comes from the State of Alaska, including the following: Department of Labor; Department of Fish & Game; Department of Commerce, Community & Economic Development; Department of Education; the Department of Revenue; Commercial Fisheries Entry Commission; and the Department of Transportation. Additional data comes from the US Census, Cruise Line Agencies of Alaska, McKinley Research, US Bureau of Labor Statistics, US Department of Transportation, interviews, and survey data and analysis developed for Southeast Conference.



# An Economic History of Haines

The City and Borough of Haines were consolidated in 2002, resulting in the establishment of a Home Rule Borough. The Haines Borough contains the communities of Covenant Life, Excursion Inlet, Haines, Lutak, Mosquito Lake, and Mud Bay. The Haines Borough is situated on the shores of Lynn Canal, located between the Chilkoot and Chilkat Rivers in northern Southeast Alaska. It spans approximately 2,350 square miles of land and 382 square miles of water. The borough shares a border with British Columbia, and its picturesque landscape features snow-capped mountains, some exceeding 6,000 feet, along with glaciated and forested valleys. The area is known for its abundant salmon-rich streams and rivers that flow into saltwater fjords. The Chilkat and Chilkoot valleys have been inhabited by people for thousands of years, with the area's mild climate and plentiful food sources attracting early settlers, particularly the Tlingit people, who originally named it "Dei Shu," meaning "end of the trail."

- **Fur Trade:** The Chilkat Tlingit people controlled numerous trade routes into the interior and amassed considerable wealth through the fur trade. However, by the 1890s, income derived from the fur trade started to decline.
- **Mission:** European explorers began arriving in the late 1700s, and in 1879, the Presbyterians established a mission school at Deishu. The town was named after Mrs. Haines, the secretary of the Presbyterian National Committee of Home Missions, which raised funds for the mission.
- **Disaster:** In the 1880s, a devastating landslide destroyed many Chilkat homes, resulting in the loss of numerous lives. Additionally, the introduction of Western diseases further contributed to the decline of the indigenous population.
- **Mining:** During the Klondike gold rush in the late 1890s, Haines experienced growth as a mining supply center due to the accessibility provided by the Dalton Trail, connecting Chilkat Inlet to Whitehorse and offering a convenient route to the Yukon for prospectors. The Porcupine Mining District, located 36 miles from Haines, yielded substantial amounts of placer gold.
- **Seafood:** By 1900, four canneries had been constructed in the Haines area. However, declining fish stocks led to the closure of the last of the early canneries in 1972. Seafood processing plants were later reestablished in the area and seafood processing continues to be productive.
- **Port & Highway:** The construction of the Haines Highway in 1943 transformed Haines into a vital transshipment port. With its ice-free deep-water dock and year-round highway access to Canada, Interior Alaska, and the lower-48 by road, the town's strategic location became highly advantageous.
- **Timber:** The timber industry experienced significant expansion in the early 1970s, fueling growth in Haines. However, the chip plant closed in the late 1980s.
- **Subsistence:** As non-Natives settled in Haines, Tlingit lost hunting, fishing and berry picking sites to encroachment by new "owners". Despite these challenges, the Tlingit have maintained a strong cultural presence, and subsistence activities continue to play a significant role in the local economy.
- **Land ownership:** In Haines Borough, the State of Alaska owns approximately one-third (32%) of the land, including the 286,200-acre Haines State Forest and five state parks or recreation areas. Two-thirds of the land (66%) is federally owned, with half managed by the US Forest Service and 15% by the Bureau of Land Management. Private lands account for just 1.3% of the land base. The Borough owns less than one percent (0.3%).



# Haines By the Numbers

DEMOGRAPHICS	2010	2015	2023	CHANGE 2015-2022
Population	2,508	2,500	2,530	1.2%
Ages 65 and older	345	480	713	48.5%
Under Age 15	404	362	389	7.5%
K-12 School District Enrollment	309	286	269	-6%
Median Age	46.9	48.5	48.8	0.6%
GENERAL ECONOMIC CONDITIONS	2010	2015	2022	CHANGE
Total Labor Force jobs + self-employed	1,384	1,304	1,335	2%
Total Job Earnings	\$44,833,677	\$44,237,336	\$61,238,909	38%
Average Annual Workforce Earnings	\$32,394	\$33,931	\$45,872	35%
Annual Unemployment Rate	11.0%	9.5%	6.6%	-3%
TOP ECONOMIC SECTORS	2010	2015	2022	CHANGE
<b>GOVERNMENT</b>	PUBLIC SECTOR: 16% OF ALL EMPLOYMENT EARNINGS			
Total Government Wages	\$8,035,966	\$8,004,512	\$9,860,984	23%
Total Government Employment	207	189	192	2%
<b>HEALTH CARE</b>	KEY INDUSTRY: 14% OF ALL EMPLOYMENT EARNINGS			
Health and Social Services Wages	\$3,887,041	\$4,577,085	\$8,353,480	83%
Total Health and Social Services Employment	114	151	149	-1%
<b>COMMERCIAL FISHING &amp; SEAFOOD INDUSTRY</b>	KEY INDUSTRY: 10% OF ALL EMPLOYMENT EARNINGS			
Seafood Employment ( resident fishermen, processors)	173	121	130	7%
Seafood Employment Earnings	\$7,386,381	\$5,745,616	\$6,108,174	6%
Commercial Vessels Homeported in Haines	85	76	81	7%
<b>VISITOR INDUSTRY</b>	KEY INDUSTRY: 13% OF ALL EMPLOYMENT EARNINGS, 21% OF JOBS			
Total Visitor Industry Employment	267	273	280	3%
Total Visitor Industry Wages/Earnings	\$5,178,070	\$6,068,540	\$7734383	27%
<b>Haines Passenger Arrivals</b>	<b>110,420</b>	<b>123,920</b>	<b>127,006</b>	<b>2%</b>
Incoming Road	35,576	40,158	28,300	-30%
Total Air Passenger Arrivals	9,598	9,394	7,726	-18%
Total AMHS Passengers	32,987	31,368	32,180	3%
Skagway Shuttle	28,317	35,000	29,000	-17%
Cruise Passengers Visiting Community	32,259	43,000	58,800	37%

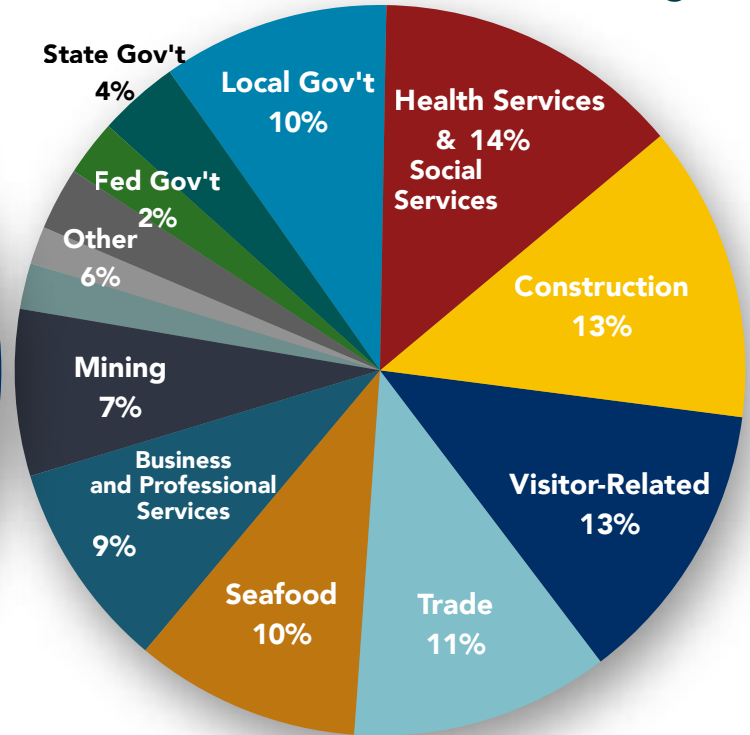
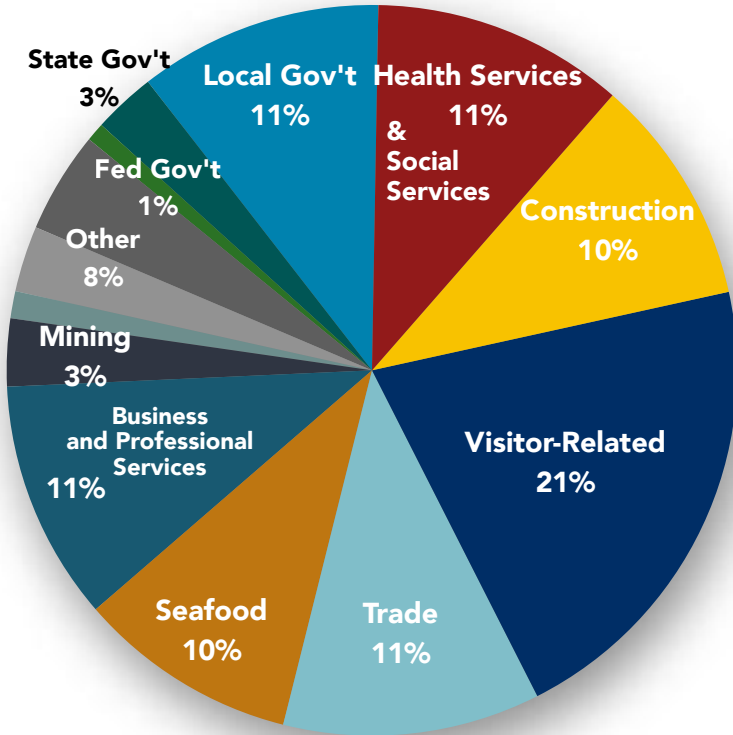
**Sources:** Alaska Department of Labor (ADOL); ADOL Southeast Alaska Population by Age; Alaska Department of Education and Early Development; US Census Nonemployer (self-employment) Statistics and estimates based on business climate surveys; ADF&G Southeast Alaska Commercial Seafood Industry Harvest and Ex-Vessel Value Information; <sup>1</sup>Cruise Line Agencies of Alaska; US Bureau of Transportation Statistics (RITA); Alaska Marine Highway System data; Skagway Shuttle data comes from HEDC reports.

# Haines Employment & Earnings

In 2022, the largest components of the Haines economy were health care, tourism, construction, trade, seafood, business services, mining, and local government. The charts and tables below combine Alaska Department of Labor employment and wage data, self-employment tax return data, US Census data, interviews with key employers, and analysis by Rain Coast Data.

**Annual Average Jobs**  
1,335 Jobs

**Employment Earnings**  
\$61.2 Million Workforce Earnings



	EMPLOYMENT RELATED EARNINGS			EMPLOYMENT NUMBERS		
	Total Earnings 2015	Total Earnings 2022	Change 2015-2022	Total Employment 2015	Total Employment 2022	Change
Health & Social Services	\$4,577,085	\$8,353,480	83%	151	149	-1%
Construction	\$4,088,653	\$8,041,561	97%	83	135	64%
Visitor-Related	\$6,068,540	\$7,734,383	27%	273	280	3%
Trade	\$4,084,475	\$7,009,581	72%	164	152	-7%
Seafood	\$5,745,616	\$6,108,174	6%	121	130	7%
Financial Activities and Professional Services	\$2,940,149	\$5,649,255	92%	93	142	53%
Mining	\$3,430,996	\$4,514,288	32%	40	40	0%
Non Visitor Transportation, Utilities, Warehousing	\$1,743,280	\$1,244,058	-29%	48	16	-67%
Information/Education	\$859,903	\$1,022,042	19%	40	39	-3%
Fed Gov't	\$873,985	1,518,147	74%	8	11	38%
State Gov't	\$2,068,140	2,191,496	6%	41	37	-10%
Local Gov't	\$5,062,387	6,151,341	22%	140	144	3%
Other	\$2,694,127	\$1,701,103	-37%	102	60	-41%
<b>Total</b>	<b>\$44,237,336</b>	<b>\$61,238,909</b>	<b>38%</b>	<b>1,304</b>	<b>1,335</b>	<b>2%</b>

Source: Combination of Alaska Department of Labor Employment and Wage data; US Census Nonemployer (self-employment) Statistics; and US Bureau of Labor Statistics.

# The Haines Economy Strengths and Weaknesses

## Strengths, Assets and Competitive Advantages

1. **Diversified Economy:** The Haines economy is unique in that it has eight similarly-sized economic drivers (Health and social services 14%; tourism 13%; construction 13%; retail (and wholesale) trade 11%; seafood 10%; business and professional services 9%; and mining 7% when looking at percent of total workforce earnings). Because Haines has such a balanced and diversified economy, it is resilient and more able to withstand economic shocks.
2. **Stable Economy:** The Haines economy is also uniquely stable. Most components of the economy continue to represent the same percentage in 2022 that they did from 2010 to 2015. The exception to this is the seafood sector. Long-term stability leads to high business confidence and investment.
3. **Road Connectivity:** Haines' ice-free deep water port and year-round road access to Canada, Interior Alaska and the contiguous US via the Haines and Alaska Highways make it a strategic transshipment location.
4. **World Class Recreation:** Haines continues to be recreation destination for independent travelers, playing host to events like the Southeast Alaska State Fair, the Kluane Bike Relay, Bearfest, the Bald Eagle Festival, and world renowned helisking. Nearly all Haines residents surveyed say they participated in recreation activities in the past year, with walking, hiking, fishing, berry picking, boating, gardening, and camping being the most popular forms of recreation for locals.
5. **State Land:** There is more state land in Haines than anywhere else in Southeast Alaska. The Haines State Forest is one of only three in the state. Haines is home to the state's Chilkat Bald Eagle Preserve, four state recreation areas and three state marine parks. The Haines State Forest is a multiple use forest that provides important economic benefits through its wood and forest products, valuable fisheries habitat, and recreational and tourism opportunities. However, state land ownership can also be an economic weakness and challenge if the state does not properly manage and invest in these areas.

## Weaknesses and Challenges

1. **High Costs:** 95% of Haines businesses leaders rated the costs business in Haines as a moderate or significant barrier to business. Haines residents point to the high costs of living as the primary challenge of living in Haines. Recent inflationary pressures appear to have impacted Haines disproportionately.
2. **Transportation Costs and Limitations:** Haines business leaders also point to the cost and limits of transportation connectivity in Haines as a primary economic barrier, and say the lack of sufficient transportation is the primary barrier limiting workforce in the community. Nearly half of all surveyed residents say that insufficient, unreliable ferry service makes living in Haines challenging.
3. **Economic Polarization:** The community of Haines is critically divided on its economic vision, with one segment interested in pursuing natural resource opportunities, while another segment prioritizes environmental preservation. This division reflects a broader conflict that limits consensus on growth, infrastructure, and land use planning — creating distrust in local government and municipal investments.
4. **Local Fishermen Participation Decline:** Long-term trends show that local fishermen are becoming a smaller part of the overall Haines workforce. However, in contrast, value-added seafood product packaging for items like specialty smoked salmon products is growing rapidly, helping to keep the overall seafood sector strong.

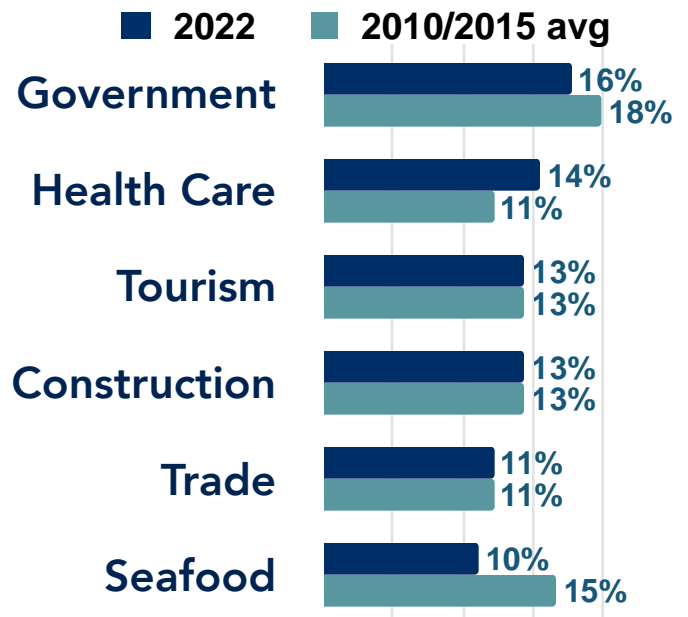
# An Economy Over Time

The Haines economy of 2022 looks remarkable similar to the 2010-2015 economy, despite the tumultuous years of the pandemic. Minor shifts in sectors like health care employment are slowly reshaping some of the economic segments in the community. By 2022, health care earnings comprised 14% of all workforce earnings in the community, up from 11% in 2010-2015. Government wages, 18% of all earnings in 2010-2015, represented 16% in 2022. Seafood earnings dropped from comprising 15% of all workforce earnings to 10%.

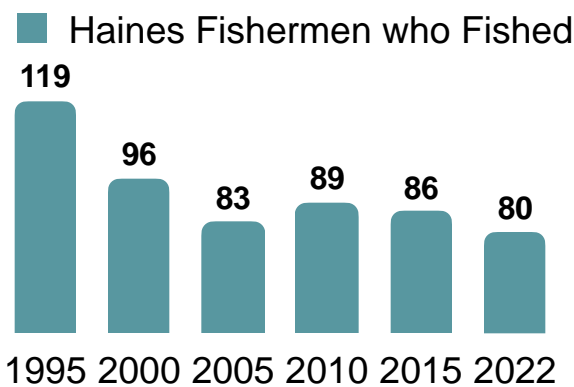
The result is an extremely stable and resilient Haines economy, with tourism, construction, and trade unchanged over time. The government, health care, tourism, and construction sectors all comprise 13%-16% of the economy; while trade, seafood, and mining comprise 7%-11% each. Because Haines has such a balanced and diversified economy, it is more able to withstand economic shocks. Inflation has been significant over the past 7 years in Haines, increasing costs and wages across the board, but this is not unique to Haines.

Over the longer term, the number of residential commercial fishermen in Haines has declined, while total participation in the Haines fishery has increased. In 1995, Haines had 119 active commercial fishermen, but by 2021 this number had dropped to 80, a decline of 33%. On the other hand, total pounds landed in the Port of Haines, and the total catch value has increased significantly in recent years. The numbers reflect increased Haines salmon value-added processing.

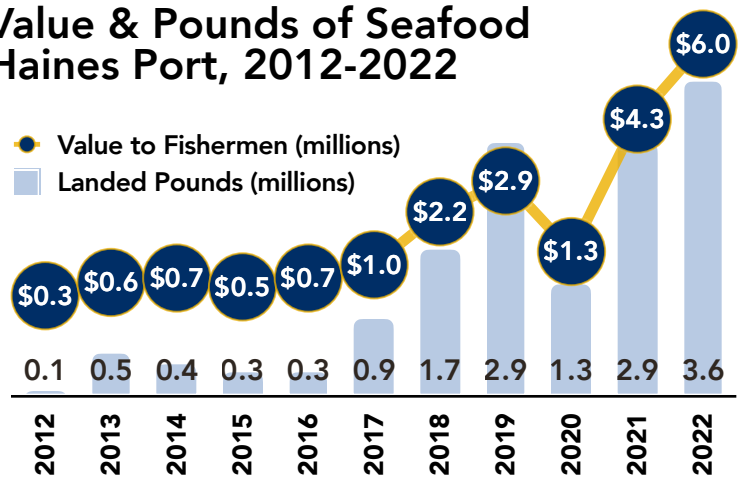
**Total Earnings as a % of all Haines Earnings 2010-2015 and 2022**



**Haines Fishermen, 1995-2022**



**Value & Pounds of Seafood Haines Port, 2012-2022**



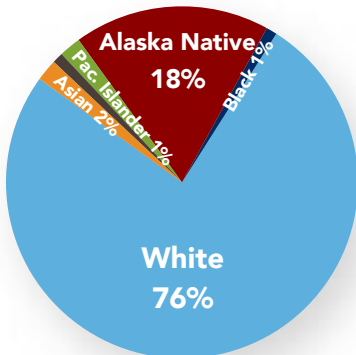
**Sources:** Fishermen Who Fished is a count of permit holders who made at least one landing during the year, Alaska CFEC Data. Port of Haines data comes from a CFEC Commercial Fisheries Value by Species developed by ADF&G. Data note: "he numbers do not necessarily reflect where catch was landed, just that the business chose Haines as their intended port of operation."

# Haines Demographics

Updated with 2023 data

In 2023, Haines had 2,530 residents. In 2020, the US Census steeply downgraded the Haines population, from 2,533 to 2,080, an administrative loss of 453 people (-18%). The Alaska Department of Labor (ADOL) disagreed with the US Census finding, and reverted back to their own estimates in 2021-2023 (which are partially based on PFD applications, and thus considered to be extremely accurate). While the US Census results were contested, the US Census did not make any adjustments.

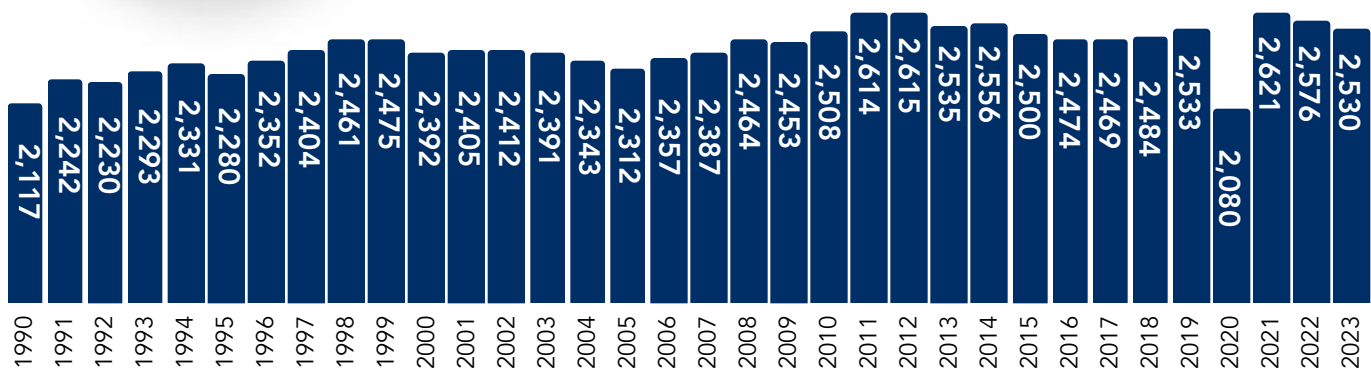
## Haines Population by Race



According to ADOL, Haines has lost population over the past two years. The losses were due to negative net migration (more people moving out than moving in), and negative natural increase (more people dying than being born).

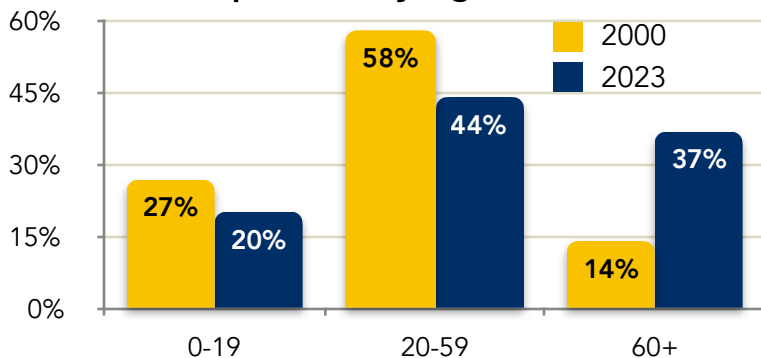
In Haines, Alaska Natives comprise 18% of the population. This is markedly lower than the Southeast Alaska regional average (26%).

## Haines Borough Population, 1990-2022



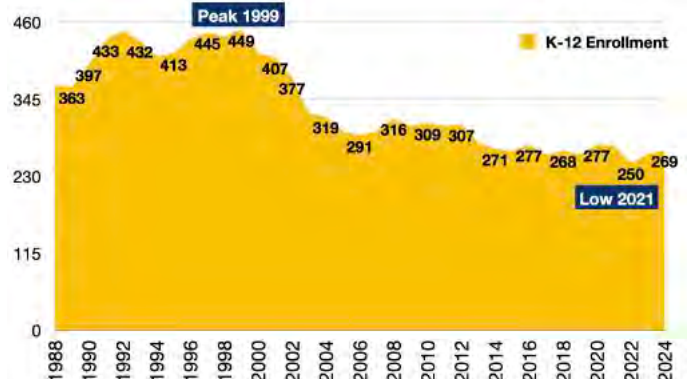
The age makeup of Haines is changing. Those 60 and older nearly tripled (+583) to 37% of the population 2023, up from 14% in 2000. Residents of prime working age (between 20 and 59) accounted for 58% the population of the Haines Borough in 2000. That proportion fell to just under half (44%) in 2023 (-293). During the same period, the area population shrank by 152 kids and teens.

## Haines Population by Age, 2000-2023



Source: Combination of Alaska Department of Labor, US Census

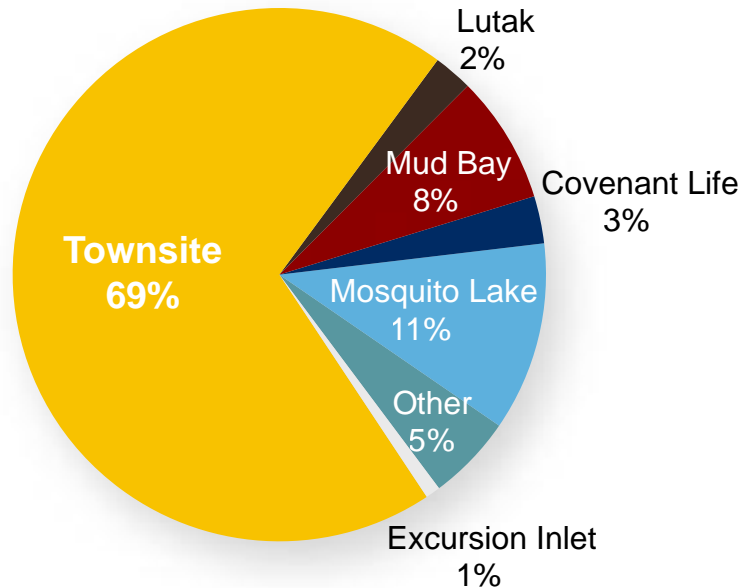
## Haines K-12 Enrollment, 1988-2024



# Haines Demographics Cont.

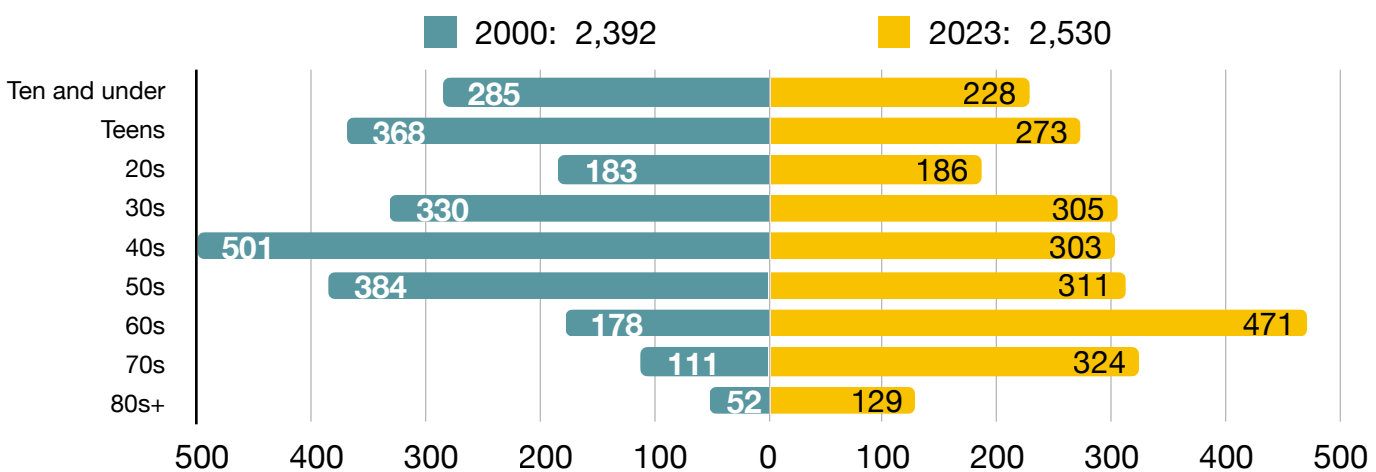
## Haines Borough Population by Sub-Area

The majority of the Haines population, 69%, is within the Haines Townsite. Mosquito Lake comprises another 11% of Haines Borough residents, and Mud Bay makes up 8% of the overall population. Covenant Life, Lutak, and Excursion Inlet combined make up 6% of the borough population, while an additional small percentage live outside the bounds of these census areas. The 2022 population numbers are from the Alaska Department of Labor.



## Haines Borough Population Change Over time, 2000-2023

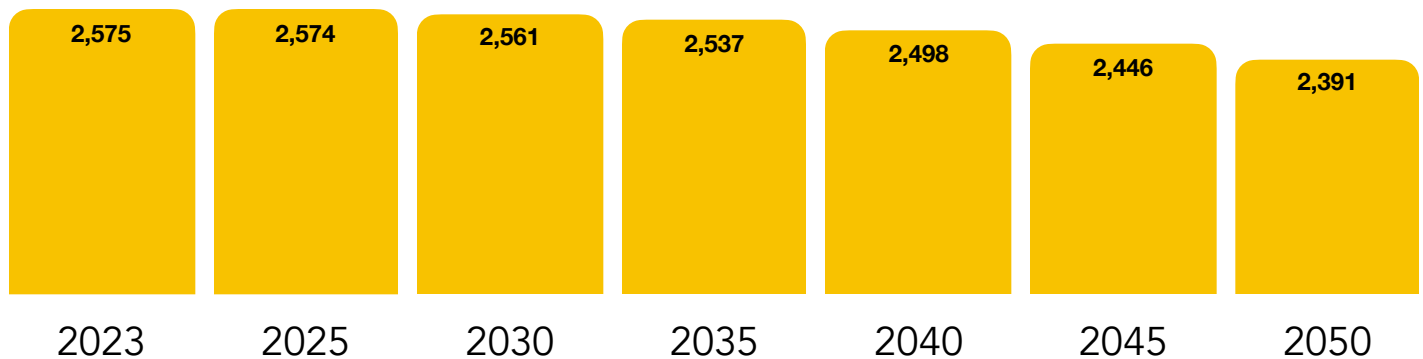
Looking at Haines over time, there are some significant age changes over the past 23 years. While the overall population is up by 6%, the number of people under 20 decreased by 23%. Those in their 20s and 30s decreased by 4%. Those in their 40s and 50s decreased by 31%. A large population bulge that was in their 40s in 2000 is in their 60s in 2023, and those 60+ increased by 171%. The overall average age has shifted from 40.6 to 48.8. Haines is clearly attractive to older residents, but will need to work to be more attractive to younger families to regain its population losses.



# Haines Population Projections

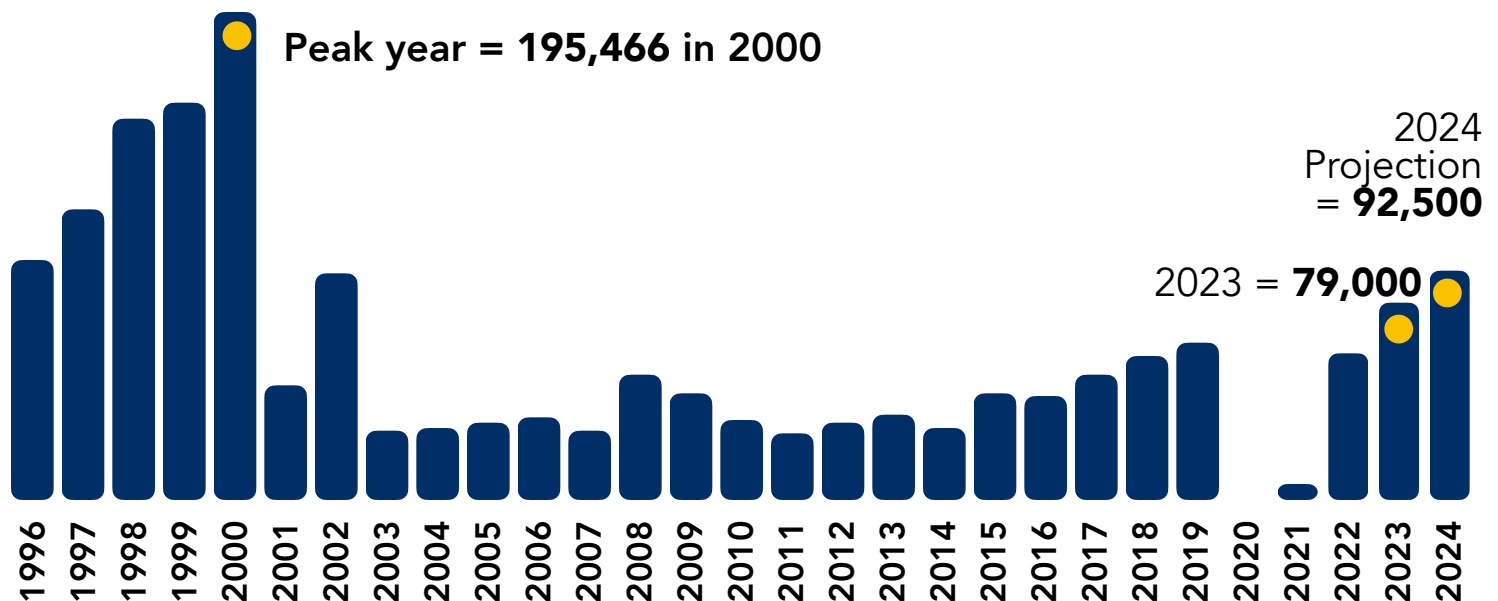
A slow population decline of Haines is expected in the future. The Alaska Department of Labor and Workforce Development produces population projections for Alaska. The population projections are based on the population and historical birth, death, and migration trends. Based on projections created in 2021, and updated to include larger than expected losses, the population is expected to slowly decrease by 7% to 2,391 over the next thirty years. Note that ADOL will be producing new projections in the spring of 2024.

## Haines Borough Population Projections, 2023-2050



# Haines Cruise Numbers

In 2023, Haines had its biggest cruise ship year in more than two decades. The community hosted approximately 79,000 cruise passengers. While nearly 200,000 cruise passengers disembarked in Haines in 2000, cruise visitations to Haines fell precipitously in 2001. While 2023 was less than half the previous peak, it represents a 25% increase over the community's most recent peak in 2019. The projection for 2024 is for 92,500 cruise passengers.

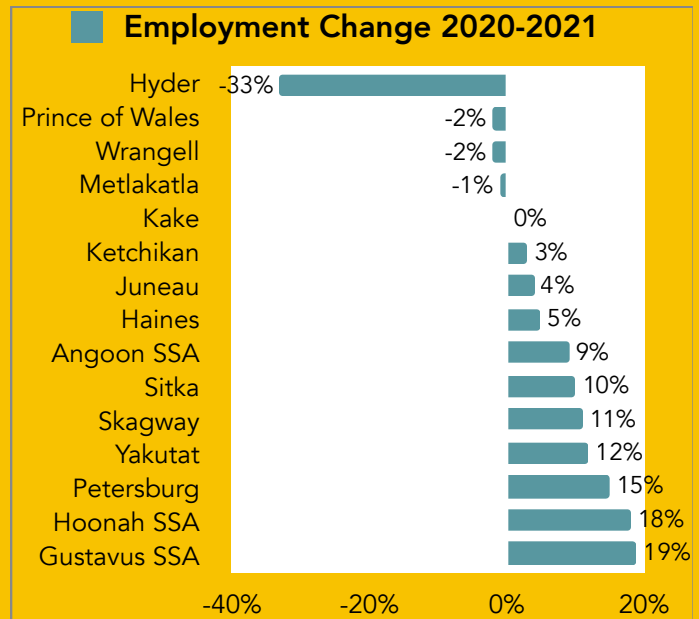
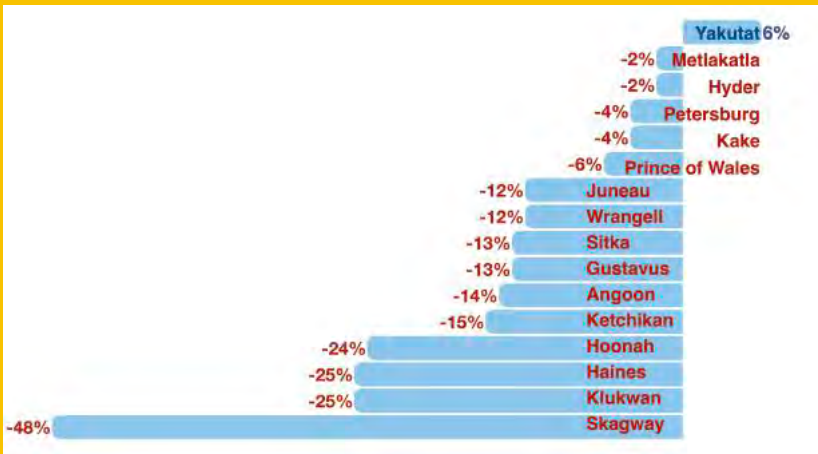




# COVID-19 Trends 2020

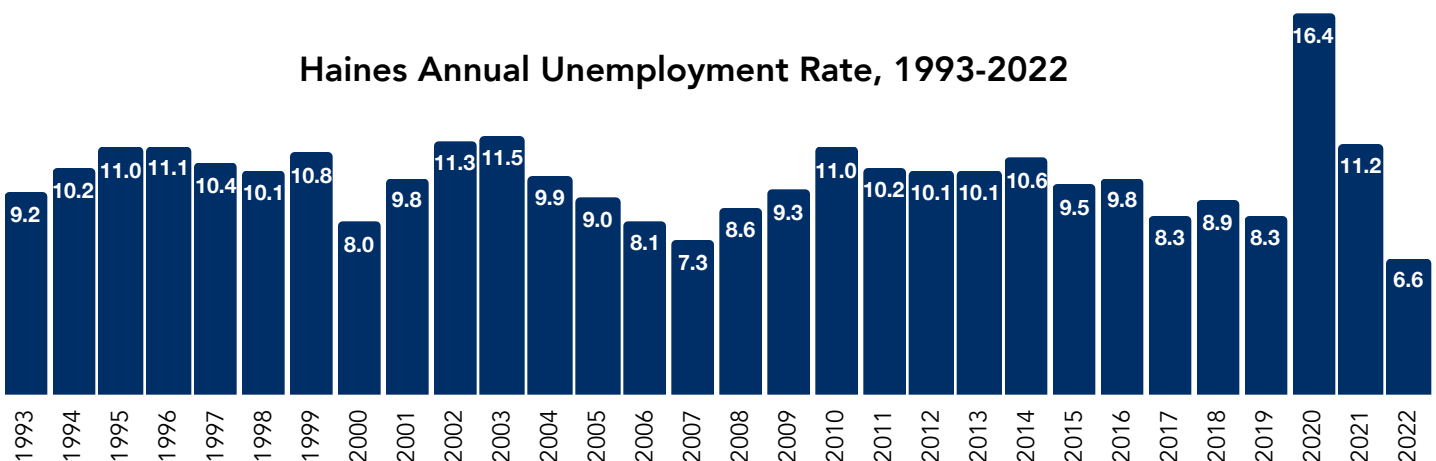
Haines was hit especially hard by the pandemic. Jobs plummeted across the region in 2020, as expected. By far the hardest hit part of the region was Northern Lynn Canal, which experienced some of the largest job losses nationally. Skagway, lost nearly half of all annualized jobs. Haines and Klukwan each lost approximately a quarter of all jobs. Nor did Haines bounce back quickly. While other communities experienced double digit growth in 2021, Haines only got 5% of its jobs back. However, by 2022 the economy was back to pre-pandemic employment levels.

**Annual Employment Change by SE Community 2019 to 2020**



Due to the Covid economy, jobs in Haines have experienced enormous volatility. The annual unemployment rate in Haines in 2020 was the highest on record at 16.4%, with April 2022 reaching an unemployment rate of 25.1%. The 2022 unemployment rate was the lowest on record at 6.6%. (Note that a change in the way labor force statistics are calculated for sub-state areas makes data prior to 2010 not fully comparable with later data.)

**Haines Annual Unemployment Rate, 1993-2022**



# Workforce Residency Data

In 2021, 30% of the workforce in Haines were either not Alaska residents, or not Haines residents, earning nearly a quarter of wages paid in Haines. In Alaska as a whole, 20% of all workers were not Alaska residents in 2021.

Haines workers who applied for an Alaska Permanent Fund Dividend in 2021 or 2022 are counted as residents for 2021. This analysis excludes self-employed workers.

## Residency of workforce

### Haines Non Residents

	Workers	Wages
<b>Locals</b>	<b>836</b>	<b>\$26.1</b>
<b>Total non Haines Residents</b>	<b>360</b>	<b>\$7.8</b>
Nonlocal Alaskans	86	ND
Non Alaska Residents	274	ND
<b>% non Haines Residents</b>	<b>30%</b>	<b>23%</b>

### Haines Seafood Processing Sector Non Residents

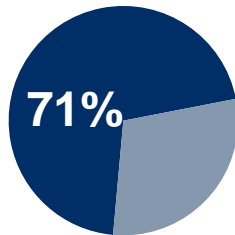
	Workers	Wages
Total Haines Processing Workers	40	\$954,400
Non Alaska Residents	25	\$639,544
<b>% non resident</b>	<b>63%</b>	<b>67%</b>

# Haines Census Housing Data

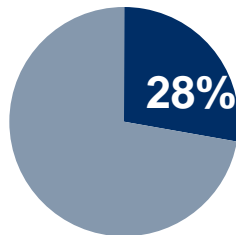
## Housing Units = 1,370

### Households Tenure

Occupied = 966



Renters = 28%



### Occupied Housing

In Haines, according to the 2020 US Census, there were 1,370 housing units in 2020, including 966 that were occupied. The 404 vacant housing units in Haines comprised 29% of total housing units. This is somewhat higher than the state and region. The state as a whole has a vacant housing rate of 19%. Southeast Alaska is also 19%. Vacant housing units are measured in April and includes homes that are used in the summer-only. Of the vacant homes in Haines, 69% are used in the summers. These percentages remain unchanged from 2010. (Note that total housing unit counts are currently being contested, and may change.)

### Housing Tenure

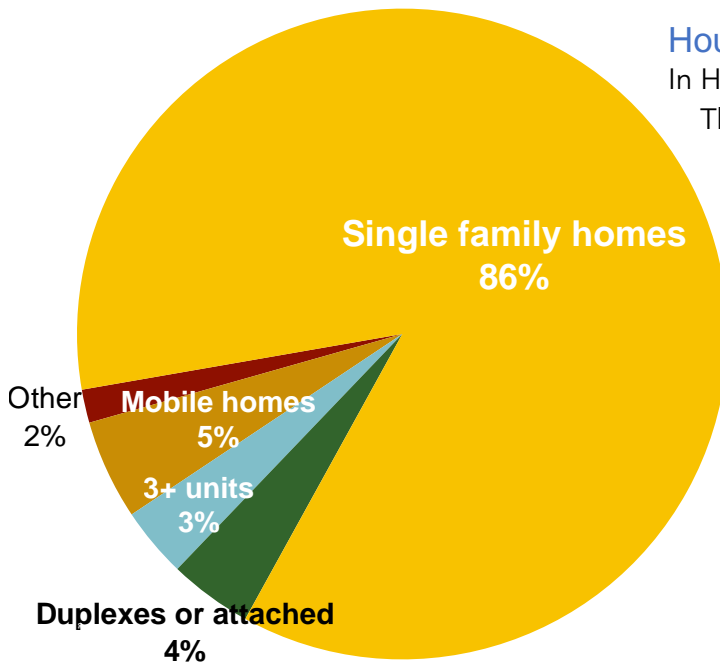
Of the occupied households, 28% are renter occupied, while 72% are homeowner occupied. Typically, the occupied housing tenure ratio is 1/3<sup>rd</sup> rentals and 2/3<sup>rds</sup> homeowners, so Haines has a higher percentage of homeowner-occupied homes than Alaska or Southeast as a whole.

### Housing stock by type

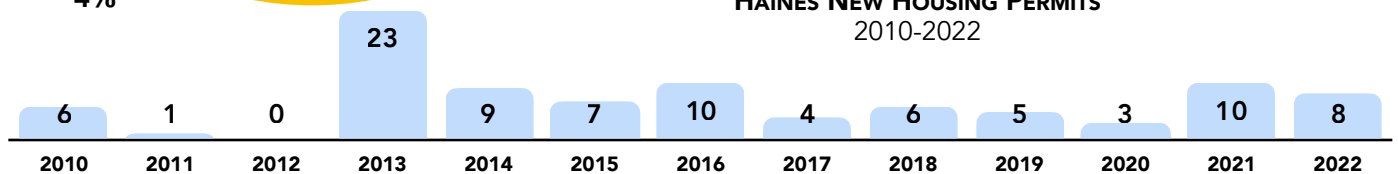
In Haines, 86% of housing units are single-family homes. This is much higher than the state as a whole, which is 63% single family homes. Haines has a much smaller number of duplexes or multi-unit buildings, but a similar number of mobile home residents to the state as a whole. The "other" category includes boats and RVs.

### New Housing

Haines added approximately 100 new permitted housing units since 2010 — primarily consisting of single-family homes, with the exception of 2013 when construction began on a veteran's housing facility. Homes that do not require permits may not be captured in this data.



HAINES NEW HOUSING PERMITS  
2010-2022





# Southeast Alaska Business Climate 2023 Haines Findings

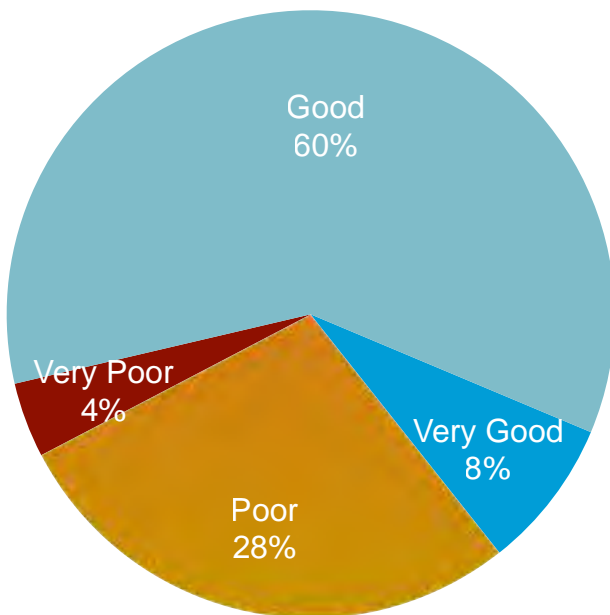
Each year Southeast Conference conducts a regional business climate survey in order to track Southeast Alaska business confidence. This year, 26 Haines business owners and operators responded to the survey, representing a total workforce of 219. Survey analysis for Haines includes the following findings:

- **Strong Business Climate:** More than two-thirds (68%) of Haines business leaders have a positive view of the business climate in Spring 2023. While high, Haines business optimism lags slightly behind the region, which had a three-quarters (incredible strong) positivity rate.
- **Outlook is Positive:** More than a third of Haines business leader respondents (36%) expect their prospects to be better or much better over the next year.
- **Businesses are Hiring:** Nearly a quarter (24%) of Haines businesses are in hiring mode and expect to add employees over the next twelve months. Regionally, job gains are expected to be most prevalent among Alaska Native organizations, the food & beverage sector, mining, and health care.
- **Transportation is a Problem:** Business leaders in Haines identified the cost of business, the cost of freight, the lack of marine transportation, and lack of access to materials/supplies as their top business barriers. When asked which single service would allow business growth, three-quarters of Haines business leaders chose transportation improvements. In a follow up open-end question, Haines leaders were asked about the most critical project needed to advance the local economy, and responses clustered around transportation, primarily improved freight and ferry services .
- **Top Business Benefits:** The community elements that are considered most beneficial to businesses in Haines include the overall quality of life, access to recreation, local art, and vibrant culture.

# Haines Business Climate Survey

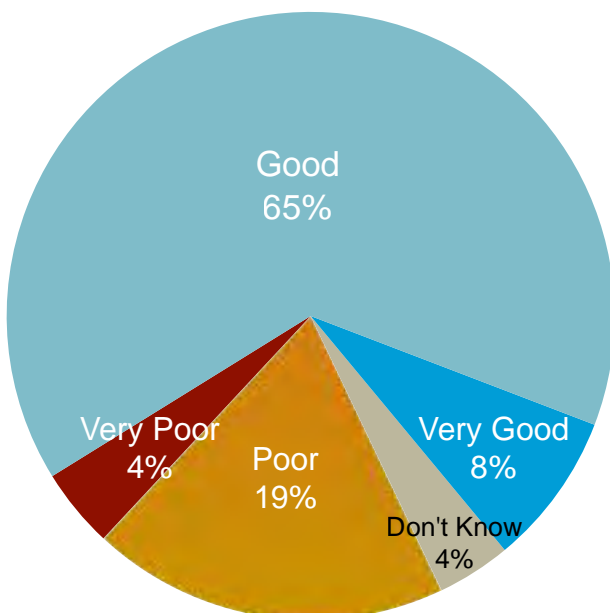
## 2023 Haines Alaska: How do you view the overall business climate right now?

68% Positive / 32% Negative



## 2023 Southeast Alaska: How do you view the overall business climate right now?

73% Positive / 23% Negative



## Southeast Alaska Annual Business Climate Survey

In April 2023, 370 Southeast Alaska business owners and top managers responded to Southeast Conference's Business Climate Survey, including 26 Haines business leaders representing a total of 219 Haines workers, and 12 economic sectors.

## Southeast Economy Now: How do you view the overall business climate right now?

In 2023, Southeast Alaska business leaders reported the best business climate in the history of the survey, which began in 2010. Nearly three-quarters — 73% of all business leaders in the region — called the business climate good or very good; while just 23% called it poor or very poor.

## Haines Now

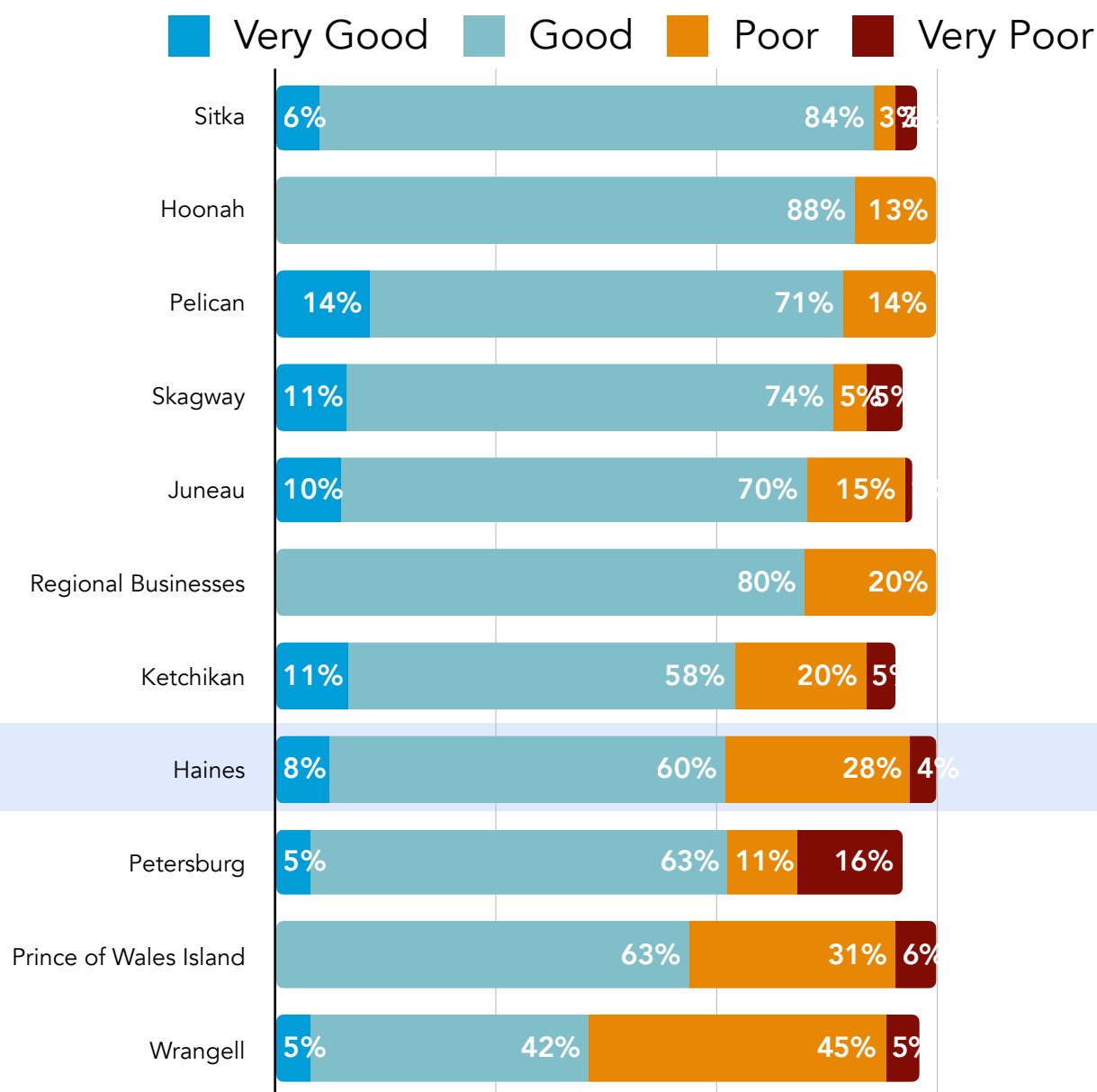
The Haines business climate was slightly weaker than the region as a whole, with approximately two-thirds of businesses having a positive view on the current economy, and one-third calling it poor or very poor.



# Southeast Business Climate Survey Results 2022: by Community

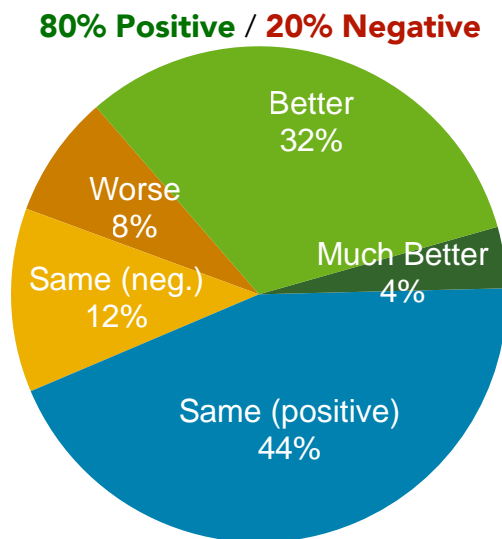
The graphic below shows how the current regional business climate is being experienced by business leaders in each community. Generally the region's large cruise ship port communities had the most positive views of the economy, led by Sitka and Hoonah. Communities with the most reliance on a seafood economy reported less positive business climates.

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

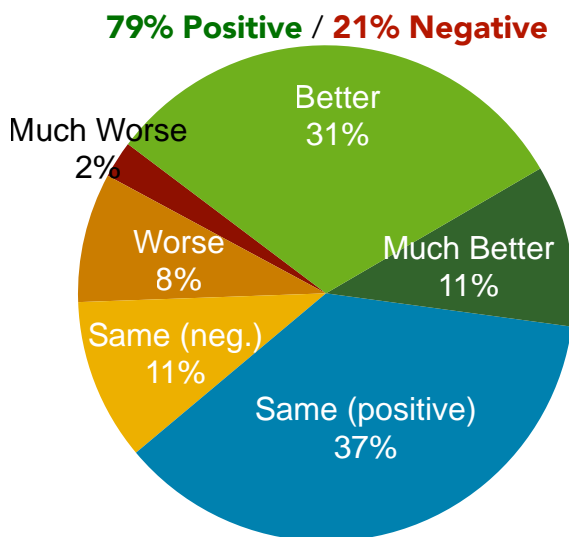


# Haines Economic Outlook

**2023** Haines Alaska: **What is the economic outlook for your business/industry over the next year (compared to the previous year)?**



**2023** Southeast Alaska: **What is the economic outlook for your business/industry over the next year (compared to the previous year)?**



## Southeast Alaska Economic Outlook

**Economic Future:** In 2023, 79% of respondents describe the economic outlook for their business or industry over the next 12 months as positive; while 21% have a negative outlook. The regional outlook is similar to 2022.

Nearly a third of survey respondents expect their prospects to be better (31%) over the next year, 11% expect business to be much better, while 37% of regional business leaders say their business outlook is similar to current operations, in a positive way.

Ten percent expect their businesses to decline in the coming year.

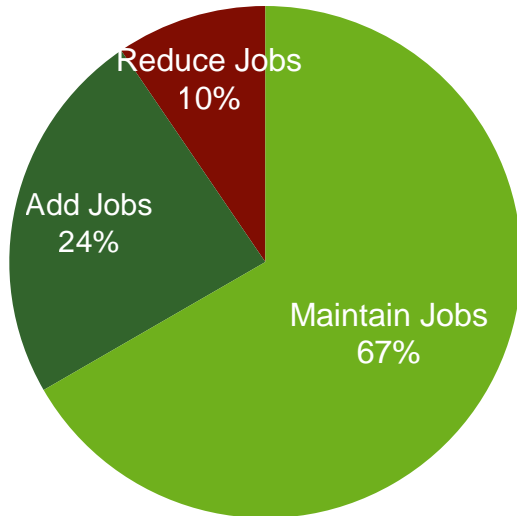
**Haines Future:** In Haines, business leaders are similar to the overall regional business leaders, with 80% projecting a positive economic outlook over the next year, versus 79% regionally.

However, Haines business leaders are less likely to say the business climate will improve, with 36% saying next year will be better or much better, versus 42% of regional respondents.

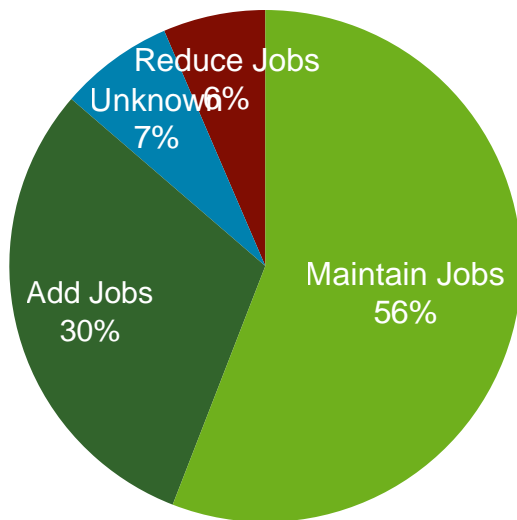
The Haines economic outlook was near the middle of the region, when compared by community.

# Haines Job Projections

**2023 Haines** Alaska: Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure (For those business with staff)



**2023 Southeast** Alaska: Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure (For those businesses with staff)



The "don't know" category has been excluded from this chart.

## Southeast Alaska Economic Outlook

**Southeast Jobs:** When asked about staffing expectations, nearly one-third (30%) expect to add employees, and more than half of business leaders (56%) expect to maintain job levels in the coming year.

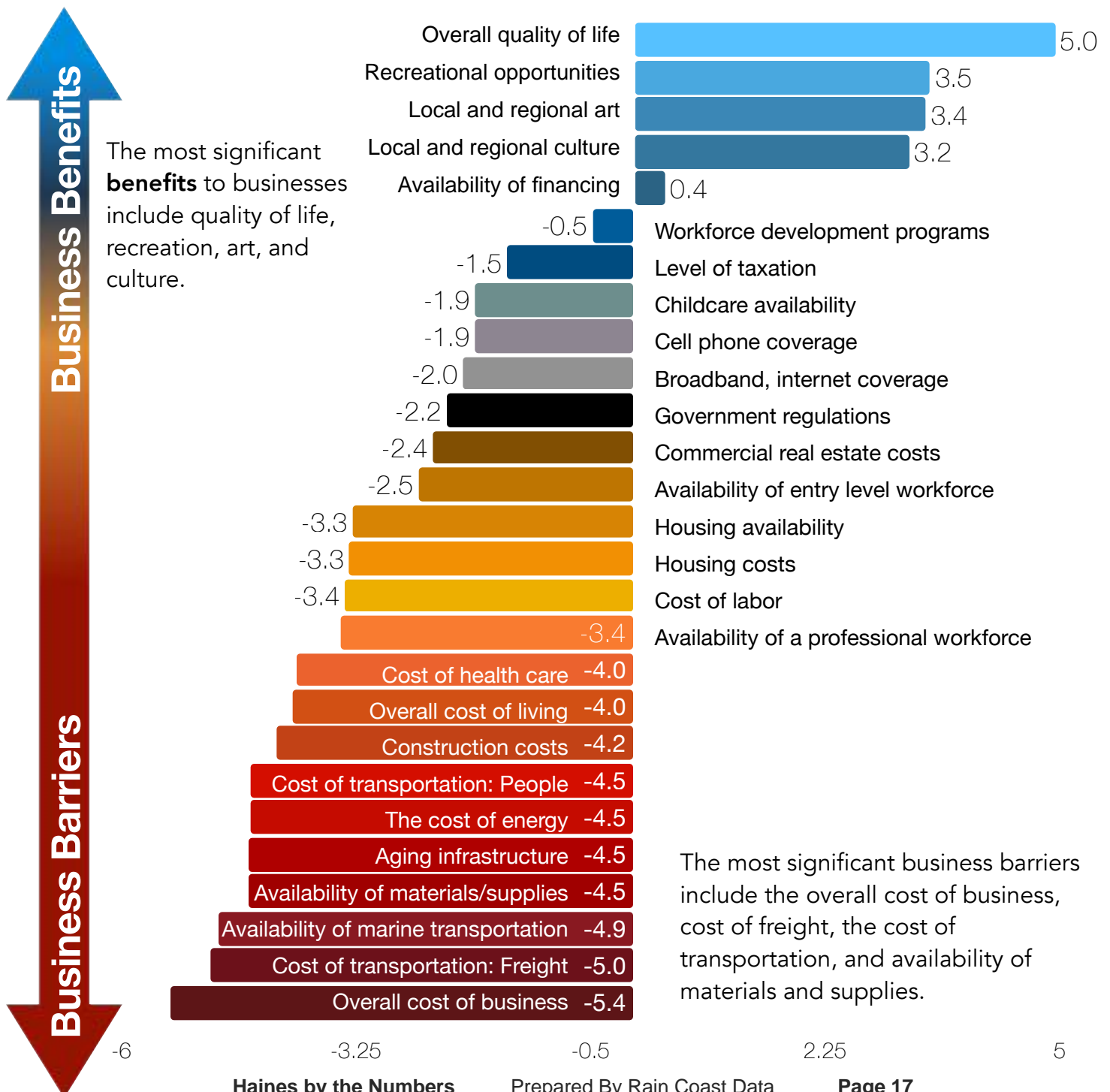
Just 6% of business leaders expect to reduce staffing levels in the upcoming year.

**Haines Jobs:** In Haines, fewer employers are likely to add jobs (24% versus 30% regionally), while most employers in Haines (67%) will work to maintain their current staffing levels.



# Barriers and Benefits: How do these elements impact your Haines business?

Haines business leaders were asked to rank the impact of 27 elements on their businesses. This is a weighted ranking of their responses. Overall, barriers were similar to the region as a whole, with some notable outliers, such as communications connectivity.



# Barriers and Benefits: How do these elements impact your Haines business?

Haines business leaders say that the local quality of life, recreation, art, and culture benefit their businesses the most; while the high costs of doing business and freight, along with the lack of marine transportation and locally available material and supplies, represent the most significant business barriers.

<b>Haines Alaska Business Barriers and Benefits</b>					
<b>Element</b>	<b>Significant Benefit</b>	<b>Moderate Benefit</b>	<b>Not A Barrier Or Benefit</b>	<b>Moderate Barrier</b>	<b>Significant Barrier</b>
Overall cost of business	0%	0%	5%	43%	52%
Cost of transportation: Freight	5%	0%	10%	29%	57%
Availability of marine transport	0%	0%	19%	29%	52%
Availability of materials/supplies	0%	0%	10%	52%	38%
Aging infrastructure	0%	0%	10%	52%	38%
The cost of energy	0%	5%	10%	43%	43%
Cost of transportation: People	0%	5%	10%	43%	43%
Construction costs	5%	0%	5%	52%	38%
Overall cost of living	0%	5%	10%	52%	33%
Cost of health care	0%	0%	24%	38%	38%
Availability of a skilled workforce	0%	5%	24%	38%	33%
Housing costs	5%	5%	19%	33%	38%
Housing availability	10%	0%	14%	38%	38%
Commercial real estate costs	5%	5%	20%	50%	20%
Availability of entry level workforce	0%	5%	29%	48%	19%
Broadband, internet coverage	5%	14%	14%	48%	19%
Cell phone coverage	0%	14%	19%	57%	10%
Cost of labor	0%	0%	38%	24%	38%
Government regulations	5%	10%	29%	29%	29%
Childcare availability	0%	0%	52%	29%	19%
Level of taxation	0%	0%	62%	19%	19%
Local workforce programs	5%	10%	48%	29%	10%
Availability of financing	5%	14%	62%	10%	10%
Local and regional culture	38%	19%	29%	10%	5%
Local and regional art	33%	24%	33%	10%	0%
Recreational opportunities	43%	14%	29%	10%	5%
Overall quality of life	52%	24%	19%	5%	0%

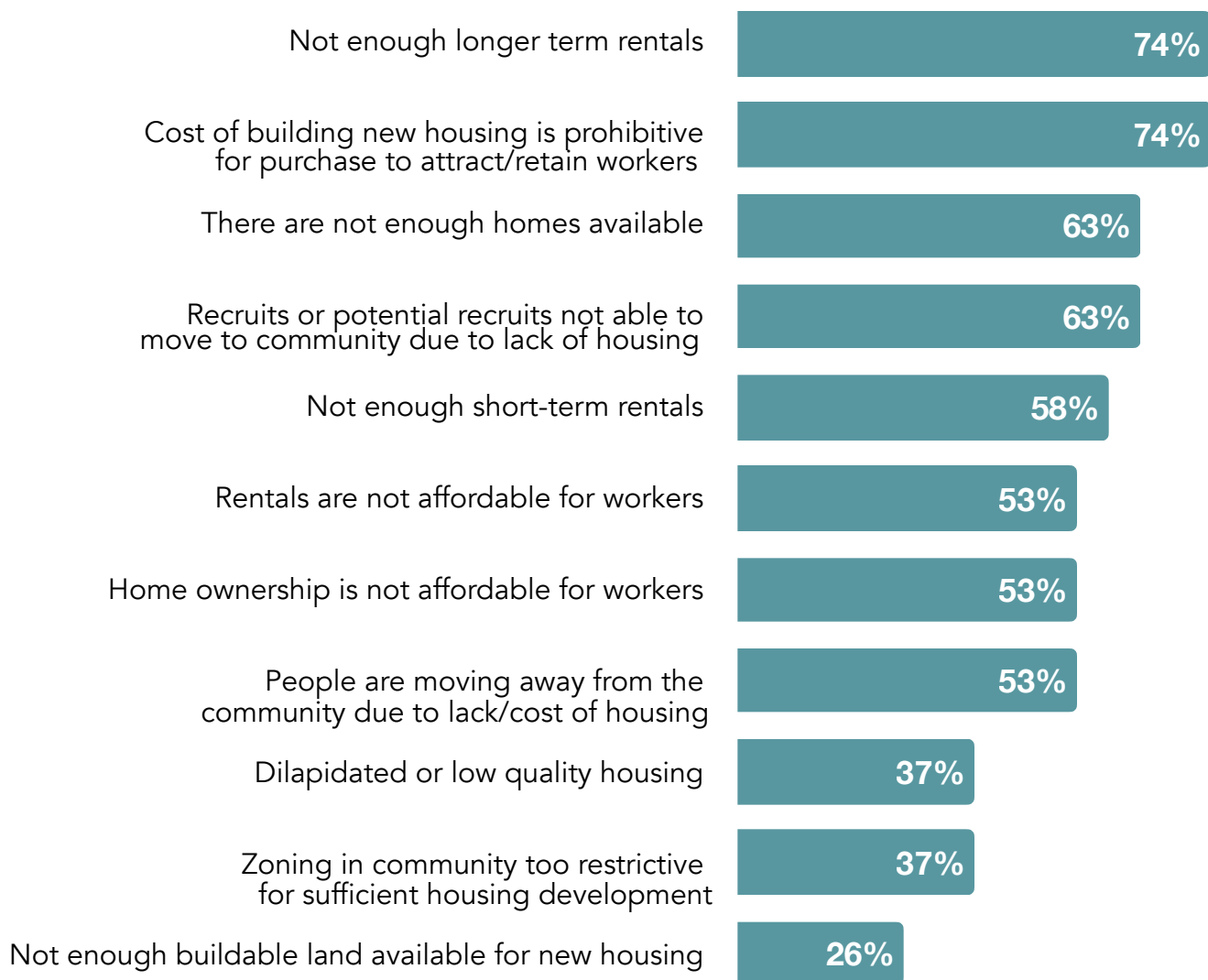
# Housing: Which of the following impact your business? (check all that apply)

Housing is less of a problem in Haines than in other Southeast communities, but it remains a significant business barrier. To better understand the scope of the problem, business leaders were asked to identify which housing issues specifically impact their own business.

**Not Enough Housing:** 74% say there are not enough long-term rentals, 63% say there are not enough homes on the market to attract and retain workers; and 58% say there are a lack of short term rentals.

**Construction is Expensive:** 74% say the cost of building new housing is prohibitive.

## Housing Elements Impacting Haines Businesses

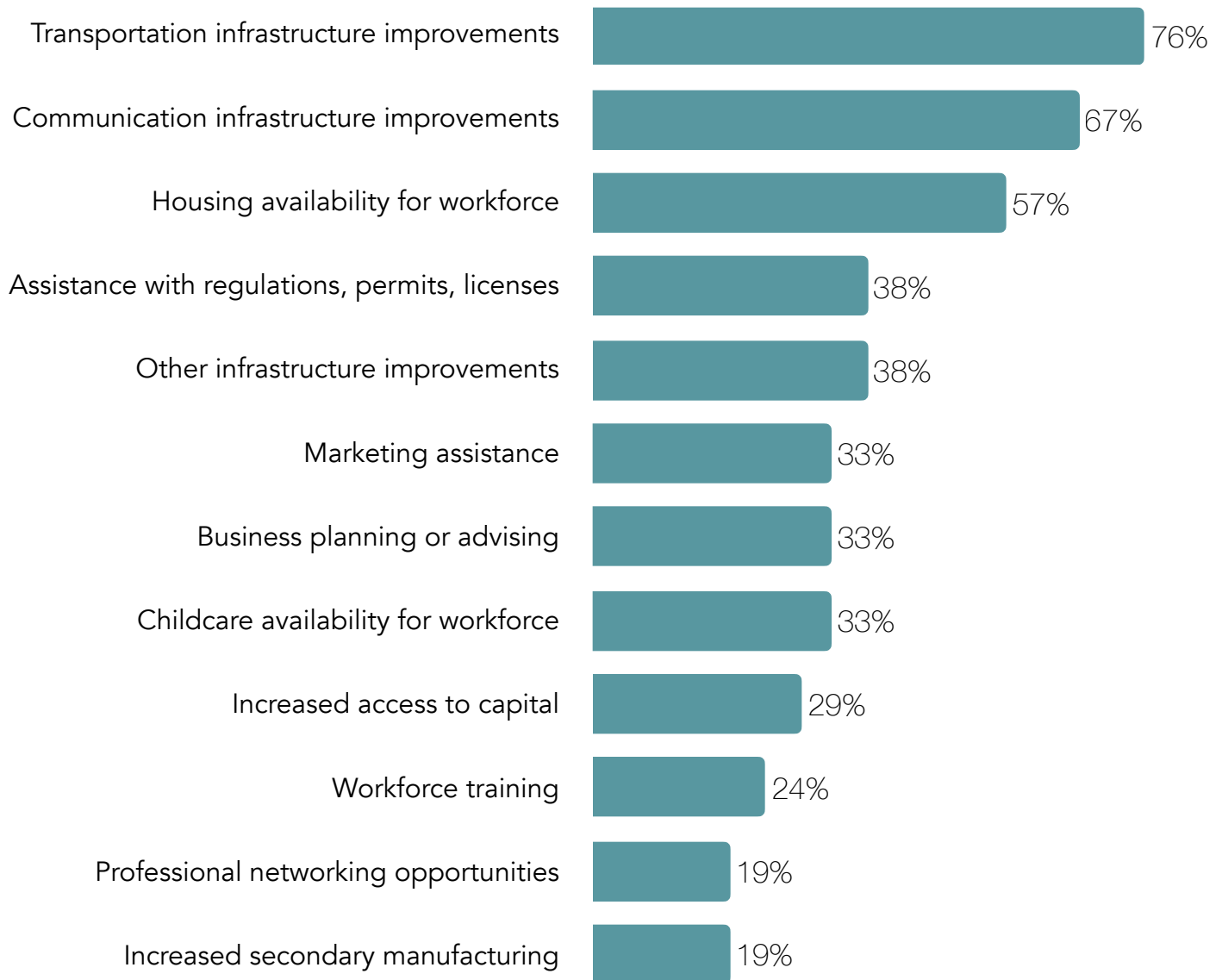


# Which of the following services would help your organization expand in Haines?

(check all that apply)

Haines business leaders were asked to signify which services, if offered, would help their businesses expand the most. The top three responses included transportation and communication infrastructure improvements, and more housing.

## Services That Would Help Haines Businesses Expand





# Please elaborate on the outlook for your business or sector over the next year.

- **Agriculture** development in the Chilkat Valley-Deishu and Klukwan **does not seem to have the same support** found in other local industries like logging, tourism and mining. I would like to feel optimistic, but I do not know how to get traction with CDFI's and the local government.
- Barring major economic downturn, we feel **tourism industry is strong for both cruise and independent travel.**
- Customer base looks strong over the next year but the **skilled labor shortage** makes it hard to create new business opportunities.
- Haines has a stable diversified economy and a stable population. This has been the case for three decades now. Consultants have said that **we have the kind of stable small town economy that most other towns would be envious of.**
- We had the best sockeye catches in a generation last year--wild sockeye from the Chilkat and Chilkoot Rivers. **Commercial fishing, based right here in Haines, is a profession and an economy that I can pass to my grandchildren.** Unless we mess it up with all this road building and maybe a mine up on the Klehini. What a disaster that would be. I'll sure have a much darker view of our economic future if that project moves forward.
- I am **upgrading** my business. Will be needing IT personnel, outside workers
- **Inflation is killing the affordability** of living in Haines.
- With plastic proliferation and plastic waste and pollution so rampant and the recycling market struggling to implement broad scale solutions, **there is much opportunity for improvement.** This requires continuous public education because of the mixed messages in the media. It also requires **availability of grant funding** from the municipality (which benefits greatly from our work) and from environmental resources and agencies, as well as partnerships with the landfill operators and project collaboration with environmental non-profits. We hope to implement plastic upcycling locally to reduce waste and produce useable, desirable products with a Mobile Plastic Waste Recycling System.
- New business job opportunities for the future of our business will be dependent on **job growth in the developing natural resources industry and the tourism industry.**
- Outlook remains poor due to **lack of regular, reliable, affordable ferry service.**

- Positive potential exists but hindered by **divisive political climate, regulatory delays and uncertainty, high operating costs, skilled labor shortages**, and dragging business vitality.
- The economy in Haines is stagnant. There is little or no growth. **A community of retired people who mostly go south in the winter.** Anti growth. A lot of our business is for government and Juneau. The business people and commercial fishermen here have very little money to do maintenance and repairs. When we were in Juneau we did business with Kensington Mine but Greens Creek sent all their machine work out of state. **Doing business local is important in SE.** We do not have enough business to support a family but for us it is OK since we are semi retired.
- The Palmer Project would benefit this town greatly but the **local sentiment is pretty divided** with the anti people having more time to represent their views and the people who would like the economic benefits are too busy trying to make a living.
- There is potential for growth but **without being able to hire more workers, we can't invest in new opportunities.** State budget uncertainty, along with high inflation, make it a challenge to invest in new ideas.
- There is **potential to increase all capacity on our tours** to cruise line shore excursions. Providing more tour departures for independent travelers as private excursions. Increases need to take into consideration the impact to state parks and local residence along the tour route. Overbooking and providing increases may have a negative affect on the experience for guests and locals that live in the area. Larger groups of 30 (2 guides) decreases the number of trips and vehicles along the tour route. Smaller groups and buses with multiple departures likely impact the tour destination as well.
- This **past winter was the slowest in 12 years.** With possibility of a mine the future could bring increased sales and job opportunities.
- This upcoming year will be the first year that Covid effects will be minimal for our business, last year was improved but still significantly impacted by travel issues. With the Canada border open to pre-Covid standards, **we expect continued improvement in business conditions from 2022 and prior.** Another positive for this season is a better than expected ferry schedule in our area. There are still improvements needed for ferry service to truly support our visitor economy and quality of life, but this summer schedule is a positive step (specific to the ports that we operate out of). Looking forward to later in 2023 and 2024, I expect economic headwinds will become more significant and we may see a small reduction of business and bookings during this time period.

- We anticipate adding adding to our full-time employment opportunities in the coming year and our business advances towards development. **New business opportunities, also adding jobs, will include construction, engineering/design, expanded environmental studies.** We also anticipate modest growth within each department staffing levels, however, while we focus on hiring with SE Alaska, these may involve remote or hybrid employment within or outside Alaska.
- We anticipate an **increase in revenue over last season**, only because we anticipate the ships to be carrying full capacity as opposed to 50 to 75%.
- We will have more cruise ships.
- Southeast Alaska is losing population and in general the population is becoming older compared to Alaskan regions. These two factors, along with poor support for infrastructure (ferries and roads, especially) by the current administration does not bode well for many Southeast communities. These factors effect remote and sparsely populated towns that do not have a balanced income source. In my opinion, **Alaska is no longer a draw for enterprising young people, and Southeast Alaska is not drawing these young entrepreneurs.** I am concerned for my fellow townfolk, and for small Southeast towns with the current slow deterioration of population and increasing age. I appreciate the environmental groups for their work, but I do hope that they understand the ramifications of their actions. We are all in this boat together, so **let's all get engaged and agree on a strategic plan that is inclusive and not divisive.**



# 2035 Haines Borough Comprehensive Plan

Revised for Assembly Introduction  
August 2024

## Appendix C: Public Participation Results

- Community Outreach Notes and Results
- Haines Community Survey Results
- Comment Map Results





# Haines Comprehensive Plan Update: Community Visit Outreach Events, June 19-22, 2023

## *Summary of Results*



# Mountain Market

**Description of activity: The Planning Team greeting patrons at Mountain Market outside on June 21, 2023, 11:30 AM to 1 PM. Participants were asked to provide their feedback on a poster; “Haines Comp Plan: Tell us your concerns and your ideas.” Below is a list of responses. The team also answered questions about the Comprehensive Plan Update process, purpose, and timeline.**

<b>Haines Comp Plan: Tell us your concerns and your ideas.</b>
Solid waste; build support of recycling
Extend process for 6 months; more time = more input. No rush.
Ski lift
Preserve the beauty and natural resources. We are of a few accessible areas left in the world.
The items from the 2012 Comprehensive Plan that were dropped as focus areas (Quality of Life, community services, recreation, etc.) deserve to be kept as focal points of the updated comprehensive plan.
Housing; smaller lots for affordable housing. Walkability to downtown.
Quality of life is why we live here: Clean environment
Importance of assembly and planning commission to truly consider public input. Also, there is a reason for conditional use permits and the restriction included in them. These restrictions should be enforced.
Borough admin and assembly does not take into account all voices. They seem to listen to minority voice; chamber of commerce and development \$\$.
The powers seem to be very comfortable to ignore the comp plan in the past.
Continued meaningful support of local public facilities such as library, museum, pool, etc.
Quality of life – Haines is great place to live but government, big business gets more attention.
Enforcement is weird, wrong, and unneighborly.
Young Rd Hillside access
Recreation close to home. Bike lanes.
Support development of local recreation opportunities – local use and visitor use.
Support Transp Hub but not at expense of quality of life and environment.
Timing is terrible. Fishing, tourism, merchants; the largest part of non-government economy can't participate. Not a lot of trust in govt and PC right now.
Salmon are the foundation of our environment and economy.
No resource extraction economy (Large industry).
Over view concern, proposed mine.
Senior services. Board of directors of Haines Senior Village (Haines Senior Center) senior needs and concerns.

# Haines Brewing Company

**Description of activity:** *The Planning Team greeted patrons in the beer garden at Haines Brewing Company on June 21, 2023, 4:00 PM to 6:30 PM. Participants were asked to answer two questions on posters; “Haines Comp Plan: Tell us your concerns and your ideas.” Below is a list of responses. The team also answered questions about the Comprehensive Plan Update process, purpose, and timeline.*

<b>“What do you like most about Haines?”</b>
Summer, subsistence, and nature
It’s walkable! Great high school that teaches life skills and has fabulous food
Haines is beautiful, even prettier than Yosemite. I am not kidding! But if Haines has the highest number of artists per capita, Haines needs a good art supply store.
I can see mountain in all directions.
The community – it can be <b>divisive</b> , but we come together when it matters.
Volunteering opportunities where you are directly connected to the people/organization you are helping.
Wilderness, biodiversity, etc.
Freedom – less government, less regulations than most places but its not totally wild west, just well balanced regulations.
The community – even your “enemies” care about you when it matters.
Diverse season, outdoors, fishing. (We must protect fish!)
I stay because I am rooted here.
Great place to raise a family. It’s the best pace on earth!
Proximity to outdoor recreation opportunities. Community feeling/events, quality of schools, subsistence food availability.
The people!
Wilderness

<b>“What is challenging about living in or visiting Haines?”</b>
Poor ferry services. Worry about what a local mine will mean to Haines. Worry that local government reps aren’t listening to local concerns.
Lack of health care services.
Lack of full time year <b>round</b> benefitted jobs. Housing costs. Transportation. Food/dining options.
Cost: Difficulty in travelling and getting out. Lack of access to materials (like cooking ingredients.)
Haines needs a severance tax.
January weather. Storms, changing weather, winter travel challenges.
The mosquitos are horrible!

Away from the Lower 48. Challenging diverse shopping and resources.
Cost of living.
Divisiveness.
Transportation out of Haines.
The challenges of being so geographically isolated, like not being able to find underwear in town. But you get used to it and adapt.
Lack of access to outdoor recreation (trails, huts, etc.)





## Haines Comprehensive Plan Revision

### Joint Work Session with Planning Commission and Assembly

Haines Borough Assembly Chambers and via Zoom

June 20th, 2023, 6:15-8:00 PM

**Haines Borough Assembly, Planning Commission, and Staff present:** Doug Olerud (mayor), Annette Kreitzer (borough manager), Alekka Fullerton (borough clerk). Assembly members present: Margarette Jones, Gabe Thomas, Debra Schnabel, Ben Aultman-Moore, Jerry Lapp. Planning Commission members present: Justin Mitman, Diana Lapham, Richard Clement, Travis Eckhoff, Zack Ferrin.

**Planning Team:** Shelly Wade (facilitator) and Meg Friedenauer, Agnew::Beck; Meilani Schijvens, Rain Coast Data; Chris Mertl, Corvus Design.

### Objectives

- Introduce the Haines Comprehensive Plan Revision project and team.
- Review the overall purpose and legal basis for comprehensive plans.
- Share examples, success stories, and challenges of developing and implementing a comprehensive plan.
- Confirm the Haines Comprehensive Plan Revision proposed 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.

### Work Session

**Please see attached presentation slides for substantive information shared and used to guide the joint work session.**

- 1. What is the Planning Commission and Assembly's goals in the comprehensive plan revision? What would you like to see come out of the comprehensive planning process? What would make the plan the most usable and accessible and helpful document for you as planning commissioners and as assembly members?**

*Comments from the Planning Commission and Assembly*

- Would like the revised version to identify what has changed since the 2012 Comp Plan came out, like what has changed demographically and where are we headed.
- Would like the revised comp plan to be useful for future planning and zoning, to be the document the planning commissions goes to answer questions, aside from the borough code.
- Want the document to lack the ambiguity the current versions has. Also wants it to give a sense of the kind of community Haines is; it can't be everything for everybody. But is Haines a recreational economy? Is it a resource extraction community? The comp plan should identify those things.
- Wants a shorter, easier to use document than the current 300 page version.
- Wants the comp plan to show how Haines can utilize natural resources in the community; not just one resource over another, but how the community can diversify its resources.
- Shorten the current version by moving the section about the history of Haines to an appendix.

- Project Team: The planning team can design a comprehensive plan that helps all stakeholders utilize the plan. Dense sections, like Haines history or heavy statistical data, can be put in appendices and referenced in the body of the plan.
- How do policies and code sometimes with each other; code is law, the comp plan is a guide. How does the planning commission utilize both without conflict?

*Comments from the Planning Commission and Assembly:*

- Clear policies are important and the future land use map that will be developed for the comp plan incorporates those policies to capture the intent or goal for each area of the borough, like development, no development, or preservation. The code is the law that helps enforce or achieve those land use goals. Feedback so far has identified that there is conflict between the current comp plan, existing land use, and code, so this revision will try to address that. Adaptability and flexibility in the comp plan is also important; you can update the comp plan more often than every 10 years, if necessary. You can also use the comp plan process to identify if areas of the code need addressing.

## **2. How do the Planning Commission and Assembly use the current comprehensive plan?**

*Comments from the Planning Commission and Assembly*

- I don't put a lot of weight on it currently; I rely more on the code and charter.
- As a new resident and planning commission member, it helped me understand the history and issues of the community.

## **3. Review of purpose and authority of a comprehensive plan and the local government**

***Summary of presentation points***

- The comprehensive plan is an opportunity to engage stakeholders and partners.
- State statute, Title 29 outlines and provides director for municipal governments, including planning powers. One of those planning powers is to create a comprehensive plan. Title 29 sets some parameters for what a comp plan should include.
- The planning commission is the sole planning body for the borough, guided by the comprehensive plan.
- A comp plan is not a zoning document, but it is a foundation for fair and legally defensible execution of local government powers. It gives broad direction and specific strategies.
- Other planning tools include the capital improvement projects list, land use maps, permits; these all tied back to the comprehensive plan.

## **4. Economic Overview**

***Summary of presentation points***

- Haines economy has quickly returned to pre-COVID Haines economy.
- Unemployment is low; rebounded quickly from losing a quarter of its jobs in 2020-2021.
- Haines economy is well diversified between government, healthcare, construction, retail, and wholesale sectors. Seafood jobs have declined over time.
- The number of visitors in 2022 was about the same as pre-COVID numbers.
- Haines Census numbers are being challenged because they seem vastly undercounted compared to the state estimates.
- Haines business attitudes are positive about their outlook.

### ***Questions and discussion***

- Question: Regarding “Barriers and Benefits” to doing business in Haines, is it common in other communities to have more barriers listed than benefits? Answer: Yes, that is common for all communities.
- Question: In “overall costs of business” category, what costs are included? Answer: It’s up to the person answering the question, but in Haines it seems that cost of transportation and freight are the prevalent costs businesses are identifying in this question.
- Question: What were business owners considering “negative” in the business outlook? Answer: That was a ‘spot’ question but the outlook seems to be improving. Discussion: A “same” economic outlook for a business doesn’t seem to be a positive; if you’re business is staying the “same” then it’s going backwards, and not improving in light of inflation. Business goals adjust every year. Maybe some of it is reflected as part of post-COVID.
- Questions: The Haines population is projected by the state to be declining in the next 20 years, but these projections seem to say the opposite. Which is true? Answer: Haines is an older population and must rely on bringing new people in to grow. The state population projections tend to be more pessimistic than reality. The state projects Haines to decline in six percent population over 30 years which is a very slow decline.
- Question: What is Haines’ average age? Answer: Currently it is 47.9. Between 2015-2022, the population under age 15 has gone up 16 percent.
- Comment: The demographics show that we have an older population, but we don’t have a lot of senior/aging services. These numbers show that we could do more.
- Question: How is government employment counted? Haines state jobs have decreased in Haines. Answer: State jobs have decreased, federal jobs have increased, and local government jobs, including Tribal jobs, have increased.
- Question: How does the data capture remote workers in Haines? Answer: There are people who live in Haines and work remotely elsewhere, and people who live elsewhere but work in Haines remotely. There is no good way to count them. We can count people who work in mining and live in Haines by contacting those companies.
- Question: Did the survey ask about availability of affordable land? Answer: We asked about availability of affordable housing, which fared much better than other Southeast communities. It doesn’t mean it’s not an issue, but perhaps better than other communities. The availability of land might follow that trend.

## **5. Review of project goals, approach, and schedule**

### ***Summary of presentation points***

- The planning team is holding initial interviews with industry/organizational stakeholders and community members.
- A community survey is being launched this week.
- More community visits planned for July (potentially) and September.
- The planning team will begin drafting the plan around October, working toward our December deadline. That will include a public review draft that will have a 30 day public comment period. Revisions will take place in November after the public comment period.

- The comprehensive plan will help inform other planning efforts from the state and federal government, as they are major landowners in the borough.
- The planning team will contact and hold public meetings in other areas of the borough including Excursion Inlet, upper valley, Klukwan, and other areas.



## Haines Comprehensive Plan Revision

### Economic Development Dialogue

June 20th, 2023, 1:30 PM – 3:30 PM

Aspen Hotel and via Zoom

**Stakeholders invited:** Haines Borough, Haines Chamber of Commerce, Haines Economic Development Corporation, Chilkoot Indian Association, Sustainable Southeast Partnership, Cruise Lines International Association Alaska, DOWA Alaska, Commercial Fish Advisory Board, Southeast Conference, Haines Borough School District, SouthEast Alaska Regional Health Consortium, Upper Lynn Canal Fish Committee.

**Stakeholders present:** Haines Borough (Alekk Fullerton, Annette Kreitzer, Doug Olerud, Andrew Conrad, Rebecca Hylton), Haines Economic Development Corporation (Cindy Zuluaga-Jimenez), Chilkoot Indian Association (Harriet Brouillette), DOWA Alaska (Liz Cornejo), Commercial Fish Advisory Board and Upper Lynn Canal Fish Committee (Norm Hughes), Southeast Conference (Robert Venebles), Haines Borough School District (Roy Getchel), SouthEast Alaska Regional Health Consortium (Stephanie Pattison).

**Other stakeholders and residents present in person or online:** Takshanuk Watershed Council (Derick Poinsette, Stacie Evans), Carol Tuynman, William Jurewitz, Tom and Liz Haywood, Ann Myren, Tammy Piper, and others.

**Planning Team:** Shelly Wade (facilitator) and Meg Friedenauer, Agnew::Beck; Meilani Schijvens, Rain Coast Data; Chris Mertl, Corvus Design.

## Purpose

To convene economic development leaders and representatives to identify and discuss key trends, challenges, and opportunities in the Haines Borough. This input will inform revised economic development goals, strategies, and actions in the Haines Borough Comprehensive Plan.

### 1. Opening Discussion with Questions about Timing and Process

- Comment: There are people who cannot make time during the day to attend these meetings so it's important that the information shared during the meetings are available to everyone.
  - Response: Notes, recordings, and other meeting materials will be posted on the project website. The stakeholder meetings are open to the public. There are one-on-one interviews happening with assembly members and planning commission members and other industry stakeholders, but not "private" meetings.
- Comment: The timing of the process causes some lack of trust from the public, especially considering the recent special election that will make the Planning Commission an elected board rather than an appointed board. It also seems like an unnecessarily accelerated timeline.
  - Response: It's not unusual for leadership roles to change during comprehensive planning processes; the most important aspect is to get the public's involvement and support which will drive the approval process by the planning commission and assembly.



**2. What work on economic development planning already exists? What efforts can we build on for the comprehensive plan update?**

- The Haines Economic Development Corporation is updating its Five-Year Economic Development Plan and it provides a good starting point for the comprehensive plan update. HEDC started its community outreach in fall 2021 to review the 2018 economic development plan. HEDC is working with McKinley Group to develop the update and finalize it this summer.

**3. Review of strengths, weaknesses, opportunities, threats (SWOT analysis) in HEDC plan.**

- What **additional** economic SWOT elements from those listed in the draft HEDC plan should be included in the comprehensive plan update?

**Additional strengths:**

- Haines has strong support for the school system and the school programs.
- Haines is attractive to, and has been attracting, location neutral workers. HEDC has an ongoing campaign to attract location neutral workers.
- Outdoor lifestyle is attractive for residents and visitors.
- Commercial fishing is a longstanding and constant industry in Haines and will continue to be. Young people are getting into fishing and many fishermen have diversified and adapted to challenges over the years.
- The number of small businesses and diversity of businesses that are locally owned.
- Possible future expansion of services SEARHC.
- Alaska Marine Highway System continues to be a strength, even with schedule challenges and reduced services. Haines is still a vital port connection for the region and state. AMHS workforce that lives in Haines is a significant internal asset that is often unrecognized and could be developed further.
- Post office economy has grown.
- Subsistence resources continue to be vital for residents.
- Land based opportunities for mineral and resource extraction.
- Diverse economic opportunities – data shows that Haines is not overly dependent on any one industry.
- Manufacturing has grown in Haines.
- Haines' access and proximity to U.S. and Canadian national parks (Glacier Bay National Park, Tatshenshini-Alsek Provincial Park, Kluane National Park and Reserve.)
- It's a great place to grow up in; kids flourish and many leave when they graduate, but they are well prepared academically and from having a good community to grow up in.

**Additional weaknesses:**

- Our guests impact our services, especially internet and cell services on busy cruise ship days. Cell service is especially problematic at times because they are managed by companies outside Haines and with no local presence. It's difficult to partner with these companies or explore ways to make their service better.
- Recent closure of local campgrounds and state recreation facilities. State parks has reduced funding and that has affected state parks services in Haines for both visitors and residents.
- Wages do not keep up with the costs of living in Haines.
- Lack of affordable and accessible housing, especially on the rental market.
- High costs of goods and operation of businesses, including shipping and fuel.

**Additional opportunities:**

- Abundant and diverse coastline throughout the borough, providing recreational access and other possibly opportunities.
- Mining and extraction development continues to be explored within the borough.
- Haines has potential capacity to be trans-shipment hub.
- Unique events that draw visitors and engage residents (races, conferences, arts.)
- Some improvement to internet connectivity with recent fiber upgrades and more plans for fiber extension in Upper Valley. Starlink may also provide improved access when available.

**Additional threats**

- Anything that threatens the health of current industries like fishing and tourism.
- Travel challenges: Alaska Marine Highway's level of service and funding challenges will continue to affect residents and travelers and general quality of life. This also affects the overall cost of transportation; lack of ferry service forces people to rely more on air travel, which is naturally more expensive and has been even more pricey than usual recently. This affects people's ability to travel for essential services, like healthcare.
- Community decisiveness. The process and the people do not make it easy for the community to get things done.
- Economic development at the cost of environmental deterioration affects the community wellbeing and community relationships. Short term development may have long-term impacts on the environment, tourism, subsistence, and recreation.
- We need to acknowledge that there are varying issues and different challenges for different neighborhoods i.e., Upper Valley, Excursion Inlet, Mud Bay, Lutak.

**4. What are some strategies that will affect the success of the community over the next 10 years?**

- Invest in borough staffing that is trained and can best serve the community. Fund these positions to provide the needed capacity to implement plans and projects.
- Improved and consistent access to and from community that is cost effective.
- Assess the type and quality of jobs in the community and train locals to fill those jobs. Encourage jobs that pay a living wage.
- Commercial fishing is a low-hanging fruit for economic opportunities. The borough should continue to support harbor and fishing infrastructure and training.
- Summer seasonal work is often filled by out-of-town youth. How can these jobs be filled by more locals?
- Support economic diversification and support of a variety of industries and economic opportunities.
- Affordable housing for families and new residents.
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- Discover and define “What is the community’s appetite for new development?” (The survey is one tool that will help address this question.)



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## Haines Comprehensive Plan Revision

### Land Use Stakeholder Dialogue

June 20th, 2023, 10 AM – 12 PM

Aspen Hotel and via Zoom

**Stakeholders invited:** Bureau of Land Management, Haines Borough, Takshanuk Watershed Council, Haines State Forest, Chilkoot Indian Association, Haines Development Office (Roger Schnabel), Alaska Department of Fish and Game, Alaska Department of Natural Resources, Sustainable Southeast Partnership, Chilkat Indian Village, Haines Huts and Trails, Haines Real Estate, DOWA Alaska, Chilkat Custom Contractors, Alaska State Parks, University of Alaska Land Management, Alaska Mental Health Trust Authority Land Office

**Stakeholders present:** Haines Borough (Doug Olerud, Annette Kreitzer, Alekka Fullerton, Richard Clement, Debra Schnabel, Andrew Conrad, Rebecca Hylton, and others), DOWA Alaska (Liz Cornejo), Haines Chamber of Commerce (Lee Zion), Chilkoot Indian Association (Harriet Brouillette), Takshanuk Watershed Council (Derick Poinsette, Stacie Evans), Lindsay Johnson (Haines Huts and Trails)

**Other stakeholders and residents present, in person or online:** Gershon Cohen, Clay Frick, Carol Tuynman, George Figdor, Lex Treinen, Eric Holle, Anny Myren, Tom and Liz Heywood, Tammy Piper, Patty Kermoian, and others.

**Planning Team:** Shelly Wade (facilitator) and Meg Friedenauer, Agnew::Beck; Meilani Schijvens, Rain Coast Data; Chris Mertl, Corvus Design.

### Purpose

To convene landowners, managers and other land use leaders and representatives to identify and discuss key trends, challenges, and opportunities in the Haines Borough. This input will inform revised land use goals, strategies, and actions in the Haines Borough Comprehensive Plan.

#### **1. Review of land use action plan from 2012 Comprehensive Plan includes goals with several objectives and strategies (see attached “Land Use Action Summary”).**

- **What is the purpose of this comprehensive plan revision process?**
  - The starting point is the 2012 Comprehensive Plan Land Use Goals, Strategies, and Actions. This an opportunity to revisit the 2012 plan, to drill down and find and identify what has changed or what has not changed? What is the vision and goals for the community for the next 10 years?
  - The categories of land use, transportation, utilities, economic development, and housing were chosen by the Borough as the areas of focus for this update because it was thought that those area and the community’s attitude or thoughts on those areas have changed the most in the last 10 years.

- **Stakeholder Questions & Discussion:**

- **Question:** What about partners and landowners missing from the table today, for example, BLM, the University, the State?
  - **Response:** They were invited, but some of them are not in attendance today. The planning team is still making those connections with them. They won't be left out.
- **Question:** How does the planning team weigh the input they receive in the final draft of the plan? How is it determined what ideas and issues rise to the top versus other input?
  - **Response:** All the input, community survey, and data will be considered. Themes and priorities emerge from all those inputs put together. There are parallel planning efforts happening, like with recreational economy opportunities, and that work will feed into the comp plan update process, as well as other existing plans.

## 2. From the agencies and stakeholders present, what are your short- and long-term land use goals and strategies that would affect land within the Haines Borough?

- **Alaska Mental Health Trust (Britt Williams, Leasing and Land Sales Manager and Jeff Hermanns, Senior Resource Manager for Forestry)**

- The Trust landholdings in Haines are primarily in the Mud Bay Area. The Trust is interested in being part of this process to hear what kind of things the community would like to see on those properties, and what the community thinks is the best use of those properties.
- The Trust is mandated by law to raise revenues for its beneficiaries, and there are Trust beneficiaries who live in Haines. The Trust continues to manage a longtime small timber sale program within the borough. The Trust is also beginning to explore a carbon credit program for its timber properties. The timber in Haines isn't high quality market timber, so a carbon credit program may be one way to capitalize on those properties.
- **Stakeholder Questions & Discussion:**
  - **Question:** Can the Trust revenues from Haines be used specifically for Haines projects, like camps or facilities that serve Haines?
    - **Britt Williams:** That is a complicated issue, but it is being explored. For example, the Trust is working with the Sitka Homeless Coalition to secure trust lands for a homeless shelter. It's a different kind of process than the Trust is used to, but it's possible.

- **Department of Natural Resources: Kaitlyn Raffier**

- New DNR Resource Manager. Long term goal is to continue supporting the public through the state land authorization process and be a resource to the community any way it can be.

### 3. What are the potential issues or challenges with existing land use in Haines today?

- **Stakeholder Questions & Discussion**

- The relationship between landowners and subsurface rights; do people or organizations with subsurface rights have the right to say that property cannot be accessed by anyone else, even if they don't own the land?
- One challenge is that the borough can't do land use zoning on non-Borough land. The Haines Borough is a large land base with multiple subsurface uses and multiple land agencies owners.
- Something unusual to note in the Haines comp plan is the multiple land use category; that is an unusual category of land use and seems to lead to complexities and conflicts.
- The revised comp plan needs to delineate use areas to reduce the number of land use conflicts that seem to perpetuate. We need stronger language that's clear. The Haines' general use designation doesn't seem to work anymore. We also need clarity on what can and can't happen in residential areas.
- The Haines Highway corridor is an example of potential conflicts; it is used for many different purposes including tourism, recreation, and industrial. Those varieties of uses can cause challenges for residents along the corridor and in looking at adjoining land uses.
- Eric Holle, Lynn Canal Conservation on the organization's short- and long-term land use goals and strategies:
  - Maintaining ecosystems that support people, protecting water quality and watersheds. An example of conflicts is when the community went through a Tier 3 water application process a few years ago and it became contentious. Ongoing mining in the upper valley and recreation are also conflicting uses.
- Existing land plans and legislation, especially from the State, are decades old and its likely attitudes and communities have changed. There is also concern about the short amount of time we must look at all of this, think about it, and develop a draft.
- When is the Borough required to update the comp plan?
  - They are typically 10-year plans.
- Concerns about the speed of this process; some community members want the process to be slowed down, especially considering the recent election to make the planning commission an elected board; the entire planning commission will be up for election in October.
  - There are parallel planning efforts happening, like with Haines Economic Development Corporation and the recreational and trails planning that can feed into this process to complement it. Those efforts have brought this process up to a level that helps us meet the timeline set by the borough.
- This type of planning effort isn't for those who are participating today but for the next generation and future generation; how can more youth be engaged in this process?



- Native allotment selection; Chilkoot Indian Association has maps of preferred land selections and those should be considered in this planning effort.

#### **4. Additional Discussion (presented by topic):**

##### **Land Use**

- Recreation discussion needs to be at the economic level, not just a trail but understanding and embracing the whole picture.
- Watershed integrity needs to be a land use designation priority.
- General Use Zone needs to be quantified and better defined. This zoning creates conflicts with residents. Hopefully this discussion prompts us to figure out what is allowable in a general use area and if some of those areas need to be rezoned.
- Need to re-evaluate land use annually and what's occurring on the land. Need to understand what's happening on the ground. P&ZC needs new information on what's happening on the ground and what's coming down the pipeline, so P&ZC are informed and make the best decisions.
- Diversity is a strength and should not be seen as a cause for conflict. The valley has long been a place of diverse land uses. Maybe diversity is a strength and doesn't have to be a conflict.
- Local control and decision making of land use needs to be a priority. Locals need to have the ability to control and guide other land managers within the borough.
- Implementation is good but evaluation of the land and its qualities should be used to guide land management decisions, strategies, and policies. Need to include environmental NGOs and Tribes at the same level as borough and other land managers.
- Most of the conflicts the planning commission has dealt with recently seem to involve residents living in newly developed residential neighborhoods and the conflicting uses that come up. Neighborhoods and residential communities need input on this process.
- Chilkoot Indian Association has neighborhood and wants to protect the quiet quality of life of area and access to surrounding resources.

##### **Comprehensive Plan Process:**

- Who is not showing up at the meetings and the survey needs to reach out to these people and get their input.
- Summer planning may exclude the fishing industry. Need to include these people in process.



## Haines Comprehensive Plan Revision

### Housing Stakeholder Dialogue

1:30 – 3:30 PM, June 21<sup>st</sup>, 2023

Relocated from Aspen Hotel Meeting Room to Haines Borough Assembly Chambers due to connectivity issues.

**Stakeholders invited:** Haines Borough, Alaska Housing Finance Corporation, members of Haines Borough Housing Working Group, Haines Economic Development Corporation, Chilkoot Indian Association, Henry Construction, Salvation Army, Haines Real Estate, Reservations by Randa, Southeast Alaska Independent Living (SAIL), Roger Schnabel.

**Stakeholders present:** Haines Borough (Annette Kreitzer, Doug Olerud, Diana Lapham, Alekka Fullerton, Richard Clement), Members of Haines Borough Housing Working Group, Haines Economic Development Corporation (Cindy Zuluaga Jimenez), Chilkoot Indian Association (Harriet Brouillette), Reservation by Randa (Randa Szymanski), Southeast Alaska Independent Living (SAIL) (Sierra Jimenez).

**Other stakeholders and residents present in person or online:** Richard Clement, Carol Tuynman, Diana Lapham, Tom and Liz Heywood, and others.

**Planning Team:** Shelly Wade (facilitator) and Meg Friedenauer, Agnew::Beck; Meilani Schijvens, Rain Coast Data; Chris Mertl, Corvus Design.

### Purpose

To convene housing leaders and representatives to identify and discuss key trends, challenges, and opportunities in the Haines Borough. This input will inform revised housing goals, strategies, and actions in the Haines Borough Comprehensive Plan.

#### 1. What work on housing planning already exists? What efforts can we build on for the comprehensive plan update?

- Haines Economic Development Corporation recently conducted a “HEDC Housing Survey Report 2022-2023.”
  - This study did not include Klukwan, as they are working on their own housing survey. The survey report focuses on three major sections: Demographics, Housing Needs, and What Projects are Planned.
- **Key Points from the HEDC survey:**
  - The community’s housing needs are not in dire straits but still has a high need for more housing.
  - It’s predicted Haines needs 92-293 new housing units by 2030 depending on population growth.

- Zoning revisions are needed to utilize more land for housing or to increase density of housing on existing housing areas, including adding units to existing single family units.
- Extending utilities to new areas makes it unaffordable, need to focus on in-fill development.
- Housing costs are increasing and nearing the 30% threshold.
- Most of the existing housing stock does not meet the needs of the elderly or other accessibility needs. New units not being developed for this group.
- Seasonal housing is increasing annually and impacting available housing.
- Currently the Borough is reviewing 12 permits (housing and commercial).
- Ideal housing for Haines is generally 1-2 bedrooms, less than 1,500 sq ft and close to town.
- The needs of seasonal workers is not understood. Their season is extending, and basic amenities should be included. The type of worker housing varies in the Borough.

## **2. Discussion (presented by topic):**

### **Borough/government involvement in housing:**

- Housing is not an authority or power granted by the borough charter for the borough government to address. The comprehensive plan needs to identify if the borough charter needs to be amended to give this authority to the borough and what policies are needed to facilitate the borough as a housing partner, if desired.
- The borough needs more resources to effectively enforce the regulations already in code. Should the borough do more to have building codes and inspection to do enforcement and provide inspections as part of borough services? This would help address the building quality issues some banks have with finances home purchases in Haines.
- What incentives can the borough create to stimulate housing development?
- There is a need for more partnerships where borough land is leveraged with other entities who have development funding and can be used to build more housing.
- The borough's Housing Working Group has identified key locations for housing development. This should be included in the comprehensive plan.

### **Regulations**

- There is a need to understand priorities, requirements, and policies related to housing by others charged with housing (like Alaska Housing Finance Corporation, Tlingit-Haida Housing Authority, etc.)
- People do not know about accessory unit regulations (less than 600 sq ft) and many feel they are too restrictive. There needs to be more education about what possibilities exist already.
- More research or advocacy is needed to understand why Alaska Housing Vouchers are not available to Haines. Southeast Alaska Independent Living (SAIL) has tried to find an answer to this issue.

### **Short-Term Rentals**

- See Randa Szymanski's full comments (attached on PDF version.)
- There are currently 54 short-term housing units in Haines; these are high end housing units, often closed in the winter, so they shouldn't be a factor in the overall housing issue.

### **Diversity of Need**

- The 2020 storm displaced several residents, and this illustrated the need for affordable housing in the community, especially those with special needs or limited resources.
- Housing challenges directly impacts the ability to attract new people to the community and fill essential jobs. Many are well paid jobs, but housing - both rental and for sale - is limited across most income levels.
- Mobile home parks are a solution for housing but many need assistance with upgrades. Utilities can be a high expense born by owner. The utilities are not allowed to be in the renter's name, so the park owner often incurs those costs when renters fall behind.
- People will move further up the valley if housing is cheaper outside town, but industrial activities up the valley are also impacting housing and some desire to live there.
- The lack of public transportation creates challenges for those without their own transportation; those with lower incomes can sometimes find housing further from town, but then they lack the resources to get to town for work and essentials.

### **Haines Housing Stats (presented by Meilani Schijvens):**

- 29 percent of housing is not occupied (statewide average is 19 percent.) 69 percent of the vacant homes are summer use only.
- 28 percent of the stock is rental housing in Haines (statewide average is 33 percent.)
- 86 percent of homes are single family. Only 4 percent are duplexes or multi-family units.
- A larger percentage of homes do not carry a mortgage.

### **Upcoming Known Projects**

- A 4-unit subdivision is currently going through the planning and permitting phase (Szymanski subdivision).
- Five new tiny homes are being developed behind Eagle's Nest.
- Hilltop subdivision (in progress.)

Randa Szymanski

Reservations By Randa

Serving Haines since 1986

June 15, 2023

I've been handling vacation rental reservations since 2014. There are some people in the borough who feel vacation rentals are causing a shortage of long-term rentals and therefore should be limited.

I disagree with this thinking. Let the market determine what is "enough".

If you restrict the number of vacation rentals to what is currently available then you miss out on a potential high-end rental opening up and you keep the low-end rentals in business. Guests vote with their feet. If a new rental opens up that is nicer than what was previously available, guests will move to the nicer, more expensive, one, generating more sales tax for the borough. As the low-end rentals get fewer bookings, the owners will decide it's not worth the effort and will either sell or switch to long term rentals. I have been in business here in Haines since 1986 and have been handling vacation rentals since 2014. I have seen this happen several times.

Here is a list of the rentals I currently manage. As you can see, most were never intended for the long-term rental market.

Alaska Guardhouse: 4 rooms in a private home, one they have been trying to rent out as long-term rental with limited success

Blue Heron: private home, owner lives in it when it's not rented

Chilkat Tower: built for vacation rental, not taking away from the long-term rental market

Chilkoot Haven: built for tourist lodging, not taking away from the long-term rental market

Cozy Chilkat: built for tourist lodging, not taking away from the long-term rental market

Cozy Cove Cottage: owner lives in this when it's not rented out, bought it so he could have housing while working in Haines. Previous owner built it for his father to live in.

Picture Point Seaside Flat: built for their friends and family to stay in, rented out when it's not being used by them

Ripinski Retreat: tried to rent as a long-term rental, renters destroyed the interior, had to replace furniture, repaint, recarpet, fix kitchen. Went back to vacation rental

Snappers Inn: owners live there in the winter, vacation rental in the summer

The Attic: was long term rental, switched to vacation rental when it was purchased by the new owner

The Cottage: was long term rental, switched to vacation rental when it was purchased by the new owner

View at Oceanside: built for vacation rental, not taking away from the long-term rental market



Viking Cove: built for vacation rental, not taking away from the long-term rental market.

The Aerie: owners live downstairs, rent out the upstairs during the summer

I do agree that there is a housing shortage in Haines. But I think we need to clarify if there is a shortage of affordable homes to purchase or if there is a shortage of apartments. These places have all been converted from short-term rentals to apartments so we now have more apartments available than ever before:

Thunderbird Motel to Veterans housing

Mountain View Motel to apartments

Eagles Nest Motel to apartments

Clayton Place to apartments

Bear Creek camp changed from a nightly hostel to seasonal guide housing

These are vacation rentals that I used to manage that are now private homes and/or long-term rentals:

Beverly House

Highland Haven

Ravens Nest

Su Casa

Cannery Cabin

Hidden Cove Farm House

Island View

Paradise West

Sea Rose Cottage

Swan View Cabins

Nest at Newton Cove

High Tide

Riley Ridge

Bear Trail Inn

The Alders

I think what people are feeling is that there is a shortage of affordable homes to purchase and that I completely agree with.

I would like to see the borough partner with the school and bring back the Trades & Industries house program where the voc/tech students build a small, affordable, house over the school year. This was done with great success for several years.

Thank you for your time.

Randa Szymanski

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## Haines Comprehensive Plan Revision

### Utility Stakeholder Dialogue

10:00 AM – 12:00 PM, June 21<sup>st</sup>, 2023

Aspen Hotel Meeting Room

**Stakeholders invited:** APT Alaska, Haines Borough, GCI, Delta Western, Inside Passage Electric Cooperative, AT&T, Haines Cable, Community Waste Solutions, Haines Friends of Recycling.

**Stakeholders present:** APT Alaska (Darren Belisle), Haines Borough (Doug Olerud, Annette Kreitzer, Richard Clement), Delta Western (Jake Eckhardt), Inside Passage Electric Cooperative (Jodi Mitchell), Haines Cable (Patty Campbell)

**Other stakeholders and residents present in person or online:** Carol Tuynman, Gershon Cohen, Tom and Liz Heywood, Diana Lapham, and others.

**Planning Team:** Shelly Wade (facilitator) and Meg Friedenauer, Agnew::Beck; Meilani Schijvens, Rain Coast Data; Chris Mertl, Corvus Design.

### Purpose

To convene utility leaders and representatives to identify and discuss key trends, challenges, and opportunities in the Haines Borough. This input will inform revised economic development goals, strategies, and actions in the Haines Borough Comprehensive Plan

#### 1. Review of transportation action plan from 2012 Comprehensive Plan includes a main goal with several objectives and strategies (see attached “Utilities Action Summary”).

##### Power, Telephone, and Internet utilities

- **AP&T – Alaska Power and Telephone (Darren Belisle)**

- AP&T received grants to extend fiber to upper alley, up to the Canada border. The project is still in the planning phases, no installation dates have been set yet.
- The undersea cable that provides some power to Haines from Skagway’s Goat Lake hydro power was upgraded this summer.
- Stakeholder Questions & Discussion:
  - What can AP&T do to help increase the capacity of cell service?
    - Darren Belisle: AT&T purchases capacity from AP&T. As demand increases with increases cruise ship passengers and visitors, service is impacted if AT&T doesn’t purchase additional capacity.

- Can the community move toward burying lines to minimize visual impacts?
  - Darren Belisle: Underground lines are expensive due to shallow bedrock; those costs are then passed on to users. It can also make repairs more challenging.
- Is AP&T considering any new hydro sites near Haines? Any new hydro site needs to minimize environmental impacts.
  - Darren Belisle: AP&T is looking at planning for a new hydro facility but it's still in the very early stages. The Walker Lake project is also still a long-term possibility for hydro development.
- A wind farm in the upper valley (Four Winds Ridge) should be considered. It could power the neighborhood and a possible ski hill that is being considered.
  - Darren Belisle: A wind farm could be challenging with the Chilkat Bald Eagle Preserve nearby.
- Tidal energy should be considered using a tidal turbine. Some testing is being done to see if Haines has any viable sites.
- Power generation should not be operated by a for-profit agency, should be managed and operated by the Borough to bring costs down.
  - Meilani Schijvens: The City and Borough of Juneau did an extensive study and found that city managed power generation was not feasible. Other communities are doing the same.
- Haines Economic Development Corporation (HEDC) has identified that the high cost of power and service extensive as a barrier for new businesses and development.
- Haines Borough is investigating with AP&T how many days the community is on hydro and how many days on diesel.

### **Fuels Utilities**

- **Delta Western (Jake Eckhardt)**
  - The cost of diesel is expected to continue to increase.
  - Haines uses a smaller volume of fuel than other communities, including Skagway, and therefore pays higher rates for shipping and purchase. Bulk purchases can reduce costs.
  - Fuel is shipped to Whitehorse and Fairbanks through Haines.
  - Delta Western would need to have a demand to export at least 10 times the volume it does now to get a reduced rate locally.
  - AP&T has options to purchase diesel from Delta Western or Skagway.

### **Additional Communication Utilities**

- **Haines Cable/Radio Shack – Patty Campbell**

- Haines Cable/Radio Shack provides local cable TV services and pre-paid cell phones through GCI.
- The demand for cable is constant in Haines even with satellite and streaming services.

### **Additional Cell and Internet Services**

- Verizon was interested in providing a tower near Lutak Dock, but the project is on hold.
- Haines school and library internet is provided through the School and Libraries Program (also known as E-rate) through GCI. The rest of the community is served by AP&T internet.
- If Haines is going to attract remote workers, the community needs dependable and appropriate levels of service.
- Chilkoot Indian Association is working with Starlink to establish service in Haines that would be available to community. The project is estimated to be one year out. Some locals are already using Starlink with mostly positive feedback.
- Excursion Inlet has communication challenges. There isn't a dedicated cell tower for EI.

### **Solid Waste**

- There was an effort a few years ago to mandate trash pick-up in the community but it's not a popular idea with those who actively manage their own waste at home. Several Southeast communities ship solid waste to Seattle through a regional barging partnership. This was explored a few years ago in Haines but would have required a mandatory tax or fee to fund it and it wasn't popular.
- Incineration has been considered before, but there are criticisms about the air impacts and economic feasibility. Skagway has an incinerator, but it's prohibitive to ship waste to Skagway to share its use.
- Takshanuk Watershed Council is developing a commercial composting center that could divert up to 40 percent of the waste stream.
- Reducing volume entering waste stream is critical in reducing costs.
- Southeast Conference is working on solid waste issues, but those efforts have been quiet lately.
- Friends of Recycling is looking to develop a recycling facility at the landfill. It is in the planning stages and looking to obtain land from borough to establish facility.

### **Sewer and Water**

- The borough is in the process of developing a sewer and water master plan and will go before Assembly in July.
- Haines is one of several communities that needs sewer improvement as required by the EPA.



## Haines Comprehensive Plan Revision Transportation Stakeholder Dialogue 9:00 – 10:30 PM, June 22<sup>nd</sup>, 2023 Haines Borough Assembly Chambers

**Stakeholders invited:** Alaska Fjordlands, Haines Borough, Alaska Seaplanes, Alaska Department of Transportation & Public Facilities, Alaska Marine Lines, Haines-Skagway Fast Ferry, Haines Borough Ports & Harbor Advisory Committee.

**Stakeholders present:** Haines Borough (Doug Olerud, Alekka Fullerton, Richard Clement, Diana Lapham, Reba Hylton, and others), Haines Borough Ports & Harbor Advisory Committee members (Norm Hughes), Alaska Seaplanes (Kent Crawford), Alaska Department of Transportation & Public Facilities (Chris Goins, AK DOT&PF Southcoast Director and Matt Boron, Haines area supervisor), Alaska Marine Highway (Craig Tornga, Marine Director), Alaska Marine Lines (Michael Ganey), Haines Borough Ports & Harbor Advisory Committee members (Norm Hughes), and others.

**Other stakeholders and residents present in person or online:** Chilkoot Indian Association (Harriet Brouillette, Britney Dunbar), Takshanuk Watershed Council (Derick Poinsette, Stacie Evans), Haines Economic Development Corporation (Cindy Zuluaga Jimenez), Lynn Canal Conservation (Jessica Platcha), Erika Merklin, Nick Szatkowski, Norm Smith, Gershon Cohen, Clay Frick, Liz Landis, Carol Tuynman, and others.

**Planning Team:** Shelly Wade (facilitator) and Meg Friedenauer, Agnew::Beck; Meilani Schijvens, Rain Coast Data; Chris Mertl, Corvus Design.

### Purpose

To convene transportation leaders and representatives to identify and discuss key trends, challenges, and opportunities in the Haines Borough. This input will inform revised economic development goals, strategies, and actions in the Haines Borough Comprehensive Plan.

#### **1. Review of transportation action plan from 2012 Comprehensive Plan includes a main goal with several objectives and strategies (see attached “Transportation Action Summary”).**

- **AKDOT&PF (Chris Goins, Southcoast Director)**
  - AKDOT will begin Stage 3 of the Haines Highway Improvements this winter, which includes the Chilkat River Bridge replacement. The bridge replacement is listed in the STIP as an approximately \$60 million project, which is nearing the end of its lifespan and needs safety improvements.
  - Stage 2 of the Haines Highway Project is nearly done including mitigation on all the slide impact areas.
  - Upcoming projects include resurfacing the airport and adding snow equipment building there, ADA improvements in downtown Haines.
  - Emergency repairs from 2020 storm continue, including culvert repairs and road repairs along Lutak Road.
  - The process for the SE Transportation Plan will be starting in fall.



- **Alaska Seaplanes (Kent Crawford, CEO)**

- Air traffic to Haines is declining over the last year, likely due to high costs. The high cost is due to a national shortage of pilots, mechanics, and equipment. The shortage of ground mechanics is the highest cost for airlines right now. Seaplanes has to offer housing and high wages to attract and keep mechanics. They are reducing the frequency of less popular flights and trying to reduce other costs to try to drop prices.

- **Stakeholder Questions and Discussion (presented by topic):**

- Airport and Air**

- The airport's restrooms are occasionally out of order; it's confusing whose responsibility it is to keep in working order. The restrooms are Alaska Seaplane's responsibility; DOT&PF removed the septic system during the airport project a few years ago and replaced it with storage tanks, but Alaska Seaplanes and DOT&PF are working to understand what affects the restroom maintenance.

- Roads**

- Liz Landis: Spokesperson for the Safe Haines Highway group that was formed by a group of citizens who are impacted by the Haines Highway as a trucking corridor, especially considering the Lutak Dock issues. The group hired an engineer to produce a public report looking at the effects of potential increased traffic from ore shipments along highway corridor and impacts to the environment and safety.
- The borough is putting together a grant for the US DOT Safe Streets for All program. The Chilkoot Indian Association can also apply for safety improvements grant money and could be a partner with the borough for the Safe Streets program.
- More reliable and affordable transportation in and out of Haines is needed. Regarding jet service in and out of Haines, the airspace is likely too restrictive and doesn't have support of Chilkoot Indian Association with it being so close to traditional lands that have already been impacted by the recent airport expansion.
- Road construction is changing the migration of hooligan and herring. Need to evaluate and understand impacts of road, bridge, and culvert construction to fish in the river. This includes road and culvert improvements in the slide (highway) area.

- Other Transportation**

- There is interest in the community to prioritize all forms of transportation, not just vehicles. Some would be especially interested in promoting bike use, providing bicycle facilities, and more bike routes.
- Would like the borough/comprehensive plan to include promoting the use of electric cars and provide support facilities and charging stations. CIA has submitted a grant to install charging stations in Haines.

- **Alaska Marine Highway Service (Craig Tornga, Marine Director)**

- The ferry fleet is aging and needs replacement. A preventative maintenance system is underway.
- The M/V Hubbard recently came online and is providing improved service to Lynn Canal.
- Crew shortages challenges continue to impact the system.

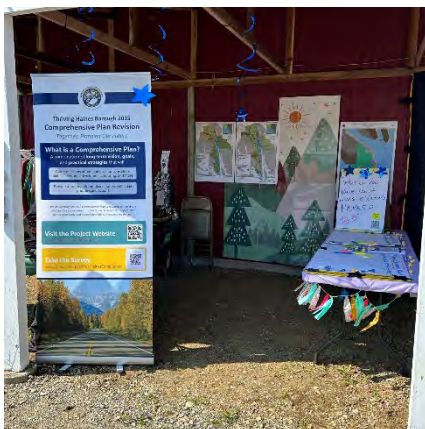
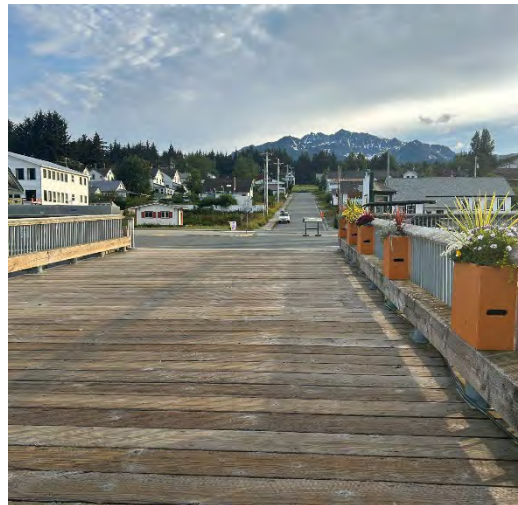
- **Stakeholder Question:** Will one of the two new ferries be home ported in Haines? If a ferry was home ported in Haines it would have local crew support and provide good paying jobs for the community.
  - **Craig Tornnga:** Not aware that the option is being discussed.

*Note: A brief discussion continued in the Ports and Harbor Advisory Committee about the committee providing feedback to the planning team about the 2012 comprehensive plan action items regarding the strategies that involved ports and harbors. The committee also decided to provide recommendations for updated action items regarding ports and harbors for consideration in the comprehensive plan update.*



# Haines Comprehensive Plan Update: Community Visit Outreach Events, July 21-29, 2023

## Summary of Results



# Haines Farmers Market

July 22 at Haines Farmers Market from 10 AM – 1 PM

## Description of activity:

The planning team hosted a table at the Haines Farmers Market where shoppers were asked to answer two questions on posters; “What do you like about living in/visiting Haines?” and “What is challenging about living in/visiting Haines?” or to put checkmarks next to items they agreed with that other people had written. The team also answered questions about the Comprehensive Plan (Comp Plan) Update process, purpose, and timeline.

## What we heard:

“What do you like about living in/visiting Haines?”	# of mentions
Nature beauty, peace and quiet, clean air, and clean water	26
The people, friendly people, kind people, welcoming community, diversity	17
Access to fish and wildlife	8
Recreational opportunities, gardening, walking trails	6
The arts culture	5

## Additional answers:

- Stay the same but we need a hospital.
- Town of foodies!
- Friendly to folks with disabilities but no enforcement of ADA.
- The center of town not industrialized. Create green zones!
- Ability to volunteer in fun and worthwhile endeavors.
- The Chilkat Center. It needs more use.
- KHNS
- Farmers Market
- Lynn Canal Conservation
- Dogs can be free!

“What is challenging about living in/visiting Haines?”	# of mentions
Cost of living, gas, food, freight, cost of travel out of town	11
Remoteness, winter darkness and weather	6
Lack of ferry service	4
Zoning/planning not followed	3
Lack of restaurants	2
Threat of mining	2
Community division	2
Lack of healthcare, no hospital, must leave town to have a baby	2
Electrical service up the highway	2
Making a year round living	2



### **Additional answers:**

- No king salmon
- Flooding/avalanche risk.
- No phone book.
- Need a town square at 3rd and Main.
- People drive too fast at Lutak. Need 15 mph speed limit.
- No dance clubs!
- Walking in winter (sidewalks not cleared.)
- People can't mind their business.
- Not enough affordable housing/apartments.
- No lift access to ski areas.
- Parks aren't maintained.
- No washroom or showers at harbor for transient users or fishermen.
- Could use more support for the arts.
- Water/sewer utilities.
- Would like to see more walking trails for people who can't do steep climbs.
- Agriculture not identified in future growth map.
- Eagle protection is not happening.
- They're subsidizing old farms. They could be ag farms instead.
- Cell tower always down.
- Too many lights at night. It disturbs the birds and nature.

## **Haines Harbor Outreach**

**July 22 at Haines Small Boat Harbor from 2-3 PM**

### **Description of Activity:**

The planning team spoke to sport and commercial fishermen and other harbor users. The team talked to about 10 harbor users, explaining the Comprehensive Plan Update process, purpose, and if they had feedback specific to the harbor, sport fishing, and commercial fishing that pertains to the Comp Plan.

### **What we heard:**

- Need more net floats with racks to keep otters off. More room to work on nets.
- Crane dock/fuel dock not big enough, or need additional crane, mini-cranes.
- More room for loading and unloading gear, crab pots, nets.
- Better harbormaster office.
- Better, closer restrooms and showers for all harbor users but especially transient users.
- Allow boat storage in big parking lot.
- Keep pedestrians away from parking areas; let them come down to the harbor, but out of the way of traffic.
- Fish prices and management is ongoing issue.

## **Southeast Alaska State Fair**

**July 27-29 at Haines Fairgrounds**

### **Description of Activity:**

Meg Friedenauer of the planning team staffed a Comprehensive Plan Update informational booth at the Southeast Alaska State Fair. Assembly members Debra Schnabel and Margarette Jones also staffed the booth for two shifts each. Participants were invited to write their answers to two questions on posters; "What do you value about living

in/visiting Haines?” and “What is challenging about living in/visiting Haines?” or to put checkmarks next to items they agreed with that other people had written. Participants used the opportunity to learn more about the Comprehensive Plan process and to take the community survey.

## What we heard:

<b>“What do you value about living, working, visiting Haines?”</b>	<b># of mentions</b>
The scenery, mountain, sea, authentic nature, the environment, and natural beauty.	6
Small town feel – Haines is counter to the herd. I value the small town feeling along with the open space. Please preserve open space and parks. Able to have meaningful engagement, life can be fulfilling. Manageable small town size.	4
The women here get stuff done.	4
The fair and friends. Friends. Good friends.	3
The people. People are real, have spirit.	2

### **Additional answers:**

- I’m invested in the community, that’s why I value it.
- Non-profits get stuff done.
- Hunting (moose!)
- Subsistence.
- I would never live anywhere else.
- Not commercialized (like Skagway).
- I like my job and that I get to work with my neighbors.
- Even though life took me far away at a young age, I love visiting to reconnect with family and Tlingit heritage and to enjoy the gorgeous Chilkat region and because I was born here. It stays in me.
- The police reports in the news.
- Able to get out – road, boat, plane if necessary (except during COVID).
- Access to Canada, especially Yukon and BC.

<b>“What is challenging about living, working, visiting Haines?”</b>	<b># of mentions</b>
Cost of transportation. Better/more air transport. Maybe need an airport master plan to evaluate what improved air service could do for our economy.	6
As a professional – limited to no opportunities for growth.	5
Housing costs and availability.	4
Lack of ferry service, declining ferry availability and dependability.	4
Shuttle services for independent travelers and other visitor resources, like a place for visitors to put trash.	4
Better camping options for visitors.	3



**Additional answers:**

- Lack of deep civil discourse. Insufficient planning in the public sphere. Leads to factions and misunderstandings.
- Admin/boards etc. which don't reflect the balance of community.
- Undervaluing the retirees' contributions.
- Uncertainty. Bipolar nature.
- The tendency to compartmentalize – people do not “mingle” let alone talk to those they assume (by association or the clothes they wear?) that they are in a separate. “camp.”
- A lot of development in floodplain.
- More resources for Beach Road community. Why are we paving a landslide? There's no turnaround for senior van on Beach Road now.
- People like talking a lot but not doing.
- Code enforcement. Code shouldn't need a complaint to be enforced.
- Nobody wants to work.
- Need good employers for people to want to work.
- Lack of environmental analysis when companies want to disturb watershed areas.
- Lack of capacity at the family, business, political levels. People seem tired and estranged. Maybe economic growth would help expand space to dream, room to flourish.
- Lutak Road between town and ferry dock. Too loud. Trucks go too fast.
- The CIA trails are beautiful and so well done but no signage.
- More money for trails and recreation infrastructure, like signage.



# Haines Comprehensive Plan Update: Upper Valley Community Meeting, July 23, 2023

*summary of Results*



# Upper Valley Community Meeting

## **Description of activity:**

The planning team hosted an Upper Valley Community Meeting at the Mosquito Lake school building on July 23, 2023, 3:00 PM to 6:00 PM. Thirty-two people attended and participated in the meeting. The planning team had posters around the room labeled with the five focus areas on the plan update - land use, economic development, utilities, transportation, and housing - and an “other” category.

The planning team opened the meeting with an overview of the comprehensive plan update process, purpose, and timeline and answered questions (detailed in the notes.) Participants were then invited to visit the posters with their ideas or \*star\* those topics they agreed with. Discussions on each topic followed and are captured in the notes.

## Introduction and opening discussion/questions

### **Questions/Discussion about Comprehensive Plan Process**

Comment: I would like this to be a revision of the 2012 plan, not a complete rewrite. There are good things in the current plan. The challenge for some members of the community is that there are entities not following the plan.

Question: Enforcing the plan is a concern. Who enforces it? Who ensures the borough follows the plan? Answer: Essentially the voters must hold borough officials accountable for enforcing or following the plan.

Question: How are subjective and objective inputs weighted in the plan? Answer: It's not “weighted” but all inputs are considered, and prevalent themes come from analyzing and comparing all the inputs for similarities.

Question: What is or isn't included in the plan? For example, can the plan say the community does not want a large scale mine? Answer: The plan should not recommend policies that are illegal or in opposition of the borough charter. Some ideas and recommendations may be out of the scope of what the borough can control, but the plan can express the desires of the community for other entities, like the state or federal agencies, to consider.

## Land Use and Environment – top topics

- Fish first. All land use planning and activities need to place conservation of fisheries foremost.
- Consider the existing uses in General Use zones.
- Listen to residents and enforce the comprehensive plan. An outline of how the comprehensive plan is enforced should be included in the plan.
- Promote renewable energy projects.

### **Additional topics and comments:**

- All land use decisions should recognize the biodiversity of the Chilkat Valley and promote these unique, exceptional values. Activities that irreparably alter ecological function bring a heavy cost that is rarely if ever, justified.
- Clean up junk cars.
- Recreation land uses can be a way of preserving land if done correctly.
- Create agricultural zones where land can support farming. Those areas in the valley could include Chilkat Lake Road and the Covenant Life farm.
- Preserve Mosquito Lake school building for local, community use year round.
- Prevent any motorized commercial use on Mosquito Lake Road.
- Rural residential neighborhoods need to be supported. The planning commission should help neighborhoods create zoning for citizen protection of rights.

- The borough should better represent residents re: public lands.
- Include climate change considerations, hazards, etc. Add acknowledgement of climate change and need for hazard mitigation to all topics.
- Consider carbon credits.
- Native subsistence land uses and traditional areas should be identified on maps.
- Support Chilkat Indian Village and Chilkoot Indian Association “land back” efforts.

## Economic Development – top topics

- Salmon first. Preserve and protect the fisheries economy.
- Discontinue single use, extractive industries (e.g., large scale mining, old-growth logging.) Focus on existing commercial fishing, small scale logging, small scale mining opportunities.
- Recognize a large share of residents’ well-being is derived from non-monetary sources, like subsistence activities.
- Enforce the comprehensive plan.
- Keep helicopter activity at airport.

### **Additional topics and comments:**

- Support and promote sustainable, regenerative economic development activities.
- Incentivize agriculture/growing/providing own food/community food security.
- Prioritize natural assets to draw visitors to area, including wildlife and plants.
- Prioritize localized, circular economic development.
- Make waterfront accessible for multiple uses.
- Support child care and teen resources so parents can participate in the workforce.
- Develop family ski area.
- Promote small scale and winter tourism (but not on level as Skagway.)
- Provide more resources for small/transient boat users at the harbor i.e., showers, bathrooms, boat lift, and other services.
- Promote location neutral work.

## Utilities – top topics

- Prioritize maintenance of power utilities rather than reactions to outages (focus on maintaining the system we have like power to the Upper Valley)
- Create utilities redundancies, especially for emergencies and EMS.
- Encourage alternative energy projects.
- Improve solid waste situation.
- Promote location neutral compatible high quality internet to encourage new job growth.
- Enforce the comprehensive plan.

### **Additional topics and comments:**

- Prioritize utility needs of residents over commercial users, i.e., water use and internet for residents over cruise ships.
- Coordinate with agencies regarding right of ways. The borough has control of its ROWs and it’s one of the avenues and advantages the borough has in working with the state.



- Explore/develop tidal power.
- Provide more planning department staff and code enforcement resources.
- Consider publicly owned utilities.
- Encourage net metering.
- Emphasis reducing what we need to put in landfill.
- Negotiate with Delta Western (petroleum provider) to arrange more fair pricing.
- Help decrease emissions through alternative/renewable energies by tidal power (for example, cruise ship emissions.)
- Improve cell service.
- Don't promote biomass as an energy source; it's not a renewable energy source, feasible, or smart.

## Transportation – top topics

- Prevent any significant increase in commercial trucking on the highway. No ore haul. Increase maintenance.
- Create more opportunities for non-vehicle transportation i.e., bicycles, walking, etc.
- Support Alaska Marine Highway System (as opposed to road to Juneau.)

### **Additional topics and comments:**

- Reference Safe Haines Highway study data in comprehensive plan update.
- Make service area mill rates the same for all property owners.
- Increase safety for high use areas to protect children, families, and wildlife.
- Don't allow heliports in residential neighborhoods.
- Provide consistent public transportations for all, including Upper Valley, elderly, and disabled residents.
- The Haines Highway traverses 40-plus miles of extremely high-value habitat for fish and other wildlife. These values should take precedence over industrial trucking.
- Recognize Indigenous heritage of highway route (it follows Tlingit great trail that was forcibly taken.)
- Increase mapping for avalanches/landslide zones to assist and guide transportation planning.
- Stop planning for an ore dock.

## Housing – top topics

- Protect residential values.
- Provide opportunities for alternative housing, tiny houses, yurts, tents.
- Enforce the comprehensive plan.
- Seek out how to increase affordable construction, i.e., support small scale lumber mills.
- Alleviate unpredictable property tax increases from year to year. The borough's steep increase in taxation on home and land appears aimed at driving out diversity of populations.
- Freeze property taxes on long-term residents. Stop increasing taxes, especially in areas without amenities, like the Upper Valley.

### **Additional topics and comments:**

- Consider socioeconomic equality in developing and incentivizing housing development. Provide opportunities for lower-income housing. There is a dichotomy between those who can afford to develop or build their own housing and those who can't.
- Upcycle plastic for lumber (construction, benches, trim, decks.)

- Balance long term vs short term rentals.
- Promote efficient, low-energy housing in local buildings.
- Partner programs like Habitat for Humanity, Rubicon, federal housing programs, and other organizations to develop affordable, accessible, and alternative housing.
- Provide incentives for affordable housing development.
- Require state recommendations/highest standards (especially for hazard mitigation and climate change impacts) and/or require building codes be followed in any affordable housing development.

## Other – top topics

- No heliports in the neighborhoods. Heliports at the airport only.
- Protect salmon ecology and subsistence habitat.
- Enforce the comprehensive plan.
- No more clear cutting forests; considering climate change and increased residential use.

### ***Additional topics and comments:***

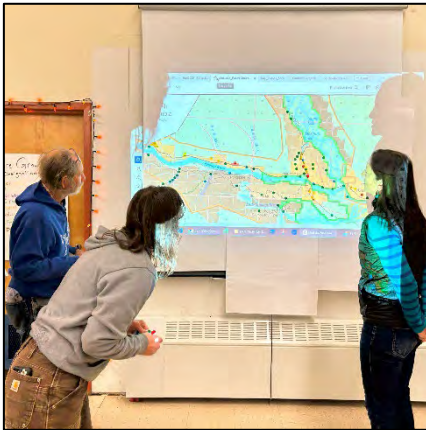
- Prioritize Tribal and Indigenous voices.
- Increase government to government partnerships, collaboration, and communication with CIA and CIV.
- Invest in Mosquito Lake school building as an emergency shelter for all borough residents in case of avalanches, landslides, or other disasters. Maintain emergency supplies and food at building. Invest in more emergency management planning for outside townsite areas.
- Provide mechanisms for more local decision-making and autonomy for Upper Valley (don't continue to allow townsite to control us while discarding our input.)
- Cut down upside down trees in river so I don't have to look at them while traveling to town.
- Provide the same services to people out the road that townsite receives, i.e., ball field maintenance, road maintenance, etc. All residents want to get services for their mill rate. Different areas of the borough prioritize things differently in their areas.





# 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:**

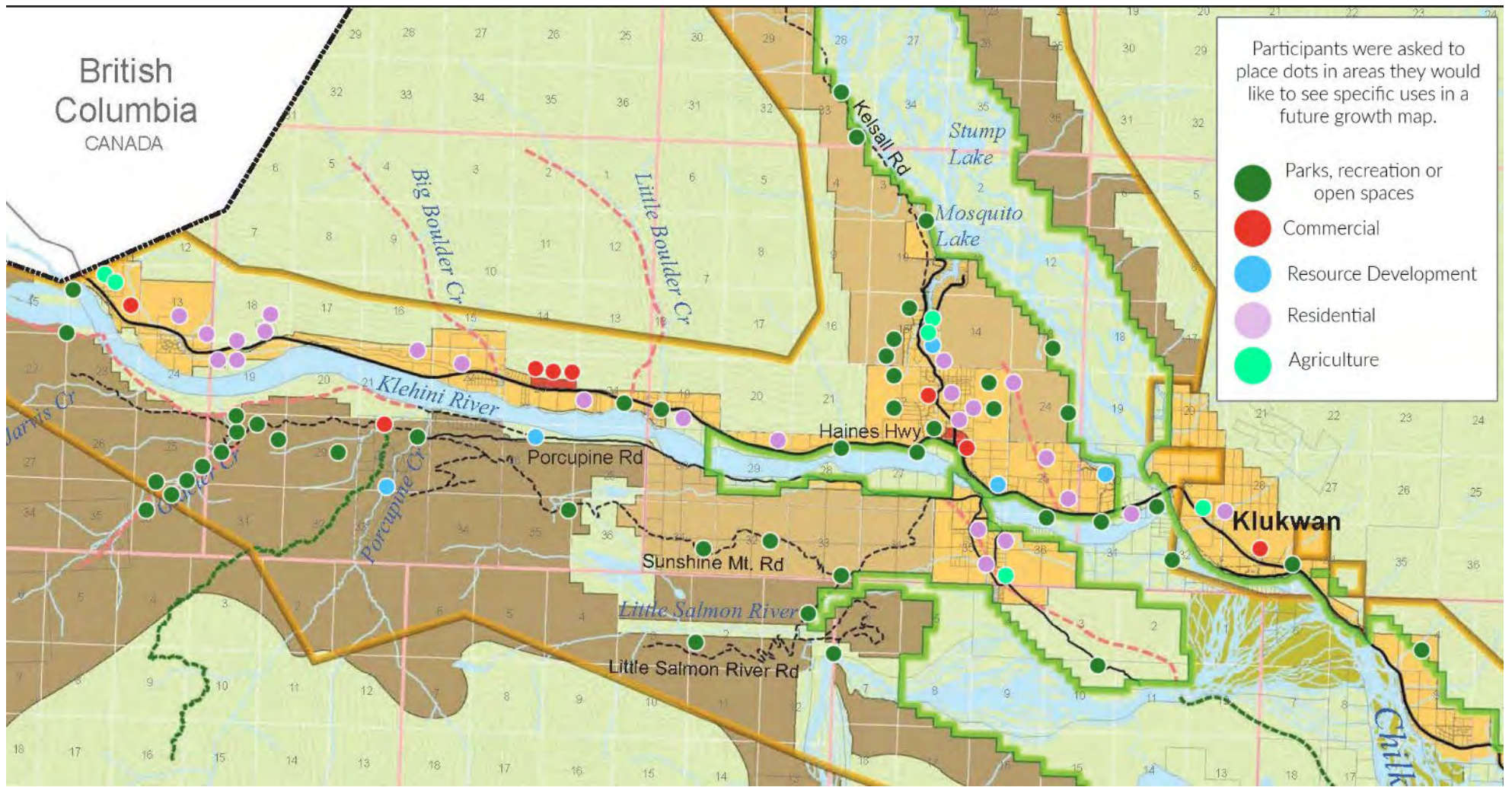
### **The survey in general:**

- **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:

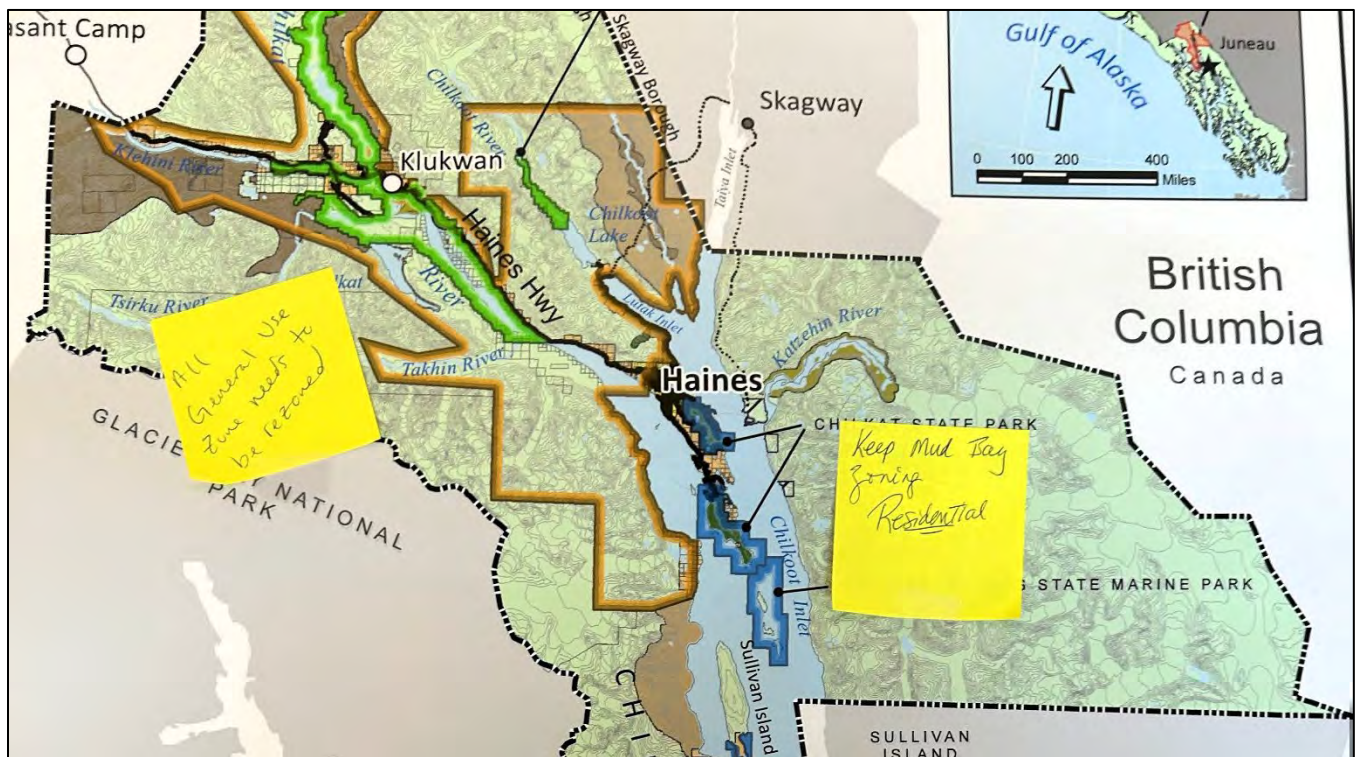
The planning team hosted a community meeting to focus on Mud Bay land use issues at the Chilkat Inlet Retreat in Mud Bay. About 40 people attended. The planning team recapped where the comp plan update process stands, presented the preliminary survey results, and discussed the Community Snapshot. The 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	

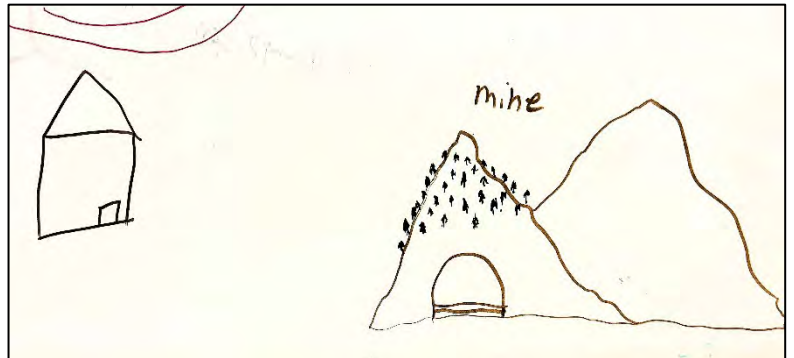
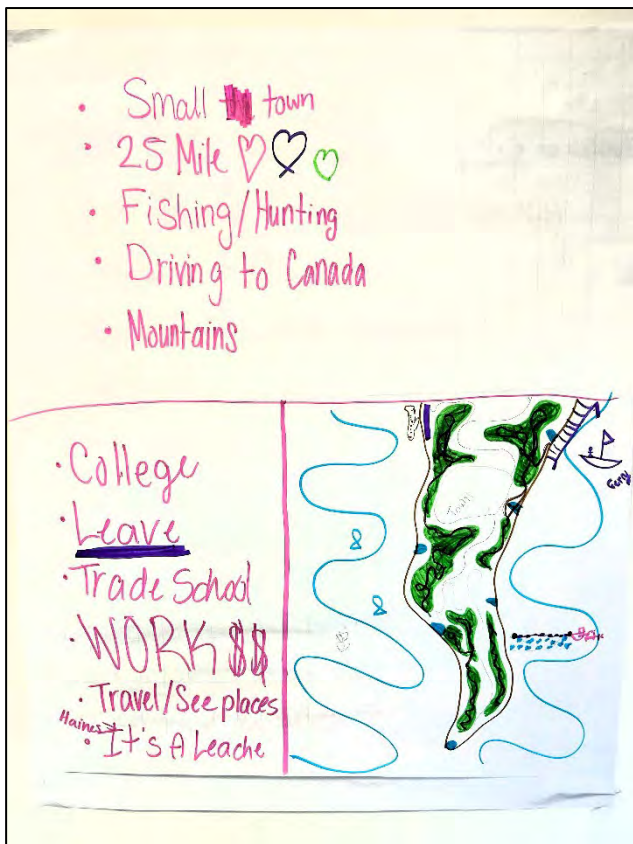
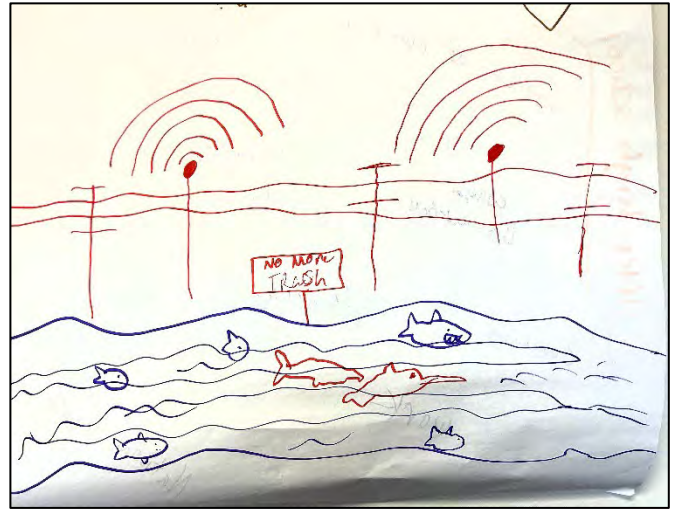
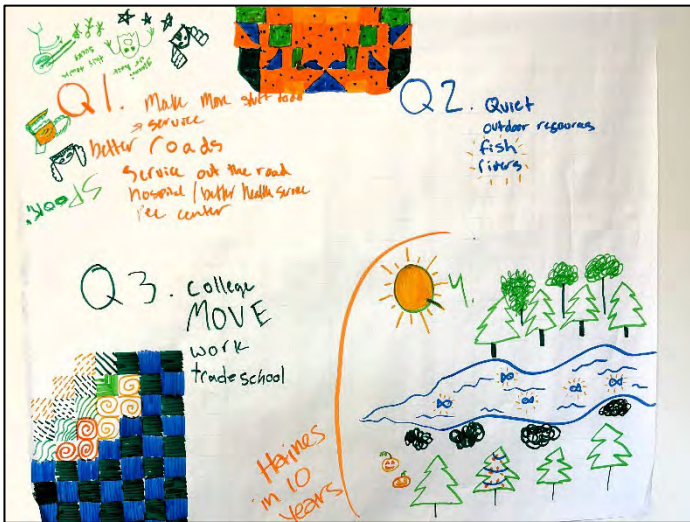


### What are our plans after high school?

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.*

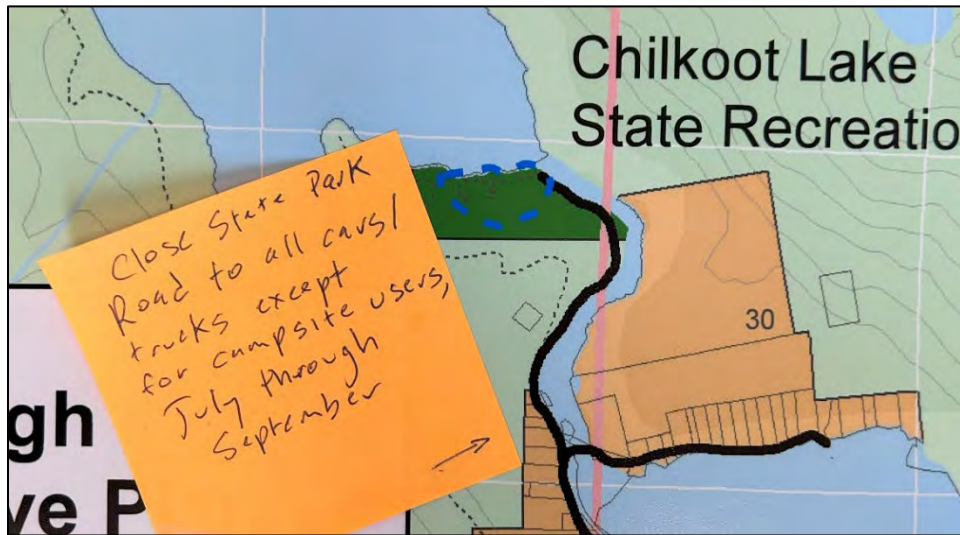
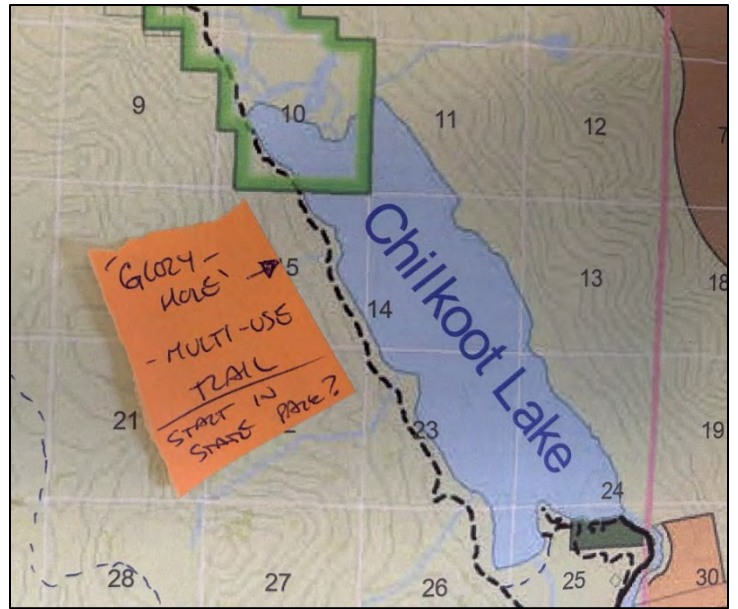
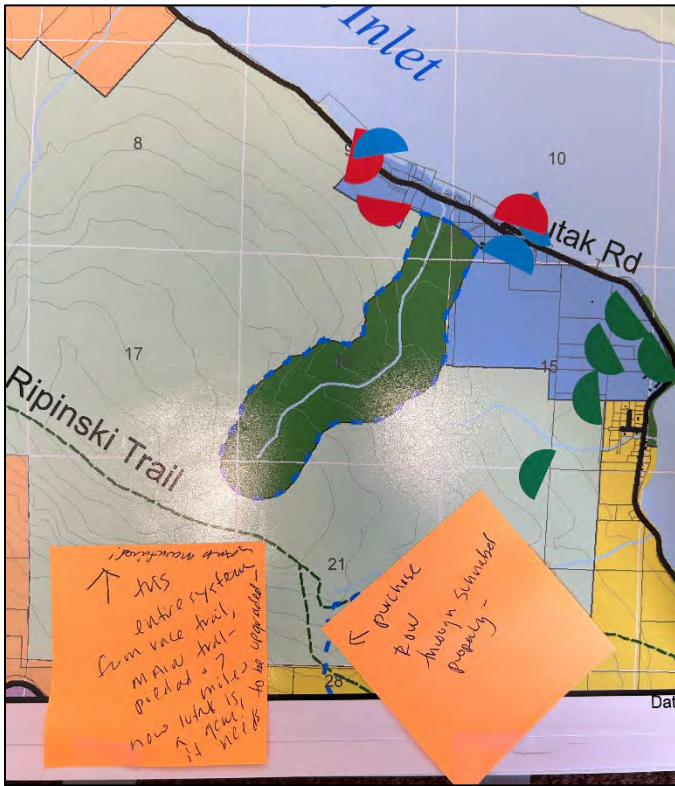
- Woodlot waste – get a chipper to stop the burns.

- 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.

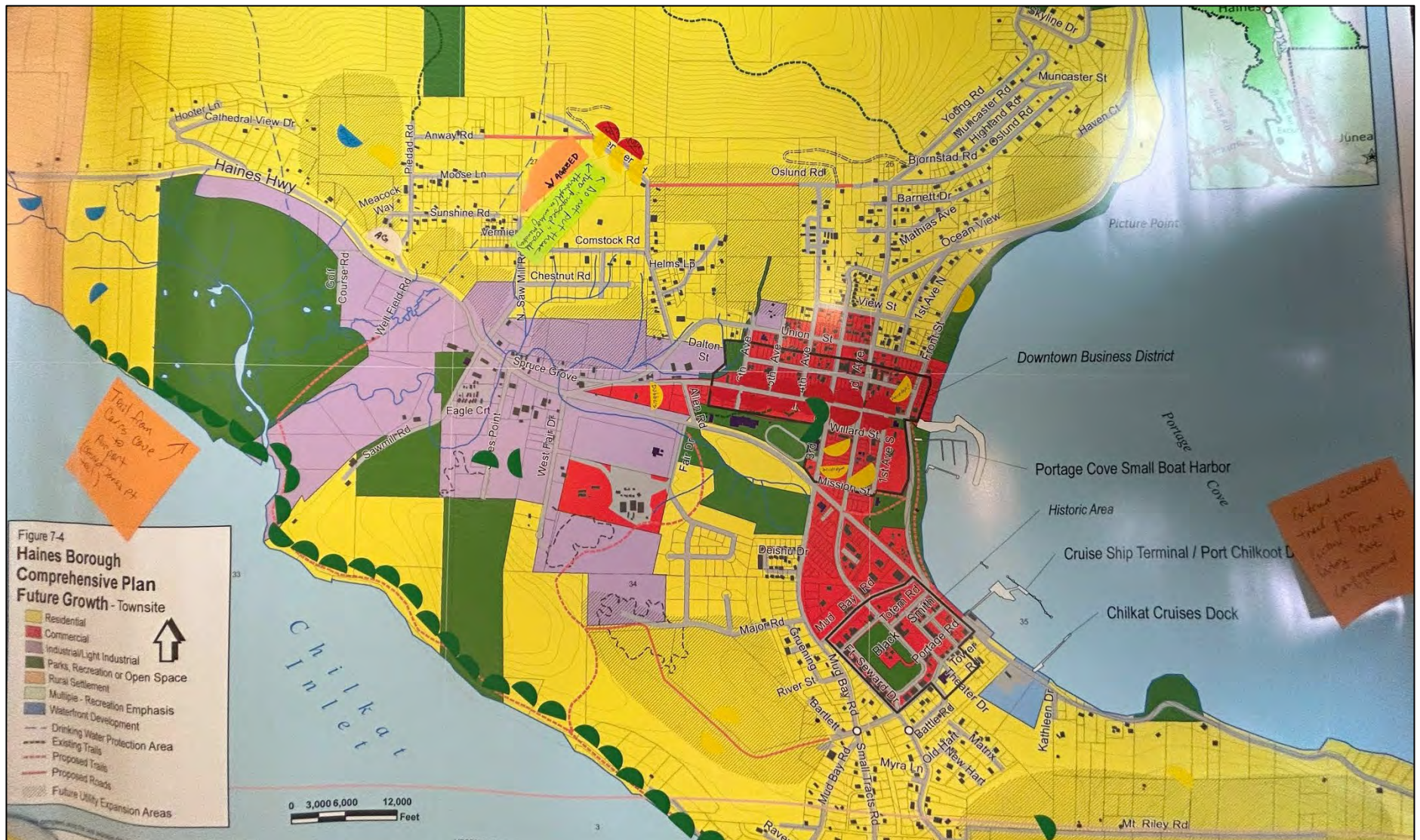
## Map Comments



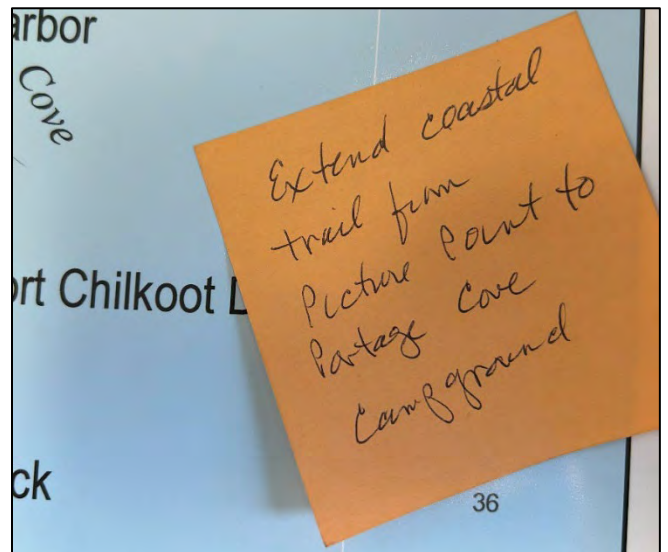
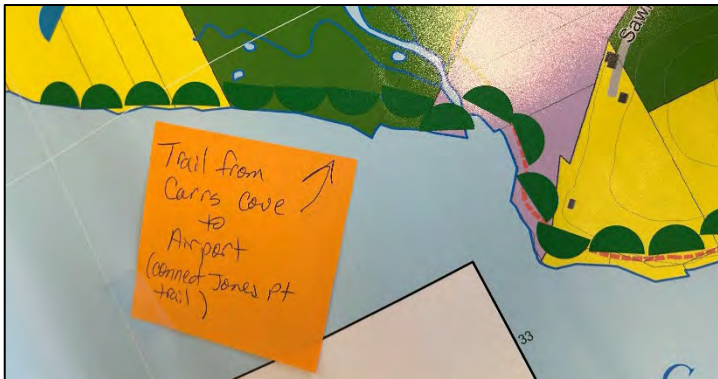
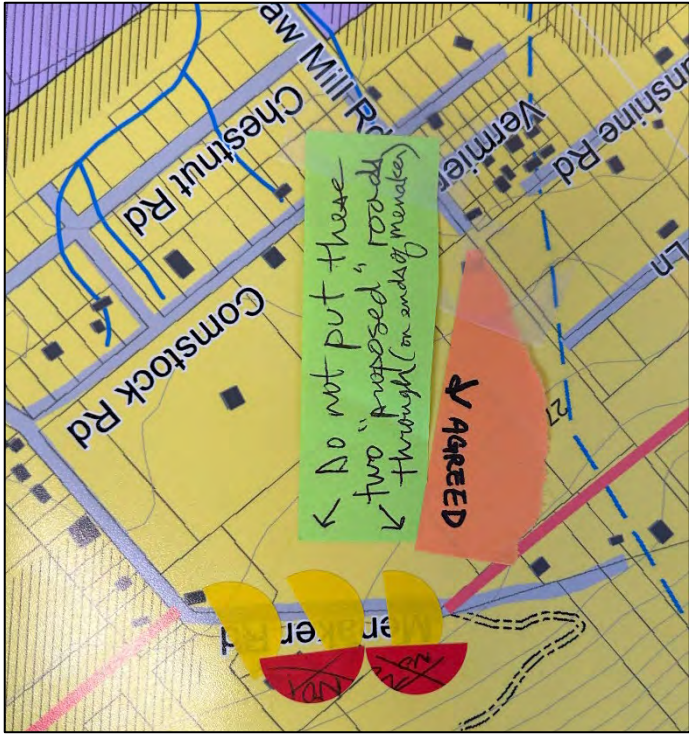




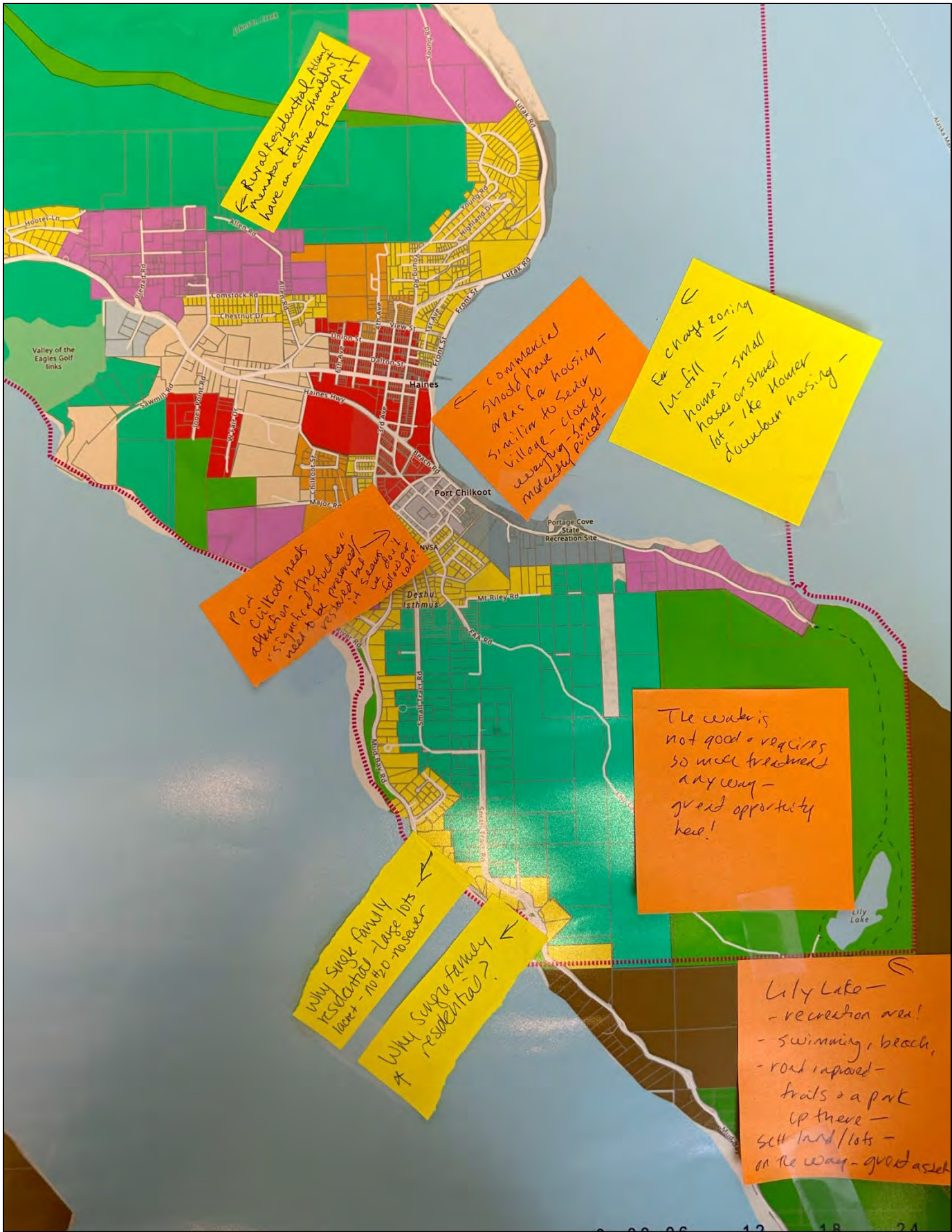


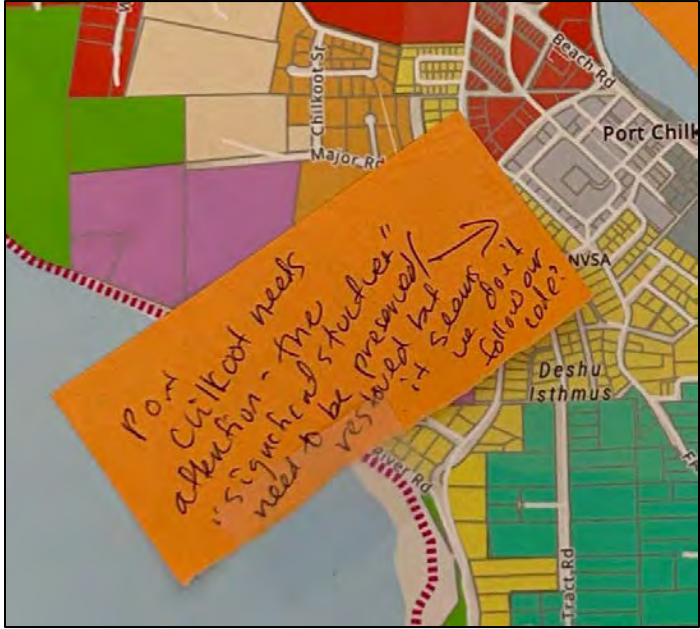
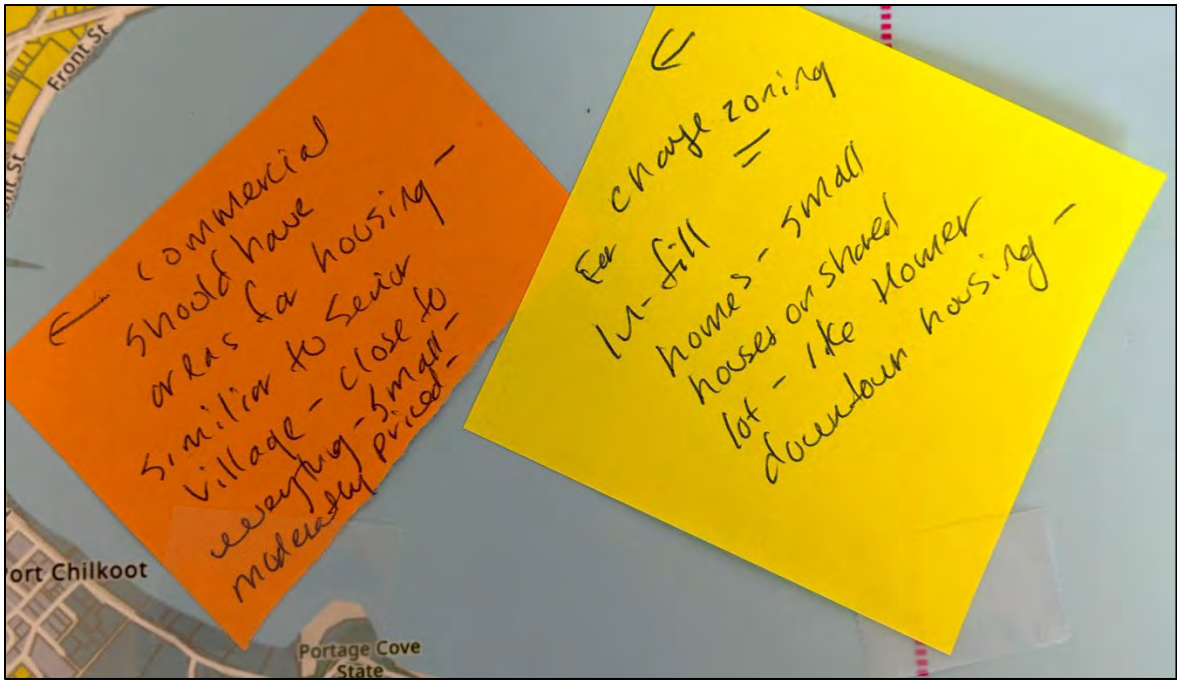




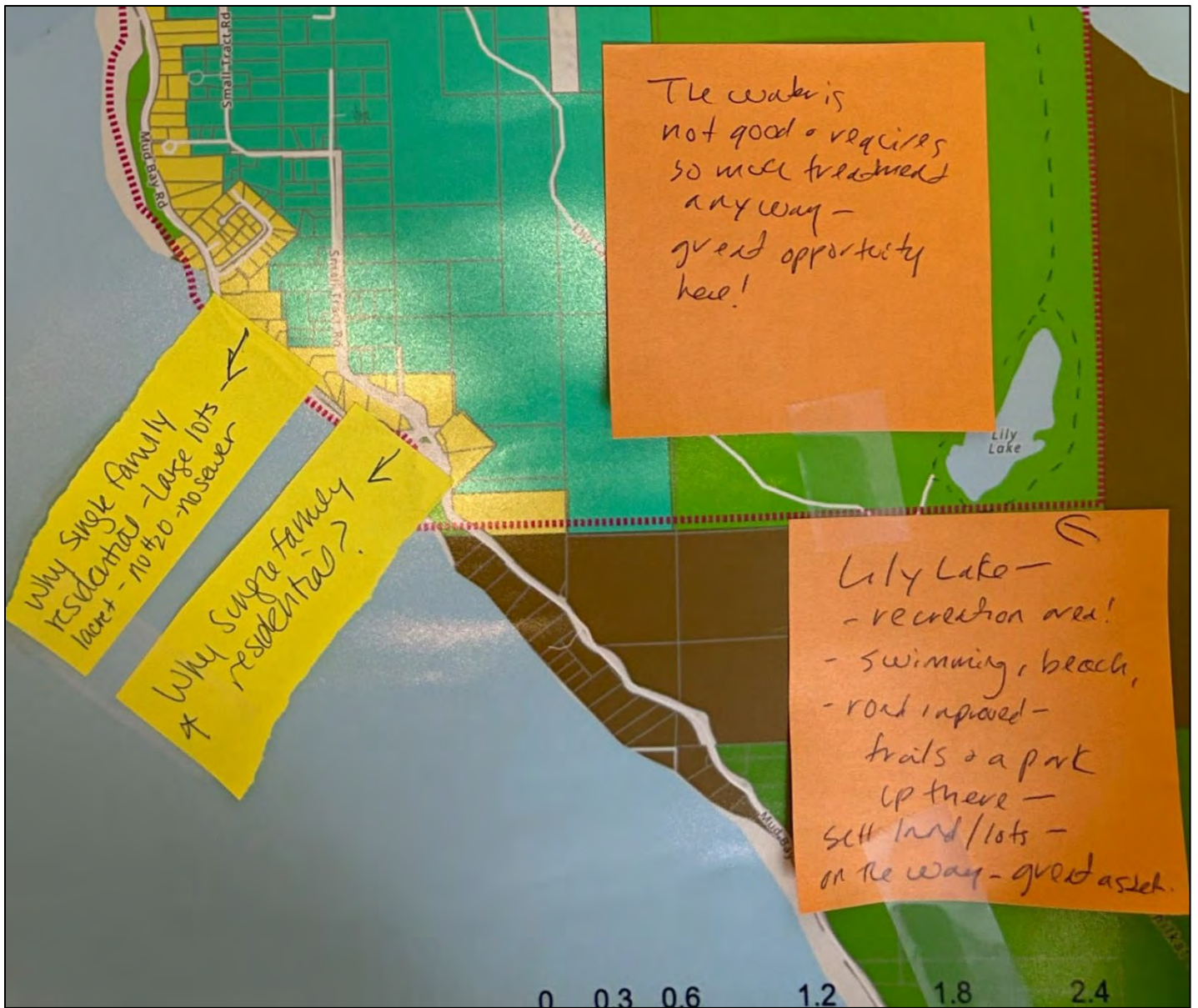














# Haines Comprehensive Plan Update: Joint Assembly and Planning Commission Work Session – February 26, 2024

## Upper Valley and Townsite Community Meetings February 28 & 29, 2024

### Summary of Results

## Joint Assembly and Planning Commission Work Session

Attendees:

Assembly	Planning Commission	Other
Tom Morphet, mayor	Patty Brown, chair	Alekka Fullerton, borough clerk
Craig Loomis	Dan Schultz	Kiersten Long, borough deputy clerk
Kevin Forster	Erika Merklin	Shelly Wade, Agnew::Beck
Debra Schnabel	Rachel Saitzyk	Meg Friedenauer, Agnew::Beck
Ben Aultman-Moore	Derek Poinsette	

### Description of activity:

The Haines Borough Assembly and Planning Commission met in a joint work session to review the Haines Comprehensive Plan Revision Public Review Draft with consultants from Agnew::Beck. The planning team walked through the Executive Summary and full plan draft. Discussion highpoints are captured in the notes below. The meeting recording is available at: <https://www.hainesalaska.gov/pc/joint-planning-commission-and-borough-assembly-work-session>

### Questions/Discussion:

- It would be helpful and interesting to include more detailed information about wages and jobs associated with the extractive industries like construction and mining. Those industries are not broken out in the data to show effects of “remote” workforce and earnings in Haines.
- The map indicates 8 Miles Haines Highway as industrial use. If that is meant to identify the gravel pit, that needs to be changed to 4 Mile Haines Highway.
- It would be helpful to better identify or refine the boundaries of “Light Industrial Waterfront Development” area; is that supposed to include certain footage of the shore? Portions of the water (like docks extending into the water, etc.)? Is mean high tide a consideration? Is there a buffer? What are the boundaries of that use/area exactly?
- Some of the commercial language and examples could be expanded to offer clearer examples.
- The orange and light pink colors are hard to distinguish between especially when next to each other on the map. The two yellow colors are also closely related.
- Regarding “Open space and natural state areas” not controlled by the borough, who enforces those remain in that state? For example, the popular Chilkat Beach area is likely state land with some private lots scattered there, so should it be categorized as “public multiuse” instead based on the property boundaries and given the ownership?

- The “Developed Open Space” along Haines Highway approaching town near the townsite service area border makes sense. That makes a more welcoming entrance to town than the current “Y” with the Welcome to Haines sign in an industrial area. (Debra Schnabel may propose moving the Welcome to Haines sign in the future to a more welcoming space in a less industrial entrance to town.)
- Why is there “Townsite Residential” on the west side of Chilkat River inlet?
- Similar question about the University lands in that area; what are the landowner’s plans for that area and how do they align with what is proposed on this map? It will be important to get the University and other landowner’s response to these maps.
- The intention of the Watershed areas was to base that off the borough’s anadromous water catalogue and enforce setbacks already in code.
- If “rural residential” means no utilities, does that mean the comprehensive plan doesn’t encourage utility expansion over the next 10 years or time span of the plan, specifically in areas of Cemetery Hill, Small Tracts, Anway, Moose Lane, etc?
- What inventory was used to identify historical places and trails? Why isn’t the Dalton Trail indicated on the map?
- Add more policy examples in the Borough Management section, especially for policies that could affect/encourage more local businesses.

## Upper Valley Community Meeting

### **Description of activity:**

The planning team hosted an Upper Valley Community Meeting at the Mosquito Lake school building on February 28, 2024, 6:00 PM to 8:00 PM. About 14 people attended and participated in the meeting. The planning team walked through the components of the Executive Summary and Plan draft, answering questions about the process, purpose, and timeline of the project. Participants were then invited to visit the future land use maps and discuss questions and concerns with the planning commissioners and project team members in attendance. Discussions highpoints are captured below and in the photos attached.

- Rural Mix Use need to include the use of sawmills to reflect current uses, especially in the Upper Valley.
- There is concern about any increased regulation regarding future land use designations in the Upper Valley.
- Rural Mix Use may not align with current and future use of landowners on the Chilkat Road neighborhood, specifically the north side of the road. Some residents see that area as needing to allow future light industrial/industrial uses, especially along Porcupine Road to the Palmer Project. The south side of the road is primarily residential and there is mostly agreement that the area on that side of the road could be residential focused.
- The Bald Eagle Preserve agreement outlines future uses that should be allowed; those need to be reflected in future land uses in the comprehensive plan.

## Townsite Community Meeting

### **Description of activity:**

The planning team hosted Townsite Community Meeting at the ANB/ANS Hall in Haines on February 29, 2024, 6:00 PM to 8:00 PM. About 25 people attended and participated in the meeting. The planning team walked through the components of the Executive Summary and Plan draft, answering questions about the process, purpose, and timeline of the project. Participants were then invited to visit the future land use maps and discuss questions and concerns

with the planning commissioners and project team members in attendance. Discussions highpoints are captured below and in the photos attached.





- It would be helpful to have more examples of how actions in the comprehensive plan might be implemented in specific neighborhoods.
- There is some misalignment/confusion about whether future utility expansion is as clear as it can be in the maps or is as proactive as it could be to account for future growth.

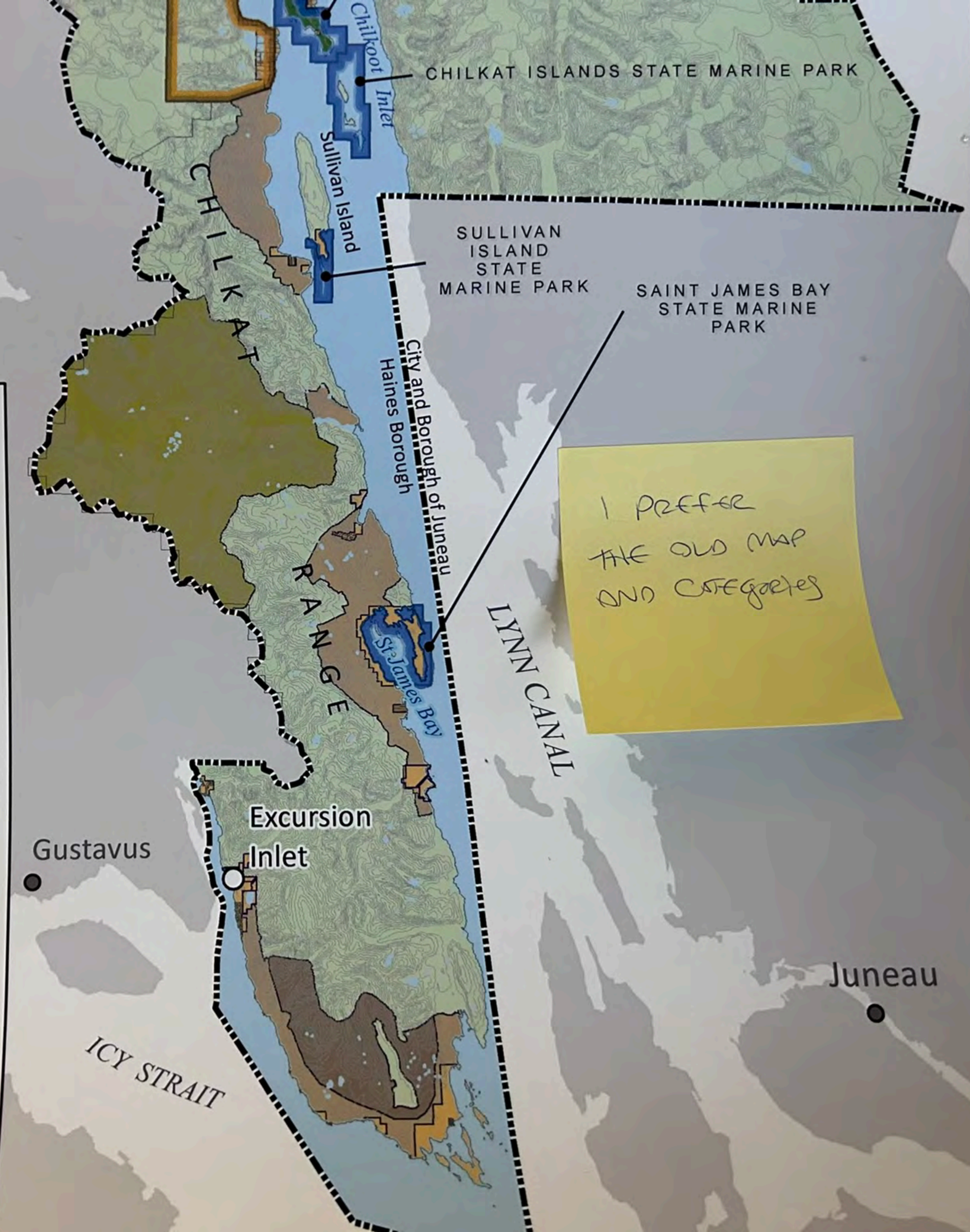
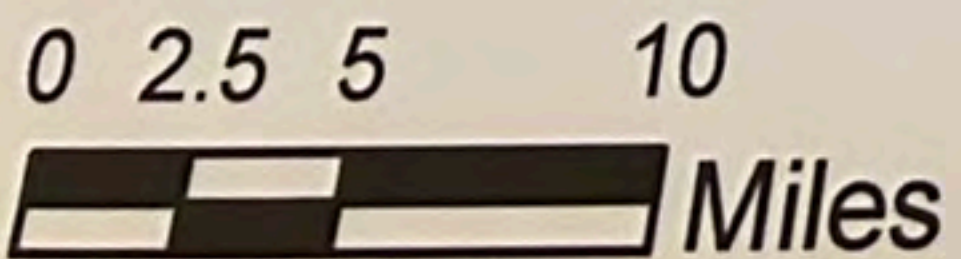


Figure 7-2  
**Haines Borough  
 Comprehensive Plan  
 Future Growth 2012**

-  Residential
-  Commercial
-  Industrial/Light Industrial
-  Parks, Recreation or Open Space
-  Waterfront Development
-  Rural Settlement
-  Remote or Special Areas / Critical Habitat
-  Multiple - Recreation Emphasis
-  Multiple - Resource Use Emphasis
-  Resource Development

**Boundaries**

-  Haines Borough
-  Haines State Forest
-  Chilkat Bald Eagle Preserve
-  State Parks/Marine Parks



I prefer  
 the old map  
 and categories



# Haines Borough Comprehensive Plan | DRAFT Future Land Use

- Future 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

Date: 2/16/2024

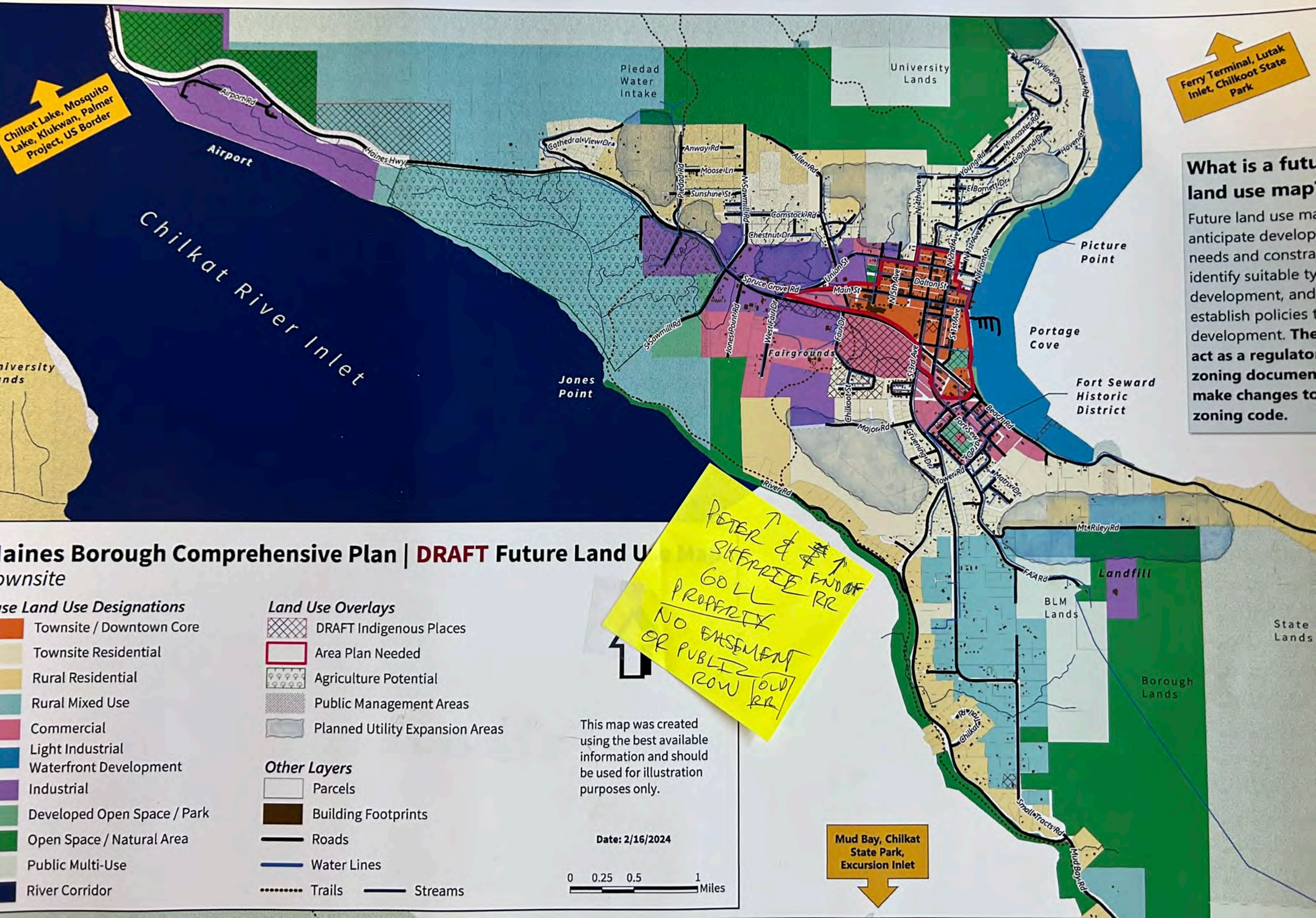
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PETER & SISTER FUND OF  
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PROPERTY  
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OR PUBLIC ROW OLD RR

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 act as a regulatory tool in zoning documents and make changes to the zoning code.

Mud Bay, Chilkat State Park, Excursion Inlet







This conjunction of Hwy 11, Main St & Trudgeway Link should be reconfigured. DOT once recommended a roundabout. This is uninitiated.

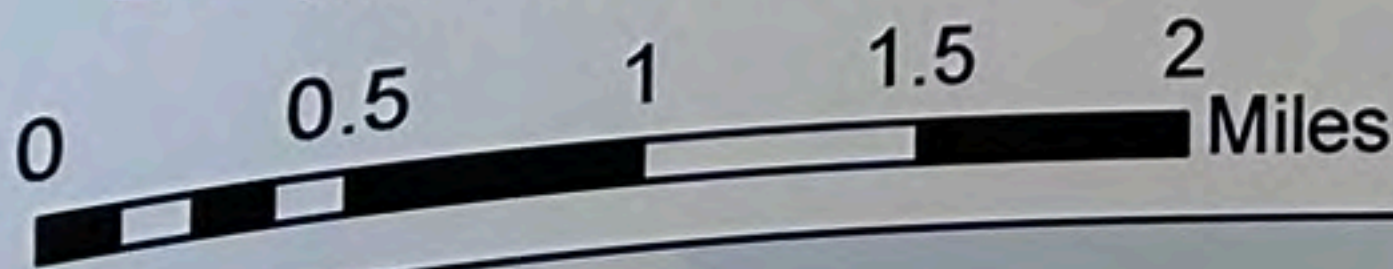
IT should NOT be the "welcome to Haines" portal - that should be moved to 4-mile-Yendustucki pullout - The boundary of townsite esp. if we continue to ~~put~~ Buildup this area as tight -

PRIVATE RD # NOT MAINTAINED BY HB STOPS HERE PRIVATE PROPERTY BEYOND RIVER RD ENDS HERE

Figure x-x

### Haines Borough Comprehensive Transportation System - Townsite

- DOT&PF Maintained Roads
- Haines Borough Maintained Roads
- Private Roads
- - - Sidewalk
- Gravel Surface
- - - Alaska Marine Highway





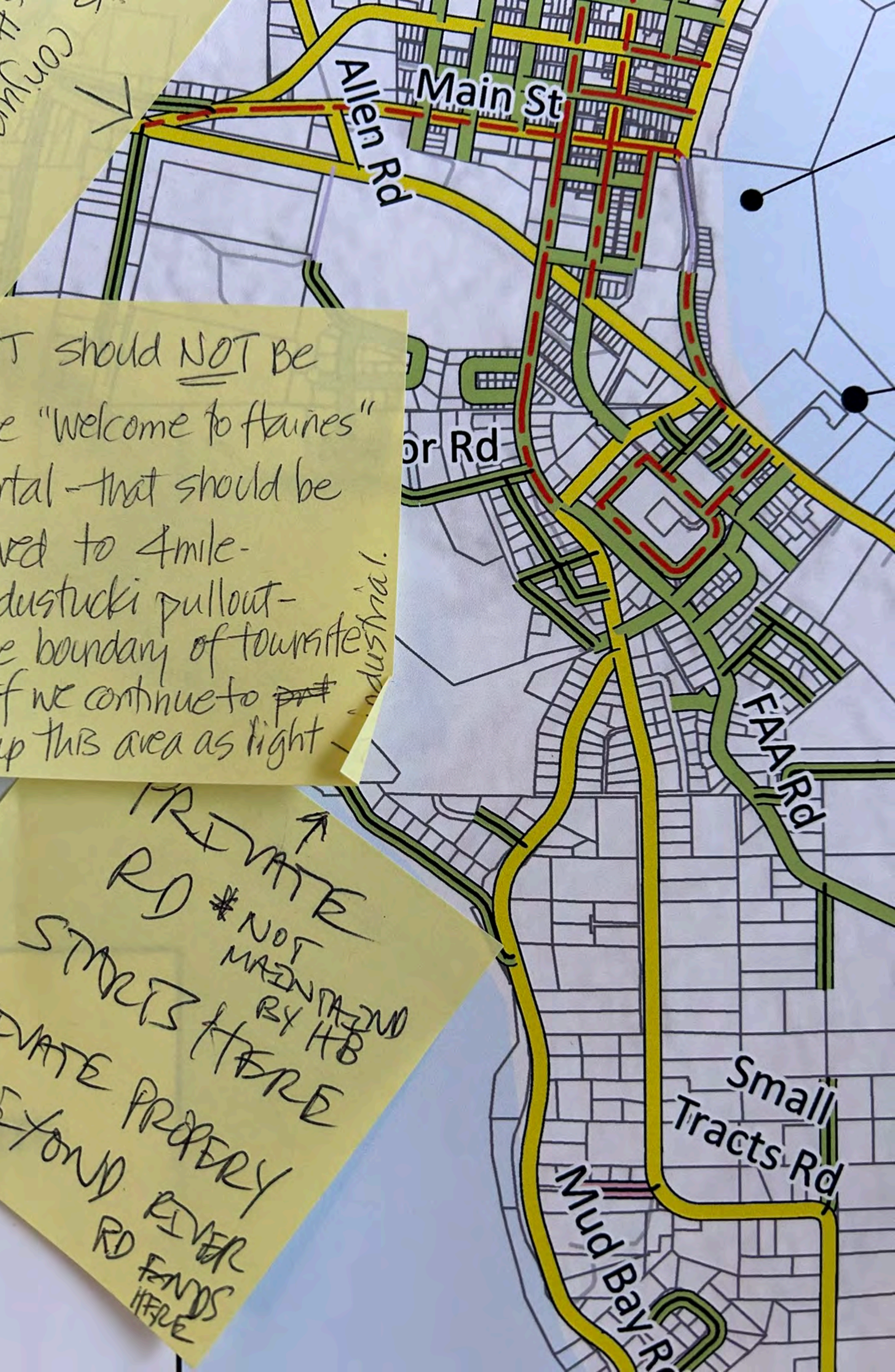
conjunction  
Main  
Main

IT should NOT be  
the "Welcome to Fairies"  
portal - that should be  
moved to 4 mile -  
Yendustucki pullout -  
The boundary of town site  
esp. if we continue to ~~put~~  
Buildup this area as light

Industrial

PRIVATE  
RD \*NOT MAINTAINED  
BY HO  
STREETS ARE  
PRIVATE PROPERTY  
BEYOND RIVER  
RD FENCE  
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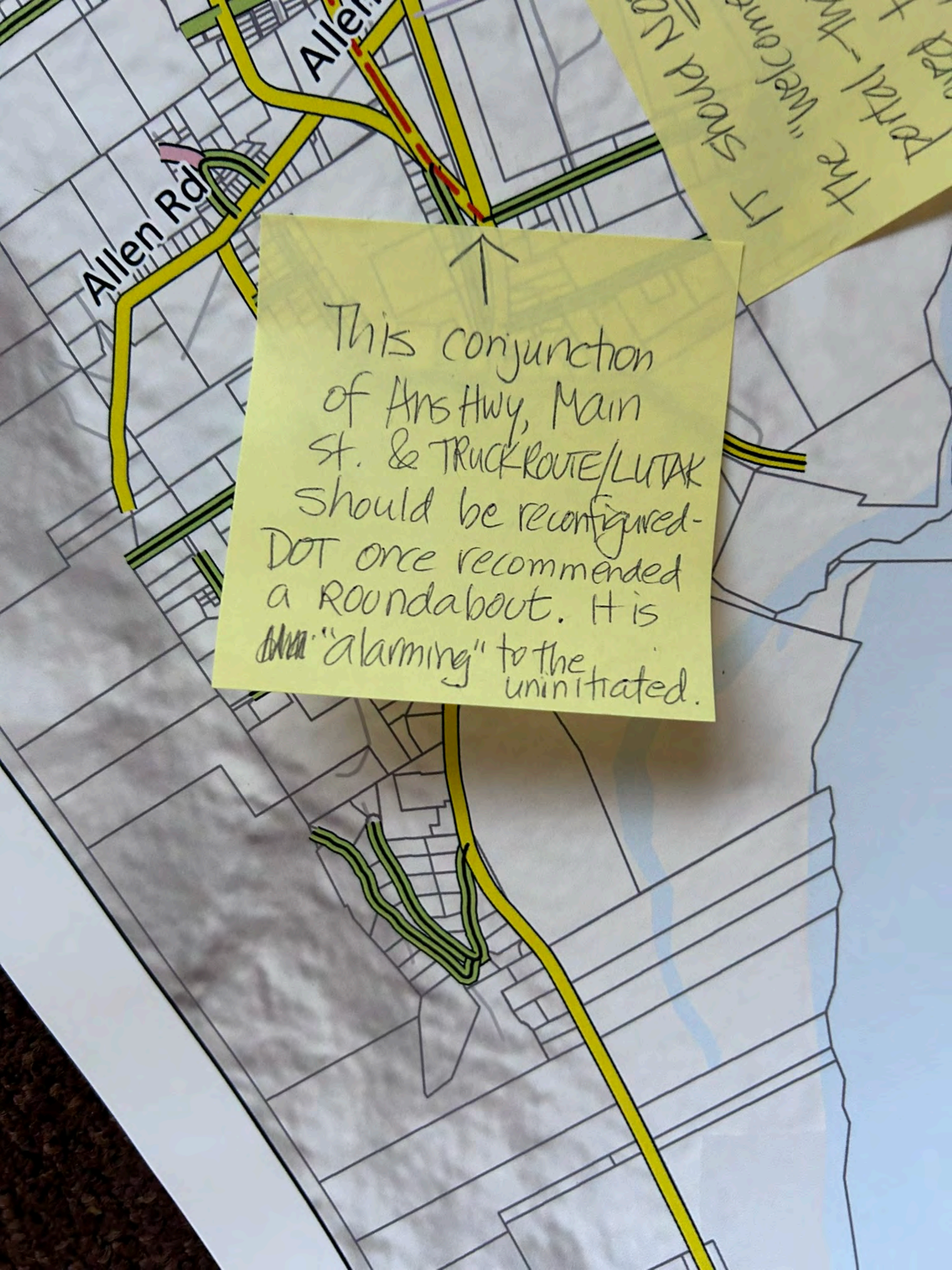


Allen Rd

Allen

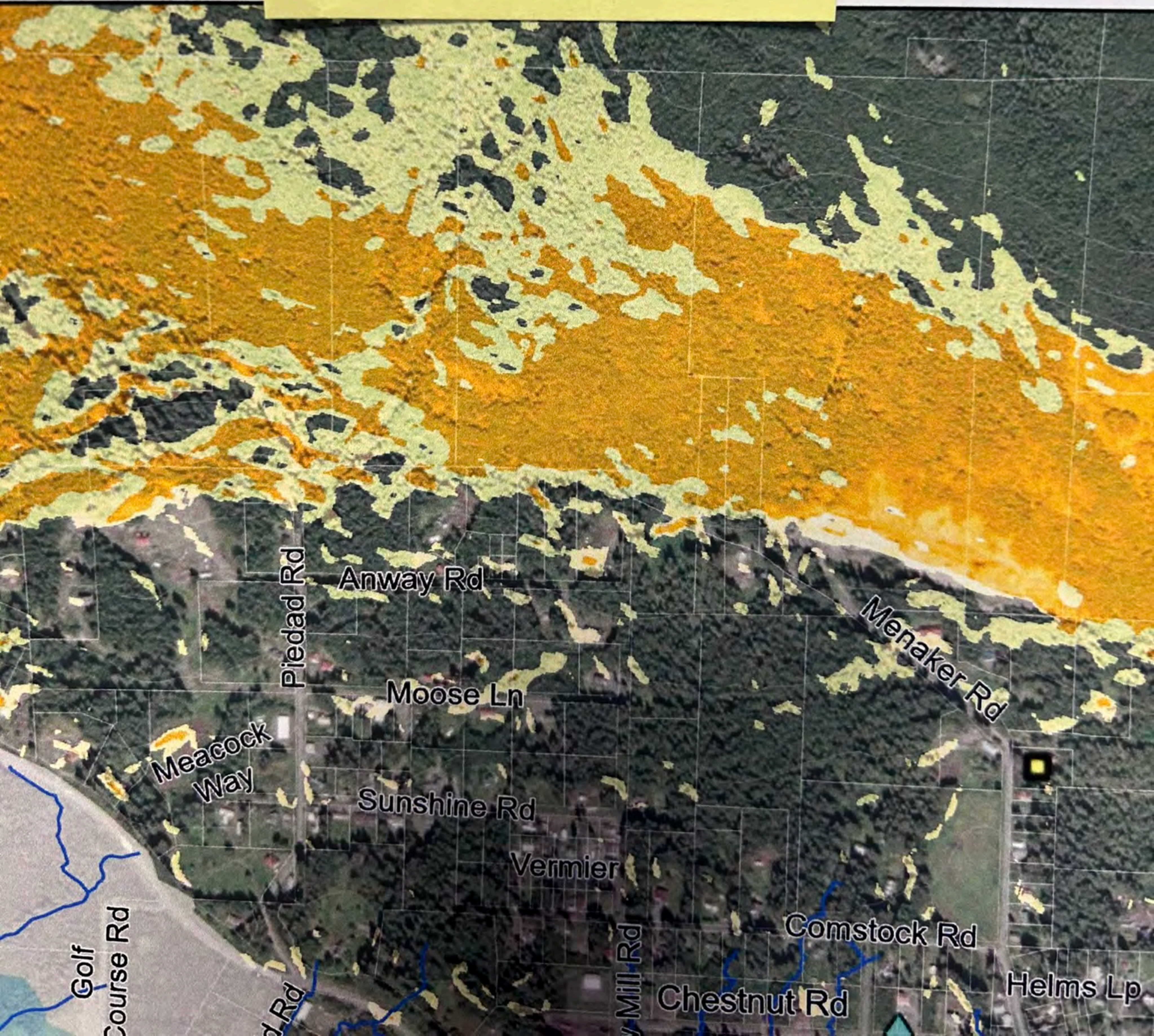
IT should be  
The "welcome  
portal - the

↑  
This conjunction  
of Ans Hwy, Main  
St. & TRUCK ROUTE/LUTAK  
should be reconfigured-  
DOT once recommended  
a Roundabout. It is  
~~an~~ "alarming" to the  
uninitiated.





Typo -  
Vermiere →





British Columbia  
Canada

British Columbia  
Canada

CHILKAT  
BALD EAGLE  
PRESERVE

Municipality of Skagway Borough  
Haines Borough

Skagway

Chilkat Lake

Haines

CHILKAT STATE PARK

CHILKAT ISLANDS STATE MARINE PARK

SULLIVAN ISLAND STATE MARINE PARK

ST JAMES BAY STATE MARINE PARK

City and Borough of Juneau  
Haines Borough

LYNN CANAL

Excursion Inlet

Gustavus

Juneau

ICY STRAIT

MINING CLAIMS  
MAYBE  
State Parks, Trusts,  
Protected Places,

Glacier Pt  
has private  
property  
not public  
Recreation

# Haines Borough Comprehensive DRAFT Public Management Areas Overlay

## State of Alaska Designations

- Resource Management Land (HSF)
- Forest Land (HSF)
- Public Recreation Land (HSF)
- Wildlife Habitat Land (HSF)
- State Park
- Chilkat Bald Eagle Preserve

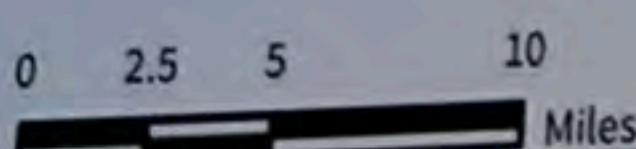
## Bureau of Land Management Designations

- Extensive Recreation Management Area
- Special Recreation Management Area

## Tongass National Forest Designations

- Development
- Natural Setting
- Wilderness Group

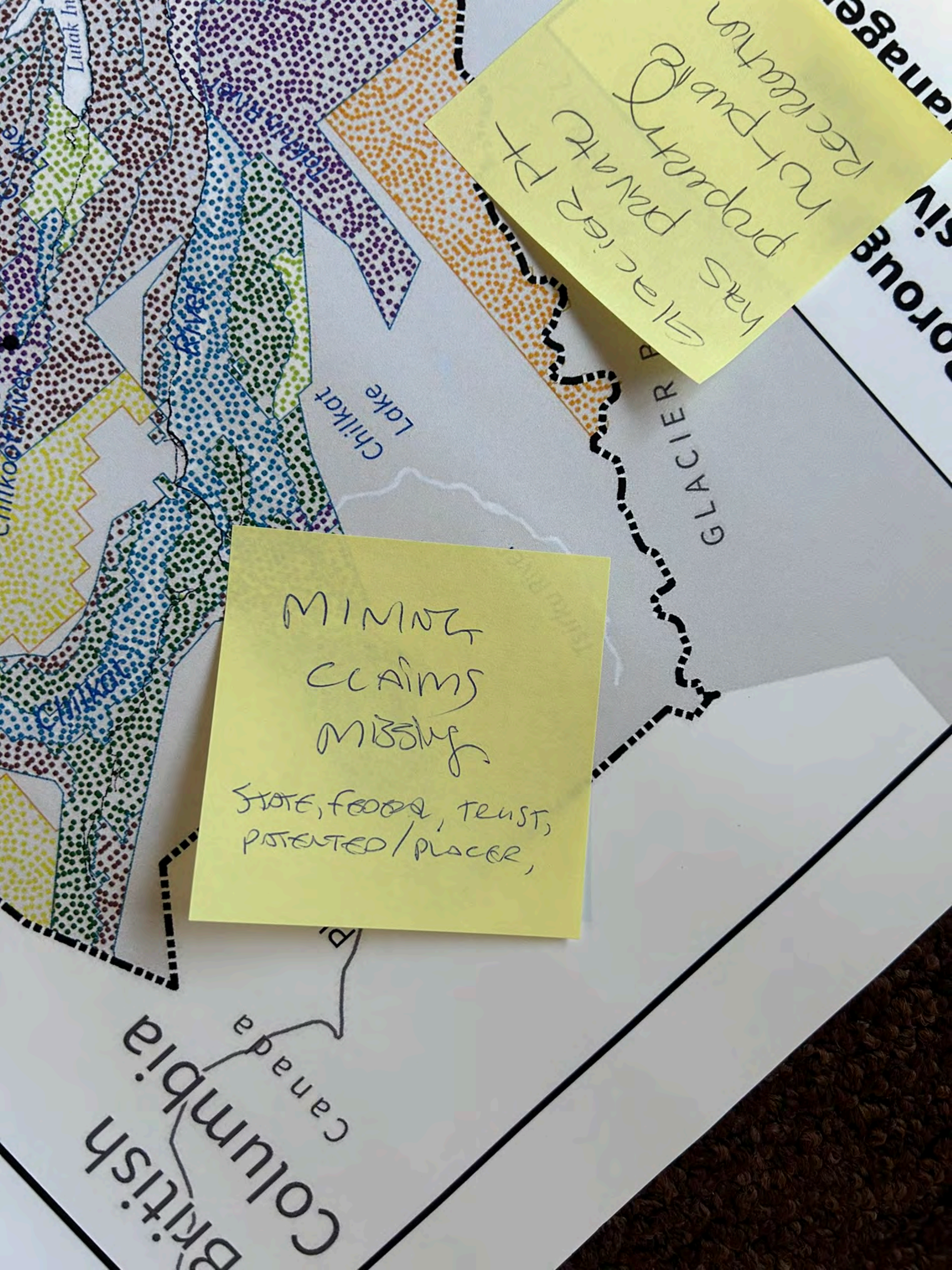
- Haines Borough Boundary
- Roads



Date: 2/15/20

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





MIMING  
CLAIMS  
MISSING

STATE, FEDERAL, TRUST,  
PATENTED/PLACER,

has private  
glacier Pt  
not public  
recreation

British Columbia  
Canada

Chilkoot  
Lake

CHILKOOT  
GLACIER

Private  
Recreation  
Management



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 create regulatory documents or make changes to existing zoning code.

Conflict with light industrial waterfront + waterfront trail/access greenspace  
 More housing - single story or designate bottom floor for safe warm, engaged community close to groceries, cafes

We need to reconsider this juncture as the "Entry to Haines". The configuration is ~~clunky~~ confusing ("where by?"). As we continue to add light industrial activities, the "Welcome" sign is good. Let's move the "Vacant" to "Industrial" (fire trucks)

include Anadromous streams in the River Corridor land use

This map needs sewer lines

This map needs fire hydrants

PRIVATE RD & PROPERTY RIVER RD ENDS HERE

# 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

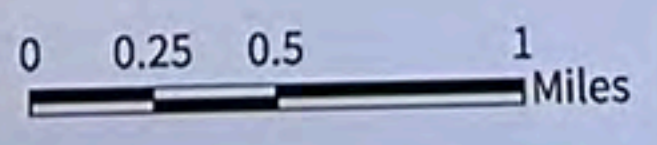
- Land Use Overlays**
- DRAFT Indigenous Places
  - Area Plan Needed
  - Agriculture Potential
  - Public Management Areas
  - Planned Utility Expansion Areas

- 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



Mud Bay, Chilkat State Park, Excursion Inlet

University Lands

Piedad Water Intake

University Lands

Portage Cove

Fort S. Historical District

Landfill

BLM Lands

Borough Lands

State Lands

Chilkat River Inlet

Airport

Airport Rd

Haines Hwy

Gathered View Dr

Anway Rd

Allen Rd

Young Rd

Muncaster Rd

Elbarnet Dr

Elgood Dr

Haven Dr

Skyline Dr

Lutak Rd

Moose Ln

Sunshine St

Comstock Rd

Ghestnut Dr

Union St

Spruce Grove Rd

Main St

N 5th Ave

Dalton St

S Sawmill Rd

Chilkoot St

Major Rd

Chilkoot St

Beach Rd

Port S. Ave

Tower Rd

Marine Dr

Chilkoot St

Major Rd

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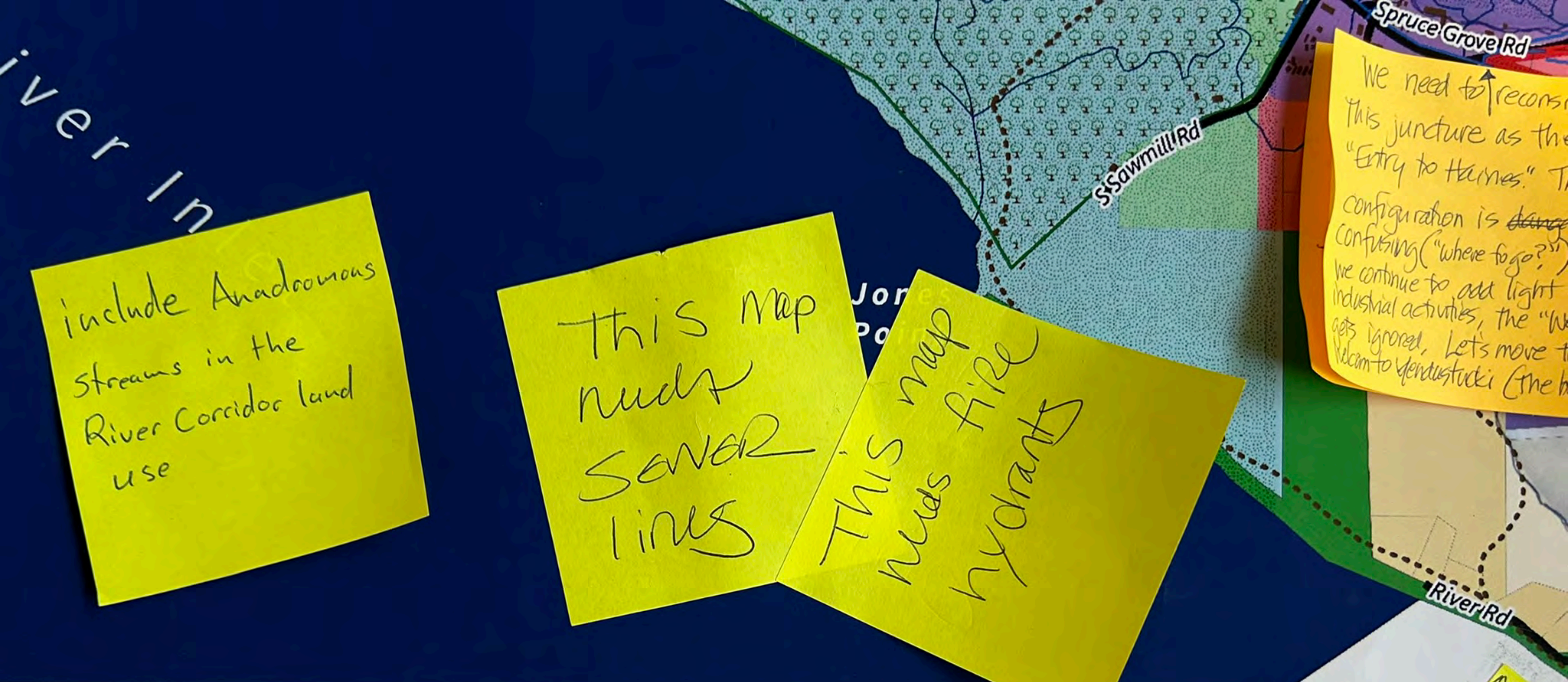
Chilkoot St

Major Rd

Chilkoot St

Major Rd





include Anadromous  
Streams in the  
River Corridor land  
use

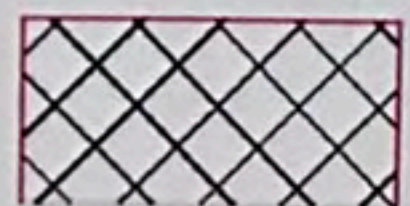

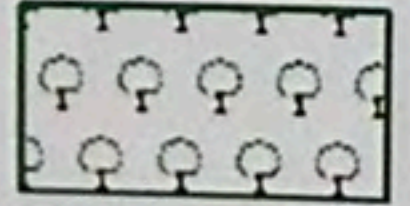
This map  
needs  
sewer  
lines

This map  
needs fire  
hydrants

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This juncture as the  
"Entry to Haines." The  
configuration is ~~danger~~  
confusing ("where to go?")  
We continue to add light  
industrial activities, the "W  
gets ignored. Let's move t  
Welcome to Vendustocki (the b

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

## Land Use Overlays

-  DRAFT Indigenous Places
-  Area Plan Needed
-  Agriculture Potential



PRIV  
&  
PROPERTY  
REVER RD  
ENDS HERE



confusing ("where to go?"). As we continue to add light industrial activities, the "Welcome" gets ignored. Let's move the welcome to Vendustucki (the boundary



↑  
PRIVATE RD  
&  
PROPERTY  
RIVER RD  
ENDS HERE

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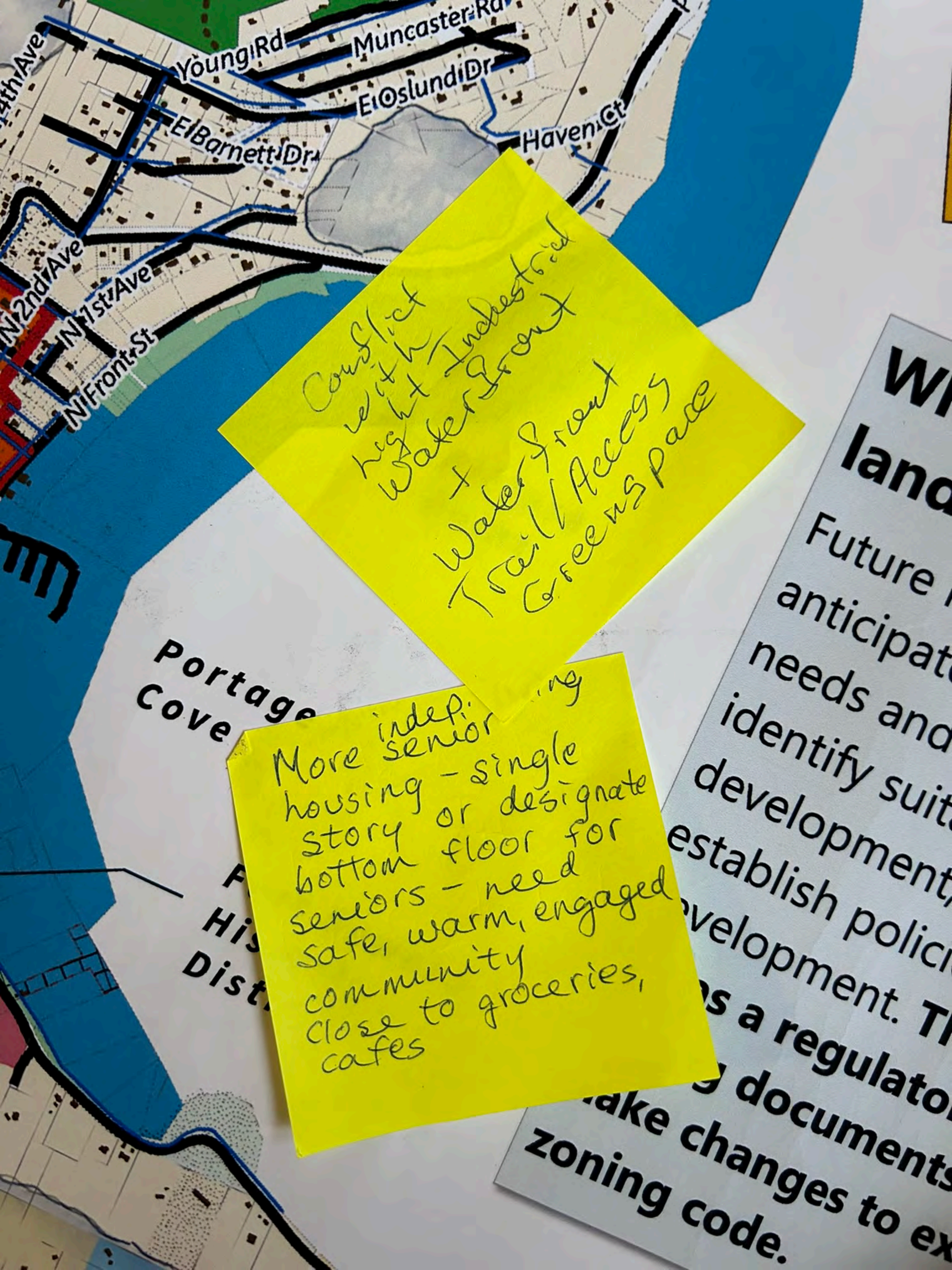
We need to reconsider  
this juncture as the  
"Entry to Haines." The  
configuration is ~~danger~~  
confusing ("where to go?"). As  
we continue to add light  
industrial activities, the "Welcome"  
gets ignored. Let's move the  
Welcome to Vendustucki (the boundary

of the town site)  
and reconfigure this  
three-pronged "Y" to  
a roundabout!  
Yeah!

PRIVATE

Map





Conflict  
with  
high  
water front  
+  
Industrial  
Water front  
Trail Access  
Greenspace

Portage  
Cove

Historic  
District

More indep. senior housing - single story or designate bottom floor for seniors - need safe, warm, engaged community close to groceries, cafes

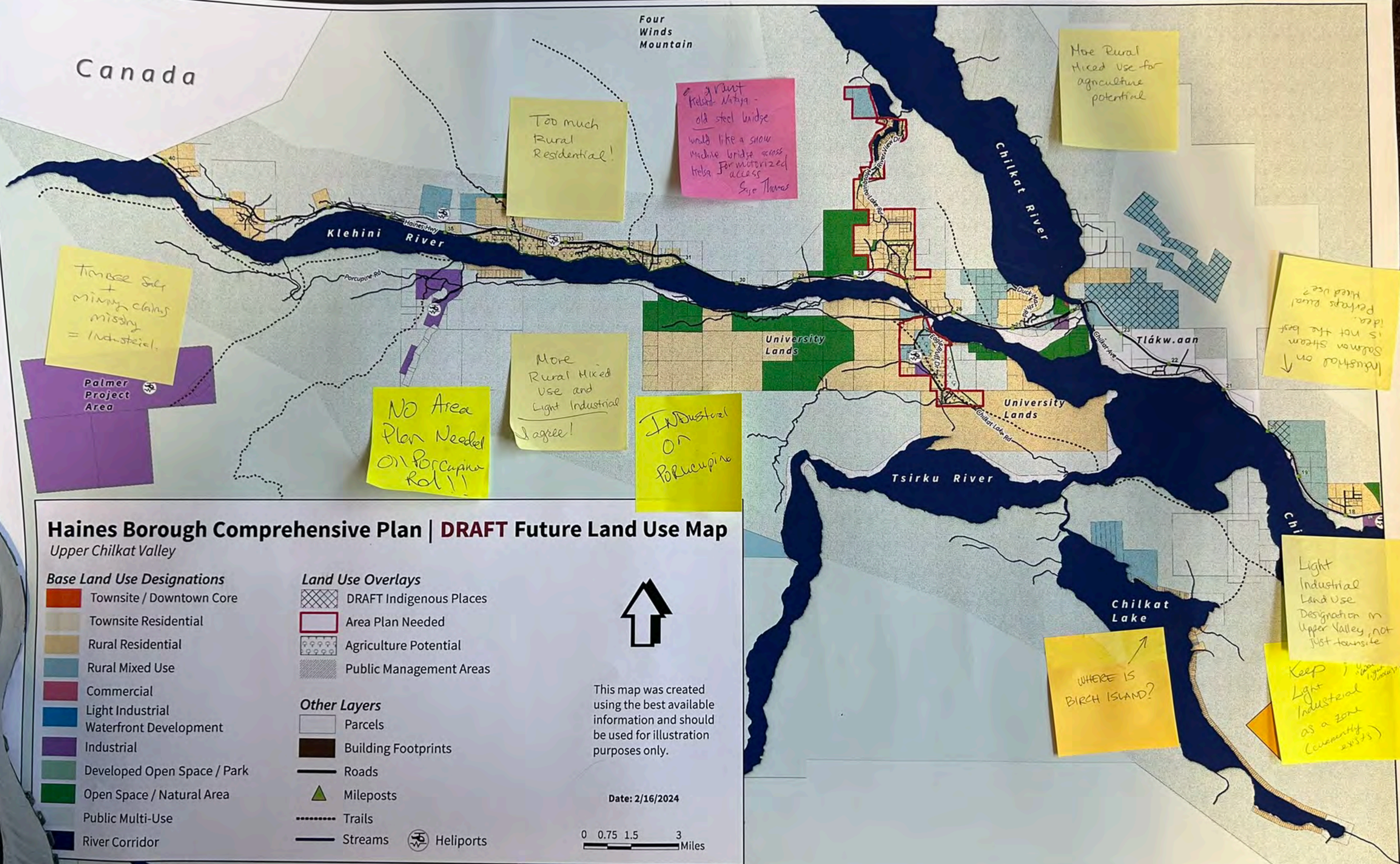
W  
land

Future  
anticipate  
needs and  
identify suitable  
development,  
establish policies  
development. The  
as a regulator  
documents  
take changes to ex  
zoning code.



Canada

Four Winds Mountain



Too much Rural Residential!

grant Klehini bridge - old steel bridge would like a snow machine bridge across here for motorized access Site Thomas

More Rural Mixed Use for agriculture potential

Timber Sale + mining claims missing = Industrial

Industrial on Salmon stream is not the best idea. Perhaps rural mixed use?

NO Area Plan Needed on Porcupine Rd!!

More Rural Mixed Use and Light Industrial I agree!

Industrial on Porcupine

Light Industrial Land Use Designation in Upper Valley, not just townsite

WHERE IS BIRCH ISLAND?

Keep Light Industrial as a zone (currently 2015/15)

### 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

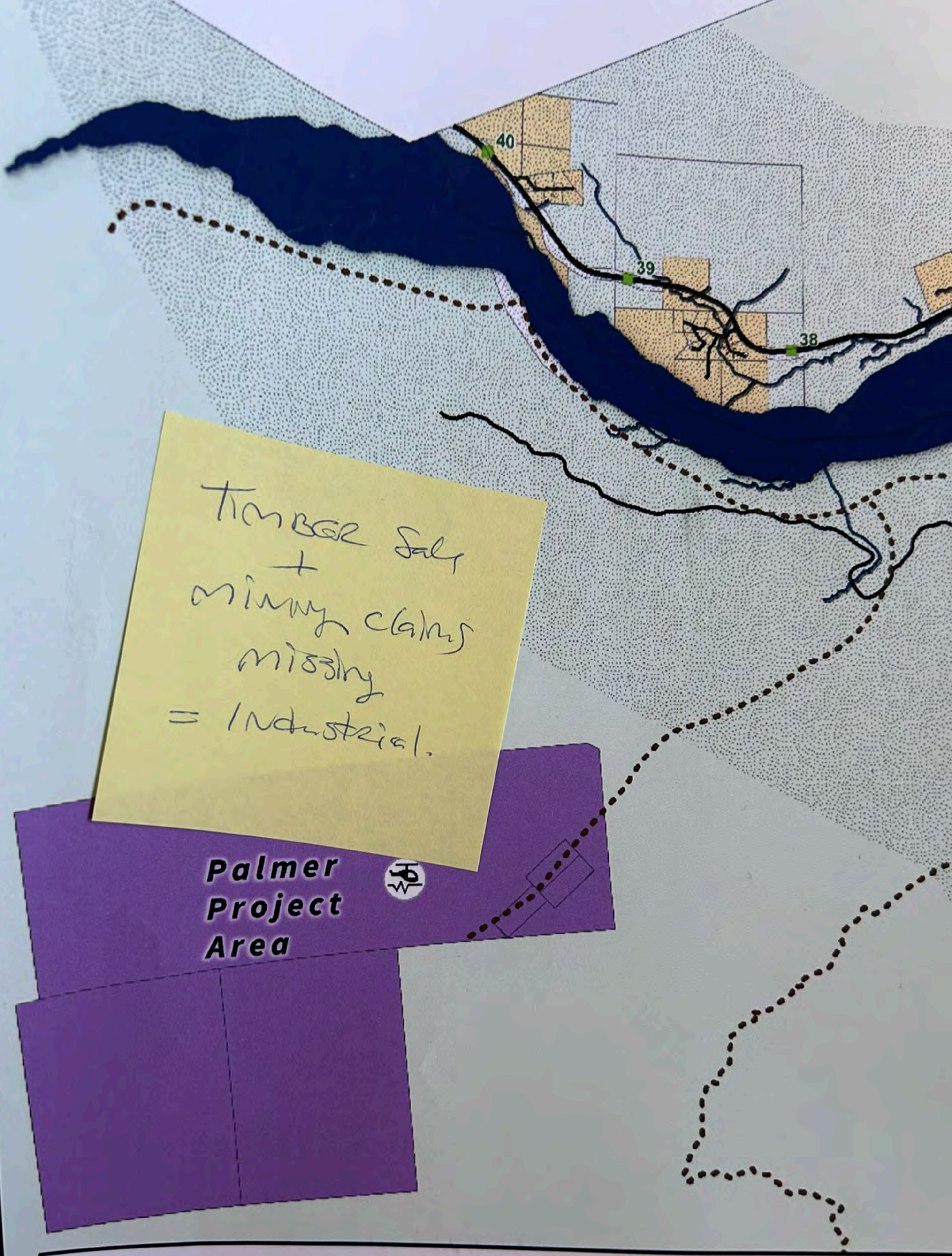


This map was created using the best available information and should be used for illustration purposes only.

Date: 2/16/2024

0 0.75 1.5 3 Miles





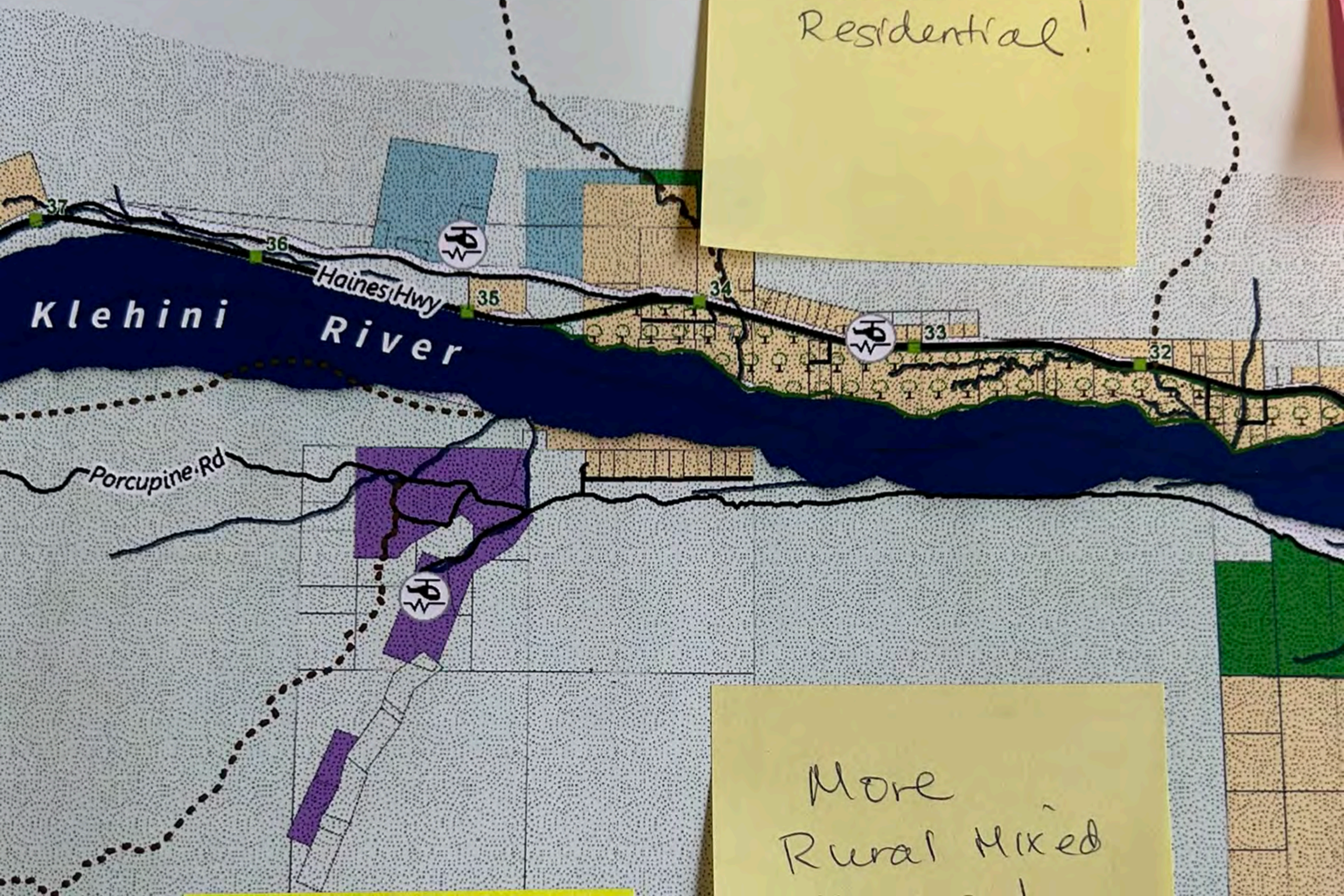
Timber Sale  
+  
mining claims  
missing  
= Industrial.

**Palmer  
Project  
Area**





Too much  
Rural  
Residential!



More  
Rural Mixed  
Use and  
Light Industrial

I agree!

No Area  
Plan Needed  
on Porcupine  
Rd!!



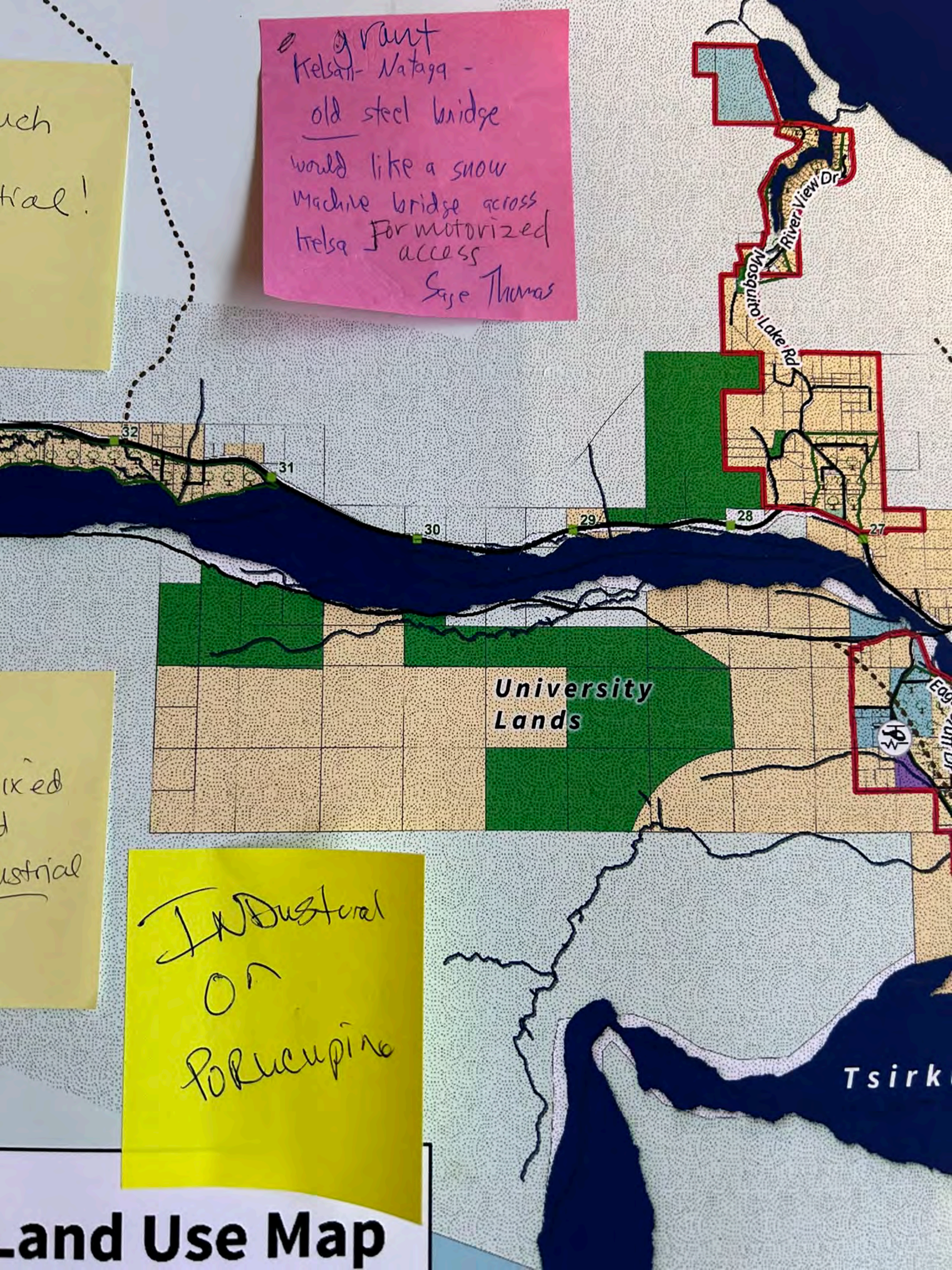
uch  
trial!

Grant  
Kelsa - Nataga -  
old steel bridge  
would like a snow  
machine bridge across  
Kelsa for motorized  
access  
Sage Thomas

ixed  
Industrial

Industrial  
on  
Porcupine

# Land Use Map





ountain

Grant  
Helsa - Nataga -

old steel bridge

would like a snow

machine bridge across

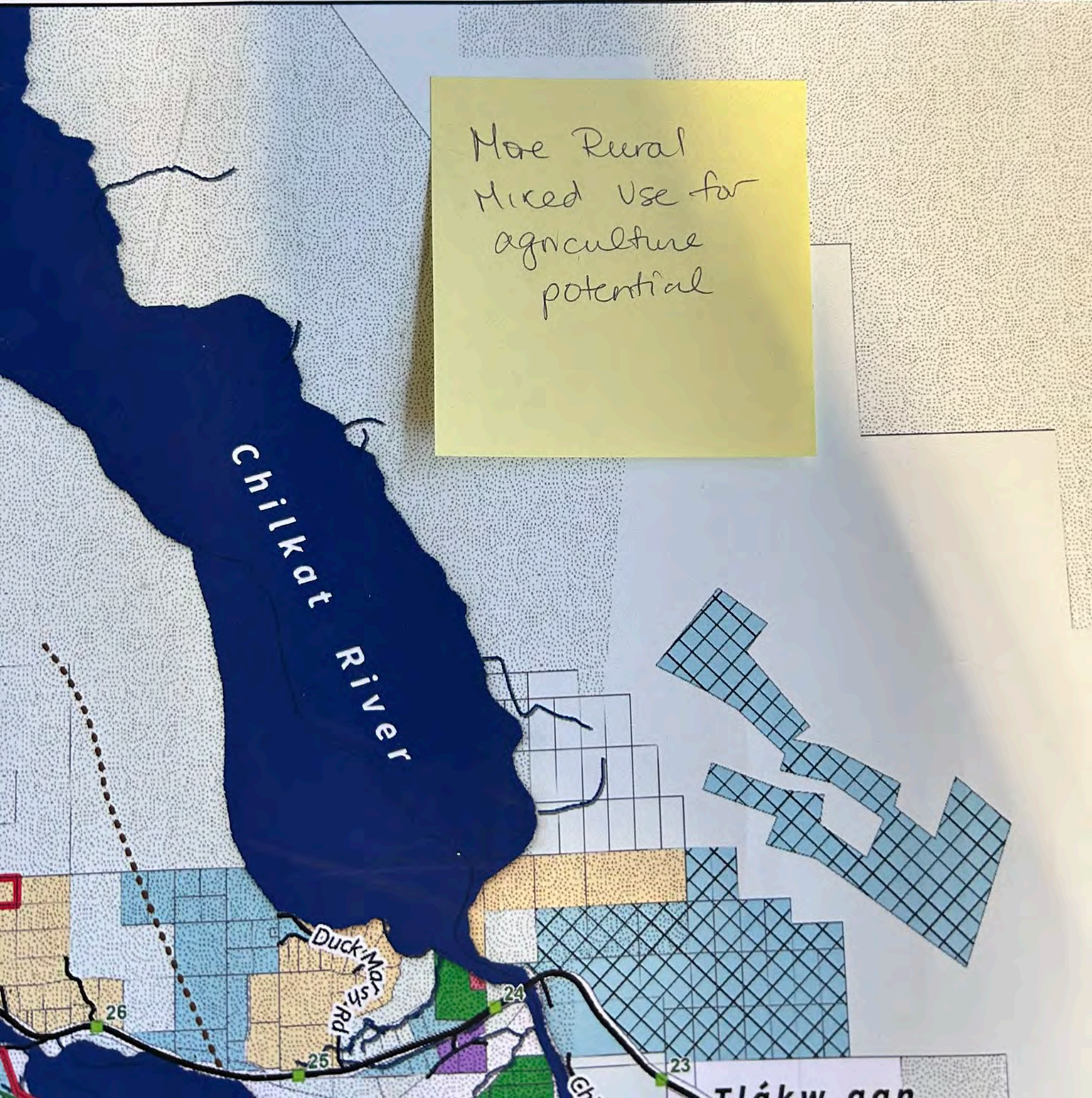
Helsa for motorized  
access

Sage Thomas





More Rural  
Mixed Use for  
agriculture  
potential







Lands

Chilkat Lake Rd

Chilkat River

Chilkat Lake

WHERE IS BIRCH ISLAND?  
↑



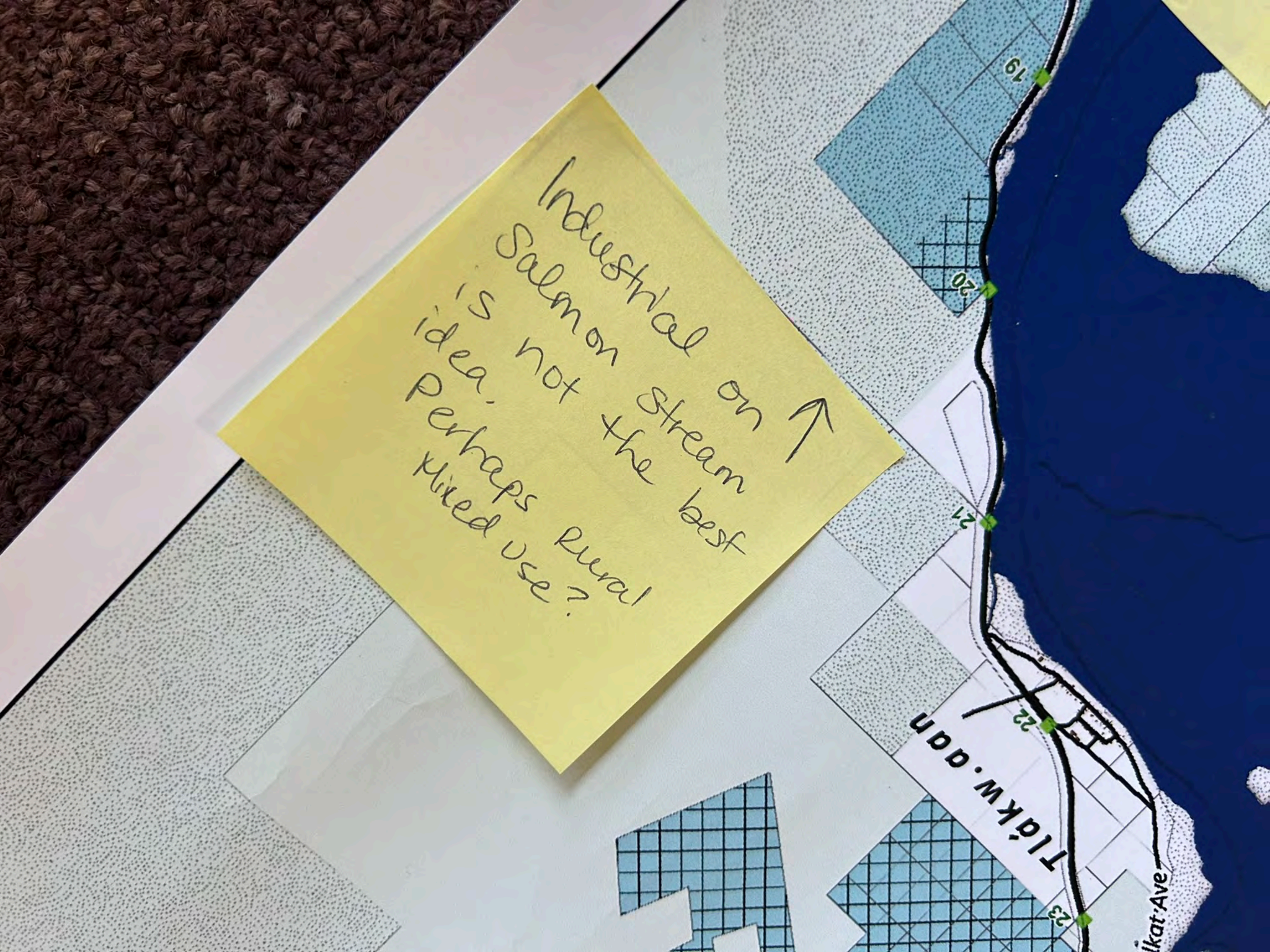
Light  
Industrial  
Land Use  
Designation in  
Upper Valley, not  
just townsite

Keep  
Light  
Industrial  
as a zone  
(currently  
exists)

separate  
from  
waterfront  
light  
industry



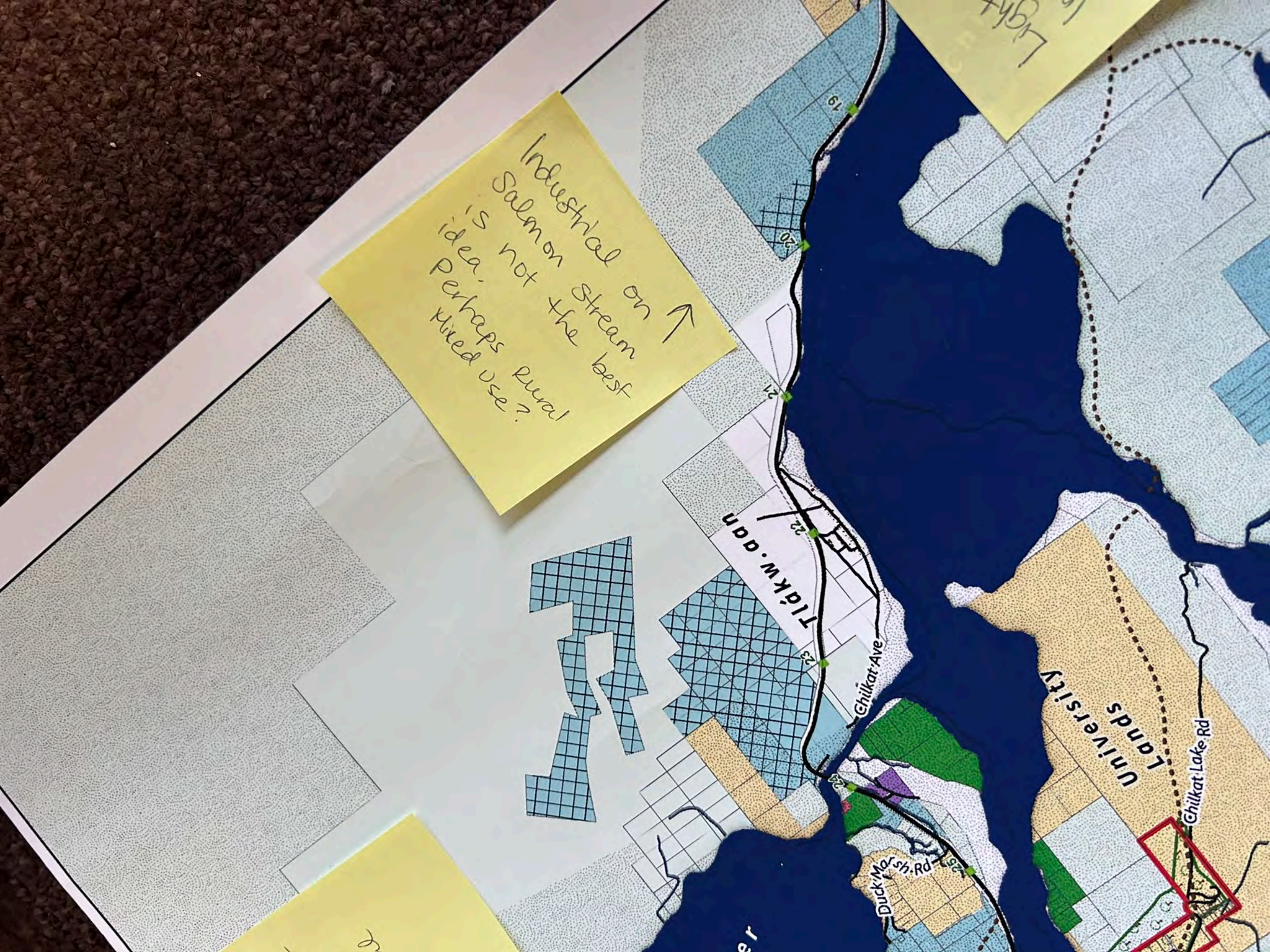
Industrial on ↑  
Salmon stream  
is not the best  
idea. Perhaps rural  
mixed use?





Industrial on ↑  
Salmon stream  
is not the best  
idea, perhaps rural  
mixed use?

Light  
45/17



Tlakw. aan

Chilkat Ave

Duck Marsh Rd

University  
Lands

Chilkat Lake Rd

er



**How the Plan Guides Land Use Policy:**

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

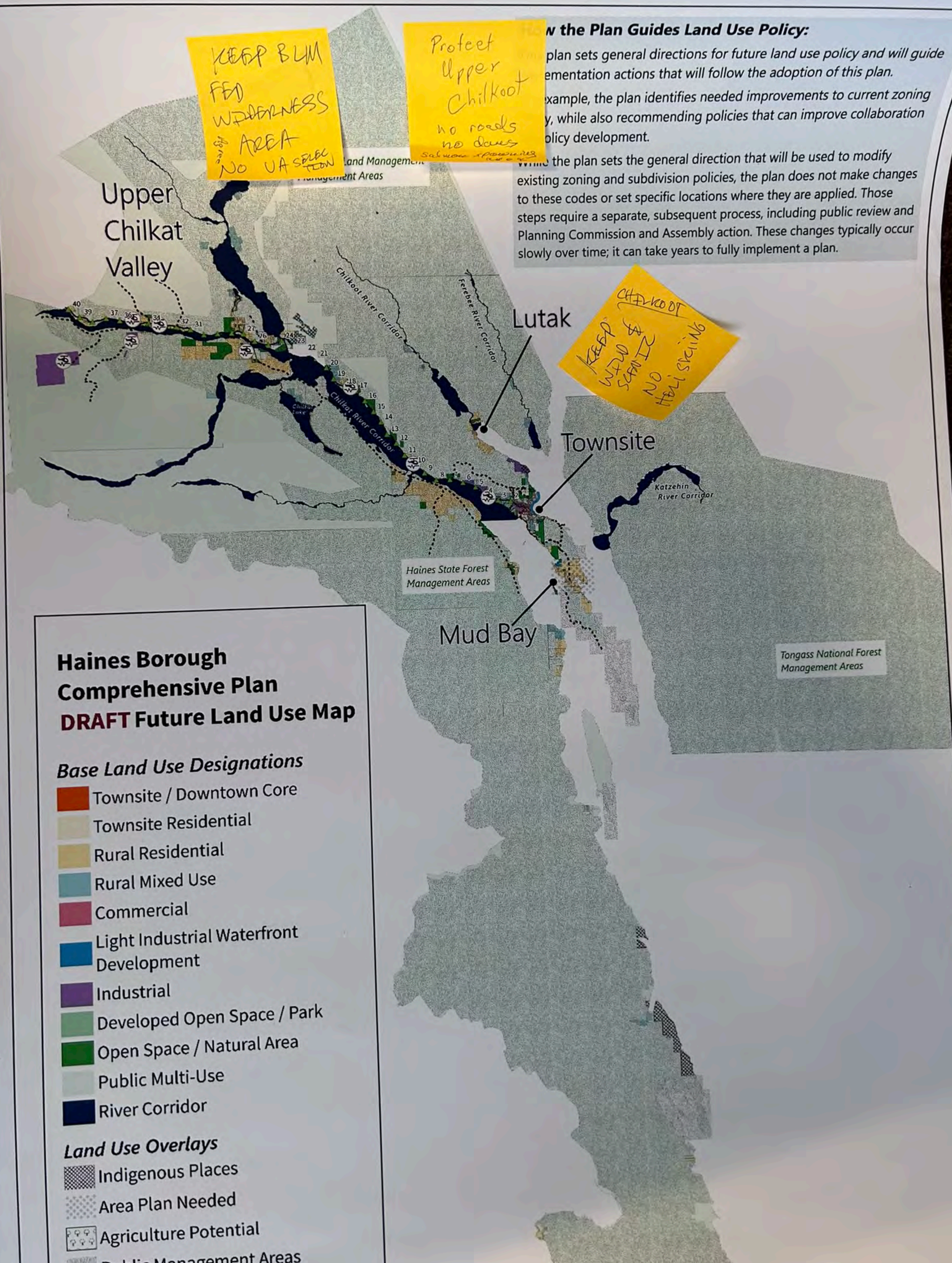
For example, the plan identifies needed improvements to current zoning codes, while also recommending policies that can improve collaboration and policy development.

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.

KEEP BLM  
FED  
WILDERNESS  
AREA  
NO UAS  
SUBDIVISION

Protect  
Upper  
Chilkoot  
no roads  
no dams  
Salmon spawning

CHILKOOT  
KEEP  
W/ W/ W  
SPAWN IR  
NO  
HELI SPENDING



**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



KEEP BLM  
FED  
WILDERNESS  
AREA  
NO UAS  
SUBDIVISION

Protect  
Upper  
Chilkoot  
no roads  
no dams  
salmon spawning  
area

### Plan Guides

plan sets general direction  
implementation actions that will  
example, the plan identifies  
y, while also recommending  
policy development.

the plan sets the general direction  
existing zoning and subdivision policies  
to these codes or set specific location  
steps require a separate, subsequent  
Planning Commission and Assembly  
slowly over time; it can take years to



CHILKOOT  
KEEP  
WILDERNESS  
SEPARATE  
NO  
HABITAT

ough  
nsive Plan



# Haines Community Survey Assessment 2023





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# Summary

## Key Findings and Analysis

When asked to describe the character of Haines in their own words, Haines residents provided more than 12,000. They said that Haines is a diverse and passionate community in a beautiful place. Despite strong differences of opinion, the community comes together during times of crisis, and cares for one another. It is a small town characterized by independent, resilient, hardworking, and resourceful individuals.

Residents say the best thing about Haines are its natural beauty, pristine environment, small town atmosphere, access to subsistence, and low overall crime.

The top challenges Haines residents face include the high cost of living, ferry unreliability, the cost of groceries, political divisiveness, transportation cancellations due to weather, transportation and freight costs, limited healthcare, and long winters.

Recreation is a key part of the Haines lifestyle. In the last year, most Haines residents walked, hiked, fished, picked berries, went boating, gardened, or camped.

More than half of residents say that Haines has a high quality of life. The average quality of life ranking is 7.5 on a scale of 1-10. Seventy-nine percent say that Haines is a good or excellent place to raise a family.

According to Haines residents, the primary focus of Borough spending should be on utilities, such as water, wastewater, solid waste, power, and communications. However, community funding priorities vary among community subgroup.

Residents were asked to name the most important project the community can do over the next 5-10 years. A fifth of all comments were transportation focused in some manner, and the most important community project that emerged from the comments is the Lutak Dock project.

Half of Haines residents have lived there for more than 22 years, although 27% live outside of the community for a portion of the year.

*"A real Alaskan town. People raise their families here, retire here, live out their lives. Safe, scenic, clean. The laid-back local character is provided by locally owned businesses and Alaska Native organizations. Our excellent library, museum, pool and many nonprofits provide activities, services, and jobs that make Haines livable. The divisions between local factions are pronounced in our small population, but people support others when we need to." Haines survey respondent*

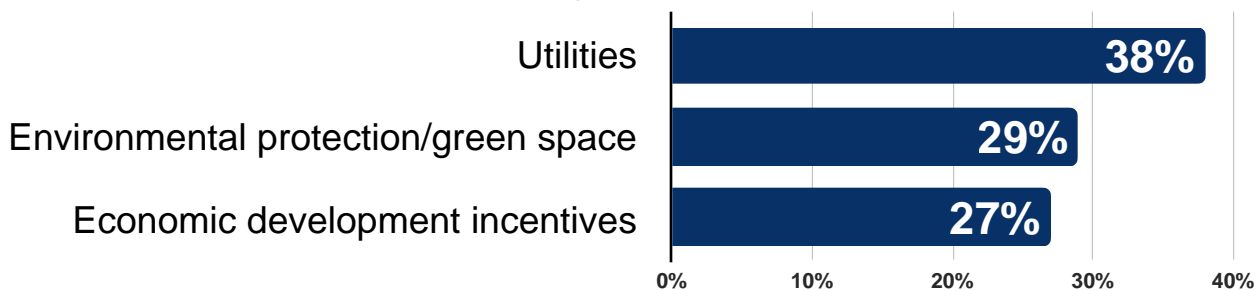


# Haines Community Top Priorities

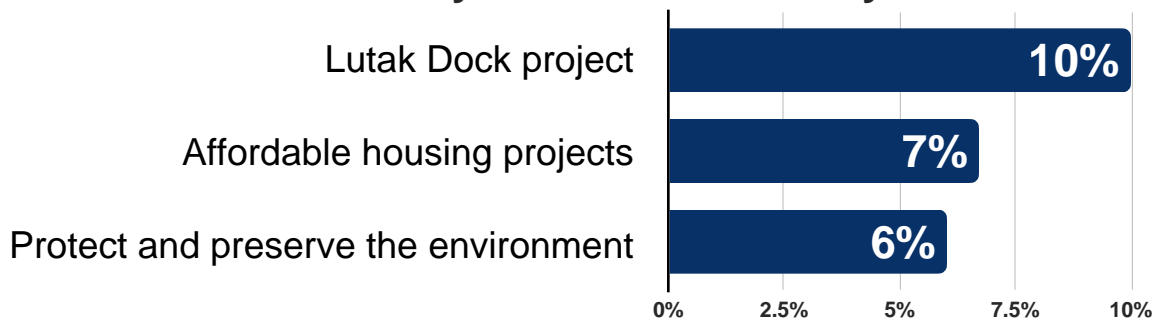
Respondents were given a list of borough funding categories, and were asked to select their two key priorities. Haines communities members selected utilities as the top community need. Respondents were also asked to name the most important community project in their own words. The top community project needed, according to a summary analysis of written responses is the Lutak Dock.

The top three answers to each of these key survey questions are presented below:

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



## What is the single most important project Haines can do as a community over the next 5-10 years?



The top answers to other key survey questions are presented below:

- What do you like **most** about living in Haines?  
Top Answer = **Natural Beauty & Scenery**
- What makes it **challenging** to live in Haines?  
Top Answer = **High Cost of Living**
- In your own words describe the **community's character**, people, and attributes.  
Top Answer = **Small Town Atmosphere**



# Survey Methodology

Agnew Beck Consulting contracted with Rain Coast Data to conduct a community assessment in Haines, Alaska as part of the Haines Borough Comprehensive Plan Revision planning process. The community survey findings provide a data-based evaluation of community needs and goals. The survey asked Haines residents to respond to 12 questions about quality of life, living in Haines, recreation, community character, and community priorities. Survey responses will be used to guide planning efforts.

Rain Coast Data designed the survey instrument on behalf of the City and Borough of Haines, with guidance from the Borough and Agnew Beck. The web-based survey was administered electronically from June 22 through August 31 2023. Paper copies were also made available to survey participants at public meetings and at events such as the Haines Fair.

A total of 660 Haines residents responded to the survey. Responses received represent 31% of all Haines residents aged 15 and older. At this response rate, the survey findings have a 99% confidence level with an 4.2% confidence interval.

The survey findings will be used to shape the Haines Borough Comprehensive Plan Revision Project.

## Survey Responses of Haines Community Members

Haines Community	Count
Haines Community Members Aged 15 and older	2,155
<b>Total Haines Members Surveyed</b>	<b>660</b>
Percent of Haines Residents 15+ Surveyed	31%
<b>Confidence level with a 4.2% confidence interval</b>	<b>99%</b>

Data Source: 2020 US Census



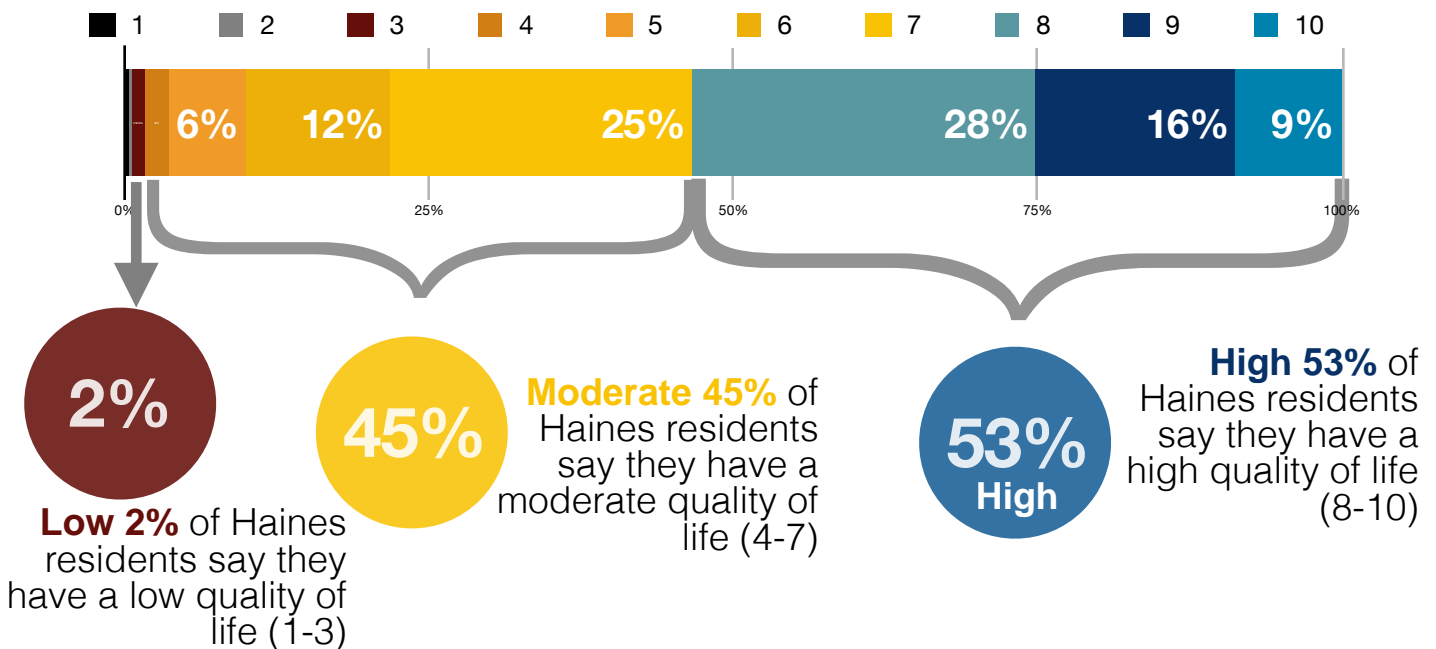
# Quality of Life

## How would you rate the quality of life in Haines?

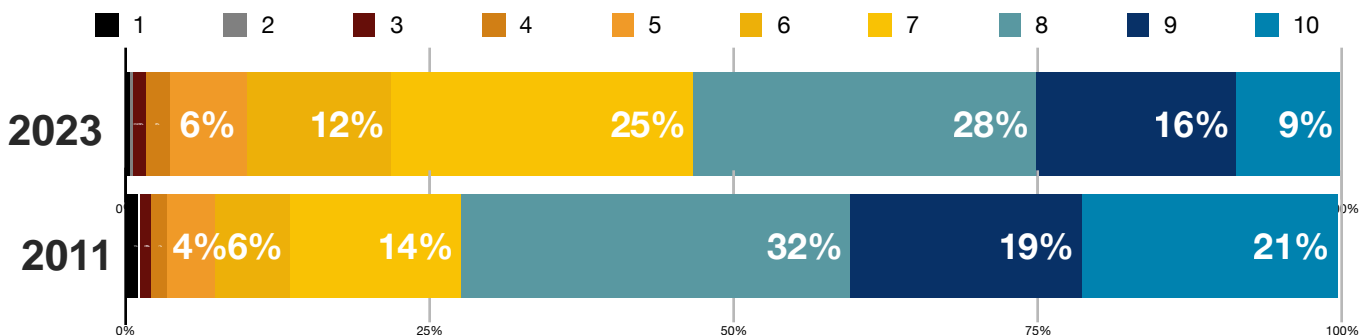
Residents were asked to rate the overall quality of life in Haines. More than half of Haines residents (53%) rated their quality of life highly, or between 8 and 10 on a 10-point scale. Forty-five percent gave a moderate (4 to 7) rating, and just 2% gave a low (1 to 3) rating. The average rating was 7.5 out of 10.

Overall  
**7.5**  
Average

### On a scale of 1-10 (10 being the best) how would you rate the quality of life in Haines?



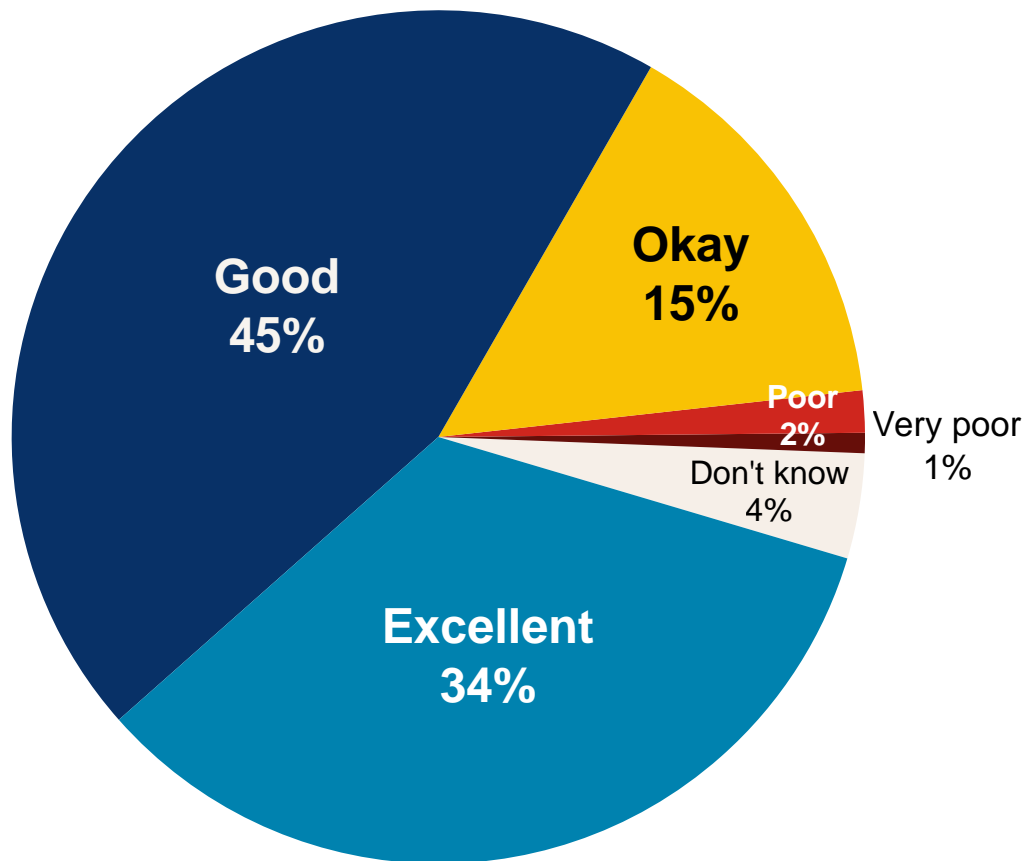
A similar survey was conducted in Haines in 2011. At that time the average rating was 8.1 out of 10, and nearly three-quarters of Haines residents (72%) rated their quality of life as high.





# How do you rate Haines as a place to raise a family?

## How do you rate Haines as a place to raise a family?



Haines residents were asked to rate Haines as a place to raise a family. More than three-quarters (79%) rated Haines as a good place to raise a family, including 34 percent who rated it as excellent. Just 3 percent rated it as poor or very poor.

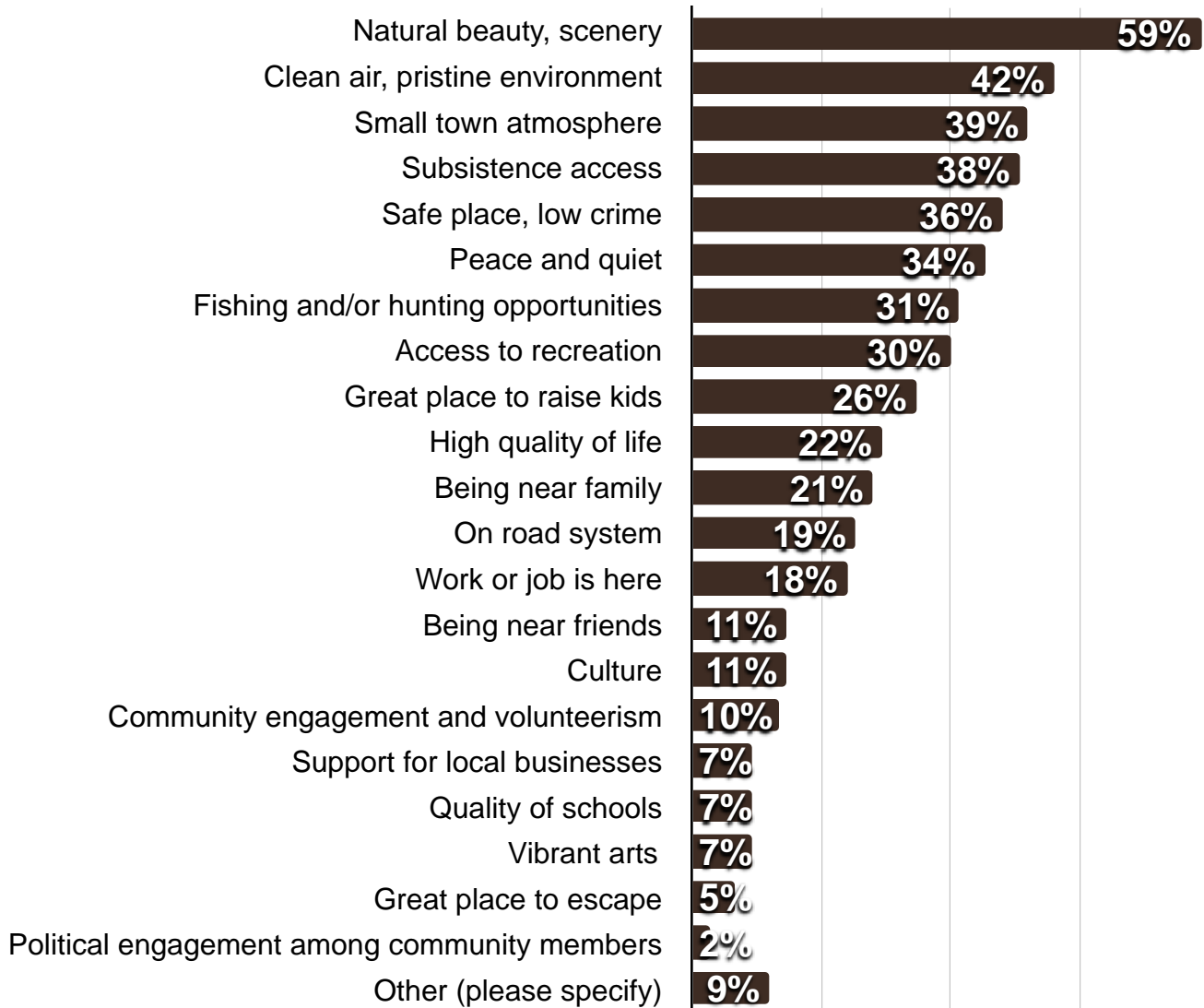
Answer Options	2023 Responses	2011 Responses
Excellent	34%	56%
Good	45%	39%
Okay	15%	NA
Poor	2%	3%
Very poor	1%	0%
Don't know		4%



# About Haines

## The Best of Haines

**What do you like most about living in Haines? Mark your top 3-5 answers**



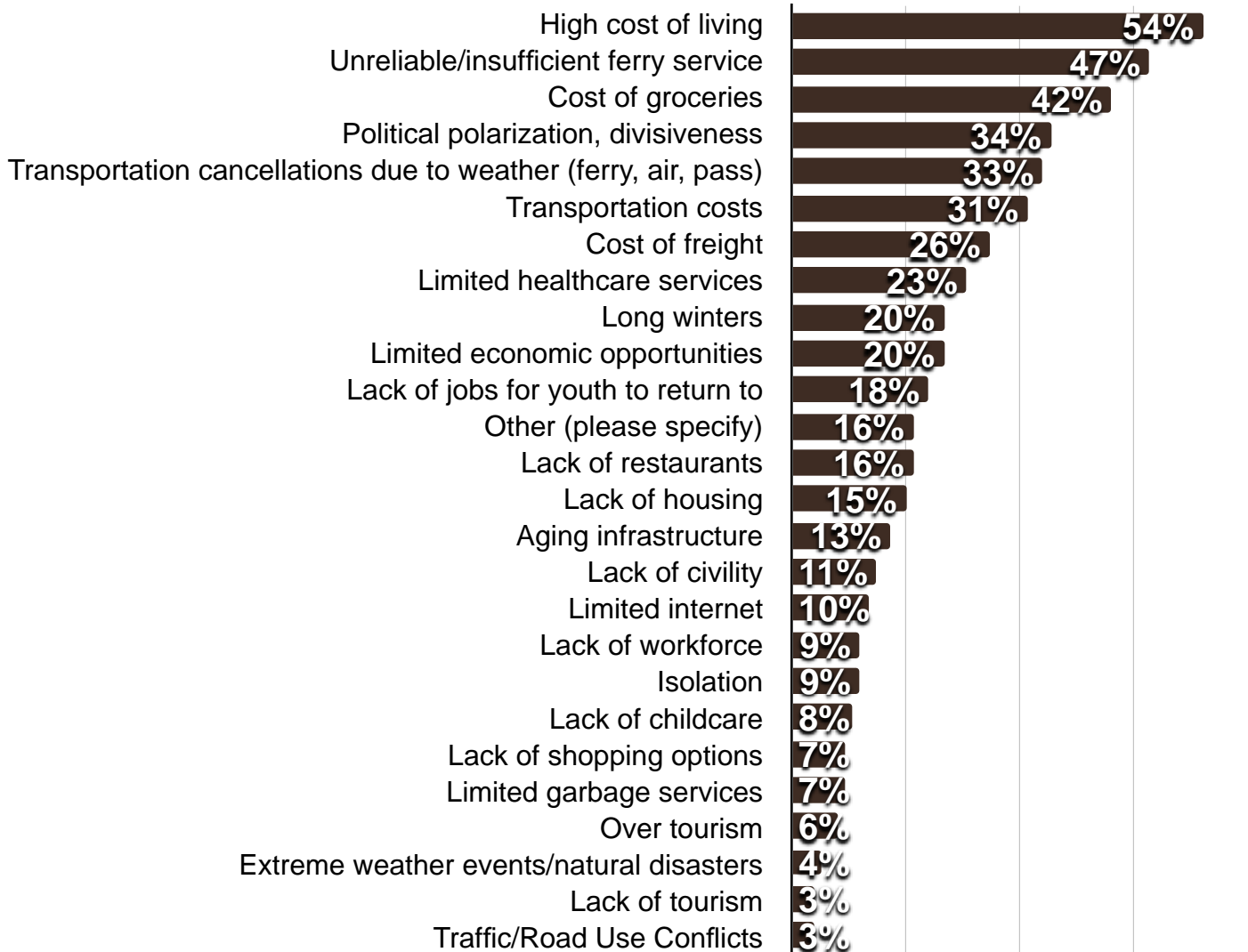
When asked what they liked best about living in Haines, just over half of respondents (59%) mentioned the natural and scenic beauty. Just under half (42%) mentioned the pristine environment, and just over one-third (39%) said the small town atmosphere.

Other top answers included subsistence access (38%), safe community (26%), peace and quiet (34%), fishing and hunting (31%), access to recreation (30%), and a great place to raise kids (21%).



# Haines Challenges

## What makes it challenging to live in Haines? Mark your top 3-5 answers



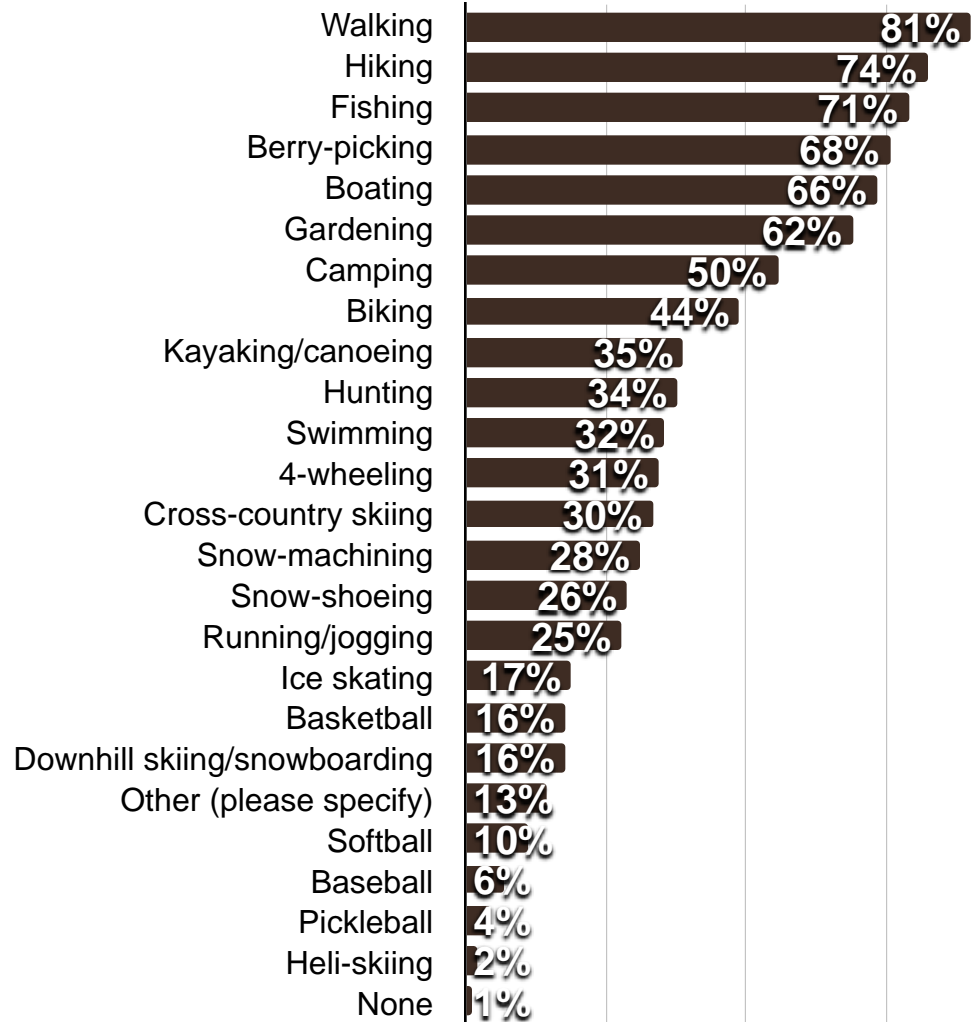
When asked what is most challenging about living in Haines, top answers were focused on three areas 1) high costs; 2) transportation challenges; and 3) community divisiveness. Just over half of respondents (54%) said the high cost of living is the top challenge in Haines. Nearly half (47%) expressed frustration with unreliable or insufficient ferry service; and 42% said the cost of groceries is a key challenge.

Approximately one-third mentioned each of the following: Political polarization and divisiveness (34%); transportation cancellations (33%); and transportation costs (31%). Just over a quarter (26%) said it is challenging to live in Haines due to the cost of freight.



# Recreational Activities

**In the last year, what types of recreational activities did you participate in, in the Haines area? (Mark all that apply)**



Walking, hiking, and fishing were the three most common recreational activities of Haines residents in the last year, followed by berry picking, boating, gardening, camping, biking, kayak/canoeing, and hunting.



# The Character of Haines

## In your own words describe the community's character, people, and attributes. (Open-ended)

### In your own words describe the community's character, people, and attributes.

An analysis of the 515 responses on the character of Haines shows it is a tight-knit community with independent and spirited residents, leading to a mix of unity and division. Economic discussions spark debate, yet there's a shared wish for open conversations. The scenic beauty of the place is a key part of the Haines character. The following is a summary of the responses:

- 1. Small Town Atmosphere (125):** Haines is characterized by its intimate, tight-knit community. For many residents, the charm of Haines lies not just in its size, but in the camaraderie and support shared among neighbors. Haines is a place where community members know each other's names, stories and are always ready with a helping hand.
- 2. Polarization & Diversity of Opinion (115):** The community has a broad spectrum of views, leading to vibrant discussions. However, there are underlying tensions regarding controversial issues, along with concern that the will of vocal minorities drive decision making that is not necessarily representative of the community as a whole.
- 3. Natural Beauty/Environment (100):** Haines is an incredibly beautiful place to live. The landscape, mountains, and ocean views are an integral part of the Haines lifestyle. Recreation and nature are interwoven into the daily lives of many residents.
- 4. Resilience and Self-Sufficiency (80):** Haines residents are uniquely resilient and self-sufficient, with a can-do independent spirit. The community takes pride its ability to rally together, rise above challenges and support each other during difficult times.
- 5. Economic Challenges & Opportunities (57):** Economic considerations, whether related to business, mining, or tourism, remain a pivotal point of discussion.
- 6. Community Participation & Engagement (34):** Residents are actively engaged and participate in community events, arts, non-profits, community service and civic engagement. There is a culture of volunteerism and civic support.
- 7. Alaska Native Culture (32):** Haines' rich Tlingit culture, history, and subsistence ways of life are celebrated in many comments, along with a desire for stronger representation of the Tlingit language and traditions in the educational curriculum, highlighting the continuous influence and significance of its native history.
- 8. Safety & Security (18)**
- 9. Youth & Education (17)**
- 10. Mistrust in Governance (15)**

A full list of responses is included at the end of the report.

**515**  
comments

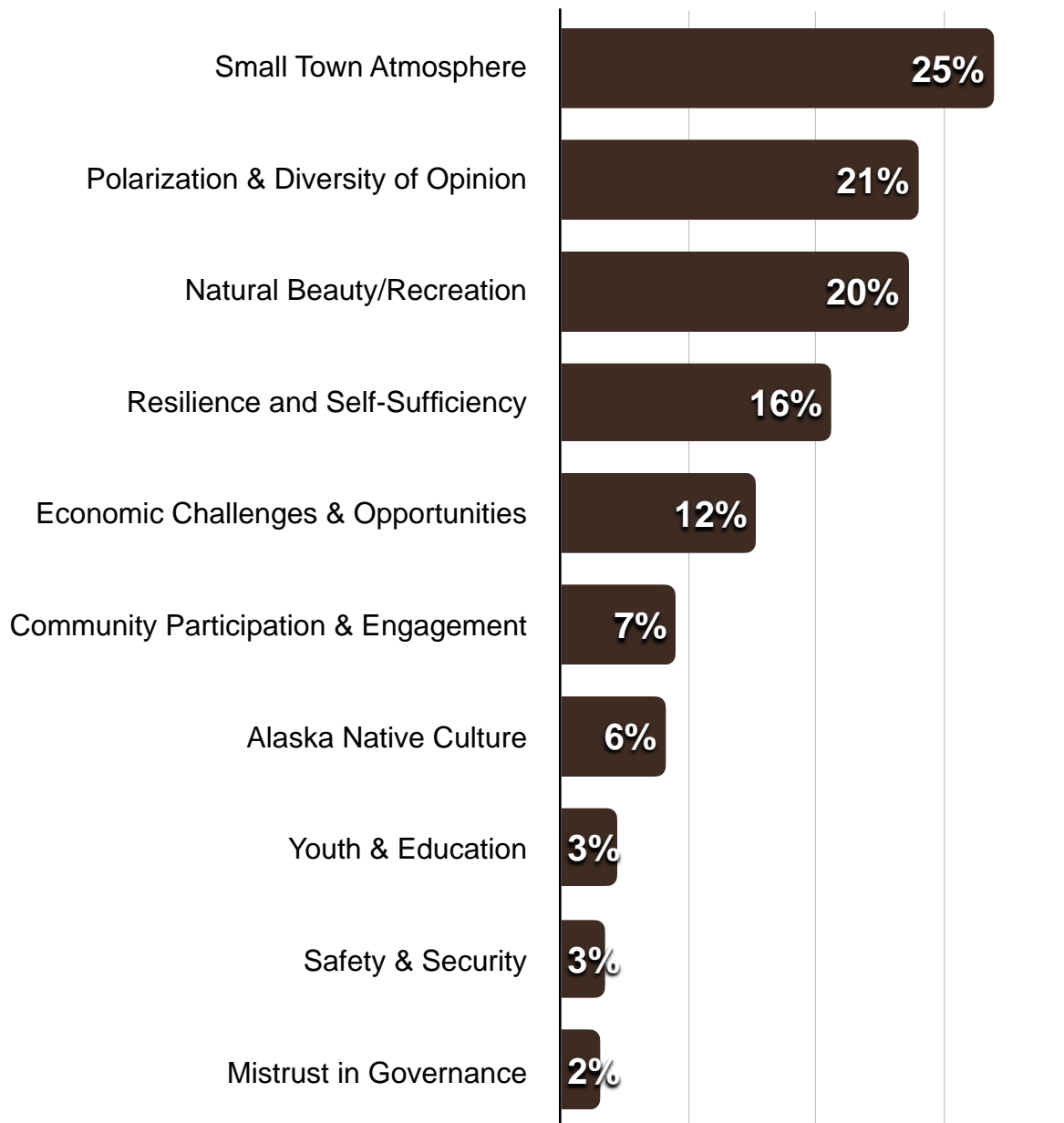
**12,600**  
words



# The Character of Haines

In your own words describe the community's character, people, and attributes.

Top 10 chart

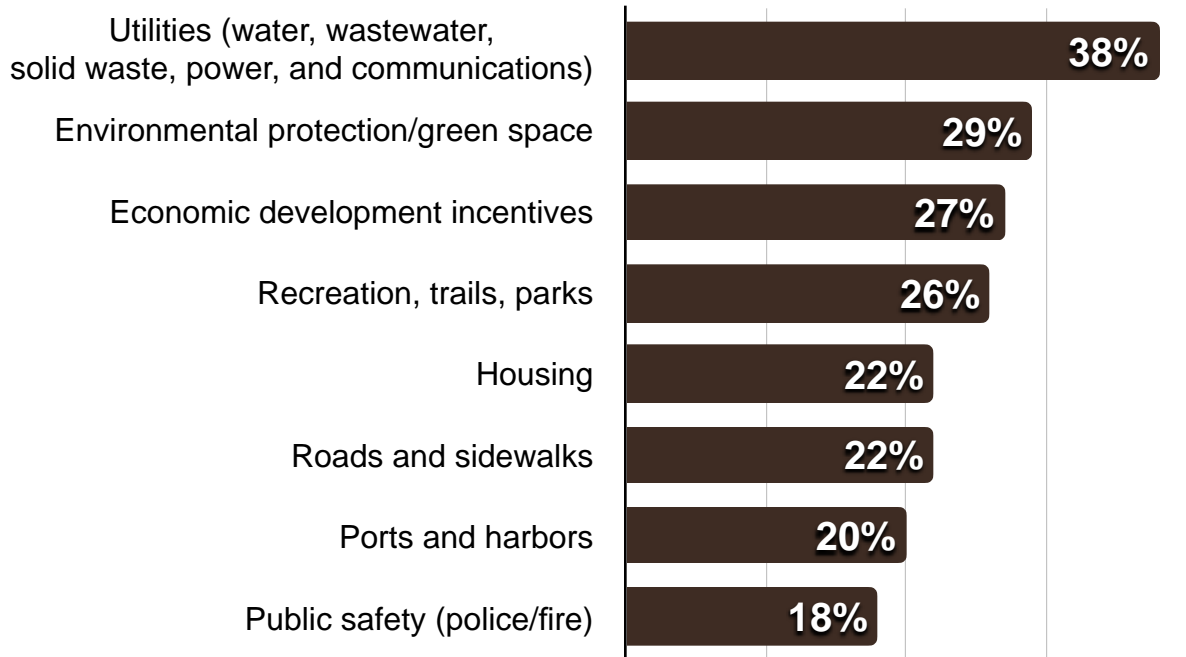




# Projects and Funding Priorities

## Community Funding Priorities

**If you were responsible for funding community priorities, which two would you fund first? (Weighed)**



Haines residents were asked which two community needs they would prioritize, given a list of eight spending areas.

The top priority among Haines residents is clearly utilities, a category that includes water, wastewater, solid waste, power, and communications - selected by 38% of all community members.



# The Most Important Project

**What is the single most important project Haines can do as a community over the next 5-10 years? (Open-ended)**

**572**  
comments

**7,300**  
words

**What is the single most important project Haines can do as a community over the next 5-10 years?**

Respondents were provided an opportunity to report the most critical community project need in their own words. The top project needed, according to Haines residents, is the Lutak Dock project, comprising approximately 10% of all weighted responses. The next most critical project was the development of affordable housing in the community, with 7% of all project comments focused on housing. Top comments are presented below by the various themes of the Haines Comprehensive Plan, along with a recreation category. Among these higher level categories, transportation projects have the most comments, with 20% of all comments focused on transportation projects. A comment that did not fall into a specific project area was some variation of “stop the mine” written in by 8% of the community. A full list of all responses is included at the end of the report. The following is a summary of the weighed responses.

## **Transportation Projects (20%)**

1. **Lutak Dock:** Complete the Lutak Dock improvements: 10%
2. **Ports and Harbors:** Repair, rebuild, and enhance docks and harbors: 3%
3. **Roads:** Maintaining/Improving roads: 3%
4. **Ferry:** Ensure reliable ferry transportation: 2%
5. **Sidewalks/Trails:** Develop better sidewalks/bike trails: 1%
6. **Freight:** Improve freight affordability: 1%

## **Recreation Projects (11%)**

1. **Environmental Projects:** Protect and preserve the environment, focus on environmentally friendly tourism: 6%
2. **Fisheries Projects:** Protect the salmon habitats and promote sustainable fishing practices: 3%
3. **Recreation Center/Infrastructure:** Invest in recreational infrastructure including support for trails, sports fields, and other recreational facilities 2%



# The Most Important Project Continued

## Economic Development Projects (10%)

1. **Resource Development, Mining:** Allow natural resource exploration and utilization (including opening Constantine): 4%
2. **Jobs:** Create more job opportunities. Promote business and industry development to stimulate economic growth: 4%
3. **Tourism:** Increase tourism (including encouraging cruise ship industry): 2%

## Housing Projects (7%)

1. **Housing:** Develop affordable housing projects: 7%

## Utilities Projects (7%)

2. **Public Safety Building:** Build a new public safety building: 2%
3. **Municipal Water:** Drinking and wastewater infrastructure improvements: 2%
4. **Communications:** Improving Internet and Phone Connectivity: 2%
5. **Hydroelectricity:** Develop a local hydroelectric energy source: 1%

## Land Use Projects (3%)

1. **Character:** Preserve the uniqueness of Haines: 1%
2. **Fort Seward:** Focus on revitalizing Fort Seward: 1%
3. **Preserve:** Maintain and possibly upgrade parks, clean up and beautification: 1%

## Other:

**Resource Development:** Oppose large mine development (specifically Constantine): 8%

**K-12 Education:** Support funding for schools: 2%

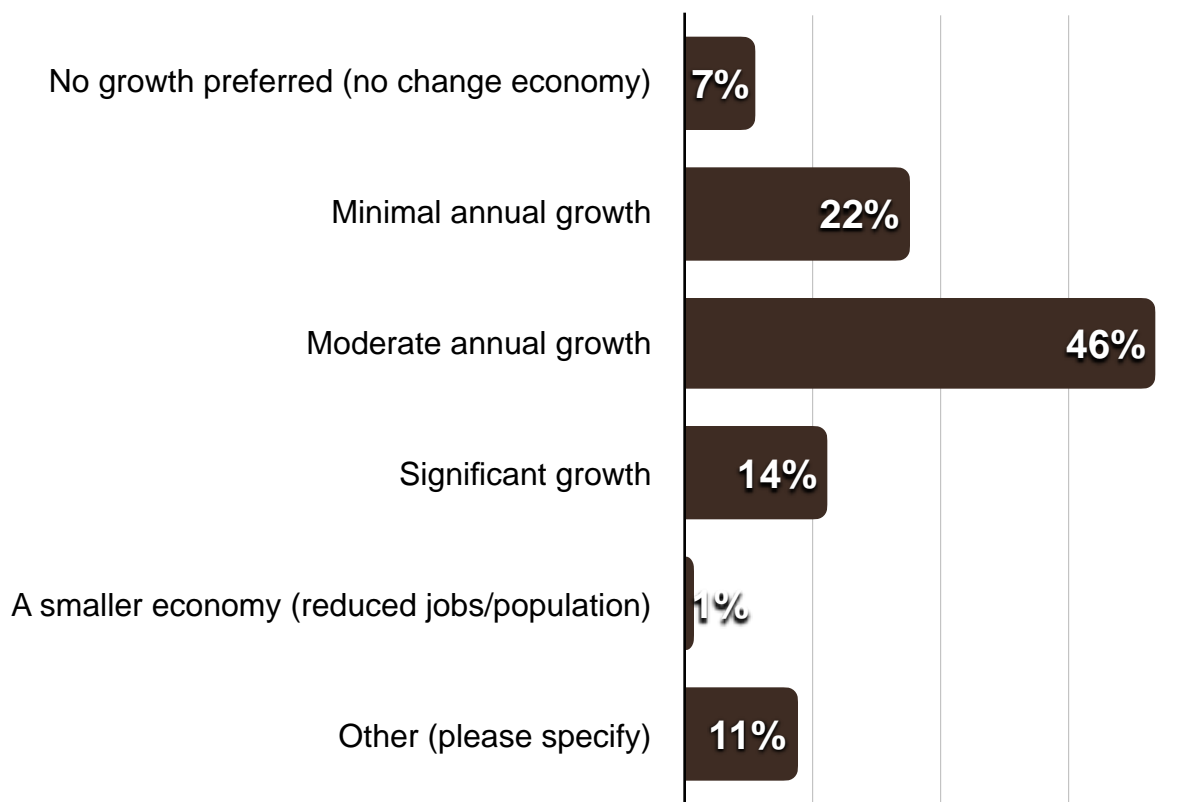
Many projects were suggested by just one or two individuals, and are thus not included in the summary. A full list of all responses is included at the end of this report.



# Appetite for Growth

Despite division over natural resource focused industries, such as mining, Haines residents show a strong appetite for community and economic growth. When asked about their preference for local population and job growth, 82% said they would like to see those numbers grow, including 60% that would like moderate to significant annual growth. Eight percent did not want any growth. Another 11% checked the “other please specify” box. These comments were largely a version of “it depends on the kind of growth.”

## What is your preference for community and economic growth? (population, jobs, etc.)

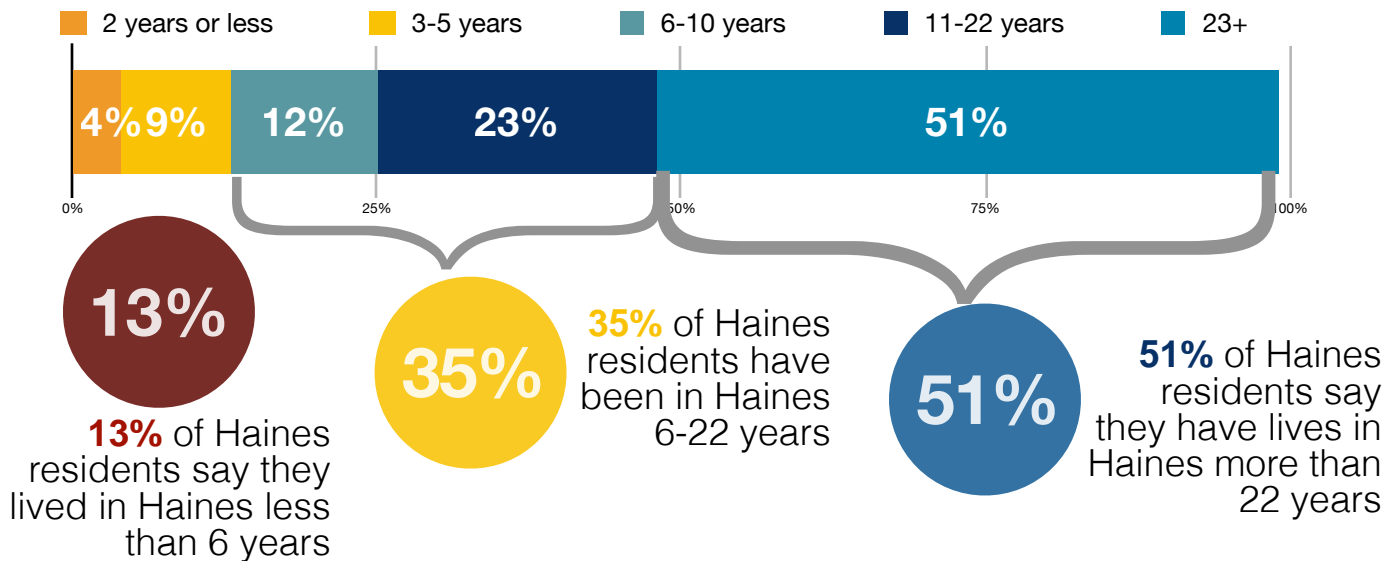




# Respondent Profile

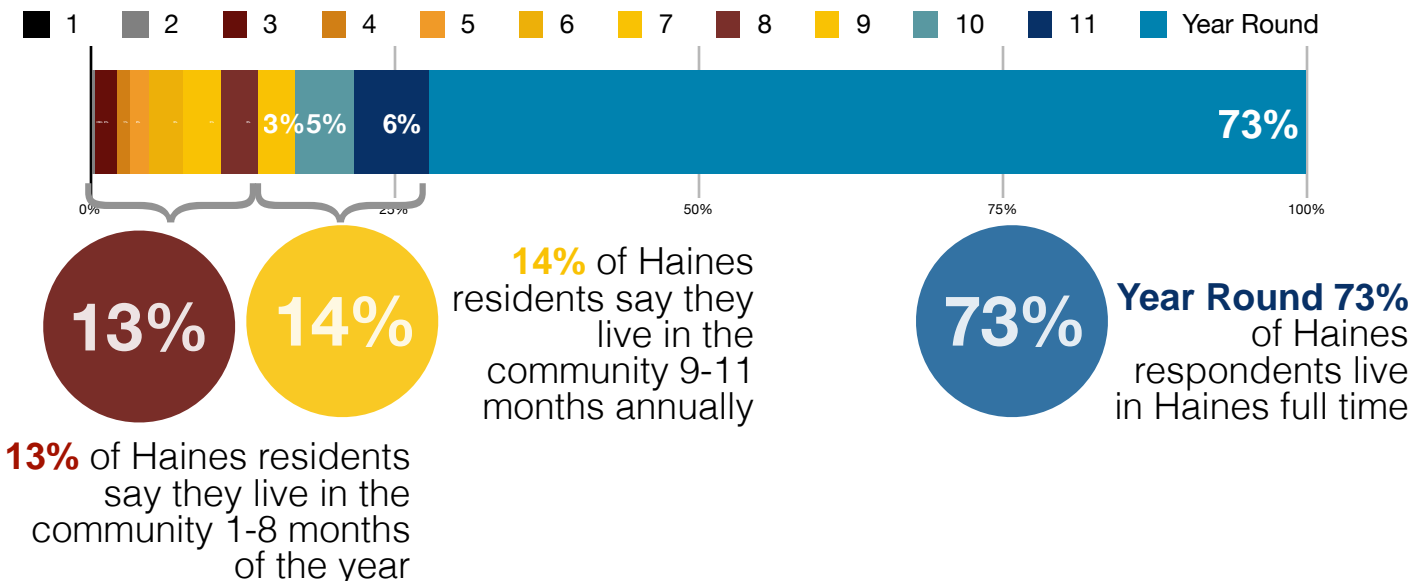
## Time in Haines

### How many years have you lived in Haines?



Just over half of Haines residents (51%) say they have lived there 23 years or longer. A third (35%) have been there 6 to 22 years. The remaining 13% have been in the community 5 years or less. Nearly three quarters (73%) of residents say they live in Haines year-round.

### How many months per year do you typically spend in Haines?





# Location, Generation

## Where in Haines do you live?

	% of total Unweighted	Haines Actuals	% of total Weighted
Townsite	65%	69%	69%
Mud Bay	16%	8%	9%
Other remote area	5%	5%	5%
Lutak	4%	2%	3%
Mosquito Lake	3%	11%	5%
Chilkat Lake Road/Covenant Life	3%	3%	3%
I don't live in Haines, but I am currently working in Haines	2%	NA	2%
Klukwan	1%	NA	1%
Excursion Inlet	1%	1%	1%

## What Generation are you?

	% of total Unweighted	Haines Actuals	% of total Weighted
Greatest Generation 1900 - 1924	0%	1%	0%
Silent Generation 1925 - 1944	3%	6%	4%
Baby Boomers 1945 - 1964	40%	35%	37%
Generation X 1965 - 1980	28%	23%	25%
Millennial Generation 1981 - 1999	25%	27%	28%
Generation Z 2000 (2008)	4%	8%	4%

**Source:** ADOL. **Note:** Only Gen Z members 15 and older are included in the Haines actuals number, due to the expectation that younger residents were unlikely to partake in the survey.

To ensure that the survey properly represented the overall Haines adult population, the survey data was weighted by geography, age, race, and gender to reflect 2022 Alaska Department of Labor distribution data for Haines residents. The tables above and on the following page show the distribution of the survey population (“unweighted”) as well as the actual distribution of Haines residents (“weighted”).



# Race, Gender

## What is your race?

	% of total Unweighted	Haines Actuals	% of total Weighted
White (only)	84%	76%	76%
Alaska Native/Native American	12%	18%	17%
Asian	1%	2%	2%
Hispanic or Latino	2%	3%	3%
Black or African American	0.5%	1%	1%
Hawaiian/Pacific Islander	0.5%	1%	1%

## What is your gender?

	% of total Unweighted	Haines Actuals	% of total Weighted
Male	41%	50%	48%
Female	58%	50%	51%
Other	1%	NA	1%

Source: US Census and ADOL.



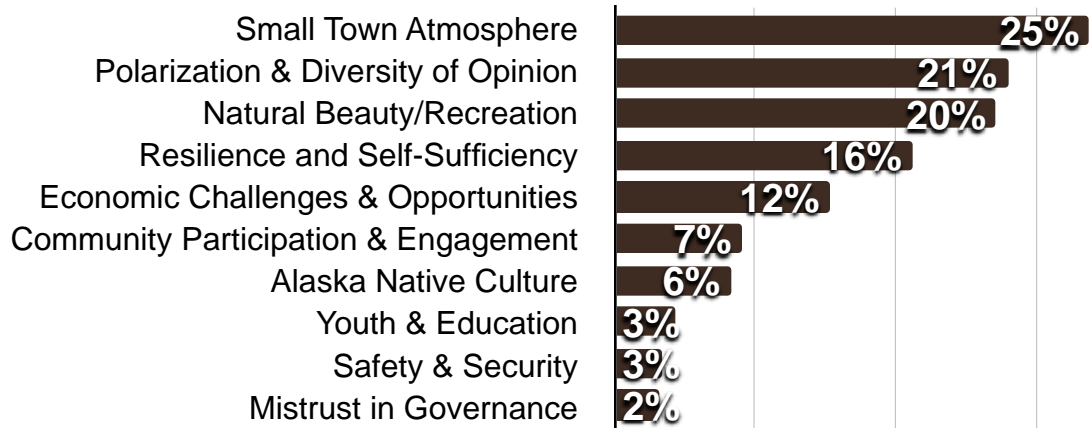
# Open-Ended Responses

## Open-Ended Responses Summary

Respondents were provided an opportunity to respond to two questions in their own words. A graphical summary of the the full open-ended response summary is below, while the responses in full are presented on the follow pages. The primary community characteristic, according to this analysis, is its small town atmosphere. The top project need is the Lutak Dock project.

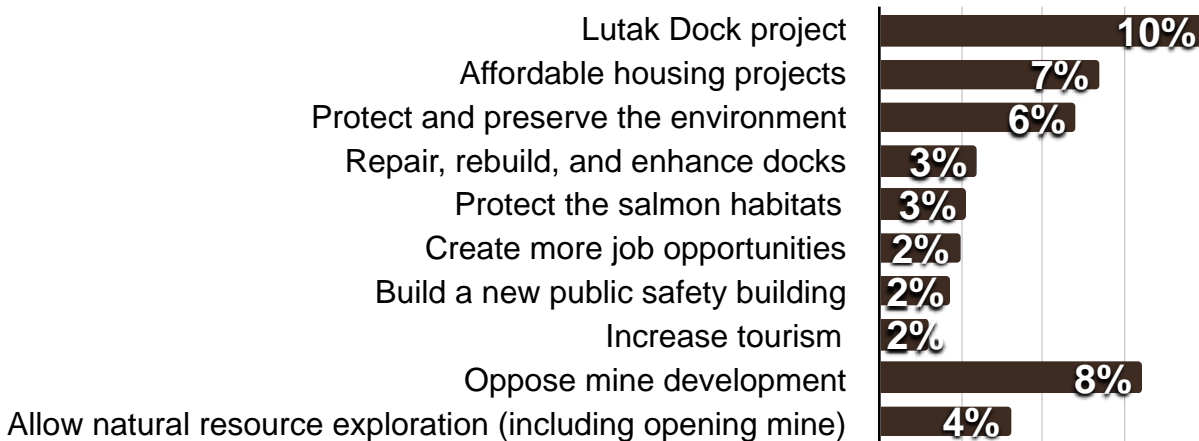
In your own words describe the community's character, people, and attributes. (Open-ended)

Summary of top response categories



What is the single most important project Haines can do as a community over the next 5-10 years? (Open-ended)

Summary of top response categories





# In your own words describe the community's character, people, and attributes. (Open-ended)

**515**  
comments

**12,600**  
words

The full list of the 515 resident responses to this question are presented below:

- 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. The majority of the people who live here know, understand and protect the subsistence way of life that makes this town so special. The people of Haines come together and help one another, no matter what the crisis is or what side of the fence they are on politically. Haines is the best place to live on earth for the people, the animals and the environment and we must protect and keep it that way.
- Older community that is nervous of aging here and younger group that move around so much that they don't lock into volunteerism to keep events alive.
- I enjoy fishing, hunting and the outdoors and Haines needs to keep open the road systems to open other areas that have yet to be developed.
- Friendly
- People trend to value the rights of the individual over the greater good for the community, interesting folks here, but not much diversity.
- Passionate independent folks who want what they want
- Small town close-knit group of people for the most part. Some political divisiveness but most people get along just fine. Very involved community that helps each other regardless of political views especially in times of need..
- Haines can be a great place. We rally around and help each other out. We try to take care of our neighbors. We have such a strong community, but we have a segment of people who have stuck a foot in the mud and refuse to see we have problems here. We have limited housing. We have landlords who have raised the price of rentals beyond affordability. Wages have not increased but everything is double it more what it was 2 years ago. Groceries are not affordable. Gas is not affordable. We have to allow so expansions to happen. We have to upgrade infrastructure. We have to do these things, or we are strangling the town .
- Haines is a tight knit community full of wonderful people.
- Rural, politically divisive, engaged, healthy watersheds, natural environment, limited number of large cruise ships.
- Community's Character: stable; diverse; dramatic esthetic; welcoming; active, wild. People: giving; caring; talented; educated; skilled; eclectic interests; creative; hard working; grateful; self-sufficient; competent; motivated; engaged; protective; helpful; content; active; greedy; self-serving; unaware; ignorant, myopic vision; motivated by material wealth; wanting more; dissatisfied; exploitive; vindictive; hateful; uninformed. Attributes: healthy ecosystems and watersheds with intact, diverse fish, plant and animal communities, a unique jewel that many communities are attempting to reclaim at great cost. Relatively quiet, diverse economy with relatively minimal impact to those afore mentioned priceless qualities.
- Community is outstanding, Majority of the people are caring people, Pristine scenery.
- Mostly a close-knit helpful community that comes together... also very click-y and judgmental.
- The majority of people that live here are nice and easy to engage in conversation with .
- Independent and rugged yet community minded and warm
- Active; engaged; people helping people, whether through great organizations or individuals coming to the rescue. The most beautiful place I know on earth. For a tiny, remote town, so much to do and get involved in. Lots of learning opportunities.
- Engaged community.



- There is a lot of pride for Haines, but there also is a lot of unfairness living here.
- Eclectically sophisticated but backwards.
- A town that needs more.
- Community feels, feel welcome. Outdoor recreation.
- I feel like there is an aging minority who are trying very hard to control how things go in the town and resisting change, which is alienating anyone younger than 50. I would love to see us as a community a little more open to innovation.
- It's a diverse community. Unfortunately there seems to be a small group of people making decisions for the whole that is often not with the majority of who is represented. There seem to be more and more initiatives that threaten to reason I live here and the resources that support the community - fish and waterways.
- Friendly, caring, artists, very clicky.
- Polarized small town that unifies when someone is struggling.
- Good
- Some are super nice; others have such strong agendas (often detrimental to everyone outside of their network) it is hard to trust people.
- Mostly friendly people with diverse political views - the extremes on both sides of the political spectrum are self-centered and myopic. Beautiful scenery and access to recreation and subsistence.
- In times of need people rally and help everyone, but the divisiveness that occurs at other times is less than ideal. The wild, quiet beauty and clean air and water are essential to quality of life here. The work of the nonprofits adds so much to our community. They provide services that improve the quality of community life and also are an important economic factor in the community. The volunteer opportunities are important in community building.
- We love each other, hate each other, but always support someone in need.
- A passionate mix of people who love this place but have widely divergent views on the scale of resource extraction and commercial development.
- Rugged and self-sufficient people.
- Haines residents are passionate independent thinkers. We pulled together after the 2020 landslide, but this community cohesion has diminished. It seems that for almost every issue (drag show at the fair, Lutak dock rebuild, potential mine) half the community is for and the other half against. There are a few loud strident voices who talk a lot.
- A wonderful place to live. Been here every winter for 53 years. A minority group dedicated to resource extraction and development for its own sake. Living with a large group of folks that want to be in Haines.
- Haines is a community pretty evenly divided between a "liberal" contingent which values aspects checked on previous page, work-in-place (technology) employment, and the arts - vs a more "conservative" group which promotes traditional "blue collar" jobs, motorized recreation, and sometimes "good-old-boy" power seeking community control. Haines has outstanding low-impact recreational opportunities for hiking (here and in Canada), boating, arts participation, etc. Increasingly with improved internet capabilities, remote on-line employment is available to combine with what Haines offers without industrializing the Chilkat Valley. My children were all born here. I've lived here 44 years and volunteered hundreds if not thousands of hours to the community; ambulance, trail work, mortuary work, schools, etc.
- I think Haines is incredible and suits me to a tee. I have access to everything I need to live healthy life on a budget.
- Overall people seem pleasant, kind, and helpful. There is always a stress behind their eyes because there is no security that they might not be able to maintain their lives here.
- Despite the political polarity I've experienced nothing but kindness and support from everyone I've encountered in my three years here (and many extended work trips before moving here). People have gone above and beyond to help us in a pinch. I am also extremely grateful for the opportunity to meet and volunteer with my "up the highway" neighbors at the Victory Garden events. It helps so much with the isolation of living out here - which is the only place we could afford to live, but it's also an incredible place to live. I wish there was more acknowledgement from town folks of the unique living situations that we face out here as a community and that there was more support to build up our community resources here. They are needed.



- Having spent my first 50 years in Fairbanks, Haines has been a wonderful place to retire to. It is a good place for those who are independent, has diverse opinions, which isn't a bad thing. I love the town and her people!
- The positives: a beautiful and environmentally healthy place to be with many people who care about a sustainable future. And the negative: people with short-sighted economic goals that could destroy our natural and subsistence way of life.
- Hah! I could write a book.
- Peaceful and beautiful. Slightly lonely sometimes.
- Wide variety of attitudes. Generally helpful. Sometimes overly critical.
- strong good values
- Giving, thoughtful, caring
- political divisiveness but willingness to join forces in emergencies. people are generally generous on a personal level.
- as a lifelong resident from 1965, the overall economy and the way of life has changed with the suburban sprawl things that did when younger have come more restricted and controlled by outside interests
- Great place and nice folks
- Haines is such a diverse community. Families, singles folks (elderly and young), incomes, lifestyles, politics. We all choose to live here for different reasons, and we all manage to get along for the most part. Haines is a small, family oriented, recreational community. In my opinion, a large majority of the residents choose to live here because we are not commercialized. We have not let helicopters or cruise ship tourism dictate our lifestyles. We live here because of the absence of them.
- Bipolar and polarized.
- Quaint small town, quiet , peaceful, beautiful,
- Friendly, welcoming
- Friendly, but insular.
- When the chips are down, neighbors support one another forgetting divisive political agendas. We ALL love the environment here. I could have easily marked ten of the first question.
- Very strong opinions, people see one side of issues yet most folks always willing to help others in time of need, regardless of beliefs.
- Haines is an amazing place with many beautiful, good people.
- Haines is definitely a two side of the coin community but generally people care about each other and are friendly and open to getting to know you. If you want to be known. Like people seek each other out, this is true anywhere you go. Though Haines is famous for its community conflict, I think that is overblown. Conflicts are inevitable with people likely to hold strong opinions on either side. I Definitely grounds for discussion and new ideas. The beauty of this place is why I live here. Keeping it that way is my priority.
- Diverse in interests and occupations.
- The town is a great place to live other than the political part of only certain political side sees things in their narrow-minded view of no work or development. It's easy to say not in my town but where they left from isn't what they moved to, and they should let things be as they have been for years. We need jobs and the money that comes from jobs in Haines and maybe we could revive the town to what it was in the 80's and early 90's.
- Individual thoughts but all enjoy living here. Healthy lifestyle. Willing to help others when needed,
- A wonderful place to live and raise a family. Proof? Both my children returned here to live.
- Bipolar and fantastic
- To many liberals,
- It's a stunningly beautiful but quirky community with people who care passionately about it but is deeply polarized in part because of generations of failures of leadership.
- Friendly
- They are sometime good people and some judge too much.
- Old workforce and lack of youth pursuing education past high school.
- We are a small town with diversity, but we are family.
- 50% rednecks, 50% greenies. I'm 50% each.



- Overall good! Does seem to be some resistance from older community members with young people owning businesses.
- Generally helpful, community oriented. Sometimes stand-offish. Political views of business/economy vs preservation often clash.
- Half hippy half redneck
- Haines is a divided community. Neighborhoods can provide friendly connections, but political differences can create harsh and uncivil exchanges. In general, people are willing to help each other in times of personal or natural disaster. Close friendships can be formed due to shared values, enjoying outdoor recreational experiences together, and interdependence for social gatherings.
- A bunch of entitled people who know what it takes to make a living in Alaska.
- intelligent, artsy, friendly, fun
- People care passionately about the place but don't all care about the same things.
- Haines appeals to passionate, engaged people because of its unique lifestyle and unparalleled beauty. Unfortunately, these same personal attributes lead to community conflict because residents tend to be non-compromising.
- Independent, strong opinions, self-reliant...and somewhat closed minded when it comes to new comers, especially seniors.
- A monopoly of the same people owning businesses and driving prices up for their own benefit
- We are divided on a lot of issues, but when push comes to shove, we are always here for each other. We also raise great kids here.
- friendly, helpful, kind, generous.. with some notable exceptions
- Small town atmosphere in a gorgeous setting, where your value as a person is based not on what kind of car you have or how you dress, or how expensive your house is, but more on how you live your life and how you contribute to the community. Haines is filled with a bunch of strong, independent, folks with great back stories.
- We fight over everything, but come a crisis, we all help each other. We are resilient, self-sufficient, independent, and ornery.
- People are generally friendly although the community can become polarized over issues that can lead to acrimony between citizens. The rural setting of the community is a huge positive attribute that brings many visitors to town.
- Since my arrival I have said Haines is divided into two groups, those that work really hard to make it a better place for themselves, their family's and others, and those who MUST be here, because they do not work well with others. Those that have to be here are often highly educated and independently wealthy, however, they have never learned to empathize and listen to both sides of an argument to find a middle ground. It is that lack of professionalism that will prevent real, true progress here. Three months after we moved here, a number of people told my husband and I that Haines is known throughout Southeast Alaska as a place where they "eat their young" a brutal social setting, where very few survive. I'd say I have been witness to that, time and time again, with the hiring and firing of professionals instead of learning to work with what you have and move forward together. That short sightedness drives quality individuals away. There are genuinely great people, however, it takes time to really weed them out. We could use more kindness and EMPATHY here.
- Good people, no traffic, better fishing
- It depends on what topic/setting your referring to, the weather changes daily.
- Eclectic and friendly
- open, outdoor centered on wilderness
- Engaged, caring community that is deeply divided politically.
- resourceful, skilled, opinionated, divided.
- Beautiful and feisty.
- Good and bad
- You will never meet a group of people more proud to have never left their neighborhood.
- I would describe the character of Haines as layered, people as mostly friendly, and so many attributes that it would be hard to list them all but the top one would be how beautiful it is here.
- Pristine natural beauty, passionate populace, remote, challenging and rewarding.
- Small town where people know each other and in some ways foster great trust in one another and at the same time, in certain respects, foster profound mistrust of one another. The current local



government sees itself as representative of the people, but in fact is only representative of a portion of the town and acts in a self-serving manner bordering on corruption. There is good faith in this community in a broad sense, and in smaller groups that good faith stays within common belief systems and ideologies.

- Haines is a great town in a stunningly beautiful part of Alaska. The folks who live here want to live in a good place and they volunteer and stay involved to help make Haines a great community. Divisive opinions are human and normal; meanness and cruelty is heartbreaking and unfortunate.
- We are composed of extreme opposites and rarely find the common ground.
- Love the friendliness of Haines and the way we use to be so open minded. It's beautiful here and I'd like to see it maintain its pristine environment. It's unfortunately too divisive recently.
- Small town Alaska living with an animated population exercising political diversity.
- This community always comes together in times of need.
- Small town with very friendly and caring people. Very safe place for children. Situated in one of the healthiest and most vibrant ecological settings anywhere on the planet. The local lands and waters produce enough wild food (mostly salmon) to feed the local population times 100. The people here live close to nature. No species have been extirpated or are threatened by human activities. The continuum of respect that we have inherited from our Tlingit forebears continues to this day. It is our responsibility to maintain that unbroken chain of stewardship for future generations.
- Well-meaning people who love their community.
- character: like Juneau was many decades ago - people: eclectic but often cliquish - attributes: one of the most beautiful places on earth to live but that seems to be perpetually threatened by unwise development.
- People here are very kind.
- However much we disagree we always come together to help us in times of crisis as well as times of joy.
- It is a community of characters with no discernible single character - a good thing. The one unifying attribute is, because of the ethnic mix, the community is integrated, and the divisive overt racism of other communities (including ingrown small communities) is largely absent - another good thing.)
- Charming but aging
- Independent people
- Quality community
- Quirky Caring Self-reliant
- I have only lived here for three months but have been coming to Haines for years. I love the small-town atmosphere and how you have connections to most people in one way or another. People here are mostly independent and seem to be willing to help you if you need it.
- too many politics and politicians
- Haines is an interesting place with a special character. The community has shifted in my life time of 16 years but there have always been the attributes that distinguished us from southeast. First, the people here have had an independence, the world is often yours to take here with the wilderness at anyone's finger tips. Two, we are honestly a community growing more and more divided over mining V. Tourism, but we still care about one another and often do our bests to lend assistance to homesteaders and townsfolk.
- Community oriented, tough
- Both independent and interdependent. We want our space and peace but need each other and a community structure to both survive and thrive.
- inspiring habitat with people who appreciate that and will work together to keep the precious environment clean.
- Always willing to lend a helping hand when needed!
- A big dysfunctional family. Hard working, recreation enthusiasts, subsistence lifestyle, quiet/ solitude embracing/ tolerant, creative and resourceful.
- Strong, unique, natural
- Short Sighted
- I enjoy the small-town scale, need more job opportunities but with lack of childcare it makes it hard for parents to work.



- More and more people are drawn to make Haines their home because it's quiet and doesn't have any industrial activity. people are very creative at figuring out a way to make a living here.
- Everyone comes together during a crisis. So they should be able to be civil about political issues. Not having a recall election just because something didn't go their way.
- a melting pot of America that screams for attention.
- People move here and try to shut down all the good stuff so that lacks on jobs and recreation areas.
- Many among the community are divided about most of the issues confronting Haines. I would like to see us lay aside our differences and be more supportive of each other. When we have a crisis, our community rises to the challenge.
- 50% trying to survive and move forward, 30% independent income sitting back, 20% trying to stop anything that might be economically positive.
- Great people for the most part, but a small number of people with limited experience and skills believe they are entitled to make multigenerational decisions for everyone else.
- Haines Community is widely diverse in lifestyles and politics with civility lacking in the latter. As an out-the-road resident, I do not feel well represented with heliports ok'd outside the city airport and the push by our local government to facilitate Ore shipments along our highway and ports which is highly likely to destroy our subsistence lifestyle and fishery jobs.
- The Haines Borough's population has a wide variety of interests, from tourism orientated to subsistence style, from resource extraction with no regulation to folks who don't want any change of improvements to our infrastructure, from politically far right extremist to those on the left. But what continually amazes me is that all those different factions all come together to help individuals, families and whole communities that are in need of help
- Most people show respect for each other even with different views on community topics.
- Good people with polarizing viewpoints.
- Kind people who choose a life of simplicity, beauty, family and community
- Small town in a scenic area, people are across the political spectrum and generally nice and community oriented but divided on the prospects of economic development.
- Outwardly friendly, beyond the surface not so much, cultural and community events outstanding.
- Polarized
- Diverse group
- I like the small-town atmosphere, scenery and lack of heavy traffic.
- Steadfast to principles
- Generally friendly and lots of folks willing to help, but politically divided.
- Divided, judgmental. Comes together in crises.
- As long as nobody brings up politics or the environment, every seems pretty friendly, typical small-town charm. Not even Haines is immune to the mass culture America has cultivated, and that is the all-consuming narrative that my opinion is the only opinion worth anything. It makes people violent and loud.
- Small town character, fairly quiet, low crime and great back country
- Small town vibrancy and passion. Creative, durable, characters.
- Stuck in the 1950s/60s.
- Beautiful, resilient, mostly kind. We are forced to love each other through disagreements and there are some big, sneaky disagreements! It is very, very social. Most people volunteer and enjoy helping in groups. Politically division pretty upsetting. Our community is much younger in character and physical ability than in other places. Wilderness keeps our elderly younger and fitter than elderly elsewhere.
- Small-town, divided, involved.
- Haines is caring, politically and socially diverse place-- an artsy outdoors town. Tlingit culture, natural resources, there is a strong concern for the environment.
- Divided
- Generally most of the people are friendly and helpful.
- Eclectic
- We're a community divided, so many against industry, but without a hospital, mining, tourism, there is nothing to keep ppl here. Those that are here do a good job supporting the youth sports teams. We over support nonprofits.



- Cheap old seasonal people screwing over working residents.
- Small town feel but highly divisive politically.
- caring, friendly, nosey, united
- Haines residents sometimes forget how good they have it and expend energy on divisive issues. Our biggest weakness is that we are seldom pulling in the same direction.
- People matter in Haines. We look after one another. I love the quirky array of people in Haines and believe our differences are actually a huge strength as they mean we're well balanced as a community.
- Nice friendly people
- Most are ok. Some need to leave.
- Awesome
- Haines is a welcoming safe community. We moved here to raise our family in a small town that mountains to ski, oceans to fish and other community features like a pool, library and arts community. We have meet so many wonderful people here and feel very lucky to have found Haines and call it home.
- Love how friendly everyone is, how we help each other when a sickness or natural disaster hits.
- Very independent people live here, most are kind and helpful. But we have people who do whatever they want without regard to anyone but themselves.
- Politically divided and willing to lend a hand. Everyone waves at everyone, but everyone won't listen to everyone.
- Haines is a community that will come together when something terrible happens because everyone wants to "look good." Then, they will relentlessly speak negatively of folks, avoid confrontation, and make up stories as they suit their needs.
- Most folks are friendly and welcoming, the small-town feel is wonderful most of the time.
- Pretty generous overall. If you want to be here you'll love it. If you don't there's nothing more that Haines can do to please you.
- Kind, rugged, independent, family-centric
- Diverse, colorful, somewhat confused
- Wonderful, I love living in Haines.
- Great people, great place but so much divisiveness
- Passionate
- Divided
- The people in Haines are so kind and have created such a great sense of community. Every person I've met would happily help you if you were stuck on the side of the road or give you the shirt off their back if you needed it.
- Haines is like a big family....we disagree/argue over many things, but when someone needs help.....we step up and help!
- Small town, neighbor helping neighbor. Diverse political views on environmental economy.
- Haines has a high concentration of great people, mixed with some low-quality people as well. It's not great for fisherman compared to some of its neighboring towns. A lack of tourists compared to other communities which is great. Winter can be rough with limited community involvement.
- Friendly
- Very pleasant
- This community has become very divided and divisive. You are either part of the green movement or against. Why can't we have good jobs, a great economy and a healthy ecosystem? It shouldn't have to be all or nothing.
- Too political, arguing but it's actually always been like that. Rowdy bars in the mill days.
- Nothing special in comparison to all the other places I've lived.
- The character is a caricature of what it used to be like. The People are living in a bubble that is going to pop. The attributes are archaic, from one side of the entrenched elite to the visions of the newly self-crowned 'locals', that don't fit here.
- Haines is a unique and strong-minded community, and although many of us share different opinions or values, everyone respects that. I think it's because no one is in Haines by coincidence. the fishing can be great sometimes, and I enjoy being able to hunt, catch and grow my own food in peace. I enjoy the community for the most part, but I do wish there could be more youthfulness around town.



- Sectarian, exclusive, divisive, cliquy, elitist
- Most people Kind and decent some not so much
- Diverse and eclectic. Strong willed and industrious
- The number on attribute is that we are small pocket of civilization surrounded by wilderness. The people were very divided when I moved here in 1999, but our relationships have improved. People seem more connected since the landslide, covid and everything else we are dealing with. Haines is the best place to live esp. compared to the Lower 48. We head to Hawaii for the winter, but I would prefer to stay in Haines, but my husband swears his arthritis goes away and our cabin is not set up for winter living. Otherwise I appreciate Haines's character over that of where we live in Hawaii.
- All around nice people
- Small community with highly supportive population in terms of supporting local businesses. People possess diverse and likely opposing political positions on many issues. The community is a great place to raise children given the low crime rate.
- Despite differences of opinion, if you're broke down on the side of the road folks will stop and help. People are civil, opinionated, freedom loving, talented, educated, self-reliant, diverse, live and let live attitude.
- The community's character has changed due to those who have moved into Haines within the last 15-20 years. This town used to be more of a bonded community but now it is more divisive than ever. The newbee's move here to get away from the rules and regulations that they moved away from,. only to bring that attitude with them and try to change Haines to be like the place they moved from.
- Comes together to support kids and times of need. But also not supportive of each other's views. There is a divide and lack of understanding each other.
- generous, kind people who volunteer in many ways to help others and to keep facilities operating. Though there can be divisiveness among residents, if there is ever a need for help, those residents DO help each other. People take care of one another. Many folks are jack and jills of all trades, able to build their own houses, grow and hunt their own food, etc. Many self-taught, capable in many ways, interesting, smart, creative, artistic.
- Willingness to help each other when needed.
- The community's character has a reputation for being divisiveness, bullish and mean. I think that is here and then I think everyone exists in their own little sub community where everyone is kind and looks after each other and looks and acts quite utopian but it is not based in reality. .
- Everyone helps neighbors and watches out for each other.
- Helpful, tolerant, able to work through very divisive issues.
- Incredible valuable natural resource. divided but supportive community.
- Engaged, opinionated, outstanding in a disaster response, caring during crisis.
- people of Haines are resilient, proud, strong willed and sometimes unable to see things from other points of view outside their own. Care for nature.
- Warm and friendly for the most part, although death threats by bigoted people toward minorities in town is hugely disturbing.
- People not liking change.
- I like the small-town atmosphere but not politics of pro-business all time.
- It is a very tight knit community, and everyone really steps up when it counts.
- Haines is a Family, a wonderful, but dysfunctional family. At sometimes I feel as though there are people who would be willing to physically harm me, but I also know that those same people would help me if they saw my car broken down on the side of the road.
- Independent, strong, intelligent, competent,
- Small town vibe where in general you can trust that others in town have your best interests at heart and are not too busy to lend a hand. Most of the community members are friendly and inviting and genuinely care for and maintain (or improve) the collective quality of life.
- Over all it's a great place. But if you have different opinions, you are singled out as being a troublemaker.
- There is a strong love for place here. People fiercely want to be here, take advantage of this incredible environment and contribute to making the community livable and always better. We



struggle to see the long-term effects of our lifestyle here though (over fishing, mining, driving to Whitehorse/flying down South).

- Just another town
- Mostly poorly educated though good people willing to help others with basic needs.
- Haines has a great community. There is an unfortunate split over land use and politics. The dramatic beauty and access to healthy wild food is worth saving.
- Haines is a contentious community that attracts a disproportionate number of non-working people—either retirees or extremely wealthy people from elsewhere. They have excessive free time to loudly voice their opinions while having no experience or stake in the financial well-being of working people and families. There is a general lack of professionalism and illegal and unethical practices are common. Non-profits, the school, and the borough help support a culture of low pay, high workload, and unprofessional behavior. There is endless opportunity, but it all feels slightly out of reach. Young people with a lot of energy and great ideas often come, get burnt out by the culture, and then are forced to leave because they can't make a viable living. Community members who have been here for a long-time love to talk about how magical it is and refuse to discuss or commit to tangible solutions to create a vibrant community. Anyone who is thriving in Haines does not make their income reliant on this community. We are rapidly losing energetic, hardworking, idea driven young people.
- Haines is a wonderful community full of good people who are always there to help each other out. The best part of a small town is that no matter the different opinions on certain subjects, when in need, there is someone there to help.
- There is a core community of caring and friendly people who make Haines home.
- There is a lot of good in Haines. We have everything we need here. If it's not here, you don't really need it (like restaurants and shopping). Yes, there are people who argue and don't get a long, but that happens no matter where you live.
- The best and the worst in the same people
- Gorgeous community with many great attributes. Also many divisive issues.
- It seems like the same group of people are always relied upon to volunteer for/spearhead the startup of varying activities or events or groups.
- We are a people who love living the Alaskan life. We are hardy. We are tolerant and we are helpful to one another.
- I'd say the community feels almost segregated due to its political division. Other than that down side, I've found the community pretty open to new people and ventures (small biz support)
- Retirement town with lack of medical facilities
- Beautiful place, people politically divided often with lack of respect for differing opinions, drug problems, wonderful volunteers, plentiful subsistence opportunities but could do better in some areas of management.
- I think it is a fairly civil community, but it is lacking youthful energy.
- Unpredictable and resilient
- The people are pretty divided in this town when it's a political issue but when it comes to need help I like the fact that most of everyone here will drop what they're doing to help each other.
- Great community in general but the older population seems hellbent on keeping younger people from moving here and it feels like it's dying.
- Very friendly town
- Small-town feel but with more resources than other places. People are innovative and resourceful, and the art scene here makes things really special.
- Small town attributes are key to living here, friends support community yet divisiveness is a problem. Our community and surroundings are enriching if people choose happiness over complaints.
- I find Haines folks are very friendly.
- Independent, invested in community, all but a few are respectful of others, most have priorities other than having a lot of money.
- Haines is indeed a place of character, both in the sense that locals tend to be principled people (even, and maybe especially, when those principles don't align with others'), and that "small towns make up for their lack of people by having everyone be more interesting." We do well in a crisis, coming together despite our differences to help our neighbors. But outside of the crisis moment, we



forget the importance of a collective character--that set of shared principles that help diverse groups to coexist in something at least resembling unity. The resulting divisiveness that stems from opposing views of our who we are and what our future ought to look like creates ruts between different social groups that, left unchecked, grow into chasms, and it is exhausting to many (on both "sides") whose voices are now largely absent from the public arena.

- Friendly
- In general, a culture of helping hands, pooling resources, creative minds and talented interesting people.
- Division
- Diverse and talented.
- Great small-town vibe, but the lower 48er snowbirds have too much to say about how we manage our town.
- Very divided and love to make laws to try to solve problems.
- People are friendly.
- Charming people who can rely on each other during good times and bad.
- caring and mean all at the same time.
- The people are kind and caring. I love that my daughter can walk around town, and I don't have to worry too much about her safety.
- Friendly small-town atmosphere
- Haines is a friendly place, but when politics are involved it becomes very divided. Some people have a hard time seeing issues from another person's point of view or needs.
- Welcoming, independent, industrious, creative, opinionated
- Haines is a beautiful place with wonderful people. Prioritizing our future generations in our decision making needs to happen more.
- Haines is a 50/50 split on conservatives' liberals. People are generally nice and helpful.
- Tight older (time in Haines) community being changed by people that came here to get away from "S." But want to change it like S.
- Supportive in crises, individualist acceptance, divided politics, strong volunteerism, active retirement population, active outdoors, unpretentious, diverse
- People help each other out and can be friends despite ideological differences.
- Welcoming, open minded, invested in community.
- A real town (not overrun by tourism) with important amenities like excellent library, cultural offerings, spectacularly scenic, many non-profit organizations that contribute to our excellent quality of life.
- Adaptable
- Extreme viewpoints and petty squabbles on either end of the political spectrum bog down public discourse/local government; lack of infrastructure undercuts local businesses' efforts to stay relevant and open; but overall a beautiful and rewarding place to live, mostly due to the natural beauty and a few excellent public facilities and non-profits, such as the library, KHNS, HARK and the swimming pool.
- Independent. Mostly friendly. Generous when there is a need. Active volunteers.
- Strong community interaction; safe, and clean.
- Quaint, friendly, relaxed, decent
- People will and do come together to support big events, but day to day is so divided, everything that would bring industry and income to this town is fought against. Those who have to work to live here and constantly fighting against those that are retired and/or trust funders who don't want anything to change, the town is dying.
- Due to its location and natural beauty Haines is a community with a lot of potential to be a vibrant place that is often unmet due to squabbling, an inability to be professional, and is hamstrung by a sense of possessiveness and entitlement in older longtime residents, often older ones, from across the political spectrum.
- Haines is a fine small town in a gorgeous natural setting. People are friendly, civil, and honest. I worry about pro-development forces who are willing to sacrifice quality of life for economic concerns, much of this happening behind closed doors.
- Beautiful and serene setting, with a divided community that seems to be able to come together when things get rough.



- Outstanding
- Engaged, passionate citizens.
- Community minded, friendly and outgoing.
- Wholesome and helpful
- A very friendly environment, we agree to disagree.
- This is the ancient home of the Tlingit Indians, and it should be respected as such.
- People in Haines are hardworking; appreciative of living in a beautiful, uncrowded place; unafraid of speaking their mind; often helpful to community members. Many are fragile due to age and medical condition. Children and youth are strong, independent, and highly engaged. Many are very gifted in the arts and creativity and ingenuity in general. Entrepreneurs are patient, innovative, and resilient.
- Independent, strong willed, caring, comes together when needed.
- Most people are great, but there are those that need to understand that there needs to be an economy for businesses to survive. You cannot stifle and not support the local economy once every 10 years and expect them to carry what you want when you do not shop local.
- Hateful, angry, divided, poorly educated, extremely mismanaged.
- A wonderful small town feel at first but the born and raised Haines residents have an inflated sense of contentious entitlement.
- Divided in every issue but when the chips are down we come together.
- This is my Ancestral Homeland.
- Haines has a bit of a split personality – we drift from left to right frequently. In general, it is civil with the occasional flare up. Heaty, adventurous population.
- Divisive
- Haines is a diverse community that is unique in its scenic beauty and abundant natural resources. There is a definite divide in people's opinions regarding resource development. A majority of people support responsible resource development and the positive resultant economic development. The Haines community understands the importance of coming together in times of crisis.
- Outdoorsy, Scenic, Artistic and nice people; with a touch of native culture.
- Self-sufficient, strong willed, caring.
- Passionate. Economically diverse, divided, strong.
- Hardworking, Friendly, small-town atmosphere, sense of community.
- Haines is characterized by the residents' high age and shares with many Alaskan towns in its' lack of attracting new residents and departure of older residents. Because of these reasons, I see Haines slowly losing its' ability to maintain a decent ferry schedule. Other aspects of the town will slowly collapse as population declines.
- Most who choose to accept all of the above said challenges turn out to be stellar humans. Those who choose otherwise to winnow out. The Mountains and Sea and summer bugs and stout winters assist in shaping reliable people. help the
- Overly conservative minority limits growth and creativity.
- Divided, no common vision of what we should become. Supportive, friendly.
- very divided, unwilling to compromise.
- Intimate, beautiful.
- Beautiful, friendly,
- Divisive, but within tribes cohesive and supportive.
- Some decent folks make up about half the town. The other half a bunch of weak liberal whiners venturing from the city. Not enough work. Very expensive to buy anything. Poorly planned town. Greedy people running it. Too many relatives in office. Conflict of interest. Ignoring the people and the town this area is amazing. I avoid going to town though. The people outside of town seem to be a lot better. A lot of hateful hippies in town. Overpriced businesses with mediocre service.
- Highly polarized on certain values and beliefs. Many respectful of tribal values but there are also people who state Klukwan doesn't count even though the borough collects our share of online sales tax. In general, low community cohesion due to major divide in community beliefs and values. It affects everything- housing, job creation, and general upward mobility.
- Hardworking kind beautiful place
- Good people
- Amazing



- Haines is in the most beautiful place I have ever seen. I love that it's a small, safe town without the traffic and congestion which is the norm down south. If you can avoid the politics, it can be friendly close-knit community.
- A good town has a dying job market, taxation is crazy, expecting a large wave of homeless soon with unbelievable property tax increases.
- Resilient righteous
- Community character is kind of confusing. A lot of times people rally around the average citizen who has faced adversity but other times when it comes to town issues there are bullies in this town that counter my previous statement. Generally people care and the small town part of knowing everyone is great.
- Contentious
- If you are not a political figure, people are really nice. It seems like people enjoy bullying political figures though.
- Strong sense of community, people care about one another and the environment around us.
- Nice humble people. Great place to raise children. Small town mentality that pulls together during crisis.
- Haines is a quirky, creative community of unique characters in one of the last ecologically healthy and abundant places on earth.
- Haines is a town that relies on volunteers who give of themselves to make the community a better place. Fewer and fewer people are volunteering. Challenging and
- It's a great community filled with people of different viewpoints, but I believe current borough leaders have used their power to undermine the desires of local residents and to direct the borough attorney to misinterpret code. The scenery and the subsistence resources are superb. The different viewpoints of the residents make life here interesting.
- A welcoming town clumsily navigating the imminent evolution of economic virtues, pristine wilderness, infrastructure and quality of life amid a diverse clutch of people and their opinions, the collective knowledge, the history, the community, the politics, the banter...it's a nice!
- I personally visited various mountain towns as potential places to live. Haines beat out: Talkeetna, Girdwood, Seward, Homer, San Juan Islands WA, Hood River OR Bend OR, Joseph OR, Telluride CO, Bozeman MT, Jackson Hole WY. Why? Because of the pristine beauty and the unique characters that inhabit this place I now call home. I am amused and inspired daily. I am able to focus on my remote work within a sanctuary and I enjoy speaking with local artists about potential economic opportunities. There are infinite possibilities for individuals and the town itself to be successful without further resource extraction. People are resourceful here and they are survivors.
- Great people but high depression
- Community is often individualistic and self-reliant. People come together in times of great need despite political differences.
- Kind, safe
- Quiet, peaceful place to live.
- "It takes a village" is an understatement. This is a community of people who welcome all, helps all, and encourages everyone. Proof is the scholarship morning before graduation every year.
- We do have a bunch of people that is against everything.
- The town is polarized. There is a green element that wants to control everything to their selfish perspective of what they think the area should be. Before they moved here logging was the biggest employer and now there is a faction that doesn't want any trees to be cut.
- Regressive, Stalwart, Economically Depressed.
- The warmest community I have ever been a part of
- The community here can really come together when it needs to but prefers conflict. Ironic that I'm a place where freedom is paramount that we don't always afford it to others. Most people are kind however, or at the very least real. You have to be a little crazy to live in a place like this, but the quirks of that kind of crazy that add some space to an otherwise dull burrito. I can't speak for Tlingit culture in his synopsis, which serves as a reminder that most of the madness that I'm writing about is from a wide variety of people who choose to build their lives here.
- The community of the Haines Borough is very diverse. We are a group of misfits I believe. The people here are very divided and opinionated and at times, not very welcoming to newcomers. The



community lacks year-round with and this is taking its toll. Its attributes are the isolation (keeping the population in check), access to outdoor recreation, the library, and the wonderful small business that remain open year-round.

- Artistic, skilled, independent, unique, isolated, special, threatened.
- Good people who mean well, care deeply about towns future; but need to work harder to get along and respect different political positions.
- The community is giving and caring as well as each person! The people care about one another and jump to help anyone in need!
- Haines' personality has not changed much in the last 38 years. You still have a sector of individuals who move to the Haines Borough, build their home and their life, then do not want anyone else to build their home or life next door to them. Example: Viking Cove & Mudbay, 26 mile. As far as I'm concerned, if you want peace and quiet, Alaska is a BIG state, feel free to move away from all of the noise and others trying to make a living.
- To many CAVE People. Citizens Against Virtually Everything (CAVE)
- Strong sense of community. Small town ability to come together when needed. Small town ability to squabble and blame. The residents know they live in the most beautiful place on Earth and they have the stamina to outlast/overcome anything that comes their way; however, they don't realize how much quality of life they are forfeiting by doing so.
- wonderful people who go over and above to be good neighbors
- I COULD GO TO DINNER EVERY NITE WITH FRIENDS FOR A MONTH AND STILL HAVE FRIENDS THAT I HAVEN'T DINED WITH.
- helpful in emergencies; sadly regressive in land use and natural resource decisions, mean.
- friendly, peaceful
- Greedy, self-centered, self-serving, hypocrisy ridden, irrational and unable to share with others. That pretty much sums up the vocal members of the community. Haines has many faces but lately the previous describing words pretty much sums up current events.
- Haines is everything we ever dreamt of. It's quiet and peaceful. Most of the community is very helpful and willing to step out of their way to help someone. The town is small but perfect with most everything one could do.
- Slow pace of life. People help people. community
- Inclusive and community minded.
- Collectively we are the most loving caring group of people on earth. We also have a typical stubborn attitude found in Alaskan people that are highly opinionated and feel it necessary to do whatever is necessary to reach their desired end result. It is a very high survival trait, but Alaskans are more so inclined to do whatever it takes.
- There is a warm and friendly atmosphere that endures until you dig down and reach a layer of polarity and intolerance for diverse ideas. That layer is the only thing stopping Haines from being its best self. It has so much gone for it from growing tourism dollars and great access to stunning wildlife and scenery to road access to make us a truly international access point. Resource extraction might be part of that future, but it needs to balance with the impact to other industries such as fishing and tourism.
- Many
- We have a very diverse community. In a crisis we can put band together and help each other. But if not in crisis, we tend to want to choke each other if we have a difference.
- Haines is a great big family of different cultures that take.
- Haines is truly a special place, and while there are challenges associated with life in a small town, the community as a whole looks out for each another. Haines is also unique because it's so politically divided. It feels like we're approaching a critical crossroad. Will Haines become an industrial haul route and mining town, or will it become a scenic destination, attracting artists, adventurers and travelers?
- Haines is a community of diverse peoples, cultures, thoughts and ideals. You can often find individuals at other ends of the thought spectrum at odds with each other. But when it really counts, when people are hurt, have experienced loss, or need help, then you can see the true strength of Haines. The Community Members band together to lift each other up, regardless of ideals and beliefs.



- Haines is a friendly community-oriented and cultural place.
- Haines is split in half, some are very resourceful, industrious and pragmatic. The other half are entitled, arrogant, and unproductive.
- Haines is full of interesting, progressive, and forward-thinking people who value a high quality of life and wish to preserve a lifestyle that affords access to a clean environment, vibrant arts, effective healthcare, reliable transportation, employment and housing opportunities, great schools, and a warm social environment.
- With nearly 75 percent of the population born elsewhere, Haines is radically diverse, even by Alaska standards (65 percent born elsewhere). As a result, the town is largely ungovernable, with factions competing for wildly divergent visions of what this place should be. The question is whether we ever can create a community that is worthy of this magnificent, wild setting. If we can't, perhaps we all should leave and just return in the summer to harvest some fish, see some bears, and enjoy it for what it is -- a refuge of peace and beauty and quiet in a world that is far too ugly, loud and violent.
- To many people that do not want change
- Haines has a split personality; half want some kind of development to bring jobs and an economy and half think you can pay for everything with cottage industries. Most of the people are good and mean well.
- Proud, engaged, diverse.
- Pleasant, diverse, insulated, inept government, non-communicative, environmentally conscious but reluctant to engage.
- Big split between those educated, socially aware and progressive, and the backwoods rednecks.
- Resilient in desire of freedom to live their own lives how they want to live.
- Scared, policing, like to decide what's best for others.
- For the most part living in a small town is like living with a large family. Everyone knows each other, so for the most part it's easy to trust one another. It's a great town to get out and explore but is difficult to live in at times because of a lack of economic drivers outside of the summer busy season.
- Mostly good people, great place to live the subsistence life style, expensive freight, ridiculous fuel prices.
- Close knit and supportive but oddly divided.
- Out to get ya
- People rally together when needed to help others.
- Diverse but polarized, Haines residents are not afraid to stand their ground politically to the public but often times won't do anything within the town government because of its bad reputation and in fighting.
- Nice people. We should not try to develop the Mosquito Lake School. Should tear it down.
- I love and value and want more diversity in residents like more young people of all colors settling here. I highly value the clean water, fish and subsistence opportunities. I love the wall town atmosphere and unlimited opportunities to volunteer and join any opportunities. I love that even though we don't agree always we always take care of each other.
- For the most part, this is a caring community where people help each other when the need arises. However, there are times when community leaders do not acknowledge and support neighborhood concerns of those living outside the townsite.
- Family oriented, generous volunteerism, scenic, profound environmental quality
- We are a community that is greatly divided, but when worse comes to worse we will come together. That's what is beautiful, people diametrically opposed on either side of many issues, help no one including themselves by not working for compromise, we lose amazing borough employees because people cannot give in a little to one another.
- Divided but diversified.
- Authentic / Wild / Independent / Funky / Resourceful / Extreme ; World-class natural beauty, recreation and subsistence-lifestyle opportunities that should not be sacrificed at all costs.
- Split, real Alaskan and hair brain nut job liberals that don't want real jobs in Haines.
- polarized, uninformed, clique oriented.
- The people in Haines are some of the most kind, considerate and supportive people I have ever met. The access to amazing resources and beautiful scenery is worth visiting and living in Haines. I have genuinely enjoyed my time here and I am excited to keep coming back.



- How can you do that ?
- Friendly
- Haines is a diverse town as far as politics and beliefs but when necessary the entire town comes together to support each other and work together.
- strong willed, resistant to change, down to earth, casual, patriarchal.
- independent, strong willed, capable, talented people. Beautiful town but is getting ruined by ugly industrial waterfront. The people come together in crisis. It is small and safe.
- Haines is a beautiful place where the isolated slowly.
- Interesting folks. Bootstrappers who are happy to play “hero” but refuse to invest in infrastructure or approach challenges with a spirit of cooperation or goal oriented (civil) discussion.
- Transient seasonal with a core group that run the town. The core is idealistic and biased personal beliefs or corporate business to engage community. There are quality people thinking of sustainable natural modes of living based on the resources of the environment.
- Residents are united by their appreciation of the environment, be it for aesthetic, health, subsistence or recreational opportunities. Making a living seems secondary to quality of life up to a certain point. Despite a certain clinging people have to their associations with political outlooks, overall they are safe and kind. We have it good.
- A “real Alaskan” town. People raise their families here, retire here, live out their lives. Safe, scenic, clean. The laid-back local character is provided by locally opened businesses and Native organizations as opposed to Skagway-like economy where every other shop is owned by a cruise company and the town is boarded up in winter. Our excellent library, museum, pool and many nonprofits provide activities, services ( and jobs!) that make Haines livable. The divisions between local factions are pronounced in our small population, but people support others when we need to. 1) Promote independent travel and Haines as a year-round destination; 2) Support economic development that does not threaten fish habitat. 3) Respect residents and their concerns for their neighborhoods. 4) Advocate for locals, don’t kowtow to multinational corporations.5) Promote ferry terminal in Haines, not Cascade Point...promote Haines as a bedroom community for ferry workers; lobby to make Haines a crew change port.6) keep downtown open area park as a town center for events, gatherings, etc.
- A typical small town with an atypical number of people who just don’t “get it (how to live with others).”
- Loyal, dedicated, community minded, but divided by outside interests, specifically outside mining interests. We’re allowing a foreign company to divide our community.
- People are generally friendly. Some are working really hard and really enjoy living here, many others are working the system - no job, on welfare, no desire to change and no interest in what Haines has to offer otherwise. Very politically divided.
- Superficially engaged and forward thinking, substantially entrenched and difficult.
- nice
- Haines eats its own and makes it difficult for new people to move here and sustainably live here.
- For the most part, open, honest and caring community
- The community's character is loving, caring, creative, helpful, hateful, threatening and non-inclusive, all in one.
- Living in Haines is like having a Very large extended family with all the challenges and joy that come with family.
- Haines is a special town in a beautiful place, with an engaged community who look out for each other.
- Colorful, good people, Friendly
- Quirky and charming, despite the rough edges and community fractiousness.
- People help each other when they are in need. Active arts community, due to much volunteerism.
- There is a minority in this town that seem dead set on promoting whatever economic development that is possible. Among these people there is little to no concern about the effects of the proposed development on the viability of the natural environment, and a tendency to focus only on the short-term economic gains instead of realizing that the true value of Haines lies in its healthy ecosystem. The people who seek economic development will manipulate, intimidate, and outright lie to pursue their vision, and try to dominate the political realm to achieve their goals. Long term developments



that exist in harmony with the natural environment are rejected because the return from such investments is not as high in the short term. But the degradation caused by the resource extractions cause a long-term decline in the productivity of this place and cause sustainable industries to decline. I have lived here close to 60 years, and while there is kindness in parts of the community, this single-minded pursuit of destructive economic development has caused divisiveness that has, and continues to, tear this community apart.

- Lack of customer service skills and tourism connection with independent travelers is very poor. No concern for the environmental destructions of mining. Budget spending out of control. Cost of unsuitable employees on payroll.
- Gorgeous, nature-loving, close community, polarized.
- Kind
- Independent minded, lack of civility but generous and compassionate when times are tough.
- Overall the people are vibrant, enthusiastic, educated, engaged—many more young people and children, lots of opportunities, yet the deep open discussions and efforts to collaborate and effectively work together are hindered or prevented from happening due to a set agenda concerning large scale resource extraction and building what can become an ore dock that is met with mistrust and discord from multiple sectors of the community.
- Rich in Alaska native culture with a strong colonization impact that continues to threaten quality of life.
- Friendly and caring but contentious and divided.
- People rely on one another and help each other out. We are surrounded by natural beauty and an abundance of wildlife which many residents value highly.
- Different
- The foundation of this community, both temporally and culturally, is the Chilkat and Chilkoot Tlingit people. In the earlier days of colonial settlement by non-natives, many newcomers engaged in resource extraction, and some gained an unreasonable sense of entitlement to those resources. Over the last 50 years, many immigrants have moved to the Chilkat valley and upper Lynn Canal because of the tremendous natural beauty, and the chance to live in a landscape that is healthy, alive and nurturing. Many of these people also established a rich and vibrant arts and music culture, that shares a certain resonance with the great artistic traditions of the Tlingit culture. Unfortunately, a minority segment of the population has maintained a disproportionate grip on local government and municipal affairs and has been attempting for years to steer the community in the direction of heavy industrial development, with a focus on using public resources to subsidize industrial corporate interests. This direction is out-of-step with the majority of residents, and has caused much social acrimony, and distrust of the Borough government.
- 50% intelligent and engaged, 25%-35% not engaged, 15%-25% engaged and dumb.
- Haines is unique, and to me feels very free, like you can be who you want and do what you want without too much judgement, which is hard to find in the world. The sense of community and like everyone is looking out for each other because it's so remote is amazing as well.
- Someone posted on Facebook one time that the only time that Haines residents get along is when some tragedy hits. They weren't wrong. My husband and I have lived in Haines for 14 years. We stay because of the high-quality life we get to live and the relationships that we built over time. This community loves hard, and it equally hates hard. We struggle with agreeing to have bike lanes in downtown, but you can guarantee that the person you are most at odds with on certain issues will be the first one to sign up for a meal train should something happen to you. We are a hardheaded, but resilient little community. You just can't find that anywhere else.
- It's a homie town where it seems everybody knows for each other but is very divisive on the two political extremes.
- Friendly and agreeable
- Haines has some of the most amazing souls I have ever come across.
- Haines is wonderful, but it's hard to start a life here as a young adult. We are choosing not to have kids because teacher retention is so poor and childcare options are few. Housing is a huge issue—gatekeeping of affordable housing is a big problem here. We moved up in our boat which was a very affordable housing option when living in Juneau, but here it's not an option for 6 months of the year. Not being able to live in yurts or trailers except in limited areas reduces affordable housing options



further. I would love to see investment in Haines arts and community resources like the library, and more community engagement with native culture. There's a lot of division not only along ideological lines but also generationally- it would be great to see older generations taking an interest in helping younger generations get established, and for younger generations to appreciate that retirees contribute income to the community without taking jobs. a li

- I can't think of any other place I'd like to live.
- Politically divided and where social cliques rule, Haines is also a place neighbors can be seen helping each other in spite of the differences.
- Happy, kind, and respectful but also rude, judgmental and unfair
- Most people are there for the right reasons, wanting the town to grow and be self-supporting. East coast money and values are crushing the town and preventing needed growth.
- Many highly educated people: retirement community with seniors willing to volunteer; young families here that participate in outdoor adventures -- on land, air, and water; and, finally, a community of conservatives and liberals that are in sore need of learning how to compromise in order that needed projects/events/facility updates can be accomplished.
- Very diverse in views but usually pull together to help each other.
- People come here for the scenery. Stay here for the people they meet. Leave here because of the politics.
- Community can come together, putting their differences aside when needed. Acceptance of different life styles.
- An insular bubble of folks all willing to be heroes in a crisis but not work together otherwise to make the town better functioning.
- Contentious and selfish
- Established residents have open minds about growth, development and opportunities. New residents seem to want to escape their world and create roadblocks to development and forward economic progress.
- Polarized, entrenched, missing the opportunity to grow into a vibrant and cohesive community.
- Proud small town that's isolated.
- Beautiful small town with a community that comes together when someone needs help.
- Generally great place to live, needs more economic opportunities for middle class and young families.
- Big family, people helping people, great recreation opportunities, small group tries to spoil it all by protesting any and all development--unless it is their friends. We can't even repair a dock without a fight.
- Haines is not the same town I moved into. The people who have moved into Haines in the past 20 years moved here to get away from the regulations in their cities, yet they got here and started infiltrating us and bringing the very ideas that they didn't like where they moved from, into Haines. So now our town has become more of a Yuppie community, not the wholesome, hardworking and understanding town that I knew.
- In my experience, Haines is a closed and not terribly welcoming community -- I've lived here six years and am still described as "new to Haines" when I'm introduced. People have lived here their entire lives, never left, and they're okay with that, which mystifies me. When my family and friends who don't live here ask about where I live, I describe Haines as a town set amidst jaw dropping natural beauty filled with vocal, opinionated residents who likely will be evenly divided over the issues, ANY issues, but who will come together as a community when something terrible happens, such as the December 2020 landslide. There's not a great deal of "live and let live" practiced here, but that may be the case everywhere these days; I don't think social media has done us any favors in this regard. And it is my perception that there are a number of families and individuals who have lived in Haines for several generations who seem to regard its laws, codes, etc. as merely "suggestions" for them and they bully and bluster their way to the results they want. Unfortunately, this behavior appears to work for them, so they continue it. There's also an old-timer attitude of "well, that would NEVER happen in Haines!" when it comes to things like drugs and crime. Well, it IS happening here, and it IS drugs. Honestly? I'm not sure I would choose Haines again if I had to do it over again. It's kind of a nasty little town in a beautiful setting.
- Scenic town that supports and encourages art and artists. Ideal for adventures.



- polarized politics, lots of negativity between factions. everyone else just trying to get on with it!
- Friendly, dependable, helpful
- People are pretty caring despite disagreements.
- Friendly, active, helpful
- Generally care for others
- hateful and ignorant
- Recreational
- Good Town, Good People
- Most people are friendly.
- It's a cool place but it's changing too fast to be like the USA.
- To many people don't want growth
- Top notch
- It's a great place to live people really come together when it's needed.
- friendly
- Haines is very fractionated which seems to make it difficult to move on worthwhile projects. For the most part people of Haines are very friendly and helpful. We've lived here for 31 years it was a great place to raise our children. We love the outdoors and the peacefulness of the Chilkat valley.
- Very friendly to newcomers!
- Resilient and want to be left alone.
- Great community
- The borough government is full of out of touch people and there is a lack of professionalism. The people the government listens to are the ones with idle hands.
- A great place to retire.
- The whole town has its highs and lows there's no middle ground.
- Divided is a word that encompasses all of those things. I believe we are going to need modeling from the highest officials of civility, open mindedness and respect to be able to move forward toward growth as a community.
- Friendly
- A great town that needs to embrace new economic opportunities.
- Caring and careful.
- Strong
- A small town in a beautiful place.
- Haines offers a lifestyle that has largely disappeared from the country. Here you can grow, gather, fish and hunt for healthy foods, help your neighbors raise a wall on their house building project, and access unspoiled landscapes by foot, skis or boat. Surrounded by natural beauty and still clean water and air, it is nonetheless a difficult place to live due to weather and limited transportation options. It's not a place to make an easy buck. Therefore it attracts people who love it for what it is now, not for what it can be developed into.
- Diverse economy, beautiful scenery, and small community atmosphere. Not matter your political bent, when people need help everyone steps up!
- friendly, helpful, antagonistic at times, creative, strong
- A vibrant, progressive, artistic, engaged and resilient small-town community in a culturally and environmentally significant area.
- Beautiful town that can be difficult to live in because people can't figure out how to get along.
- Haines is a very scenic small town whose residents are generally very friendly but can be very divided on some issues.
- Haines' community is full of tough people. with that comes a lot of strong opinions and attitudes that sometimes make the town feel bitter. But despite the attitudes, Haines people take care of each other.
- MY POV, I grew up in Haines. Haines (sorta by default) is where I have ended up as an adult with my family. I feel safe here. My children are safe here. I think generally people in Haines care for each other and show up for each other. I know social media is ruining the world and Haines. I don't have a Facebook account and credit that to my positive view on the community of Haines. I don't see the divisiveness because I don't think that same (Facebook) hostility is in the grocery store or at the basketball games. It's not in my interactions with people at public events. I stay here for the natural



beauty. It still blows my mind. I will never take it for granted and I was raised here. I also appreciate that there are not people everywhere. I love being up the river and not seeing a person or hiking for hours and only seeing some mountain goats and a moose.

- Beautiful, remote, quiet,
- wonderful
- Very close knit, arts focused, active.
- Unwilling to accept and adapt to a changing world, friendly and welcoming only to people that align with an Ultra Conservative lifestyle, unwilling to allow renovations to a crumbling infrastructure.
- divisive and grumpy
- Welcoming, warm, and neighborly.
- To many people don't want business growth like mining, logging but love all the products that come from those types of industries, the attitude we want it but not in our backyards.....hmmm
- Friendly, full of characters.
- Most people are nice, the environmentalists are bullies, mean and make the community feel unfriendly.
- Mostly good people but I am sick of people trying to come here to save us from ourselves!
- Haines is a great town. It's split 50/50 politically but everyone mostly gets along. The pay scale the borough pays its employees is really low compared to other areas of the state, which is really unfortunate.
- small town atmosphere
- Friendly
- Friendly, outdoorsy, political.
- This community is filled with healthy people who love to enjoy the wild beauty of the surrounding areas, artists, and subsistence harvesters.
- Positive: Independent people, all the volunteers who contribute time to the community events and the non-profits, and the way that people come together in times of need. Negative: The way that controversial issues are often pushed through without ample opportunity for people to provide input, or they aren't listened to. That major, highly controversial issues are not put to public vote.
- Typical
- A great little town with a greenie problem.
- Help each other, diverse, middle age mostly.
- A divided community, the people who have to work for a living and the people who do not and can volunteer for many things.
- Loud vocal minority putting into ghost town status.
- The community is wide range of beliefs and a lot of part time residents.
- People know each other which is good and bad.
- Small town that eats its own in business, life, and political
- An ungovernable and unkept community of opinionated people in a stunning location of the planet where children's' playgrounds abound, dirty diapers can be found in the rivers and potholes avoided in the streets that take you to a fabulous performing arts center. .
- Conservation groups are bullies and mean, if you don't agree with someone they personally attack you.
- Haines and its residents used to be described as friendly, hard-working and welcoming. Sadly, we are now a community full of strife and dissension and negativity.
- Education has no representation of the Tlingit language and culture.
- Diverse community with strong opinions, though often able to come together around common causes.
- Haines should focus on what unites the community not what divides them (which is what seems to define them)
- Haines is a very diverse community with both sides being extremely opinionated.
- Friendly, divisive, strong willed, resilient
- A warm-hearted group that takes care of itself in hard times and good with some overly vocal outliers continually stirring discontent
- NIMBY-ism, anti-business, anti-development, anti-economy, myopic
- Friendly and supportive



- Older than average. Mailbox money, skewing view of economic realities.
- Toxic, unhealthy, unprofessional, creative, passionate, hard working
- This town is so awful towards one another, there are more than just the vocal minority, but we are afraid to speak up due to the intimidation and vitriol if we disagree with said minority.
- Opinionated and kind
- community character: small diverse town, people: clique-y, attributes: natural, non-industrial community
- bipolar
- Incredibly friendly people, and at the same time extremely polarizing. Haines is unmatched in beauty and opportunity for recreation--however, the weather in the valley is just as unpredictable as the political climate so it can feel very stifling at times. But an incredible place to live, with truly wonderful people.
- Pulls together in times of need, creative, divisive.
- caring,
- adventuresome, independent, solipsistic, skilled, eccentric, heavily subsidized, charitable, verbose, wanting less government, eclectic.
- Friendly, independent people who help each other out during emergencies.
- Many community members feel entitlement and force their own ideas on the entire community.
- Passionate about the things they care the most for.
- Genuine and hardworking
- Most people are kind and respectful, but a small group of pro-industrial development bullies make political engagement challenging and even hazardous.



# What is the single most important project Haines can do as a community over the next 5-10 years? (Open-ended)

572

comments

7,300

words

The full list of the 572 resident responses to this question are presented below:

- Prioritize infrastructure needs (i.e. complete the Lutak Dock project, replace the Public Safety Building
- Protect the fishery from the dangers of the "Palmer Project" and shut down the mine exploration.
- Promote tourism as an economic driver, 1 big ship per day port.
- Listen to one another and prioritize this precious valley that we're forever guests in.
- Protect its pristine environment.
- Build a new Public Safety Building
- Protect the fish!
- Recreation center for all ages
- Better sidewalks/bike trail along third and mud bay and Lutak
- Bring the cost of housing down, especially for young renters. Maybe limit Airbnb and similar?
- New Public safety building, and increased infrastructure
- Create a space that kids and teenagers can go to, like a rec center.
- Figure out how to support local businesses better in this impossible climate of skyrocketing shipping prices, staff shortages and insane utilities bills.
- Unite for economic sustainability of residents.
- Lutak/AML dock
- Stop overfishing.
- Create a marketable, integrated trail and Refugio/hut system that can be used for both hiking and skiing.
- Revamp the borough leadership system. Make a system that listens to the people.
- institute an excise tax on timber and mining products
- Transportation infrastructure. Our ferry terminal, barge , and road , and the airport that keeps getting forgotten. If we can't get in or out , goods can't get in or out it costs us.
- remove property tax - a slight increase in the sales tax should cover the loss.
- Create a disaster plan and establish weather stations to track precipitation.
- Enlarge the library.
- Encourage economic development (e.g., Constantine Mine)
- Stop the mine.
- Pave the roads in town. Union, etc.. so sick of my car and house getting dirty from dirt roads. We pay enough in Taxes!
- Protect against indiscriminate industrial development by focusing on melding Haines natural quality of life options with non-impactful employment opportunities.
- Better, faster internet service
- Fix Lutak Dock
- Public safety building
- Affordable housing
- Protect the Chilkat River
- Establish more housing options/regulations that allow for more low-income people to find homes. It's very very hard to have consistent work here.
- Get Constantine going. Got to have family supporting jobs to attract families.
- End local monopolies.



- protect against industrial resource extraction.
- Increase electrical generation production! The only way to free us from our dependency on volatility of oil.
- Put residents as priority over tourists.
- Install a community heat pump loop for downtown.
- New housing options
- Stop the potential mine project and protect the Chilkat.
- Not allow big industries like mining and logging ruin our clean environment and way of life.
- We need something to attract our young people to stay and other young people to come; more diverse job opportunities, recreation, adventures, programs??? Whatever we need to draw them to Haines.
- Stop the mine.
- The waste waters systems need to be properly upgraded.
- Support mine development
- Finish the boat harbor expansion, finish sanitation facility upgrades.
- road maintenance and economic diversity
- Improve ferry system.
- Economic development
- The ferry system
- The Palmer project,
- Fixing the Lutak dock and expanding the airport
- Port at which we receive our goods needs to be secured. It is irresponsible not to prioritize this.
- Haines needs to involve and be respectful of the Native Community. There needs to be a discussion between the communities on how they can come together, work together and achieve great things for Haines together. As Haines continues to grow there needs to be more awareness for those who are moving here. For example - The Chilkat and Chilkoot peoples of this area harvest traditional foods on the very beaches that peoples walk their dogs and don't clean up after them. No one wants dog crap on their food. Simple signs that state you are on the ancestral lands of the Tlingit Nation and in a subsistence harvest area, pick up after your dog. That is one example of many.
- Develop robust communications infrastructure.
- Economic development, this will allow multiple projects.
- Protect our salmon by not allowing the mine to progress any further.
- Stop the mine!
- Build a hospital, and lights on the airport runway so that medevacs can land after civil twilight.
- Protect the serenity, environmentally friendly tourism rather than industrial growth. Attract more remote workers, improve internet infrastructure.
- Protect residents from the Haines Highway becoming an ore haul road and the negative environmental impacts of the Palmer project.
- Find a better way to support their fishermen.
- Ensure financial support and building maintenance for the library and the Chilkat Center.
- Economic development
- Build and fund housing projects like CIA does or condos, so that Haines residents can have safe, affordable, clean & warm places to live. More families would stay in Haines if housing was more affordable.
- green house agriculture
- Fill empty buildings on Main Street
- new firehall / ambulance service facility
- Have a local government that enforces Borough code and doesn't play favorites towards business.
- Put more stalls in the harbor and allow commercial fishing vessels to utilize the giant parking lot that remains empty over the winter.
- Increase tourism as it lasts only 3-4 months. Welcome cruise ship industry and reap the financial benefits. Every day I see 10s of thousands in lost local revenue as ships which visit Skagway pass by on their way north or south. Haines is missing out, BIG TIME.
- Support the Palmer Project mine.



- Work with Constantine Mine (Palmer Project) instead of against it, making sure it is done in a safe and environmentally sound manner and that a portion of profits contribute to the well-being of Haines.
- Attract investment and provide workforce housing options.
- Inside more reliable internet and phone service
- Housing and better medical resources and dependable travel options
- Ensure community access to rivers, beaches, streams, wilderness. We are losing access due to competition with industrial tourism, and private property changing hands to folks who don't value community the same.
- infrastructure - dock, public safety building, etc.
- Strict regulations on natural resource management
- Maintain the health of the environment by keeping industrialization at a very small scale.
- Fuel and mining
- Create a municipality where employees feel valued by administrators and appreciated by community members.
- affordability of costs, lowering taxes and government BS
- Fix roadways
- The Lutak dock
- Move away from oil for heating homes.
- Solidify a stance of no foreign mining companies in the Valley.
- Fixing aging infrastructure
- new or upgraded sewer.
- Bike trails.
- Hydroelectric diversity. We cannot all phase out fuels for transportation and heating without more capacity.
- Secure our ports.
- We need growth and with growth come more taxes, that will help our community in many ways.
- Identity and begin development of renewable energy infrastructure. (Hydro power)
- Boat harbor in excursion inlet
- Become a deep-water port to help import and export out of upper Lynn Canal
- Rebuild Lutak dock.
- Become more food independent from the outside world.
- Eliminate. Divisiveness
- Upgrade Lutak dock for shipping of freight.
- Overhaul and expand internet, sewer and water capacity for town and cruise ship use.
- If you want to build a dumb ski lift, build it in Haines, not Mosquito Lake
- shore up declining infrastructure
- Better health care
- Keep our watershed safe from mines.
- Support our schools and families and the natural beauty we are blessed with.
- Keep air and water clean.
- Fighting Palmer Mine and protecting our salmon
- Hiking biking trails
- Improve aging infrastructure.
- Start promoting alternative economies such as outdoor recreation, tech-based location neutral workers, community college, specialized medical care center.
- Work towards identifying areas of ecological and cultural significance, whether or not on borough-owned lands, and protect these areas for the future health of the economy and the human society here.
- Housing
- Encouraging local food production
- They can leave the trees where the stand. Do not build any more roads thru wilderness. Not allow mining that could endanger the environment.
- Lutak Dock



- Provide cell phone service Borough-wide - not just townsite and increase Internet bandwidth to reasonable levels.
- new pool... saves lives.
- Rebuild aging infrastructure.
- Town Square
- keep the valley mine free while working for creative long-term ways to keep people employed locally.
- preserve the environment.
- support economic growth so families do not have to leave to find decent-paying jobs, also encouraging the community to access the outdoors but developing more trails of varying difficulty levels.
- Lutak dock
- Enact a Homestead exemption that universally exempts the first \$250k of property value on a household's primary residence.
- education regarding benefits of an intact ecosystem
- A ski lift / ski area
- Invest in local food security, work toward produce exportation.
- Improve access in and out of Haines, ferries, planes, roads.
- Constantine mine
- Port
- Discourage the Palmer Project
- create a town square on the borough property at 3rd and main.
- enact policies that protect the environment.
- Stop the mine project.
- Redirect funds for economic development towards infrastructure improvements.
- Winter activity funding -build an ice rink.
- Maintain our docks and harbors.
- Improve economic development by improving neutral workplace opportunities - internet access, housing, and quality of life like recreation infrastructure (trails)s.
- Find a way to create year-round jobs with descent pay.
- Our housing markets.
- Protect our Salmon run.
- Lutak Dock
- self-sufficient re: food, energy
- Keep up on infrastructure maintenance.
- Tourism
- Roads
- Agriculture incentives
- Economic more Jobs
- Lutak dock
- Help bring in the mine for jobs! Support jobs.
- Support small businesses and stop the mine.
- I think the most important thing Haines can do is become more accepting of the mine and do more research on the topic. Many want for Haines to be a pure tourism-based economy and while it has perks it also has many down sides. The people need to realize that the mine is a solution to this and not all excavation and logging leads to ecological destruction.
- Shut down Constantine project.
- Developing a stronger presence in Southeast AK tourism
- Build a dock so we can ship iron ore or other resources out.
- Lutak harbor
- Infrastructure improvements/repair
- Protect our salmon and fishermen and hire a lobbyist to assist higher number returns through ADFG.
- Improve our port. Welcome new economy.
- 1. Develop our own local hydro electric energy source. 2. Finish the Lutak dock.
- Tolerance of diversity in local enterprises
- Develop our port system.



- Repairing, upgrading and developing the Lutak Dock!!!
- Build another subsidized housing facility similar to Dusty Trails. I am deeply concerned that low-income seniors are going to be pushed out of Haines due to increasing rental costs and they are a vital part of our community.
- Diversify and build a solid year-round economy.
- Housing
- There are two, and they go together. Work on infrastructure and build back our economy. We can't have an economy without the infrastructure to support it, and we can pay for the infrastructure without a good economy.
- The Constantine Mine
- Not permitting a mine.
- Fix Lutak dock
- Follow borough code in decision making.
- Get rid of the mine.
- maintain what already exists in Haines.
- Ports and roads
- Continue opposition to the Constantine mine
- Rebuild freight dock.
- Opening the mine
- Housing
- improve borough governance.
- Hospital with CT scanner
- We need to improve indoor recreation and prioritize a community center for yoga, rock climbing, fitness, etc. A place that would also be a friendly place for youth to gather and childcare groups.
- Support all sectors of economic development equally.
- Public safety, police/fire
- Improve housing opportunities.
- Maintain parks.
- Extend boat harbor and include vessel haul out for commercial boats.
- Stop the upper valley mining project.
- Develop the Connley Lake Hydro Project
- Fund the school more.
- Fix the roads!
- Support efforts for local food and energy production. There will be challenges as climate change impacts current supply chains.
- Extend the size of our harbor for more slot access.
- Promote tourism.
- To get ready for war. It's coming and Haines will have painted a gigantic bull's eye on It'sltself, by building an all season, functioning ore export facility and access to the sources in the valley. So fund projects that will protect our citizens and defend our assets.
- Upgrade aging infrastructure and create more year-round employment opportunities for people who stay here in the winter.
- Creating more income for the Borough in order to lower the costs of living for locals.
- support your fishermen! every other town in southeast has boat storage, haul outs and access points except it feels like Haines doesn't care about the fishermen. for example, tourists love watching us work on crab pots in the harbor parking lot, but we aren't allowed to store our boats there even though it makes perfect sense to. all the money we make is poured right back into Haines and it would be nice to have more incentives afterwards.
- Diversify economic opportunities for jobs and revenue for the Borough.
- Recreation center
- We need an industry in Haines that will allow creation of jobs and stable economic growth. Tourism alone is not enough! Especially with record high expenses just to live here! We are currently a community that almost solely relies upon imported goods for every sector. We need some kind of production that we can export and or sustain ourselves with.



- Fund climate change infrastructure such as making heat pumps available, fast EV charging stations, EV incentives; basically anything to do our part preventing more climate change.
- reliable cell phone service to include out the highway.
- Haines is a safe place to live. I think that has to be the 1st priority because if that lapses, then nothing else we have will matter. I think building a public safety building is number 1. Then we need to maintain the facilities we have and upgrade them as needed.
- Build the road from Haines to Juneau
- Lobby SEARHC for a hospital (sooner than 5 years).
- Protect our environment. We have a pristine environment. Let's concentrate on selling the beauty of our area. (No mines.)
- Develop a matrix that vets all proposed projects and activity to ensure they do not negatively impact the health, welfare or integrity of our existing natural environment and all it supports, nor our existing quality of life.
- Build a Recreation Center for the young and old to enjoy.
- Develop city relationships for affordable hotel/transportation in business and medical/work.
- Support mining & tourism
- Recreation center for kids and after school programs
- Provide land for HFR so that recycling can continue and that more plastics can be recycled within the community.
- to determine what we value and why we choose to live here and to determine how to protect those values instead of making Haines into a different place. Learn how to communicate with one another to find common ground and agree on what qualities we want to protect in Haines and how to do that.
- make Haines safe, healthy, and quiet for all.. from children to seniors.. protect habitat.. protect healthy watersheds.. protect public access to waterfronts, rivers, beaches.. protect wildlife habitat.. emphasize the value of quiet and natural, healthy surroundings.. advocate actively for improved ferry service (regular, reliable, affordable)..
- Provide good jobs.
- Support more reliable and more frequent ferry service.
- Haines airport improvement... it is essential to be able to get in and out of town on relatively short notice (for medical, business or pleasure)
- Ski lift
- Support responsible mine and timber.
- Lower the power cost, The cost of fuel is over \$1 more a gal. than Skagway, invite another Fuel Company to come here.
- Becoming more reliant on subsistence and foraging.
- support people over industry
- preserve clean water and fisheries.
- Develop and implement a plan to eliminate impact of cruise ships on cell service.
- restore the fort.
- Transportation/more housing
- Thwart the Japanese mining operation cloaked in a Canadian name to spare us, wildlife, and our reason for tourism from damage from an endeavor that doesn't benefit locals in any significantly positive way.
- Housing
- Harbor for the mine
- Make the triads in downtown better.
- Protect Haines' small-town charm, rural character, high trust community, and wilderness ambiance.
- Protect sensitive habitat, stop ore transport and mining.
- Lower carbon footprint
- Keep roads and harbors up to date.
- Develop infrastructure related to tourism and community investment related to non-disruptive growth and vitality.
- Invest in local sources of food.
- Stop the proposed mine for the upper valley.



- Stop the mine.
- Stop the mine.
- Haines could invest in an accessible trail and hut system to bring low impact tourism and provide a higher quality of life for residents. In conjunction, the town desperately needs a rebranding that is modern, fun, and related to the outdoor culture of this place. Visitors support businesses, businesses invest in community, and everything mentioned creates a higher quality of life for working people here. If folks can't sustainably access outdoor spaces in the Chilkat Valley, there is truly nothing here for people.
- Open Constantine Mine - that will bring jobs, economic growth, keep our young people in town to raise families and not rely on just tourism or fishing for employment.
- Lutak Dock
- enforce code. If you are going to pick and choose what you enforce ..why have any. It's so stupid.
- Public/private transportation partnership
- Invest in trails and other recreational tourism opportunities.
- Environmental protection and protection of water quality in the Chilkat valley
- Support the mine and utilize surrounding natural resources for the benefit of growing the community.
- Repair the roads.
- Extend city water and sewer to all homes within the townsite.
- Work with SEARHC to build a local hospital to provide more/better medical diagnosis and treatment options (i.e. provide suitable land for SEARHC to build that hospital).
- Find alternatives to mining and ore shipment.
- Focus on local economy rather than big corporations like Constantine.
- Finishing the harbor so it can generate more income. There is a shortage of boat parking. Also allow make it so people can store their boat in the big parking lot for the winter which would generate more income.
- Infrastructure for small LOCAL businesses
- I think many young people want to return to Haines to raise their families, but the lack of job opportunities and housing stops them. I think Haines needs more industry to create jobs for people wanting to make Haines home.
- Protect the natural environment.
- Haines recycling
- No Mine
- Putting in recreational infrastructure to make Haines attractive to visitors and stopping any possible environmental impacts such as mining, fish farming, massive recreational developments.
- Form a diverse economic base.
- As long as we're dreaming - it would be to get everyone on the same page about who we are and where we're going, and to change our stance toward each other from one of "us vs them" to "us." If the collective energy of Haines' residents - now being tossed about in a thousand directions that fracture its overall effect - could be redirected toward a common goal (whatever we decide it be) - there isn't much our lil community couldn't accomplish. As it stands, with our energy fractured, we often end up standing in our own way as we approach the future.
- Stabilize utilities, bring state of the art internet to Haines.
- Recreation support (i.e. trails, softball & soccer fields, tennis courts, skatepark).
- improve ferry service, bring waste and sewer management up to standard,
- More affordable housing
- Fully get behind the Palmer project and stop leading southeast Alaska conservation Council run everything from Juneau.
- Decide what we want and stick to it. Keep Haines special and unique and protect our wild.
- Protect our salmon and waterways and prevent the furthering of mining interests at all costs.
- Dock repair/upgrade
- Sound electricity. Fare fuel prices.
- NOT allow the mine to be built. Keeping our water clean with better sewage treatment.
- bring back the hydroelectric project.
- Upgrade our water treatment.
- Improve transportation access.



- TRAILS
- Environmental sustainability
- Improving environmental protections of the fisheries and natural areas that make Haines and the Chilkat Valley an amazing place.
- Design and create a Lutak Inlet community bike trail.
- Roads
- Ensure reliable ferry transportation.
- Protect Chilkat River from degradation and stop promoting Haines as an ore terminal site for Canada.
- Increase community marketing possibilities through livability projects such as townsite green space, parks, trails, and support of the museum and library.
- Repair the Lutak Dock
- stop mine above Chilkat river.
- Prevent ore transport and development of the Constantine & related my projects.
- fix the dock for local freight needs NOT for exporting minerals.
- Help senior citizens with affordable housing needs.
- Affordable Housing
- Garbage included as a utility, community and private property clean up.
- Stop the Palmer Project
- Secure funds and a plan for rebuilding the Lutak dock, it is the most single important piece of infrastructure for the life of this town, regardless of what Morons say otherwise.
- Cultivate/incentivize long term career opportunities.
- Fix 2nd Ave's Road as it's been needed for years.
- Stop the mine projects, make tour companies maintain the areas they use. Groom alders along the roads so water is visible. Especially PICTURE POINT (900 THOUSAND DOLLARS PLUS) OH MY
- Provide affordable housing.
- protect the current quality of life. More is not better.
- Encouraging the transition of aging, increasingly run-down local businesses and facilities to new owners with energy and ideas that can create a thriving local environment. Too many of our buildings and are on a slide into dilapidation while the owners that allowed their property to molder away seek exorbitant payouts.
- Build a hospital, open the mine.
- Welcome the mine to open, welcome industry, fix the Lutak dock.
- Build health care infrastructure - (Hospital/New fire hall) - I believe this will make it sustainable for our aging population to stay in town and increase volunteer recruitment for our currently strained fire/ems.
- build a new city hall that is ada compliant, complete with restrooms.
- FINISH SMALL BOAT HARBOR DOCKS IN NEW BASIN
- Review Title 18 - Zoning Regs
- Keep our environment as pure as possible and welcoming to newcomers.
- Protect our way of life.
- Fix Lutak dock
- Have a stable, vibrant economy. JOBS
- Develop non-extractive economic drivers such as post-secondary education/job training, road tourism, and build small, multiple-family homes such as quadplexes or co-housing.
- Protect our natural environment from large scale mining and any ore shipment on Haines highway.
- Protect our "small town" way of life.
- Consolidate waste disposal involving solid waste, recycling waste and hazardous wastes into a single operation which involves regional drop stations and a borough wide involvement through funding derived from borough budget.
- Fix the communication systems around this town, hard to call for emergency services around here, and affordable housing that isn't condemnable.
- Hydro power.
- Encourage tourism and local economic generation, which includes building new trails and expanding access to wilderness. We have all the riches right here. We can keep them AND share them. To me,



this is dependent upon extreme care with the local environment and ecosystems. This would mean saying no to potential poisoning if waterways under any circumstances that have or may arise.

- Disaster preparation and training
- Lutak dock
- Open the Constantine
- avoid industrial mining rabbit hole and spend effort and funds to promote value added wood products and local seafood marketing.
- Build a floating dock.
- In a sustainable way, increase infrastructure to allow an increase in population. With climate change, people want to move to places like Haines.
- More Natives seen around town, more native culture; art, dance, etc.
- Invest in/promote economic interests and small business. Road repairs.
- Tidal Electrical generation. in light of the federal governments huge upcoming investment in renewable energy, and the Haines Borough's extensive costal footprint, we should be looking seriously at tidal generation.
- Improve Internet service.
- limit tourism
- Complete the freight dock. Discuss the role of Haines as a viable trans-shipment location for regions north of the Haines Borough, including Canadian interests.
- Reduce property taxes and eliminate Sales Tax on food.
- Reduce property taxes.
- improvising the trail system and making more longer hikes available
- Make Borough land available at an affordable price so young people can get established in the community.
- Remove tax breaks and incentives for senior citizens and the wealthy. We have the oldest population in Alaska and that is hurting our long-term growth.
- Continue on with the plan for the Lutak Dock and finish it.
- It would be great if they would help Constantine get developed.
- Public safety building
- Need Conservation Easement application like Kenai has.
- Bringing housing and shipping prices down,
- Stop the palmer Project from unearthing sulfide tailings upriver of Klukwan.
- Hospital
- Invite more businesses and increase competition. This will increase housing. Hopefully lower prices if successful enough. Internet access is terrible here. Outside of town where dsl is available is a joke. Paying more than Starlink for 6mps is worthless.
- Lutak dock
- Figure out the garbage plan to keep residents from burning garbage and polluting the air of their neighbors.
- Work on the proposed new SEARHC clinic.
- Fix the roads (2nd avenue should be first on the list); Dock would be second.
- Make our trails world class and market Haines as the Chilkat Alps
- Housing
- Tough question. Improve our harbor scene so that our fishing community feels respected.
- Fix Lutak Dock
- Get new year-round jobs ,mining, wood pellet manufacturing.
- Not the Lutak Dock
- Protect the river.
- Support industry, logging, mining
- New public safety building that is not sinking into the ground and cracking support post
- Road to Juneau
- Maintain our healthy environment, clean water, and salmon runs to can sustain our community for all generations.
- Upgrade streets and infrastructure.



- Repair roadways, like Second Avenue. Encourage younger volunteers. Boost local businesses and encourage new businesses and service organizations.
- Ski Lift with access to world class intermediate & advanced terrain
- Encourage affordable housing with green spaces that are in accord with preventing farther damage to the fragile environment in which we live.
- Agree to disagree but adapt as one.
- Increase affordable housing opportunities.
- Invest in future generations. Focus on easy wins within our control: tourism & transportation. Interview ages 18-35 hear their interests. Most of us want a no-frills place to hang out with likeminded people, good internet, and ease for travel whether it is walking downtown to OPEN shops or booking it out of town for a client meeting. It is not complicated...
- The freight dock needs updated, and it needs to be sooner than later.
- Protect our natural resources.
- Infrastructure that supports economic development
- affordable housing
- Child care
- Provide more low-income housing and services for those experiencing homelessness.
- Support our fishing fleet.
- Clean up the community. Walk around people do not clean up their property. Junk cars, garbage, apartments with paint the is peeling. Industrial junkyards
- Maximum improvement to the Lutak dock, encouraging more housing options & opportunities for middle class families. Encouraging the state to place Social Services in Haines or at least better access to Social Services.
- Improvements to the Lutak dock. If you've lived in Haines for just shy of 40 years, you would know that the dock has been failing for many, many years. This is not NEW news, but with the Palmer project, it's become another "political" hot topic for a group of people to be against.
- Enhance recycling opportunities.
- Do any of the selected projects to completion (or at least along an achievable set of milestones). Haines needs to track their goals throughout the plan's period, not just at the end of the plan. Haines needs the gov't people power to do this (i.e. more employees) but a dedicated communication department. Haines needs the funding to do all the projects they take on, but budget and human-power and lack of direction end up with only 10% done of 200 projects in the plan vs >75% done of any project. Haines needs the assets to manage properly.
- AML Dock. Drive down at boat harbor.
- improve ferry service.
- protect the salmon fishery.
- Build that hospital.
- Build affordable housing!
- Preserve its green spaces natural resources. I am totally against mining in the valley, too much of a risk to impacting the watershed and quality of life and quiet. I do think Haines has to focus on things that make this a family friendly town where residents, are encouraged to have healthy outlets like swimming (pool) library happenings, the radio station, a better set up for Haines friends of recycling, and preserving our natural resources and quiet. Transportation and access seem to be moving backwards so I think the borough has to become a hard hitter with lobbying the ferry system for consistent and frequent service. Without access to and from gained we cannot maintain a life here.
- Protect our environment.
- Finish the Lutak Harbor with a dock that is for the future not what we already have. We don't know what the future brings, and economic development is planning for the future not just the present.
- condense Borough facilities to afford proper maintenance of what we keep, (including roads, buildings and vehicles)
- Lower gas prices
- Fix roads
- Defeat the opening of a mine up the valley that can never be 100 percent assured it won't have an accident and ruin thousands of years of fish runs in our rivers.
- Agree to disagree.



- affordable housing
- Stop the mine.
- Develop and build a functional and appropriately sized Lutak Dock that meets our community needs but does not spend extra money for functions we do not need.
- Establish a law requiring that all capital projects in excess of \$10 million (regardless of source of funding) must be approved by voters at final design. This would prevent a few members on the assembly from squandering our future on overbuilt/unnecessary monuments that are costly to maintain.
- Develops adequate housing.
- Buy the dump and make it a public utility. Expensive garbage is a tax on the poor. Haines Community Waste solutions operates like they are organized crime.
- Create good paying jobs and lower the price of housing for the elderly.
- Work to keep Haines a safe place to raise a family or retire and expand affordable water/sewer mains.
- Implement lasting protections that encourage responsible stewardship of the land for years to come.
- Protect this wild place! Haines is unique and has a pristine environment that not only benefits the plants and animals but contributes to a high quality of life for residents. We need to do everything we can to protect the rivers, the salmon, and to stop industrial development that threatens to heavily impact and even destroy the ways of life that so many of us depend on, like subsistence fishing, recreating, wild harvesting, hunting, etc.
- Improve local health care facilities to provide local treatment options.
- Stop the Constantine Mine and Ore terminal.
- Support the Palmer Project. Haines needs to get away from relying on summer time economic drivers and get more money moving through our community. With a fully funded mine, Haines residents wouldn't have to search for employment elsewhere, the school would grow (so will its funding), and the Haines Borough will have more tax revenue to support the infrastructure projects listed above. Kids graduate Haines High and want to come home after getting degrees but can't find jobs here that supports families and the cost of living here.
- Open the Constantine mine or improve the boat launches and have harbor provided boat launch/removal.
- Increase government transparency and community involvement.
- Attract location neutral workers/digital nomads.
- Preserve wild and rugged natural environment by shutting down the catastrophic Dowa / Constantine mine project.
- Lutak Dock replacement.
- Stop mine and infrastructure development in Glacier Creek and Klehini. Develop waterfront bike/walking path and trails in valley.
- Invest in economic development that sustains Haines small businesses, arts community & recreation potential.
- improve our trails systems.
- Fix our transportation system and work on job opportunities and housing for the younger generation.
- Make the town more aesthetically pleasing to promote business and instill pride: repair sidewalks, repair roads , cut back weeds.
- Prevent the Palmer mine and haul road.
- Get reliable ferry service.
- Improving programs for children that are sustainable.
- Have reliable ferry service (a state problem). Turn 3rd & Main into a welcoming free community use space (a "third place" for folks to gather)
- Roads
- Prevent mining activities from compromising river systems/ intact ecosystems.
- Beautification. Mow the rights of way. Remove the junk vehicles. Complete exteriors of buildings.
- Balance the need for jobs / economic development with maintaining a clean, unspoiled environment, and maintain a small locally owned community.
- Extend water and sewer systems.
- Lutak Dock



- Invest in small businesses and not sell out to a mine.
- Upgrade utility infrastructure, including internet, wastewater, and making solid waste management a public utility (not private business)
- Year-round tourism with ski/bike/hike/running trails.
- Repair roads that don't belong to the state.
- upgrade Lutak dock and support a mine!
- upgrade utilities/roads in townsite
- Make sure Haines doesn't turn into a Skagway, Sitka, or Ketchikan. Keep tourism in check and keep the heavy industrial sector out.
- Sell the lot on main street.
- Revive fishing - let the ocean re-establish.
- NOT become an ore shipping terminal
- borough roads
- Build a recreation center with a pool, and other facilities for physical health.
- Protect our community from development that would negatively impact our clean environment and quiet, peaceful atmosphere.
- Stay out of national politics, stay a small friendly town.
- Preclude large scale mining in the valley. Develop alternatives to the boom-and-bust approach that is embodied by the Palmer Project.
- Create and implement a set of standards for any human development that protects the Chilkat and Chilkoot watershed to the maximum extent possible, creating a salmon refuge that is inviolable, and that is recognized as the highest and best use of this landscape.
- Stop the mine projects, make tour companies maintain the areas they use.
- improve transportation within and to/from Haines (snow plowing, ferries, etc.)
- New public safety building
- Maintain our pristine environment (no mine tailings degradation our waters nor ore trucks and associated dust affecting our health and community.
- Work with all Portage Cove landowners to develop the waterfront with appropriate adjacent businesses (Delta Western site recently cleared across from the post office), build a continuous waterfront trail with ADA access points as designed, link the harbor, Cruise Ship dock and CIA dock to existing and planned pedestrian access to downtown, Fort Seward, and public transportation to other trails, business, and recreational activities. Make our community accessible and exciting year-round.
- Turn towards cultural and regenerative environmental tourism.
- Protect our pristine environment and natural fish stocks.
- Focus on environmental protection and prohibit industries and development in opposition to a clean, healthy environment.
- Loyal dock
- No ORE dock and NO MINE!!! Keep the swimming pool and library fully funded!
- Recognize the fact that it is the healthy land, water and ecosystem that sustain our community; take steps to ensure the continued health of our greater ecosystem. The Chilkat watershed supports the greater biodiversity (species richness) of any area in Alaska, as well as tremendous abundance of keystone species such as salmon and eagles. We must celebrate and protect this foundation of our community to preserve into the future.
- transition buildings off oil. move to ground source heat pumps.
- Work together
- public safety building and sewage plant
- Affordable housing, protecting natural resources.
- I don't know, but I don't think that Haines necessarily needs some big project. Large change and economic growth sometimes sound nice, but in reality is not always needed. I don't think Haines needs to grow or change a bunch. Then it wouldn't be Haines anymore.
- Invest or build affordable housing communities so that young people can stay and raise families. This town is being gentrified at a fast pace. Young people want to stay but can't afford modest homes, while older generations are buying 2nd homes and leaving them to sit empty for 7 months out of the year.



- Since one major job for the residents is mining projects and their derivatives, make sure that the people know the reality of those jobs and not misinformation Ex. Constantine
- Public transportation. More restaurants
- Improve transportation.
- Housing. Apartments, rent-to-own homes, duplexes.....something.
- Code enforcement. Right now there are no rules. Code what code? Why have it if it doesn't matter. It's only enforced if someone complains, or the borough doesn't like you. It's arbitrary and capricious.
- Remove obstacles to resource extraction.
- Develop space for housing and businesses.
- Repair and maintain the dock for food/supplies deliveries and for personal and vehicle transportation (ferries).
- Jobs
- Reliable phone & internet. Safe roads.
- protection of salmon
- Stop Palmer project.
- Environmental protection
- Affordable housing for residents
- Work on civil communication and a commitment to collaboration & compromise.
- Dock
- Allowing for natural resource exploration and utilization
- No mine
- Lutak dock
- Find an economy that can support families and bring our young people back from college.
- Constantine mine
- Open the mine.
- infrastructure. finish repairing dock, replace public safety building, etc.
- Support mining, fishing & tourism
- Haines needs to decide what it wants to be. Are we a sleepy arts community that is tourist crazy town from April to September and half the residents leave for the winter, or are we a vibrant small town with a thriving year-round economy, with employment, housing, and recreation opportunities available for young families? Or could we be a combination of the two? Do we want to be a place people choose to move to rather than a place to escape from? If we want people to move here and stay here, we need to ensure they have places to live, work, play, and be educated. I think a Haines Borough strategic plan might be useful here -- and not a study that's approved by the Assembly and then put on the shelf to collect dust. No, make it a plan that's endorsed by every incoming Assembly member, a living, working, guiding document. Develop a plan with a vision, mission, goals, benchmarks, performance indicators, etc. Then decisions are easy. If it's not in our strategic plan, we don't do it (think spending \$57,000 on brush clearing -- good lord), but if it IS in our strategic plan (something like keeping the freight dock operational), we go for it with whatever it takes.
- Implement an economic plan to benefit the town year-round and encourages young families to move here/stay here.
- identify entry level housing for young people.
- Bring younger people here with more job opportunities.
- Opening up environmentally clean job opportunities.
- Keep the mining companies from dumping waste into the pristine salmon filled rivers.
- Improve harbor.
- Public Safety Building
- keep the police chief and build him a new building.
- New AML Dock
- Housing
- Eliminate the huge bureaucracy of the govt and streamline it cut the police force in half along with dispatch. It'll save lots of money. We get zero return on investment of the oversized police and dispatch.
- Youth center
- Make something for the kids.



- Tightly control the growth of tourism so it does not become like a Skagway or Juneau.
- Revamp our ports and docks.
- freight dock
- Stop the mine.
- Finish the highway.
- Ferry service
- Grow economy and jobs.
- A new public safety building. It's an embarrassment.
- Make Haines a more vibrant place for the younger generation to want to live and succeed in
- Build a Rec center.
- UPGRADE THE WATER TREATMENT INFRASTRUCTURE
- Economy
- Get Constantine up and running.
- Pull together through conversation, kindness and patience.
- Ferry
- Fix up the Chilkat Center
- My answer to #8 above is specifically about solid waste. The borough should provide this service, not private enterprise. The cost of solid waste should be paid by all residents. The current system is untenable, inefficient, poorly run, expensive, and trash is being illegally dumped and burned.
- Clean waters for our salmon
- Limit the rental properties and assist in access to affordable housing to purchase. buying property helps keep people from having to move away.
- Protect the Chilkat River Watershed
- Prevent the Palmer project from happening.
- Protect environmental integrity and encourage affordable housing.
- Develop a trail system that will draw in independent tourists.
- Clean up the town and provide some things for visitors and locals to do. Put some money into sprucing up the town a bit. Fix up the facilities we have and maintain them (the POOL)! Make it easier for visitors and locals to live here and visit Haines. Get some restaurants! I would love to go out to eat with friends in the winter, we can only go out for a drink. Even in the summer it's hit or miss, you might get yelled at for ordering basil on your pizza and the wait is like two hours. It's a joke. I visit other towns and I am blown away with how organized and nice areas look. Our town looks like someone forgot to hire a landscaper when they left for the summer. There are junk cars, buildings with peeling paint, potholes, etc. It's a mess. We need a make-over.
- Make sure we have a port for the barges.
- improve transportation.
- Create affordable housing.
- Incentivize new business and building development in Haines.
- fund recreation projects (trails, Portage Cove trails) and downtown greenspace to encourage independent tourism.
- Get a hospital for our aging community- hand in hand with the need to update the public safety building.
- Take an interest in our infrastructure docks, roads,
- Re-generate Fort Seward
- 1. Lutak Dock 2. Public Safety Building
- Get Constantine going.
- fiber optic
- Improving infrastructure for a growing seasonal population
- Fighting off the Palmer Project
- Do not allow DOWA into my backyard!!!! Foreign companies (Canada & Japan) can go somewhere else. They will pollute our streams, kill our salmon. They will pollute our environment with the loud noises of trucks and their exhaust. Look at their track record.
- Water infrastructure
- Ensure protection of the natural assets here. Clean water and clean air can't be gotten back once gone.



- Protect our community from any mine development or ore trucks running up and down the highway and through town.
- Support industry such as fishing, logging, heliskiing, etc.
- expansion of the deep-water port facility
- Avoid having a mining haul road/ore dock.
- Support the mine development.
- Build a better dock.
- Get Constantine Mine up and producing.
- lower shipping costs somehow
- Build the road.
- Projects to encourage families to increase.
- fix the dock.
- the dock
- Hydro power
- Learn to live together.
- Limit Airbnb's, open land for housing, provide support for economic growth so young families can afford to live here and raise families.
- Repairing, upgrading and developing the Lutak Dock!!!
- Develop large recreation assets for both locals and visitors.
- Promote economic development and improve the housing needed to support it.
- Lusaka Dock replacement
- Fix the Lutak Dock
- Finish the waterfront plan.
- more housing
- Facilitate stable housing for residents employed locally.
- Build our own Hydro plant.
- Build a recreation center.
- Dock replacement/repair
- Maintain infrastructure.
- Mine development...it will drive other improvements.
- Fix Lutak Dock
- Prepare infrastructure to allow residents to live in an environmentally sustainable way.
- maintain parks and walking trails.
- support mineral exploration.
- Invest in the community! Raise the head tax on cruise ships, do whatever you have to do, but put some money into the people and the families in our town. I recently visited Petersburg, and though I understand that the fish processing and the tax base is of course higher, the community recreation center is mind blowing. If we could fund something one quarter the size of that facility in Haines, people would be amazed. But maybe we should start with some decent roads? It's gotten almost embarrassing.
- Support the schools.
- Lutak Dock
- Block the Palmer Project to assure our fisheries are not threatened.
- Support all opportunities for economic development and jobs for young people and families.
- Develop a more robust outdoor infrastructure such as trails, recreation areas, and parks. For any growth to happen in Haines, there needs to be more defined outdoor spaces.
- Work with AML to lower shipping costs
- Protect our lands and waters and especially salmon. All of us depend on this healthy landscape and only 2% of it is protected.



# What do you like most about living in Haines?

## "Other, please specify"

- What do you like most about living in Haines?
- A place where there can be growth which in turn will help the town grow
- Accessibility
- All of the above
- All the qualities listed make Haines a great place to live
- Always lived here
- Basically grew up here. Ready to leave though.
- Born & raised here
- BUT.....we NEED A VIBRANT YEAR ROUND ECONOMY
- Chilkat Lake
- Chilkoot + Chilkat Tlingit Culture
- Christmas bazaars, fair, school programs, basketball games
- clean water
- Excellent library and nonprofit resources
- Family Birthplace
- Freedom/Alaskan spirit
- Grew up here
- Haa Kustiye: Our Way of Life
- Haines has always been my HOME!
- Haines Highway Mile 39-40
- Healthy food from the land and sea, wildlife viewing, healthy habitat, healthy watersheds..
- Heritage ties to the land, ancestral ties, domiciled to this area.
- I like that there is no heavy industry
- I love the long dark winters - like having permission to pause, spend time with family and projects, read and visit, etc.
- I would mark them all if I could.
- Incredible Skiing
- Indigenous culture & history
- Individuals can make a difference
- Interdependence with environment
- Investment in local campground
- It's still free from too much government and regulators
- KHNS
- Lack of congestion and traffic
- Land use allows all number of activities, even noisy ones
- less government and police in the past made me settle here
- Long winters
- Low Population density.
- minimal government interference.
- Motorized recreational activities.
- My spouse lives here
- Near water, lots of snow
- None of these apply
- Recycling Center, Library
- relatively intact ecosystem
- Snow
- That's why I came. Been here so long now I am here because it is home.



- The best thing about living in Haines isn't just the beautiful scenery — it's the entire ecosystem. The salmon, moose, bears, wolves, coyotes, mountain goats, lynx, bald eagles, and over 120 species of birds in the area. It's being able to find quiet places to recreate.
- The fire department is awesome
- The key reasons that I live in Haines is because of the pristine environment, natural beauty, the quiet, and the safety.
- The opportunity to do recreational things such as snow machining, boating etc.
- The people
- The people living here is the number one reason we have stayed 40 years
- Tlingit Community and cultural values
- Tribal homeland
- Unmediated connection to life



# What makes it challenging to live in Haines?

## "Other, please specify"

- A group of people who fight against every form of economic opportunity and development
- All of the above!
- All of these apply
- Borough leadership's disregard for community interests
- Can't hire anyone for any price. Been trying to get house painted for 3 years.
- constant threat of a mine
- Continued efforts by borough manager to make residential neighborhoods into commercial ones by allowing heliports and large events.
- cost at dump; expensive and unreliable ferry service-- I can no longer afford to ferry home from Bellingham so drive in winter. Even a trip to Juneau is expensive; These days, lack of volunteers; aging infrastructure is being addressed but the problem is that we can't even try and fix an aging dock without a group of people turning it into something it isn't and fighting it. Every repair or upgrade or progress is a fight. These battles are tiresome;
- Cost of fuel
- Cost of fuel... auto and heat
- Cost of local govt compared to quality of services. Govt providing tax breaks to wealthy land owners and large corporations but sticking it to the less well to do
- cruise ships significantly impact cell service/connectivity
- Delta Westerns monopoly on oil and gas prices
- Destruction to environment due to mining. Helicopter noise increasing.
- Environmental threat from the proposed mine and the obvious conflict of interest of shareholders in local government not recusing themselves from mining decisions.
- Feeling constant threat of mines, ore transport, big clearcut logging, and the lack of understanding that resource extraction ultimately undermines the environment which our quality of life depends on here.
- Frustration over administration and assembly not reflecting well the half of the community, at least, described as "liberals" below. Also, I don't think the contributions long time Haines senior citizens have made are valued enough. These include taxes, income to Haines, volunteer efforts, etc.
- Fuel costs
- Fuel costs
- Galloping inflation.
- Government that listens to outside experts and not its residents
- Groups of people in the community opposed to anything that would improve the quality of life for others if it is not what they agree with.
- Hard being old here, few senior services
- I've lived or owned property in Haines since 1985, the C.A.V.E. (Citizens Against Virtually Everything)people are exhausting and hypocritical.
- If the proposed Palmer mine goes into production it would destroy the vital ecosystem that makes this valley what it is. I find it challenging
- Inconveniences keep our population small
- Lack of a community space
- Lack of a Veterinarian
- Lack of Access. Many borough facilities and other businesses are not ADA compliant.
- Lack of accessibility
- Lack of career opportunities
- Lack of diverse activities, classes, gathering spaces
- Lack of funding for our ferry system



- Lack of jobs for adult professionals.
- lack of leadership
- lack of places to walk safely in winters.. access to beaches and pullouts are not plowed in winter.. lack of transparency, responsiveness and inclusiveness by public officials to all but big money interests.
- Lack of public restrooms (year round)
- Lack of spaces/activities for kids
- LCC and SEACC
- less access to recreation than other Southeast Alaskan communities
- Liberals ALWAYS stopping progress
- Limited auto mechanics
- Limited indoor activities
- Limited road maintenance
- Loud and speeding trucks on Lutak.
- low level skills, experience in government in borough operation.
- Manipulative government officials
- Municipal jobs are grossly under paid
- No cell phone service
- No ore trucks needed
- No vet or overnight kennel options
- No year round strong economy
- No/limited community indoor recreation
- on top of grocery prices is food tax, totally immoral
- Over spending/taxing of Borough for non-critical infrastructure
- People that buy property then want to control what prior or new arrivals can do with their property. for example buy along the highway and then not want trucking that the state federal highway was designed for!!!
- Political Corruption from State of AK re: local projects (Dowa / Constantine Mine, Haines State Forest Timber Harvesting)
- Poor cell phone reception recently
- Poor road conditions within the townsite are ever present and on going. Been that way for years.
- potential industrial development like the palmer project
- pro-mine forces controlling local government
- Retiree population
- Seemingly constant threat of resource extraction
- Self interested govt - not supportive of residents
- Selfish interest
- Senior exemption to \$300,000 out of town like Kenai Peninsula
- State's insufficient funding of our valuable AMHS
- The "old guard" developers heavy equipment operators seem to keep their hold on power when it appears majority feel differently.
- The attempt for our local politicians to industrialize Haines at the expense of our culture, clean water, salmon, and subsistence life ways that 80% of us depend on.
- The borough government too often has a bunker mentality. Little creativity, little new ideas, little change.
- The cost of living is to high
- The entrenched cliques on both red and blue sides make me sad. So closed.
- The indigenous population decreasing.
- The lack of ferries and the large # of cancelled ferries is a huge concern to me.
- The local government, chamber & outside corporations forcing their vision of good economic opportunities upon all of the citizens of Haines regardless of the cost to our way of life, our health and the health and well-being of the environment.
- The people of Haines
- The people's voice is often overlooked by the Borough Admin. and assembly
- The possibility of a mine that could destroy each of the things I like most about being here!



- The shooting range has become much more used recently and it can feel like being in a war zone someday. Silencers? Something? DO NOT want roadway to Juneau and the road deaths, drugs, and cost of maintenance that would incur. There are now big trucks using airbrakes down the hill I live on, it actually triggers PTSD because of the frequency. They are returning to town from stump dump and thought I've been told it's unnecessary it continues. There are also things being dumped there that look like contaminated dirt and non-tree trash. Has my well been contaminated and is that what caused my cancer in 2021?
- The threat of a mine ruining the environment and altering the complexion of Haines
- The voice of the community is represented in decision making
- There are no recreation centers in Haines. During winter months a recreation center would be great for everyone. It would keep kids off the streets, and reduce depression rates. We should invite a different medical office to open in Haines, that offers better care.
- threat of mining to fisheries, environment
- Threat of natural resource extraction to the detriment of the health, safety and welfare of our watersheds and the peoples who live here.
- Threat of the mine being built which will destroy our character
- Threat of the Palmer Project
- Too many people who have moved here because it is such a beautiful place, had to bring all their "baggage" with them. They have destroyed many parts of Haines by turning it into the places they left, with countless ridiculous rules and regulations to shut everything productive DOWN!
- unacknowledged opportunities for independent travelers
- uncertainty over unwanted mine construction
- Unnecessary excessive recreational helicopter noise up highway near residential housing.
- Unwillingness to be governed; arrogance and cannibalism: we eat our good people and spit them out.
- Weird way of numbering houses
- What is a challenge is having borough officials with pro business development at all costs vs at all costs
- willful ignorance government representatives
- Witnessing bully-ing by old timers; Interpretation of codes by assembly members and planning commission for one's own personal interests
- 1) The threat of the Palmer Project and other industrial activity degrading the health of our watershed, habitat and the diverse aquatic and terrestrial species they support. 2) Destruction of our quality of life, soundscape, loss of air and water quality. 3) Lack of our Borough Administration's, Planning Commissioners and Assembly member's adherence to code and their lack of transparency.



# In the last year, what types of recreational activities did you participate in, in the Haines area? "Other, please specify"

- Active movie watching
- Art and music
- Backcountry aviation
- Backcountry skiing & ski mountaineering
- Beach combing
- because of age and physical condition I do not do many activities that I once did I once did
- bicycling
- Bingo
- bird/wildlife watching
- Birding, Wildlife research, Wildlife Observations, Videography, Still Photography
- birdwatching
- Chop fire wood. Move firewood, stack firewood. Mow Lawn. Shovel snow/ run snow blower.
- crabbing
- Crabbing
- Crafting, quilting, theater, art workshops
- dancing
- Dancing
- Dancing!
- Disc golf
- Eagle Fest
- Farming pigs, chickens, and ducks.
- Finding a balance between work and relaxation.
- Firewood gathering, reading
- flightseeing
- flying
- Foraging
- foraging for foods, playing music, dancing
- FORAGING LOCAL FOODS IN THE WILD
- Getting together with friends
- Golf
- Golf
- Golfing last summer
- Hanging out with friends at the Senior Center or going to lunch at a restaurant
- Having easy access to this incredible landscape is a huge plus.
- Just enjoying scenery
- Listening to audiobooks from the library while walking.
- Making art!
- Motorcycle riding
- Mountain Biking
- mushroom hunting
- My work and volunteerism are recreation for me!
- Packrafting
- Packrafting
- Packrafting, open air painting, river and ocean cold water swimming
- paddle boarding, yoga, golfing.
- Paddleboard
- paddleboarding



- paddleboarding
- parasailing, water-skiing, dog mushing, long range target shooting, rafting, skeet, bird watching, geocaching, racing, sledding
- photography, wildlife viewing, foraging, dog-walking..
- Sewing, church activities, exercise class, family dinners/gatherings, food preservation like canning, preserving , freezing, photography, watercolor painting,
- Sight seeing
- Sledding
- sledding
- snow shoveling
- soccer
- Soccer, volleyball, tons of other water activities, snow bike
- Subsistence fishing,
- Swimming in the Haines pool. Pool needs to be opened year round for all residents! It's the gem of this community and it is what has kept me here and in top physical condition.
- Tlingit language workshops, Tlingit art projects, provided by local tribes.
- Trapping
- Ultimate Frisbee
- Used to do many - but, I'm old now!
- Volleyball
- volunteering
- Watching wildlife, sky watching
- wildlife and nature photography
- Wildlife viewing, citizen science
- Working. The borough understaffed public works and water sewer



# What is your preference for community/ economic growth? (population, jobs, etc.) "Other, please specify"

- A steady state economy in which people have adequate resources to meet needs without depleting the resource base upon which we all depend. I prefer minimal growth..
- Address the infrastructure needs of the community before growing the economy, or that growth will be unsustainable.
- Also a shift to more location-neutral type jobs of the future that pull the economy away from boom & bust, resource-extraction-based industries . Emphasis on preserving & nurturing diverse, independent & resilient economy.
- As long as we maintain the quality of life that we have here, I don't see any needed for growth. I would like to see more families and young people move here year round. The Borough could support cottage industries rather than promoting the Constantine mine.
- Better economic opportunity for current population to allow families to afford living, vs existing
- Bigger is not better.
- Brough to focus on its residents and not its self
- Circular economy
- Depends upon what is generating growth. Whether nit requires a rapid influx to enable a new industry, otherwise minimal annual growth
- Diversification.
- doesn't matter what we prefer.
- don't care
- Don't let large Corporations buy out Haines.
- Economic growth that supports tourism, food production, entertainment, and recreation opportunities.
- Economic opportunity IE the new mine to provide jobs for the younger generation and increase Haines revenue
- Economy growth good,
- Evaluate grow and what that means in terms of resources and how it changes the way we know life here.
- expanded economic growth WITHOUT population growth
- Fewer 2nd homes for seasonal residents who exploit subsistence fishing
- Growth commensurate with sustaining the quality of life for the people and natural environment
- Growth in sustainable and renewable ways.
- Growth in the local resource and transportation industries (Ports, docks, highway, utilities)
- Growth that is sustainable given our location and that will not harm our lovely environment.
- Growth, definitely! With community growth as well as economic growth.
- Growth? You need to stop people leaving first
- Haines is never going to see sustained growth. Anything the community can do to attract and keep economic opportunities will improve the quality of life for all residents that live in the community year round.
- I am totally against economic growth that includes further development of the Palmer project, which threatens too much in the watershed.
- I do not want to see any hard rock mining, it will destroy our salmon
- I think that is a misguided question. Economic growth in what sectors? This could be take way out of context depending on what type of economic growth we are talking about
- I would just like the folks here to be better taken care of (infrastructure) and have opportunities for young/new businesses (including available spaces - too many million dollar buildings for sale with no in between)



- I would like those who are so unhappy with what's going on in Haines to try to find another place where they can be happy, instead of working so hard to change things here.
- I'm tired of hearing that we need more jobs. Or that we need to ruin the Chilkat River for a mine because of the economy. It's impossible to hire anybody in this community. There are jobs, just no one that wants to work. There are also so many opportunities for businesses that no one seems to want to do: dog boarding, vet, hair/nails, daycare, construction company, cleaning company, accountant, restaurants, house sitting/caretakers, summer camp for kids, auto shop, ice cream shop, bowling alley, private ferry service, (Just a list of the top of my head of things people need/request that we don't currently have at all or not enough of.)
- Keep it small and clean, quiet
- Large economic growth, minimal but some pop growth
- Maintain existing economy by attracting remote workers and independent travelers
- Maintaining population but improving the jobs base.
- Manufacturing
- Mining, selective logging are areas that people can make a living on, Tourism only benefits a small number of people.
- moderate growth that is not at the detriment of the residents or all ready existing economies
- Moderate growth... any growth! Haines is a welfare and drug town
- No population growth but greater economic opportunities for existing population. Prioritizing natural environment over forced economic growth
- Not so much concerned with "growth" more sustainability. What keeps me in Haines is not the ease of work that's for sure! It's the availability of wild foods, fresh fish, clean water.
- promote rather than fight economic growth
- Rate of growth is secondary to the kind of growth. I want to see and support sustainable growth, increase in local entrepreneurial activity, job training in the schools, with internships, mentoring, possibly an upscale plastic operation to create plastic wood for decks, outdoor furniture, trails, replace window sashes on the barracks building in the fort and at IGA, etc. We can bring better paying jobs in many fields and raise the standard of living for those in the service sector. Invest in local people.
- Regenerative local economic growth that supports HAINES (not Canada, not Japan, and not 5 people in Haines who stand to make money from a mine) economic growth can happen without industrializing Haines
- Regenerative practices infused into all aspects of living. It's not about size-that's so antiquated
- Significant growth in the 24-40 year old labor force. Haines needs more families!
- Significant growth, but calculated, utilizing our beauty and renewable natural resources. Not stripping our land or damaging our ecosystems
- Slow growth based on the will of the local people, not on the will of an international mining company.
- Small business growth - not big corporations, mining companies, chain hotels. Instead foster and environment where small business are supported. Give them tax breaks vs giving tax breaks to local developers and to the mine
- Small population, more jobs
- Stability and improving quality of what we have, minimal growth
- Stop going in the direction you have committed this valley to.
- Support a mine!
- sustainability
- sustainability is the key factor not growth
- sustainable economy and growth. some economic activities with significant growth, others with less
- Sustainable growth that fits our town budget and fits into our physical environment without costing us (or threatening to cost us) our most rare and precious resources, including fish, clean water and peacefulness.
- sustainable growth without harming the environment.
- sustainable growth.. not boom and bust.. not industrial scale.. growth that considers the quality of life at highest priority..
- sustainable, eco-conscious choices for economy and community
- Take care of what we have first! Infrastructure, water, TRAIL MAINTENANCE!



- The premise of this question without qualifying the associated impacts the respondent has in mind re growth, no growth or reduced growth is ambiguous and will require a subjective method to quantify resulting in a biased representation.
- This question should be scrapped. Tying "no growth" to "no change in the economy" or a "smaller economy" to "reduced jobs/population" prejudices responses/.
- Unhindered free markets.
- We need more jobs to build a bigger and thriving community
- We need to minimize large cruise ships and go for independent travelers
- Whatever it looks like to expand capacity and options for locals living constantly on the edge--of business success or failure, of having food on the table, of going into debt to keep a roof. Growth for the sake of healthy and vibrant community, not growth for the sake of growth.
- You have asked for rate of growth. It is more important to know the activity. I support manufacturing...an activity that creates value.
- "Economic growth" is usually a stand in for prostitution of our people and land by the local corrupt government, sold out to multinational corporations. They don't care about our future and safety at all. We need to grow and develop significantly, but independently. There are many other countries that develop mineral resources for themselves, such as Bolivia, Libya, or Iran. They grow, the people alongside the economic development.



Date	Comment	No. of Likes
11/29/2023	Prioritize salmon and ecosystem protections against large scale industrial mining. (Entered by project team)	64
11/29/2023	Do not add proposed "thru" roads on each end of Menaker. (Entered by project team)	8
11/29/2023	Area for "agriculture" future land use. (Entered by project team)	20
11/29/2023	Extend coastal trail from Picture Point to Portage Cove Campground. (Entered by project team)	47
11/29/2023	Maintain/identify as "commercial" use in future land use. (Entered by project team)	14
11/29/2023	Provide a network of pedestrian and bicycle facilities within the townsite that are usable year-round by people of all abilities. (Entered by project team)	36
11/29/2023	Reevaluate hydropower opportunities at Walker and Connelly Lakes to provide more sustainable, independent power sources. (Entered by project team)	36
11/29/2023	There are conflicts with zoning here with "Rural Residential" alongside an active gravel pit. (Entered by project team)	14
11/29/2023	Consider multi-use trail along "Glory Hole." (Entered by project team)	45
11/29/2023	Limit vehicle traffic along Chilkoot in summer, limit to campers or specific number of vehicles each day, protect local, subsistence, wildlife, and historic use access to area. (Entered by project team)	27
11/29/2023	Protect health of Chilkat River ecosystem. (Entered by project team)	52
11/29/2023	Establish additional public transit and alternative transportation options for residents throughout valley. (Entered by project team)	22
11/29/2023	El lacks harbor facilities, needs better floats. (Entered by project team)	13
11/29/2023	Maintain support for small-scale placer mining in historic mining district. (Entered by project team)	23
11/29/2023	Areas for "agriculture" future land use. (Entered by project team)	15
11/29/2023	There is a desire to keep the Mud Bay area mostly residential and to preserve quietness of residential use. (Entered by project team)	36
11/29/2023	Fix Lutak Dock. (Entered by project team)	65
11/29/2023	Include as "residential" area in future land use. (Entered by project team)	15
11/29/2023	Rezone "General Use" areas in the Upper Valley and other locations to better reflect historical, current, and project use. (Entered by project team)	14
11/29/2023	Provide better pedestrian signage along Beach Road for tourists trying to find Battery Point trailhead. (Entered by project team)	18



Date	Comment	No. of Likes
11/29/2023	Maintain recreational access and opportunities at 25 Mile area. (Entered by project team)	44
11/29/2023	Extend water/sewer or somehow incentivize extensions for home owners and home builders along Small Tracts to provide affordable opportunities for more residential development close to town. (Entered by project team)	40
11/29/2023	Support and advocate for increased Alaska Marine Highway reliability and consistency, including homeporting a ferry in Haines. (Entered by project team)	91
11/29/2023	Create town square/maintain as open, green, public space at 3rd and Main. (Entered by project team)	96
11/29/2023	Prioritize or incentivize townsite/in-fill residential development opportunities. (Entered by project team)	28
11/29/2023	Protect and revitalize Fort Seward structures. (Entered by project team)	45
11/29/2023	Area for "residential" future land use. (Entered by project team)	15
11/29/2023	Provide more infrastructure and support for commercial fishing fleet including allowing boat storage in harbor parking lot. (Entered by project team)	41
11/29/2023	Create some motorized recreational access, either near Ripinski or other suitable areas. (Entered by project team)	27
11/29/2023	Explore, advance hydropower at Walker and Connelly Lake. (Entered by project team)	51
11/29/2023	Include as "agricultural" area in future land use. (Entered by project team)	18
11/29/2023	Explore other water sources (especially for long term sustainability) and create a recreation area and access to Lily Lake instead. (Entered by project team)	13
11/29/2023	Improve townsite walkability. (Entered by project team)	35
11/29/2023	Maximize economic development and conservation opportunities of Chilkat Bald Eagle Preserve. Consider impacts of industrial highway use on Preserve. (Entered by project team)	29
12/4/2023	Develop use easements for mt Riley trail with agreements with akmht, ua, state park, borough to allow improvements to the trail system. The multi-ownership of this system inhibits improving the trail.	31
12/4/2023	Maintain existing trails and add new trails in State Park, consider renting caretaker cabin during winter, add trails that could be used for mountain biking	29
12/4/2023	Residents of Small Tracts who live beyond where city water and sewer are available have been paying the same mil rate as their neighbors who have these services for 20 years. It's time to stop making excuses and extend the lines. I have lived on Small Tracts Spur since 1967.	39



Date	Comment	No. of Likes
12/4/2023	Maintain public nonmotorized recreational access, and protect fish habitat in Holgate Creek	35
12/5/2023	The Lutak dock is vital to our supply line and the interior's supply line. Please speed up the process and get it revamped. Fear mongering and the wants of many vocal opposers should not deter from an adequate working port. This is the access point for our fuel, goods and those of our neighbors. Please do not discourage growth and sustainability.	112
12/5/2023	Sell this open area. Focus funds on other existing areas.	
12/5/2023	Large scale extractive resource exploitation such as Palmer Project is a serious threat to long term ecological and economic stability in Chilkat Valley, particularly regarding salmon. One need look no farther than Minto Mine to see how much mining corporations care about their workers and local communities.	52
12/5/2023	Connect the Third and Main "Townsquare" to the High School track with a public park and trail system using the borough land behind the Admin building. Incorporate Marvin Gardens into this plan.	63
12/5/2023	Construct a covered seating area for cruise ship passengers and visitors waiting for the public-access bus.	26
12/5/2023	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.	44
12/5/2023	Prioritize opening the Portage Cove Campground	49
12/5/2023	Create and enforce better traffic flow for ALL users of Chilkoot Lake and it's access road. Tourism is one of the few revenue creating industries in town, do not shut it down to tourism b/c of those who don't follow the rules. Enforce them.	21
12/5/2023	It's time to do something about the Public Safety Building. Preferably before it colapses.	109
12/5/2023	Maintain motorized recreational opportunities at 24 mile	33
12/5/2023	Focus on INCREASING tourism in Haines, it is one of the only viable industries in this town that is literally dying for economy.	83
12/5/2023	Create a gazebo style structure to support live music and community events in the new Townsquare at Third and Main. Use the existing contoured landscape to create natural seating on the lawn.	42
12/5/2023	Preserve the native toad spawning habitat behind Mosquito Lake School from development. The State has inspected and noted the spring and ponds as providing habitat for a stable toad population.	45



Date	Comment	No. of Likes
12/5/2023	Encourage long-term, sustainable community economic development initiatives, not high-risk, short-term (& temporary) boom and-bust extraction projects (including the Palmer Project Mining Exploration) that will vacate the community within a few short years- taking its temporary jobs with them. Economic development should be pursued through the lens of "Seven Generations": what future do we want our children, and our children's children to inherit?	70
12/5/2023	Please encourage economic growth, our community need good paying jobs to keep our young families in the area. Welcoming and encouraging the Palmer Project, will create multiple other viable industries and good paying jobs in our community.	37
12/5/2023	Construct a floating dock to allow for more tourist to seamlessly disembark from their ship.	82
12/5/2023	Recreation opportunities around Lily Lake don't preclude keeping it as our water source. Eklutna Lake is Anchorage's water source and includes lots of rec opportunities, including cabins and trails.	22
12/5/2023	Get put on list for revision of airport to allow for instrument flights to allow for after dusk medevac and plane access. USCG comes, but it is not their primary mission and should not be counted on for medevacs when VFR only flying isn't an option.	45
12/5/2023	Repair the street. Been an eyesore for years. No need to accept the status quo. Improve the appearance of our community.	24
12/5/2023	The glory hole is back here. Improve the old logging road for access.	28
12/5/2023	Restrict tourism buses within the Fort for safety and to keep original purposes of the Fort. Introduce mules to area in pens for a more realistic experience for walking tourist to appreciate.	1
12/5/2023	Invigorate downtown pedestrian transportation by opening the public bus in the summer to everyone, not just cruise ship passengers. This idea can allow locals and visitors to intermingle and create overall goodwill.	13
12/5/2023	Transport tourist to Mud Bay to view rustic "off the grid" lifestyle of these hardy Alaskans	6
12/5/2023	From intersection of Mud Bay Road and Small Tracts, make Mud Bay neighborhood a gated, restricted community with strict access to the south. Only those with official business or valid camping reservations are allowed along with landowners and renters.	2
12/5/2023	Use open space here for new recycling facility and plastic recycling plant. Work with borough on this project.	22
12/5/2023	Construct a public restroom for the downtown area near the new Townsquare.	12
12/5/2023	Sell this open space. Focus funds on other existing parks.	1



Date	Comment	No. of Likes
12/5/2023	Construct a covered pickleball court where the current basketball court is located behind the brewery.	48
12/5/2023	Address area management concerns by advocating for local, state and federal leadership to collaborate on returning "ownership" of the Chilkoot Lake Recreation Area to the original stewards of the land: the Chilkoot Indian Association.	23
12/5/2023	Maintain road access year-round for further extraction of resources to pay for schools, police and fire response	19
12/5/2023	Encourage economic growth. In order for our country to go green, it WILL need resource extraction. Better in a country with some of the strictest oversites in the world, than some 3rd world country.	35
12/5/2023	Stop spending our tax money to upgrade Porcupine Road for the Palmer Project.	47
12/5/2023	Develop Palmer Prospect and use funding for schools, fire and police, along with aiding the Mental Health Trust to help homeless Alaskans	29
12/5/2023	Support the Palmer Project a full scale mine! Good for jobs and the survival of Haines.	33
12/5/2023	Preserve old-growth forest located along Chilkat Lake Ridge; presently this area is slated for timber production via the Haines State Forest 5 Year Plan; instead, focus timber extraction efforts on second-growth stands with emphasis on community-scale selective logging with respect to aesthetics, habitat conservation and view shed preservation.	39
12/5/2023	We do not need a floating dock. What we need is a cruise ship head tax to support the infrastructure we already have in place including the current cruise ship dock.	45
12/5/2023	Need a road down the West Side, will open access to a large area.	4
12/5/2023	Improve the letnikof dock and make it safe/usable. This would benefit the commercial fishing fleet as well as the subsistence community. Access to our waters and bountiful fisheries is pivotal to the Haines community.	39
12/5/2023	Chilkat Ridge is the best remaining old growth forest block in the Valley and is essential habitat for old-growth dependent species, as a migration corridor, as the scenic backdrop to the eagle preserve, to protect the hydrology of Chilkat Lake and Chilkat River, for hunting and many other reasons.	42
12/5/2023	No Tier 3, Job Killer Death of Haines	19
12/5/2023	Sell the open area. Focus funds on already existing parks and public areas.	108
12/5/2023	Support Tier 3 protections for the Chilkat River complex	53



Date	Comment	No. of Likes
12/5/2023	Fix Lutak Dock by researching alternatives to the current plan so that Chilkat Valley residents get a reasonable dock that suits the community's needs, and isn't costly to maintain or replace down the road.	43
12/5/2023	Lutak Dock should be decontaminated, stabilized, and rebuilt to suit community needs - freight and fuel, not rebuilt to support ore concentrate export onto giant Handymax ore ships. The ro-ro is fine for 3 decades and the fuel manifold/pass-pass area is solid buy may need lateral support.	134
12/5/2023	Build proposed waterfront Portage Cove Trail pedestrian trail, prioritizing section between the Borough's Portage Cove Cruise Ship Dock and the Chilkoot Indian Association's Dock. This will provide opportunities for locals and visitors alike to enjoy the scenic waterfront, engage in active transportation, and reduce tourism congestion during high-volume periods.	51
12/6/2023	Provide year round road maintenance and snow plowing	
12/6/2023	The position "fix the dock" is too ambiguous to be of use in this survey. Fix the dock how? to what level? on who's budget (ours or the feds?) There is a very wide range of options for "fixing" the dock - simply asking if one wants it to be "fixed" provides no useful information.	28
12/6/2023	Support establishing cell phone service out the Hwy.	24
12/6/2023	Fourwinds ski area. Maybe start as lineal timber sale and hike access? Follow the Cordova model and find a salvage lift eventually?	21
12/6/2023	Petition SEARHC to construct a hospital like Wrangell's. Or at a minimum expand capability for a CT scanner to limit medavac needs.	44
12/6/2023	Haines to Skagway hut traverse, starting on the Katzahin flats. Skagway assembly members and parks and rec are on board with the idea. Support sea kayak rental/ boat taxi/ small plane operator. Fantastic, tested route that would draw folks from all over	18



Date	Comment	No. of Likes
12/6/2023	<p>The following items must be incorporated at the Haines Airport for reliable and consistent medevac and emergency air services:</p> <ol style="list-style-type: none"> <li>1. Increase the runway length by 1,000 feet. This will allow medevac jets to land when the runway is wet. The current runway is too short for wet runway jet performance.</li> <li>2. Groove the runway for better braking action in wet and slippery runways.</li> <li>3. FAA certified runway markings and lights required for instrument approaches.</li> <li>4. Wider taxiways for the larger aircraft.</li> <li>5. Ramps and taxiways that can accommodate aircraft over 12,500 lbs.</li> </ol> <p>If these items are incorporated into upgrades at the Haines Airport, medevac companies can justify developing FAA approved "Special" Instrument approaches with lower minimums and night approaches.</p>	51
12/7/2023	Provide more funding, support, and infrastructure for sport fish and recreational use of the navigable waters of Lynn Canal. Ensure equal access is maintained for these navigable waters.	12
12/7/2023	Let us NOT cut the trees and ruin the area with people and an old ski lift. The area is perfect as it is.	29
12/8/2023	Potential ski area development. Old Faithful is already a motorized ski area, adding a lift here would have limited impacts and be a great little ski area.	26
12/8/2023	Potential hiking area. Trail could start at Chilkoot State Park Campground, hike up Glory Hole Road, and go up to Glacial Lake at 3000ft. This could be Haines' most easily accessible glacier, and it is gorgeous!	40
12/8/2023	Establish trailhead parking area here for winter skiing access	22
12/8/2023	Public toilets needed, primarily for tourists. It will enhance their time spent in Haines. (Maybe have the tour industry pay for installation).	5
12/8/2023	Potential ski lift at Takshanuk Mountain Trail road.	12
12/8/2023	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.	32
12/8/2023	Potential ski area development. This spot has perfect snow and terrain for lift-served downhill skiing. Can be accessed from Tanani Point area.	8



Date	Comment	No. of Likes
12/8/2023	Preserve this last stretch of undeveloped beach/intertidal area. This area is important for rearing of vertebrates and invertebrate (everything from salmon and halibut to crab and shrimp).	35
12/8/2023	Coordinate with DOT planners to request STIP funding for separated multiuse path along Lutak Rd to support both commercial users to waterfront industrial property and recreational users to include adequate pullout facilities for recreational users.	21
12/9/2023	Leave as green area = town park	3
12/9/2023	No, do NOT develop, leave as is	1
12/9/2023	Business opportunities with Canada, using our highway and our deep water port	19
12/10/2023	Work with school and state to put in a hatchery for bolstering the King salmon back into Chilkat Valley, work with Palmer project to help fund operations, educational and beneficial to all.	14
12/11/2023	The Borough should provide road maintenance and snow plowing since this area pays the same tax rate as other areas of the Borough.	12
12/11/2023	Support responsible resource extraction including minerals, timber, and power following all the state and federal regulations and protections.	18
12/12/2023	maintain public access to the tidal lands below the bridge and along the river.	18
12/12/2023	build a short trail from the parking area for the sledding hill up to the top of the hill. clear trees or build a small viewing platform to enjoy the view. possibly then connect to the lily lake trail to make a loop, or to the top of the beach road landslide headwall with a plaque describing the slide event	12
12/12/2023	Repair sidewalks between HAL, Veterans Housing and town. It is difficult for a young fit person to walk on them and impossible for the elders living in HAL and Veterans Housing.	20
12/12/2023	provide better access to this beach for picnicking, and kayak access. I believe the borough owns a parcel here	13
12/12/2023	Do whatever is necessary to preserve continued public access to all beaches and river frontages that are not now privately own.	21
12/12/2023	add temporary signage in the spring during the hooligan run to help people understand how to behave around wildlife so that they do not overly stress the sea lions. (not restricting access, but guidelines from wildlife experts on how to minimize impact on feeding sea lions)	17



Date	Comment	No. of Likes
12/12/2023	reestablish public access to the viking cove beach for non motorized recreation/ water access. Access has become more and more restricted, with signs and lately with someone intentionally piling debris in the last remaining path to the beach	30
12/13/2023	Find a way that allows individuals and small private groups, whether they be locals or visitors, to enjoy the trails, water ways and other public recreational areas here without being overrun by commercial tour groups. It would seem that just common courtesy would mean that the tour leaders would not gravitate to a tent already set up or pull up on a beach where someone is already sitting, but in my own and other's experience this is not the case.	9
12/13/2023	Pickleball has blown up because people like it. It's good clean fun, you get some exercise and it is social. As more people learn, the demand grows and at this point there seems to be no stopping it. People staying at the rv parks want to play. Cruise ship visitors want to play, locals want to play. I think a covered Pickleball court is a good investment for now and into the future for Haines. As it is a relatively simple structure, it could be used for other things like dance and yoga, or for people who want a covered pavilion for their birthday party. It would also be easy to maintain compared to other buildings with moving parts.	30
12/13/2023	build a public access cabin somewhere at glacier point, accessible by boat and kayak	14
12/13/2023	build a public use cabin accessible by boat	9
12/15/2023	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.	8
12/28/2023	Install an electric vehicle charging station. The public library parking lot would be ideal. Juneau, Skagway, and Haines Junction all have public charging stations. Haines is a glaring gap in an electric vehicle charging web.	32
12/28/2023	Start planning for limiting tourism. Let's not wait until there is too many tourists. Plan now so those who depend on tourism know there is an upper limit to local tourism.	19
12/29/2023	House borough assembly chambers and displaced offices from the public safety building in new addition to the borough administrative building. See CIP submission by Deadtree Design for schematic plan and images.	48



Date	Comment	No. of Likes
12/29/2023	The current green space at 3rd & Main can be part of a central hub that connects other borough owned facilities (admin building; library; school) and to other parts of town by way of a new urban trail system. The lot itself can contain much needed downtown public restrooms, booths for micro-vendors, and possibly an amphitheater/pavilion. See my CIP submission for map and conceptual renderings.	133
12/31/2023	Require that road repairs and paving/repaving upgrades within the townsite put utilities underground as part of the project. This is especially important for streets near downtown recreation areas, parks and the waterfront.	14
1/4/2024	<p>Right here where the road makes a turn, Devil's Creek is eroding towards the road. Should it continue and ultimately take the road, this would sever access to all the Haines Borough properties higher up the mountain. From what I understand, this area had to be re-routed or rebuilt once in the past due to a one-time flood. I guess there was a snow and/or mud slide higher up the valley that blocked the stream, and once it let go, it flooded bad and wiped out the entire road. But this time around, it might happen again just due to how the stream runs into a bunch of bedrock and is forced to turn right there. Consistently, chunks of land/turf/trees end up falling down into the creek on it's North side right there as the creek is forced South/SouthEast.</p> <p>Putting this comment in so that it's in the record of the 10yr plan.</p>	2
1/4/2024	<p>Final comment related to the Monument Point area Road. From what I understand, the original plan for this development area would have seen the road put in down along Devil's creek to the ocean (running N/S through this map point), thus bypassing the section that goes through the private property that the land trust manages. I believe that easement is still on the books. This routing might be related to my other comment if the road should be washed out at the point where the creeks makes it jog. Routing along the creek might be something that needs explored if the road did wash out. Also, this route for a road might need to be implemented if the private property owner of the Monument Point Trust lands were to try to cut off access for the up-mountain property owners.</p>	1
1/4/2024	Widen & Pave Young Road as it is becoming one of the highest traffic residential areas in the townsite.	19



Date	Comment	No. of Likes
1/4/2024	<p>This is a comment related to an additional issue with the entire Monument Point Road, not just this specific point.</p> <p>The road runs from the beach, through the Monument Point conservation easement that's managed by the SouthEast Alaska Land Trust, and then about a total of 1.5 miles up to the end of the private properties/cabins. The entire 1.5 miles of road only has 1 culvert, and Mark Carol and myself upgraded that from a small 8" pipe to a roughly 2' culvert (that was provided by Haines) in fall of 2022. But there are no other erosion mitigation measure (culverts, water bars, broad-based dips, etc) along the road to move rainwater/snow run-off to the side, so it all runs directly on the road path to a few places where then it pools until it naturally diverts to the side. But the road gets more and more eroded every storm; every year.</p> <p>Commenting so that this maintenance/improvement need can be noted in the 10 yr plan.</p>	2
1/6/2024	<p>The airstrip is a vital lifeline to Juneau. Most of the year round residents do not have boats (because there is no harbor), so planes get us to medical and other. The runway is always a battle to keep in good condition due to fast growing trees and grass. The trees south of the runway were cut years back, but the next row has grown to start closing in the south approach. If we were to lose the runway, mail service and general access would greatly decline.</p>	7
1/6/2024	<p>OBI Seafoods shut down production in Fall of 2020 in EXI. News of late regarding the financial health of the AK Seafood industry in general has residents asking how long we will have fuel and AML barge services. If the AML barge were to cease it's stop in EXI (either because OBI stops paying for it, or because of the fill problem - see following explanation) we would be severely hurt, especially the lodges or any moves in or out of the inlet.</p> <p>The fill problem: The AML dock in EXI has been getting shallower due to ocean currents pushing sand into the dock area. In the past, the cannery had access to equipment that could periodically scoop out some of that fill. Today, we do not have trustworthy equipment to do that job. In 2023 the AML captains had several tide issues where loading and unloading was super time sensitive due to tides. The highest tides don't always align with their bigger sailing schedule, so this is a potential future problem.</p>	4



Date	Comment	No. of Likes
1/6/2024	Digging out some drainage along the primary south end road would extend the life of this road. Currently, some residents occasionally are digging out drainage outflows where bad spots arise. However, we have no community culverts to work with.	4
1/6/2024	Exi needs a year round safe harbor there is already an existing place where it could be put with minimal cost to develop and city floats that exist now could be used	11
1/6/2024	The two OBI summer employees are in charge of attaching the summer floats (we call them the "city floats") for boats to use as a public service. The docks themselves are not too bad, but the pilings are possibly at risk (we already lost one) and should be evaluated for safety. In addition the walking ramp to the floats is in dire need of repair and safety improvement. The question has been raised as to "who would be liable" should some accident occur on the ramp. We had an increased number of visitors last year since the public now sees that there are no cannery workers here, yet there are trails and the lake and a museum to visit as well as two beautiful rivers. So far OBI has been willing to provide access through their private property to those things. We need to consider improvement to both dock and ramp, and where the Borough vs OBI responsibility lies.	7
1/8/2024	Osland Dr West does not currently exist as a public road but it is very needed road for the safety and wellbeing of Haines. The only outlet for the entire Ripinski neighborhood east of Young Road is Young Rd itself. That proved difficult during the 2020 storm when Young Rd was washed out and people in the neighborhood could not get to Lutak Road. It's long been thought and talked about to have that Osland Dr. West continue over to 4th for a second exit off Young Rd. Hisotric planning documents do show Osland Dr West but this map is technically incorrect as that link doesn't currently exist. It is blocked off by local residents. It's encountered several ROW challenges by residents over the years who live on Osland Dr West. It is imperative that the borough does what needs to do to get Olsand Dr West ROWs secured and the road link constructed.	14
1/9/2024	Prioritize completing current municipal entitlements with AK DNR. Most need surveyed then will be given to the Borough. Lynn Sisters and Excursion Inlet.	5
1/9/2024	Borough to develop Mount Riley area rural residential subdivision and bring to market for sale.	5
1/9/2024	Aquire landowner access agreements to develop trail from River Road to Jones Point	31



Date	Comment	No. of Likes
1/10/2024	Also instead of a mine - how about a national historic trail - Neskakateen Deiyi Noogayik Deiyi - not Dalton Trail - but the real names - and this national historic trail designation can be pursued through federal feasibility study that traces these traditional pathways - led by the Tribal governments of the region, following traditional trade routes, that would lead into Canada (as part of a transboundary trail system) similar to the trail system created near Atlin by First Nations. Start by changing the sign at the beginning of the Porcupine Road to be reflective of accurate history and living culture in the region.	26
1/10/2024	potential nordic skiing trail	17
1/10/2024	The borough set aside 3+ acres here for a park when Carrs Cove subdivision went in. (lots 1,2,3 i believe). This would make a fantastic park when developed. It is used informally by those who know about it. Lets get something in the works to develop some plans, get some grants and make it happen. Can also tie this in with the current informal "æodogwalk" stretch along the estuary to bottom of cemetary hill, even beyond along river road to Jones point.	12
1/10/2024	There is an opportunity for a trail here at the gate going south to a high peak that would be a good winter hike. The trail could continue south and connect to the seduction point trail for a good loop trail.	21
1/10/2024	Support for backcountry/nordic/lift access skiing to/from Four Winds Resource Center area - could include logged and clear backcountry ski runs with designated skin tracks - like the "Bulkley backcountry ski society" model from Canada - maybe even a hut somewhere on Four Winds for backcountry access someday.	19
1/10/2024	This road is a popular off-season hiking/walking/skiing place and should be managed for those uses.	22
1/10/2024	Hut to Hut traverse across Takshanuk mountains, or at least some spur smaller shelters for multi-day four season traverses.	8
1/10/2024	Mt Riley Traverse trail - leading from Mt. Riley south down to the road, creating a nice long trail traverse from the trailhead at Mt. Riley parking lot.	11
1/10/2024	This area at the gate to chilkat park is an important winter recreation area but hasn't had access due to lack of snowplowing the road and parking area. Local residents keep the road open part of the way but limited parking when they stop plowing. Borough should find a way to keep this road open in winter for access.	13
1/10/2024	Secure public access sites at multiple points to Mt Ripinsky	20



Date	Comment	No. of Likes
1/10/2024	Chilkat state park cabin should be made available for overnight use in winter when there is no campground host staying there.	18
1/10/2024	Nordic ski trail potential	17
1/10/2024	4way stop sign please. This intersection is dangerous when parked cars block a drivers view	16
1/10/2024	Trail up Kicking Water (Kicking Horse misnamed) river to the base of the glacial moraine. Could eventually include a bridge over the river at pinchpoint, but could be a ford for now.	10
1/10/2024	Canoe Route - define a "canoe route" down the Chilkat River, to help drive additional independent travelers to the region. This could just include a pamphlet and river map for interested individuals.	8
1/10/2024	Jones point recreation trails - hiking and biking in town, little winding single track trails, maybe could be groomed for skiing in the winter, so folks can access recreation from close to town.	23
1/10/2024	Instead of a mine, how about Glacier Creek as an incredible backcountry ski location, with a public use cabin located at the base of flower mountain, as part of a hut-to-hut system that leads down to the toe of the Tsirku glacier, where it's possible to get a flight in/out in the winter, or ski in/out in the winter, and can float out in the summer (and hike in) so this can be a completely accessible loop from Glacier Creek or Flower Mountain ridge to Tsirku. Like a mini "eklutna traverse"	32
1/11/2024	The Takshanuk Range is our only official, dedicated, non-motorized "wilderness" area (also a BLM-designated special area). It is also home to the largest and healthiest herds of mountain goats. No more hut development and associated helicopter-supported hut maintenance. One hut on the Takshanuk ridge is enough. Build more huts/cabins and trails elsewhere.	13
1/11/2024	Chilkat Lake is number one sockeye producer in all of SE AK. It should be protected from road building, logging, and habitat destruction. No road bridge should ever be built over the Tsirku River to access the lake. Undeveloped areas of the lakeshore should be purchased and placed into conservation easements or given to Chilkat Indian Village.	24
1/11/2024	Keep the Takshanuks closed to heliskiing. It's the only range in the valley that is not being impacted by these machines. The Mtn. goats are happy!	26
1/11/2024	Rainbow fan Public Use Cabin & rail up ridge	6
1/11/2024	Close this area to heliskiing. The goat population is crashing.	13
1/11/2024	Heliports should be located in places away from both residences and sensitive wildlife habitats to minimize impacts. 34-Mile (AK Heli) heliport seems to be in a good location.	8



Date	Comment	No. of Likes
1/11/2024	Preserve University and state land for educational/recreational uses; transfer trail and water access ownership/stewardship to CIA as part of the current and future ANCSA restoration for cultural and sustainable economic development. Work with CIA to build a multi-use trail from the head of Mud Bay to Beach Road for closer, safer access to Portage Cove and townsite/Fort.	9
1/11/2024	18-Mile heliport is in a residential area, it is in the most critical habitat area of the Eagle Preserve, and it is surrounded by Native Allotments. It should be retired.	19
1/11/2024	Include as "residential" area in future land use.	5
1/11/2024	Partner with CIA on Letnikof Dock upgrades and off-road pedestrian/bicycle path entire length of Mud Bay Road; Work toward public transportation, perhaps starting with borough/tourism department sponsored (not necessarily \$) ride-share network.	7
1/11/2024	Build hiking trail up Takhin Valley. Then route over pass/glacier into Tsirku Valley. Then hike or packraft down Tsirku. Multi-day world class backcountry adventure that is just hard enough to access (requires crossing Chilkat River at 8-Mile) that it will never become too busy or overused.	6
1/11/2024	Work with State Parks to develop a management plan for the Chilkoot corridor that addresses yearly problems with bears and people in the area.	15
1/11/2024	Maintain year-round access for residents to recreate, by either plowing the road for access or grooming a ski trail to the lake.	22
1/11/2024	Return ownership of Porcupine Road (formerly Dalton Trail) to Chilkat Indian Village and call it by its Tlingit name, Neskataheen ka Noogayik Deiyi	13
1/11/2024	Require that all culverts and other stormwater/drainage structures in the townsite are engineering to handle the increased storms and flooding that are coming as a result of climate change.	18
1/11/2024	General comment (unable to get cursor on Mud Bay Rd): avoid gated communities and keep waterfronts open for wildlife corridors, access to water, no fences on private property cutting off wildlife and public access.	9
1/11/2024	We should cease all large-scale timber sales in the Chilkat Valley upstream of the highway bridge. This area was logged heavily in the 50's through the early 90's. There are no more valuable trees left; they have all been removed and are shipped out. It will take 200 to 300 years for the forest, and associated salmon habitat, to fully recover. Let's focus on ecosystem restoration projects in this area and return it to its former glory for future generations.	13



Date	Comment	No. of Likes
1/11/2024	Develop a trail along the ridge from the park rd to Aliklutu (sp?) Pt. This would be a great loop to the existing trail and scenic view point from the top of the ridge.	22
1/11/2024	Close this area to heliskiing. The goat population is crashing.	13
1/11/2024	Keep the Chilkat Islands as an undeveloped remote recreation area. No facilities, no cabins. These islands are the gems of the State Park system.	21
1/11/2024	Public use cabin in lower Haska Cr bowl, non-motorized access only.	13
1/11/2024	Close the area to mineral development so the river does not get polluted with heavy metals from sulfide mining and we lose our salmon that are the sustaining source of life here in the Chilkat Valley.	37
1/11/2024	Build ATV/snowmachine trail and public use cabin on Walker Lake.	4
1/11/2024	Repair existing trails in Haines! The Ripinsky and Riley main trails are in total disrepair and need to be fixed.	15
1/11/2024	Protect this area from road development and from a ferry terminal being built to provide "road" access to Juneau.	14
1/11/2024	Palmer Deposit Location for the record Not a mine, unlikely to ever be...	
1/11/2024	It's great that "seduction point" was properly returned to it Lingit name- Ayiklutu. We need to do this for all named beaches, waterways, mountains and trails around Deishu. We also need to change trail signs, and road signs so that they have the proper Lingit names.	15
1/11/2024	Water/Sewer for Small Tracts; infill and future development with grid road system to the extent possible to reduce curb-cuts; when new roads are built; include off-road multi-use trails (work with CIA and Haines Huts, etc.)	5
1/11/2024	We need to create a long-term plan for fire management. As the climate changes and our temperatures increase, we need to have a trained wildland fire-fighting team, and wildland fire equipment to quickly put out wildfires.	8
1/11/2024	Taiyasanka public use cabin and trail up ridge above the peninsula	8
1/11/2024	Keep the Chilkoot Valley a quiet and undeveloped recreation and wildlife area, no hydro facility, no road. The Glory Hole road has private and native allotment access issues. A non-motorized bike, hike and ski trail would be great, but so far no public access has been legally allowed across the Dennis allotment.	20



Date	Comment	No. of Likes
1/11/2024	Keep the Ferebee Valley undeveloped for remote recreation and wildlife. Remove it from the HSF timber inventory so that it will never be logged.	21
1/11/2024	Enhance safe pedestrian access and circulation in fort; develop app supported walking tour(s); improve public (tour) transportation around fort; restore historic structions and encourage business incubation, etc. (HEDC); possibly affordable housing for artists/artisans	10
1/11/2024	This is the last large area of old growth forest left in the Klehini Valley. We should preserve that forest, and not clear-cut it. And also not build mine tailings storage piles and ore processing facilities in those clear-cuts.	32
1/11/2024	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 Mt Goat species, untouched wilderness, amazing mountains and rock formations, glaciers, ice fields, etc.	20
1/11/2024	We need to address marine debris and illegal dumping in our community. There is an incredible amount of trash on the Chilkat Islands, Taiyasanka Harbor, and other beaches around town. We need to ban single-use plastics and enforce this ban. We need to create sliding-scale fees at the dump so that everyone can properly dispose of their trash.	17
1/11/2024	Bicycle trail from town to Chilkoot Lake	23
1/11/2024	Continue Portage Cove Waterfront trail off-road along Beach Road to Battery Point trailhead	10
1/11/2024	Water accessible public use cabin at Rainbow fan, establish trail up ridge north of Rainbow Glacier	
1/11/2024	Year-round speed limit of 45mph through Council Grounds and past entrances to Klukwan village.	14
1/11/2024	10-Mile heliport is within the Eagle Preserve, it has never been used, and it is only a few miles from the Haines airport. It should be retired.	20
1/11/2024	Work with University of AK on ecosystem restoration and recreation development on their parcels	13
1/11/2024	Support cell service for Lutak residential Area, the Chilkoot River area and Park. It is a heavily used area year-round and needs service for safety.	11



Date	Comment	No. of Likes
1/11/2024	Revisit town center concept from earlier reports; infill business district; affordable housing; public transportation hub; pedestrian overlay with interconnected trails throughout the borough; develop master plan for town center for efficiency, sustainable energy/power; mobility and connectivity	4
1/11/2024	More pull outs for viewing the river. Open the views at the existing pull outs that are obstructed by trees between the parking space and the river. Replace those ugly tree trunk stumps that are supposed to be "eagle perching" sites.	9
1/11/2024	Re-zone Heavy Industrial area on Well Field road to Light Industrial Commercial because: 1. lots are too small for HI with 5000 sq ft building requirements. 2. Current HI area looks like spot zoning. 3. Medium sized commercial space is very limited and more diverse allowable uses in this area will better address business' needs and aid economic growth / development.	3
1/11/2024	Complete phase two of the Sledding Hill. This includes a road/ cat track from the parking lot up the ridge to the top of the hill. Then a trail to and around Lilly Lake. This trail system will be used for cross county skiing in the winter, biking and hiking in the summer and the cat track will provide access for backcountry skiing back down to the Sledding Hill.	10
1/11/2024	The Haines Road is one of the most beautiful in the world, truly a scenic byway. Protect the view sheds from clear cut logging, restrict and regulate industrial trucking, maintain slower vehicle speeds and the corridor through the Chilkat Bald Eagle Preserve and the traditional land of the Chilkat Tlingit.	45
1/11/2024	Look into repairing the Public Safety Building and moving the assembly chambers into the borough building rather than an expensive replacement.	34
1/11/2024	Mt Ripinski and the surrounding area is a non-motorized SUD area created in 2000 during the Haines State Forest Management Plan revision. This is the only designated non-motorized area in the Haines Borough, there should be many more. It is imperative that the non-motorized status is maintained for this area.	17



Date	Comment	No. of Likes
1/11/2024	<p>The public land that is located between 3rd and Main St. should remain in public hands. This land provides an excellent location for a town square to be used year-round by our residents and by visitors to our community. It will breathe new life into our downtown area and provide a centrally located place for people to gather.</p> <p>The .75 acre green space could be landscaped, much needed restrooms could be built, and a design could be created with community involvement to develop an attractive and functional space.</p> <p>Once sold, there is no going back, and having a town square in such an ideal location would no longer be an option.</p>	26
1/11/2024	Fix inaccurate highway signs! This is the 7-mile saddle trailhead (not the Ripinsky Trailhead) indicate the location of the trailhead as being down the road from the parking area. Change "Chilkat River 1-mile" to say "River Access", change "Scenic View" to "Pull Out"	22
1/12/2024	Support improvements to 10-Mile heliport should be considered for future growth and emergency access.	5
1/12/2024	Encourage the highest protections for salmon habitat over large-scale mining development to ensure the continuation of our salmon runs for future generations.	16
1/12/2024	Porcupine road is HEAVILY used for subsistence, it should be maintained to the upmost, there should be a long-term plan to keep this road maintained.	8
1/12/2024	Pave Mud Bay	
1/12/2024	Restore the dock in Lily Lake	
1/12/2024	Do not support the expensive and unnecessary replacement of Wells Bridge. The existing bridge is perfectly adequate. Most importantly the proposed construction activities are directly upstream and will likely impact the important subsistence salmon fishing areas used by Klukwan residents.	5
1/12/2024	Build public use cabin on state land on Chilkat Lake already designated for public use cabin.	1



Date	Comment	No. of Likes
1/12/2024	Infrastructure should be more of a priority than trails and recreational projects, Dalton Street gets an amazing amount of traffic from the waterfront. It is not just three houses and an apartment building. There is traffic up and down Dalton Street all day long. This road is in bad disrepair.	48
1/12/2024	Minimize street lighting in new subdivisions to maintain rural character and night sky.	1
1/12/2024	Manage estuary for its importance for birds and wildlife. Maintain non motorized and minimize impacts from dogs.	1
1/12/2024	Build an ore terminal.	6
1/12/2024	Designate the Chilkat estuary as critical habitat for migrating birds..	7
1/12/2024	This building should be closed or gifted to the users, it is causing a heavy burden to all taxpayers.	9
1/12/2024	maintain Tanani beach access, parking lot, trash receptacles, and restrooms year round..	3
1/12/2024	Continue long range planning and work on the waterfront trail from the Cruise Ship Dock to Picture Point	8
1/12/2024	expand available senior housing in this area between Senior Center and Mountain Market.. along with walking trails..	2
1/12/2024	The Tsirku River and Chilkat Lake are vital to our local salmon stocks and should be protected from any more road construction or major development.	11
1/12/2024	add more public access points to the Lutak waterfront beaches.. in coordination with a walking/biking trail from town to Chilkoot Lake	11
1/12/2024	Long range.. work towards a waterfront biking and hiking trail with multiple river access points from Carr's Cove to the Airport..	7
1/12/2024	Finalize lease agreement with state of Alaska and develop a clean metal collection and storage area . Convert lease into a municipal entitlement request.	1
1/12/2024	Wastewater Treatment Plant needs constant repair and upgrades, this should be top priority. Create a long-term plan and continue improvements.	6
1/12/2024	Gift this building to the users or give it back to the original owners, it costs more than it brings in and is only costing the tax payers money.	22



Date	Comment	No. of Likes
1/12/2024	This piece of State Land east of the golf course, south of Bart Henderson property needs to remain in public hands for access to Chilkat River recreation opportunities such as x-c skiing. The Borough should purchase Henderson property for permanent access to Chilkat River for recreation. The golf course no longer provides access.	13
1/12/2024	Maintain Chilkat State Park road in summer months, the park is a gem for our residents and visitors alike but the road condition is an embarrassment at the least and at safety hazard at worst.	12
1/12/2024	We need a place for the KIDS to ski. A small, low impact "Bunny Slope". Historically families have to go to another country around and in avalanche terrain. Horrible incidents have already occurred to this community. This is the solution.	5
1/12/2024	An absolute NO to Connelly Lake hydro. Rename the lake that respects the Tlingit heritage of this upper valley. These upper Chilkoot watershed spawning grounds must have the highest protection possible if Chilkoot is going to continue to have salmon and bears and eagles and other wildlife that depends on a healthy watershed. At a mere 20 miles long and 5 miles wide, Chilkoot is by far the most productive asset of the Haines Borough in terms of food, visitor attraction, and resident quality of life. Protect this upper watershed.	7
1/12/2024	Provide a location and structure for people to easily enter and disembark from sea kayaks and other small vessels. Place a rack with lockable option so that people can store their kayaks for extended periods and not have to lift their kayak onto their cars and off twice for each expedition.	5
1/12/2024	the only way to ensure the longterm sustainability of the AMHS is to increase its use. Including and especially as a freight hauler for the community. We are not big enough to support full time barge and ferry service. Almost everything the community needs can be shipped on the ferry, local businesses should be encouraged to use the ferry if they want local customers to support them.	3
1/12/2024	Protect the entire Chilkoot Watershed as a State Park, or a National Monument, or a Wild, Scenic, and Recreational River.. Note the productivity and fragility of this watershed.. Note the spawning grounds above the lake that are part of the Chilkat Bald Eagle Preserve..	11
1/12/2024	The culverts here are woefully inadequate. After snowmelt and big rains, water backs up on to the road creating a large deep area that is difficult for property owners (or folks who just want to walk) to pass by on foot or bicycle.	6



Date	Comment	No. of Likes
1/12/2024	Leave west side of the Chilkat river undeveloped, including for recreation, to maintain an intact wilderness are. Those desiring true "backcountry adventure" don't require trails / rec cabins / easy access. Continue focusing human use / dev (including rec) on the east side.	8
1/12/2024	Good agricultural area	2
1/12/2024	get an agreement with Borough and DOT to plow Tanani Beach parking lot in winter..	1
1/12/2024	Plan for and locate urban trail route in right-of-way along the North side of Willard Avenue. this would connect borough facilities (library, etc.) to Tlingit Park and beyond. Provide crosswalks and signage at intersecting streets.	10
1/12/2024	extend Lutak road	
1/12/2024	maintain Tanani Point Beach access, parking lot access, trail access (add more trail access points from the road area), picnic tables, fire rings, restrooms, and trash receptacles year round.. this is the first area travelers off the ferry encounter to really pull over and enjoy.. residents use year round.. trash builds up when not maintained..	5
1/12/2024	The Chikat Center is vital to the arts and entertainment in Haines, which helps maintain the general public's mental health and quality of life, and should receive continued support from the Borough.	10
1/12/2024	Bury utilities (remove poles) along 3rd Avenue, improve sidewalks and provide seating and shelter for shuttle parking.	3
1/12/2024	Include CIV input as high priority on all issues within the comprehensive plan.. Support the goals of the CIV to maintain their quality of life, a healthy river and fisheries, and their traditional lifestyles..	8
1/12/2024	consider developing a memorial trail and park from the road to the waterfront.. just simple trail with vegetation to stabilize the slopes and waterways coming down the mountain..	3
1/12/2024	consider collaborating with State Parks, CIA, and the Borough to purchase the Lowen property to create a Chilkoot State Park Visitor Center with adequate parking for residents and visitors..	3
1/12/2024	collaborate with Borough, State Parks, DOT, and CIV to maintain (year round) and improve trails through the Chilkat Bald Eagle Preserve and create more river access points..	7
1/12/2024	Lutak Inlet resources need to be documented and protected.. including hooligan run and associated dependency on that by sea lions and humpback whales.. and people.. also the healthy food that is gathered from this area including salmon, halibut, shrimp, and crab.. also the migrating birds and a great diversity of wildlife species including bears, otters, and more..	10



Date	Comment	No. of Likes
1/12/2024	Build our own town hydro so we can have affordable clean energy.	1
1/12/2024	Need to make it clear (ie, signs) that any wheeled vehicle on the flats on either side of the river is not allowed. They are very destructive and this problem only seems to get worse.	3
1/12/2024	Land across from 33 mile commercial area (other side of the road) is some of the level, richest soil in the Chilkat Valley, excellent for agricultural use for local and export. (More than 50 acres of rich alluvial soil)	2
1/12/2024	The 33 Mile Roadhouse area is a better place than Four Winds for a small, local ski area because of existing development and because areas directly upslope are not used by mountain goats.	
1/12/2024	Just a big thank you to CIA for their in-town trail system, well-maintained, and accessible to all. Support more expansion of trails by non-profits, Borough, CIA, collaborators from Takshanuk HQ to and through the Fairgrounds and to and through Port Chilkoot lands and River Road connecting to the Fort and downtown.	2
1/12/2024	Require dogs to be on leash and for dog owners to pick up dog excrement. Restrict access during high use seasons for bears which use the area for fishing and resting.	1
1/12/2024	Enforce rules for Bear attractants for improving public safety and living with bears without killing them.	
1/12/2024	The cruise ship industry unfairly exerts a major negative impact on cell phone service of Haines residents during summer. The industry should work with the community to resolve this problem. For example, cruise ships can offer passengers free wifi via their satellite network instead of charging passengers to use it. This would encourage passengers to use free cruise ship wifi instead of overwhelming local cell phone service networks.	3
1/12/2024	Return Main Street to borough ownership from the state. The state would gladly do this, and it would allow awnings, sidewalk signs, even open-air patios nearer the street. Generally, it would remove limitations imposed on state highways. The Union Street Truck Route would remain a state highway.	5
1/12/2024	Continue investment in Lily Lake Water Treatment Plant and other drinking water infrastructure to ensure clean drinking water for Haines.	4
1/12/2024	Multi-use Trail from town to Airport or beyond along Haines Hwy, within the SOA /DOT right of way; Especially pertinent at the moment given SOA/DOT currently looking at improving Haines Hwy from 0-4 mi within the next year or two. Benefits safe routes to school, health and wellness and more! Plenty of potential funding sources as well.	4



Date	Comment	No. of Likes
1/12/2024	Restore public access to the beach, especially for small and non motorized vessels. There are almost no locations for safe access and egress along the peninsula, especially on the eastern side.	5
1/12/2024	Require parks and trails to be added to new subdivisions.. especially if giving the developers years and years of tax credits. Otherwise developers profit. Taxpayers pay for the services.	5
1/12/2024	No mine	7
1/12/2024	Outhouse at mosquito lake state park site	4
1/12/2024	Require pick up of dog waste.	2
1/12/2024	This narrow road along the waterfront from downtown to Picture Point is used widely by people walking, biking, pushing strollers. It is the wrong place for a car wash. Access to and care for this waterfront used by waterfowl and marine life is essential to maintain. Walking, biking, pushing strollers should have priority over vehicles along the waterfront.. stop allowing property owners to fill the waterfront with rocks.. clearly mark the public access to the waterfront..	6
1/12/2024	There is no Verizon cell service at the ferry terminal. Can't even call someone to pick you up from the ferry terminal. This is unacceptable. We need Verizon service at the ferry terminal and out to Chilkoot Lake. Can't call from Chilkoot Lake when there is an emergency. Also AMHS needs to reinstate Wi-Fi on the ferries and in their ferry terminals.	5
1/12/2024	Let us NOT build a Bunny Ski slope for children to injure themselves on and in turn sue the Borough. Building a ski area in Haines is a better option, if it is really, really needed. The Mosquito Lake School area is perfect the way it is.	10
1/12/2024	Redo code and/or undo Waterfront Heavy Industrial Zone expansion.. This corridor is too important to use by bicycles, residents, tourists, and wildlife to be a Heavy Industrial Zone.. resource extraction, storage, processing, and export in this area is incompatible with current priorities and uses in the community as well as incompatible with wildlife resources and healthy food resources in Lutak Inlet..	11
1/12/2024	improve parking year round for Chilkoot River corridor and bridge area.. put signage at bridge to "Give the Bears the Right of Way" and "No Parking on Bridge".. Borough and State and Tribe (CIA) should collaborate to hire a bear monitor during July, August, September, October	9



Date	Comment	No. of Likes
1/12/2024	City water extension to Mud Bay/Small Tracts roads make sense. (Water is pressurized and can do the whole loop. Sewer, on the other hand requires lift station which are too expensive for both the borough and individual homeowners..especially for homeowners on the downhill sides of these roads. Those with adequate septic systems (most everyone) don't need sewer service. Existing homes with adequate septic systems should not be required to hook up to sewer lines or install lift stations on their properties. Sewer extensions will be a huge cost to all Borough users. A big no to sewer extensions.	2
1/13/2024	The "general use" zone at this time is inadequate to protect the interests of residents of the Chilat Valley. Develop rules and regulations for the general use zone with the input of CIV and Chilkat Valley residents that go beyond the "anything goes" mantra currently applied by the "general use" use.	3
1/13/2024	Continue to support Mosquito Lake School as a valuable community resource.	4
1/13/2024	In general, planning commission should work toward protecting as much waterfront as possible for the public and for economic health and for environmental health. Choose to weigh in on the side of accreted lands becoming public lands, rather than private property extensions. Choose to limit fill along waterfront properties. We are moving toward a wetter, more flooded, more stormy world. Public trails and waterfront vegetation will be a good assets for the community as well as a buffer of protection for economic damage.	3
1/13/2024	Make the top of Hilltop Subdivision a park with trails leading up to it from various directions.. increase lot sizes, limit the cutting of vegetation, and stop all blasting!	
1/13/2024	I don't know anything about Walker Lake but if by Conolly Lake you mean trying to develop hydropower up above Chilkoot Lake, that is Haines' prime source of tourism dollars and last time that was tried the pushback was intense, and for very good reason.	1
1/13/2024	P&Z needs to develop better criteria for subdivisions, for example include requirements for inclusions of parks and trails, limit blasting, lot sizes, PUD options	1
1/14/2024	This may be the 'best' site to pursue a local ski hill. The residents here are largely on board (unlike mosquito lake) and it is more resistant to climate change than the townsite/Deishu. A ski hill would undoubtedly start to tip the scales in terms of winter 'assets', providing jobs and an outlet for year round residents and visitors alike.	1



Date	Comment	No. of Likes
1/14/2024	Bike Pump Track in the pit at the fair. Create more physical outlets for kids. In the future (after pump track) endeavor upon bike 'flow trails' on the borough owned 'recreational' zoned land above the fair.	
1/14/2024	acknowledge and document the unique biodiversity of the Haines Borough, the Chikot Valley, the Chilkoot Valley, and outlying areas.. set as a goal for the comprehensive plan to protect this biodiversity for future generations through healthy watersheds, protection of wildlife habitat including migratory bird corridors.. ensure that forest and waterfront habitat is maintain for use as wildlife corridors, trails, parks, and public access when considering new development and subdivisions..	
1/14/2024	Lutak Dock should be stabilized, and rebuilt to suit regional needs - freight and fuel, and other goods for trade with our Canadian neighbors. According to AML, The ro-ro is a temporary fix and needs to be replaced with a more robust, long-lasting solution.	2
1/14/2024	The Waterfront Industrial Zone should be developed to facilitate international trade of goods which can support the Haines tax base through user fees and other taxes.	1
1/14/2024	Good cropland. Already mostly cleared and nearby water source in year-round stream. Tons of potatoes were grown here on a small portion of the property.	1
1/14/2024	Add sidewalk to 3rd street up the hill to Mud Bay Road and down Mud Bay to water.	3
1/14/2024	Build a ski area, yes! But, let's pay attention to the writing on the wall and locate it in a place that is as resistant to climate change as possible: away from the ocean. It is typically significantly warmer in the townsite than up-valley, rain is less fun to ski than pow.	
1/14/2024	Establish parking and trail to access backside of Shakuseyi (3920). Public land to the road. This is similar terrain to the popular 'Mumfords' meadows one valley south of here. This has the added benefit of having public land to the road, as well as accessing 7-mile saddle and the ripinski trail system.	3
1/14/2024	the only way to ensure the long-term sustainability of the AMHS is to increase its use. Including and especially as a visitor hauler. We are big enough to support full time barge and ferry service. Lutak dock is a regional trans-shipment port that can help support Haines through taxes levied on shipments. The ferry is a last resort for shipping goods, barge service is more reliable than the ferry.	



Date	Comment	No. of Likes
1/14/2024	There is a public easement through the top of Dolphin Street. After the short cliff/embankment above the neighborhood, there is a very big area of meadows that would be a great Nordic area, above that there is great alpine skiing. More trails and public access to public lands!	1
1/14/2024	If the rock that you are going to be digging into is high in unobtanium, you are going to be exposing unobtanium compounds, you expose those compounds to air and water, you are going to produce unobtanium acid, that's going to liberate mobilized metals, they are right across the street from Lutak Inlet, where we have important tourism runs.	1
1/14/2024	Out of respect to the original inhabitants of the this community and the name it bore for thousands of years before it's rather recent name change to Haines, let's change the the "Welcome to Haines" sign at Picture Point to Welcome to Haines/Deishu". Do the same for the Welcome to Haines sign at the other end of town. And all Ripinsky signs would best be read as Ripinsky/Gei San (mountain that protects from the north winds). Incorporate the name Deishu into the updated comprehensive plan.	1
1/15/2024	Work with Bald Eagle Foundation to retain historical agricultural use of the farmsite.	1
1/15/2024	I agree no more huts, helicopters or motorized vehicles of any kind. The Goat herd is to crucial to this valley. The original hut has a provision to remove it, if the kid production declines in this crucial nanny/kid rearing area it should be removed. In my opinion it should be removed now.	1
1/16/2024	There needs to be a motorized trail so that youth can learn the basics of traffic rules and how to control a motorized vehicle on a track. We could have motocross races.	1
1/16/2024	Hilltop would be a perfect place for trails that have motorized and non motorized use. There needs to be street lights	
1/16/2024	If we are going to consider biking (non-motorized) trails, there needs to be a mandatory class once a year on bicycle state rules.	
1/16/2024	Add section of small, mobile shops like Carcross has. They are built on trailers, have a similar look and would be an affordable way to sell local products.	1
1/16/2024	Please replace Wells Bridge before we have no access to get across the river	3
1/16/2024	Mosquito Lake School property should be able to support itself with income. All those using the facility need to pay a fee per use. Victory Gardens if they use the school for planting plants for the winter to be able to have food for the summer, should be paying for the electric, oil used. If the school has garage sales, or art and craft sales, exercise classes, etc. a portion of the income should go for the expenses incurred.	4



Date	Comment	No. of Likes
1/16/2024	Remove motorized vehicle restrictions from Jones Point to Cars Cove. Current restrictions discriminate against disabled persons in motorized wheel chairs. Also E-Bikes are not supposed to be in that area but are. Don't think we need to make criminals out of people who use E-Bikes in that area but we are.	
1/16/2024	Make parking space bigger where River Road meets Mud Bay Road so there is enough room for passing traffic and less chance for someone or their pet to get run over.	1
1/16/2024	The Eagle Preserve is to be used by traditional use, recreational use, hunting and fishing. The Eagle Preserve Agreement shows that recreational use area is left where it has been since the inception of the Bald Eagle Preserve. it should say that motorized vehicles should not be infringed upon. Hunting and fishing should not be infringed upon. Traditional use should not be infringed upon.	5
1/16/2024	We don't need a cabin over here! All that will do is promote more traffic over here and eventually it will destroy the natural wildlife surrounding this area. If you want to stay over here use a tent we don't need a permanent structure over here.	2
1/16/2024	Remove single family zoning from the cemetery hill area and replace with rural residential zoning. Single family zoning restricts development in the area.	1
1/16/2024	We already have government rules, regulations and protection. We need to be able to hunt and fish and recreate. Traditional, recreational motorized use needs to be allowed	4
1/16/2024	We talk about the non-motorized what about motorozied. (some bicycles have motors) Wheel chaired people dirt bikes, 4wheelers, side by sides) What about the handicapped people being able to enjoy the outdoors. So soon we forget when we are not the ones incapacitated. With our community being 48% in the older catagory what about those having walking issues.	2
1/19/2024	We need the wells bridge to be able to cross the river it is not fixed we may not be able to get to the other side	2
1/19/2024	we also need the motorized vehicles for trails also something for the younger and older people	1
1/19/2024	we need to consider all facts before we issue things that they have to do. It may cost too much so they can not do anything. Think	
1/19/2024	sometimes underground is not feasible all things should be considered before requiring it.	
1/19/2024	think of the elderly they can ride 4 wheelers just to get out and enjoy the outside is all important.	1
1/19/2024	WE need to keep the rights hunting and fishing in the preserve as it was done when it was made	5
1/19/2024	We do not need huts here if they want to stay they can use a tent	4



Date	Comment	No. of Likes
1/19/2024	This is private property no public trails	
1/19/2024	WE heavy industrial area it all can not be for pleasure. You need industry's we are drying up we need more all year around jobs for this town.	2
1/19/2024	Connolly lake would be good for hydro power and we need to look at it as the Skagway line could go at anytime and we would be back on all diesel	3
1/19/2024	They need to pay their way all the expense are paid by the borough and those who use it should pay for the expenses	
1/19/2024	This would cost the borough lots of money they would need more equipment and laborer. Just think it would raise your taxes even ;more	
1/19/2024	WE need the Lutak Dock for goods and fuel to come. If it falls in we will be without lots and lots more expense	3
1/19/2024	There is no public easement at the top of Dolphin street it is private property	
1/19/2024	We need to consider all elderly and some that are disabled they can get out with motorized vehicle's just to be able to get out and enjoy	1
1/19/2024	So many comments! Where to begin? Planning is crucial; funding is limited. But we could logically start downtown in the most densely populated area of the borough and radiate outward from there. Put limits on development such that expensive repairs and upgrades need not be done later. Require (codify) developers within the Haines townsite to bring underground utilities to any lots being sold - and before any roads are paved or repaved. Require public walking access easements through new subdivisions to town, to water and parks. Improve walking/biking access through downtown and the waterfront with an urban trail. Avoid sprawl; protect more outlying areas. Thank You!	
1/19/2024	the mosquito school needs to pay for its expenses/ If you use it it need to pay for it. The borough pays all the expenses they need to be reimbursee for all	3
1/20/2024	Support the West Side Highway proposal from Juneau and additional road development on the west side of the Chilkat River to maximize land use and development to support the community with housing and business and property tax opportunities, including logging and mining and motorized recreation.	2
1/20/2024	Exciting 'lookout' location to view mining activity and heli-skiing. Could install a telescope for tourists!	1



Date	Comment	No. of Likes
1/20/2024	Multiple mining claim holders (BLM, patented, Trust, State) to support. Logging and heliskiing too.	1
1/20/2024	Mineral potential identified by MHT and USGS.	
1/20/2024	Replace Wells Bridge to meet DOT standards for safety and transport of all DOT-compliant vehicles, including ore and fuel vehicles. A new bridge improves safety of existing loads and people!!	2
1/20/2024	Multiple mining claims (BLM, patented, Trust, State) to support. Logging and heliskiing too.	
1/20/2024	Evaluate iron deposit for critical minerals potential.	3
1/20/2024	A bridge to Chilkat Lake would greatly improve safety, access, property value.	
1/20/2024	Support heli-skiing on all State and Federal lands.	
1/20/2024	Maintain General Use Zone for maximus uses, including heliports, airports, mining, heavy industrial, etc. to support rural livelihoods and State/Federal land plans.	4
1/20/2024	Maintain in-town hunting and trapping opportunities for livelihoods and mental health.	1
1/20/2024	Maintain Truck Route to identify current and potential future truck use, including mining and logging and fuel trucks.	1
1/20/2024	Waterfront trails are great!...so is industrial use and development. They can co-exist.	1
1/20/2024	Maintain industrial uses of Inlet.	1
1/20/2024	Maintain industrial uses and dock access to all industries. Develop port for maximum import and export.	2
1/20/2024	Support all State/Federal uses of the highway, including transport of fuel, logs, and minerals.	5
1/20/2024	Mineral potential identified by Mental Health Trust and USGS.	1
1/20/2024	Battery Point trails are great. Consider more 'low-angle' accessible trails on Borough lands, encourage more trails on State and Federal lands - so long as they do not preclude resource development and hunting.	1
1/20/2024	Maintain heavy industrial and light industrial acreage for current and future uses.	
1/20/2024	Maintain in-town gravel pit opportunities to minimize cost to buyers.	
1/20/2024	Maintain shooting range and area for motorized recreation.	
1/20/2024	Work with BLM, DNR, University and Trust to maximize mining and logging opportunities. Collaborate with snowmachine and heli-skiing groups for synergies.	1
1/20/2024	Improve in-town opportunities for motorized recreation.	1
1/20/2024	These things exist.	1



Date	Comment	No. of Likes
1/20/2024	Important Mental Health Trust land in the Upper Valley - selected for mineral potential. Development will support mental health programs in Alaska.	3
1/20/2024	Porcupine Road is important R.S. 2477 access for mining and logging on BLM, State, University and Mental Health Trust lands.	2
1/20/2024	Important historic area for snowmachining and gravel pit operations, also access to the river.	4
1/20/2024	The entire Upper Valley (from 26 Mile to the Border, both north and south of the Klehini River) is great for mining, logging, motorized recreation, helicopter-supported access, hydropower development, guided hunting, heli-skiing, snowmachining, berry picking, road development for access, multiple-use activities on State, BLM, Trust and University lands, heavy and light industrial activity, airports, heliports, and more. Traditional mining and logging area with existing disturbance. Exceptional economic development opportunities. Important Resource Development future growth area identified in the 2025 Comprehensive Plan that attracts outside investment to create jobs and business revenue for the Borough and residents and State.	1
1/20/2024	Do not move the Haines recycling center here. This is a commercial zone and they are listed as Heavy Industrial. We do not want more traffic on our residential street. There are families and kids here, keep the Heavy industrial businesses in there proper zones!	1
1/20/2024	Haines Borough should maintain a committee dedicated to reopening Mosquito Lake School for public K-8 education; The Borough is unlikely to afford and/or develop another similar property--divesture amounts to a longterm net loss if you're actually serious about wanting families with school-aged children living in the borough.	
1/20/2024	<p>Borough-sponsored ski society!?</p> <p>Nah. No thanks.</p> <p>Haines Borough must not model capital investments on NGOs operating in foreign countries. Despite apparent precedent and similarities elsewhere, Haines is Haines alone and its challenges are unique to its own history, governance, demographics and landscape. Less modeling, more innovation and a clear separation from Borough gov would do well for a consortium of backcountry enthusiasts.</p>	



Date	Comment	No. of Likes
1/20/2024	Great highway for logging, mining and industrial transport, in addition to recreational users and other users. Everyone can use the highway and it will still be beautiful.	1
1/20/2024	Nope.  Four Winds is the wrong mountain for lift-served shredding. Snow accumulations are consistently lower and conditions way fickle compared to terrain bracketed by the Glacier Bay park boundary and Klehini-Chilkat Valleys...like to the extent of adding multiple weeks to your ski season.	2
1/20/2024	Haines Borough has no business running rope-tows, Tbars, Pomalifts or a bunny hill what-have-you...yet. Parents' commitment to the endeavor is the greatest initial factor in a child's early ski/snowboarding ability. Incidentally, the lack of lapping groomers may have actually contributed to some of the homegrown local talent's tenacity, skill, creativity and applied risk management.	2
1/21/2024	Please remove the single family zoning for this area. Between lack of affordable housing and the growing aging population, many of us are looking at multi-generation homes as a solution, only to discover that our zoning prevents us from helping our loved ones!	
1/21/2024	develop community trapping regulations so that it is clear to all where trapping is allowed and where it isn't.. in the long run, phase out trapping in the entire Borough.. except where needed for subsistence purposes.. trapping is cruel and unnecessary for the most part.. and often a danger to public safety	
1/21/2024	Do not let Haines Highway become a haul road for ore, timber, and natural resource extraction.. Wells Bridge should be built only to the standards needed for normal traffic.. not for ore trucks.. stop subsidizing infrastructure for multi-national corporations.. let's be more thoughtful about the development we pursue	1
1/21/2024	Chilkat Bald Eagle Preserve.. all of it.. in both the Chilkat and Chilkoot watersheds needs to remain a cornerstone of the Haines Comprehensive Plan..  for protection of eagle habitat and the fisheries and watersheds that support those fisheries.. the management of the Preserve should remain under the Chilkat Bald Eagle Preserve Advisory Council.. the multi-agency approach with meetings regularly and locally for maximum community input and benefit.. do not let the State co-opt this management from the Council to DNR.. all seats at the table are essential.. and meetings must be local here in Haines..	1



Date	Comment	No. of Likes
1/21/2024	Don't know if the gated community is for real or a bad joke, but maybe the gate should be used to keep residents from leaving without a specific approved reason.	2
1/21/2024	set as a goal collaborative management of lands within the Borough.. between State Parks and the Borough all lands related to parks, trails, and recreation..	
1/21/2024	Mental health in the community will be preserved by caring for and protecting Mental Health lands from land use abuse by private corporations and state agencies	





2035 Haines Borough  
Comprehensive Plan

Revised for Assembly Introduction  
August 2024

## **Appendix D: Land Use & Environment**



# Appendix D: Land Use and Environment Background

## What Exists Today

### Introduction

The Haines Borough occupies approximately 2,350 square miles in Southeast Alaska's Upper Lynn Canal. It stretches nearly 120 miles long and is 80 miles at its widest point, roughly the size of the state of Delaware. It shares an international border with British Columbia to the northwest and neighbors the Alaskan communities of Skagway to the northeast, Juneau to the southeast, Gustavus to the southwest, and the Village of Klukwan (Tlákw.aan) in the Upper Chilkat Valley (Figure D-1).

Land ownership and land use in the borough varies widely and is dependent in part on its diverse terrain and multi-jurisdictional management.

Understanding existing conditions within the borough is key to developing land use policies that are compatible and effective. Existing conditions also inform the base land use designations of the Future Land Use Map (FLUM) in the Core Plan.

### Land Ownership

Figure D-2 shows land ownership in the Haines Borough and Figure D-3 provides acreages for each landowner. Like many Alaska coastal communities, the supply of private land in Haines is limited. The community is surrounded by public land, primarily State of Alaska lands and federal lands of the Bureau of Land Management and the U.S. Forest Service (Tongass National Forest).

Figure D-1: Haines Borough General

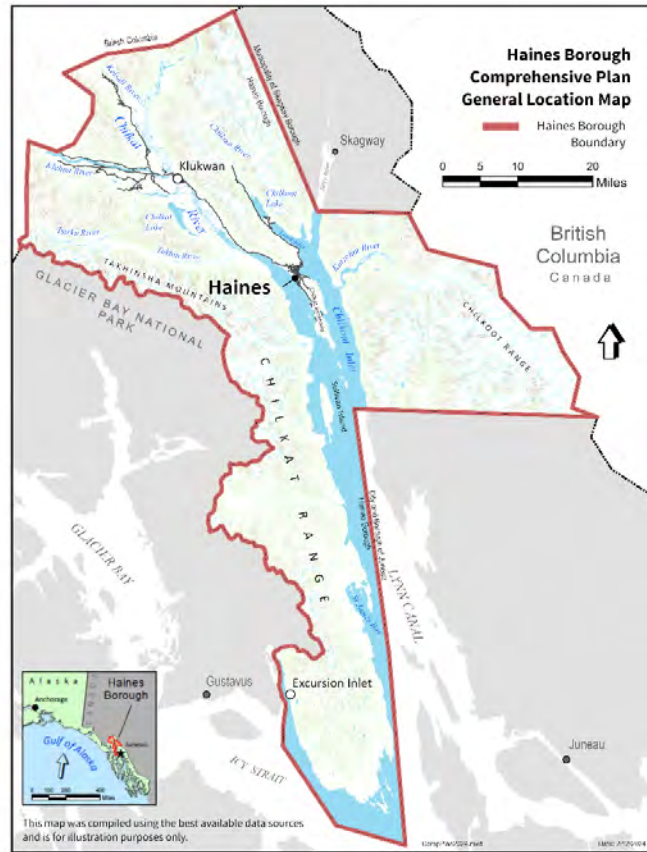
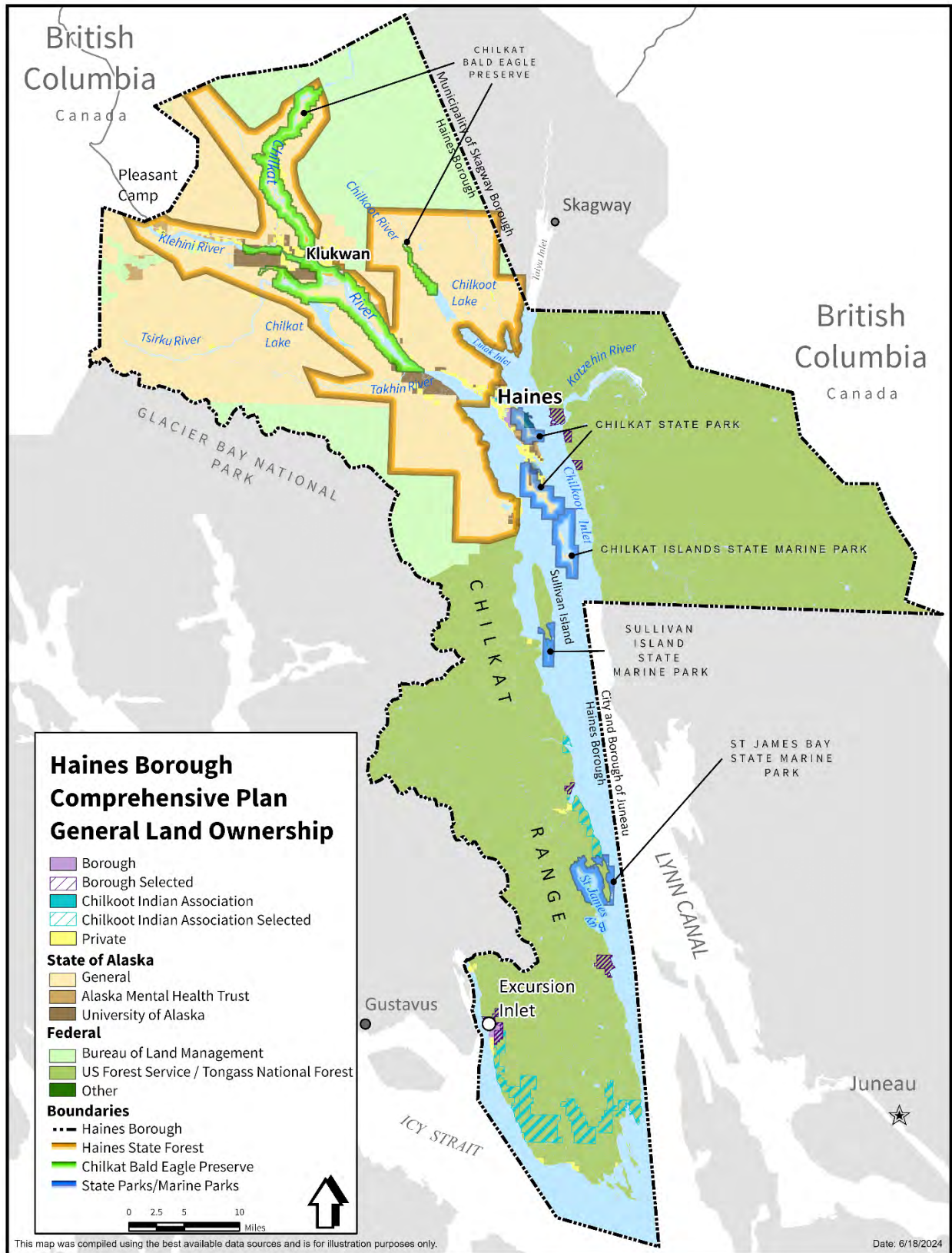




Figure D-2: General Land Ownership



Sources: Haines Borough Parcel Data, 2022; Haines Borough Parcel Viewer, 2023



Figure D-3: Table of Haines Borough Land Ownership\*

Landowner	Acres	Percent of Total
<b>Federal (total)</b>	<b>992,914</b>	65.95%
BLM	217,063	
USFS	775,299	
Other	553	
<b>State (total)</b>	<b>487,782</b>	32.4%
AMHTA	6,113	
UA	14,582	
Other	467,087	
<b>Borough</b>	<b>7,085</b>	0.47%
Owned	2,509	
Selected/Pending	4,576	
<b>Private*</b> Includes Native Allotments and Tribal Lands	<b>17,840*</b>	1.18%
<b>TOTAL</b>	<b>1,505,621</b>	<b>100%</b>

Sources: Haines Borough Parcel Data and Property Tax Assessment, 2022.

\*This data includes errors, such as projections misaligned with deeded acreages and ownership inconsistencies. It is estimated that approximately 3,000 acres of state or federal land may be private land.

### **Federal Land**

The federal government is the largest landowner in the Haines Borough, comprising approximately 66 percent of the borough’s land base. Federal land within the borough is managed by both the U.S. Forest Service (USFS) and the Bureau of Land Management (BLM). Federally owned lands in or near the townsite include the 220-acre U.S. Army Tank Farm and dock facility at Lutak Inlet, the U.S. Post Office on the Haines Highway, and the Federal Aviation Administration (FAA) tower site located on FAA Road.

### **State of Alaska Land**

The State of Alaska is the second largest landowner in the borough, comprising approximately 32 percent of the land and tidal base. The Haines State Forest (HSF), managed under the Department of Natural Resources (DNR), covers 268,000 acres and is one of only three state forests in Alaska. The Chilkat Bald Eagle Preserve covers an additional 48,000 acres. State lands also include state park and recreation sites, Alaska Mental Health Trust Authority (AMHTA) lands, University lands, and Department of Transportation and Public Facilities (DOT&PF) rights-of-way and infrastructure.

### **Tribal/Alaska Native Lands**

There are three main Tribal entities in the borough:

- The Chilkoot Indian Association (CIA) is a Federally recognized Tribe representing the present-day descendants of the Indigenous Peoples of Yandeist'akyé, the Chilkoot Lake area,



and other areas around Haines and Lutak Inlet. CIA owns or manages portions of land within the Haines Townsite and anticipates holding title to other lands and properties, such as the U.S. Army Tank Farm Site and lands conveyed through the *Alaska Natives Without Land* initiative.<sup>1</sup>

- The Chilkat Indian Village (CIV) is a Federally recognized Tribe that resides in Klukwan (Tlákwaan). Although Klukwan is within borough boundaries, the community is not part of the Haines Borough jurisdiction. CIV also owns or has selected portions of land outside of Klukwan boundaries between Haines Highway mileposts 19 and 23 within the HSF.
- Sealaska Corporation is the Alaska Native Regional Corporation for Southeast Alaska, though much of its land is outside the boundaries of the Haines Borough. Sealaska's land within the borough (currently titled or to be conveyed) is concentrated along the southwest coast of the Chilkat Range.

In addition to lands or properties owned or selected by Tribal entities, there are several areas within the borough that hold cultural and subsistence value for Tlingit People. The FLUM's Indigenous Places Overlay (Figures D-4 and D-5) recognizes Tribally owned or selected lands as well as places of cultural significance to Indigenous Peoples of the area. The intent of the overlay is to note where special consideration for Indigenous use should be given during planning processes and before implementing projects in those areas.

Places of cultural significance on the overlay were informed by conversations with CIA Tribal members and the 2015 Lkóot - Jilkáat Storyboard Project, which was a collaborative effort between CIA, the Haines Borough, and the Institute of Museum and Library Services. The inventory of Indigenous Places on the map is likely incomplete and purposely does not include some sacred sites. The overlay map should be used as a tool to guide conversations with Tribal Partners, residents, the Haines Borough, landowners, and other partners about how to respectfully and appropriately recognize and plan near areas of cultural significance.

Additional resources that document Indigenous Places in the borough are referenced in 2012 Comprehensive Plan.<sup>2</sup>

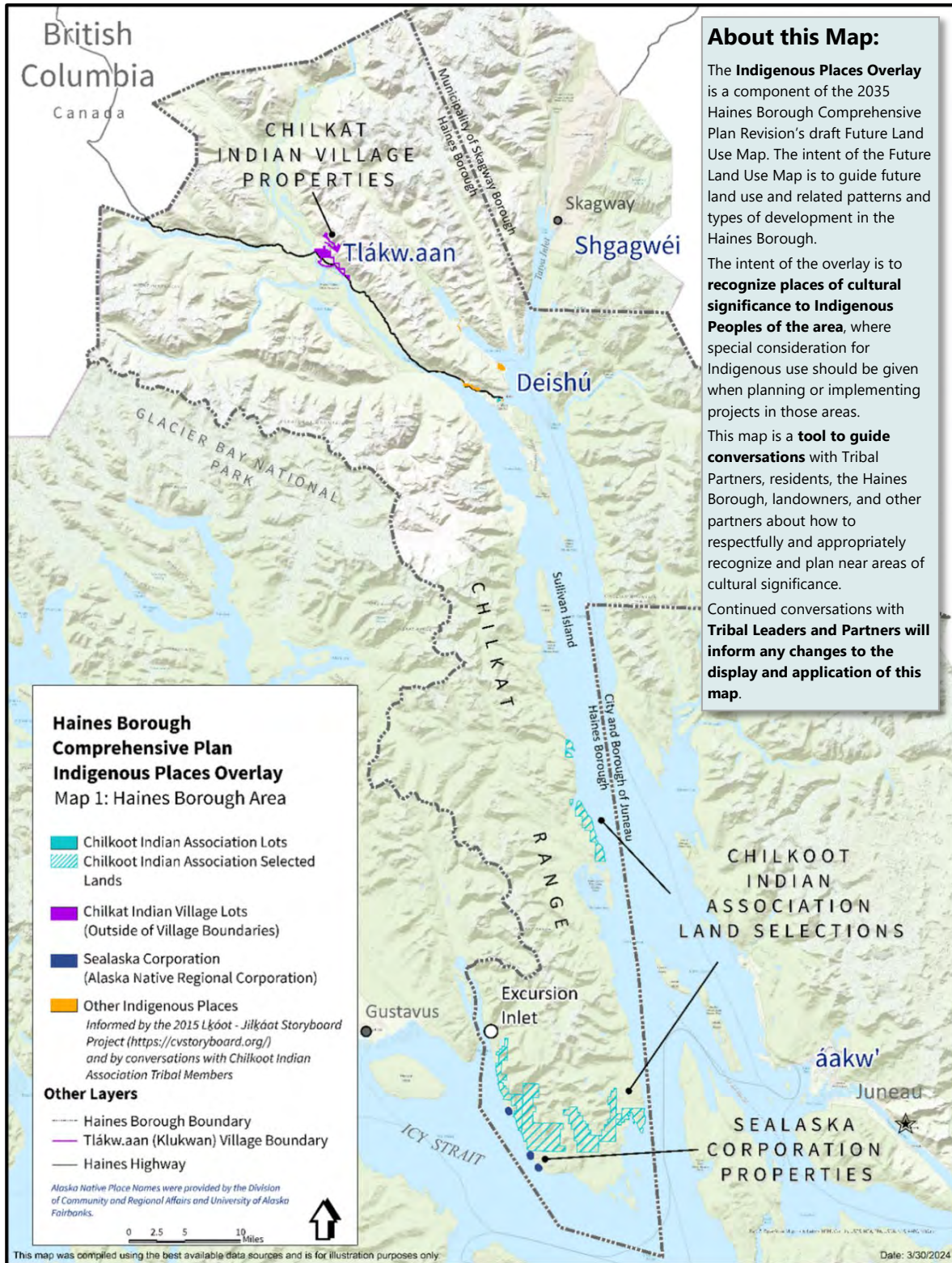
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<sup>1</sup> Treinen, Lex. (2023, August 10). For Chilkoot tribe, bill in U.S. congress could help rectify historic oversight. *Chilkat Valley News*. <https://www.chilkatvalleynews.com/2023/08/10/for-chilkoot-tribe-bill-in-u-s-congress-could-help-rectify-historic-oversight/>

<sup>2</sup> Figure 2-1 from the 2012 Haines Borough Comprehensive Plan displays a map of Chilkat territory from the following source: Goldschmidt, W. R., Haas, T. H., and Thornton, T. F. (2000). *Haa Aaní / Our land: Tlingit and Haida Land Rights and Use*. University of Washington Press.



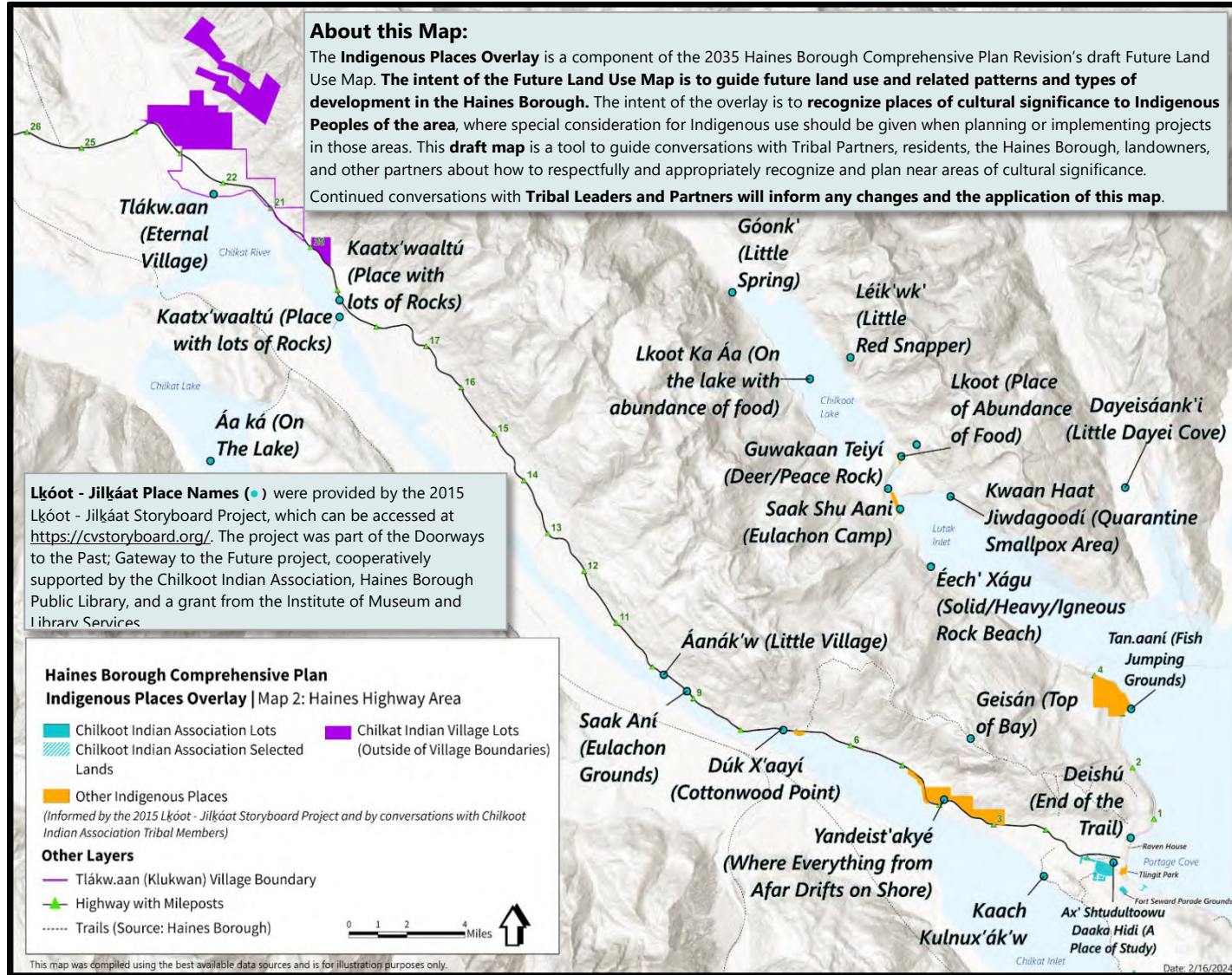
Figure D-4: Indigenous Places Overlay – Borough



Sources: Haines Borough Tax Assessment Data, 2023; Haines Borough Geodatabase, 2024; Alaska Division of Community and Regional Affairs and University of Alaska, 2023; Lkóot - Jilkáat Storyboard Project, Chilkoot Indian Association, Haines Borough, and Institute of Museum and Library Services, 2015.



Figure D-5: Indigenous Places Overlay – Highway



Sources: Haines Borough Tax Assessment Data, 2023; Haines Borough Geodatabase, 2024; Alaska Division of Community and Regional Affairs and University of Alaska, 2023; Lkóot - Jilkáat Storyboard Project, Chilkoot Indian Association, Haines Borough, and Institute of Museum and Library Services, 2015.



## Haines Borough

Borough-owned properties can be broadly placed into two categories:

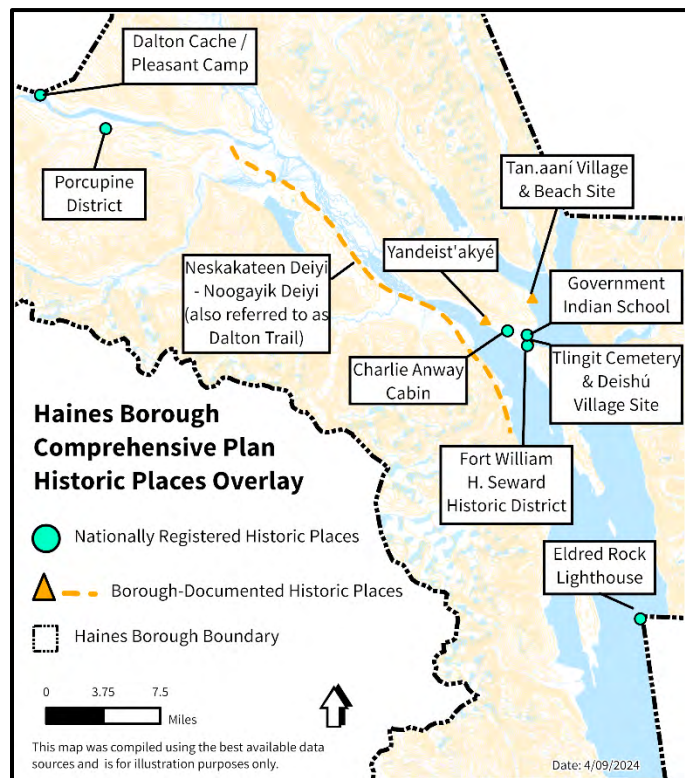
- Lands designated for public uses (such as schools, parks, water treatment facilities, or public safety facilities) on relatively accessible, buildable lands interspersed in developed areas. These properties have various designations in the FLUM.
- Large tracts of undeveloped lands that have been set aside for drinking water protection (e.g., Lily Lake and Piedad areas), conservation due to physical constraints, or are recently acquired state lands. These lands are designated as *Open Space / Natural Area* in the FLUM.

The borough's land sale program is designated in Title 14, whereby lands must be recommended for sale by the Planning Commission before they can be classified for sale by the Assembly. Since the 2012 Comprehensive Plan, there have been relatively few land sales. The Borough does not maintain a long-range land management plan for its properties. In 2019, the borough was given title to large tracts of land in Excursion Inlet through the Municipal Entitlement program. More land is expected to be conveyed from selected lands in William Henry Bay and south of the Katzehin River terminus.<sup>3</sup>

## Historic Places

The Haines Borough has several nationally registered or borough-documented (2012 Comprehensive Plan) historic sites. Figure D-6 depicts the Historic Places Overlay that accompanies the FLUM. The overlay shows where additional guidance or architectural standards must be met prior to development. Some areas overlap with the Indigenous Places Overlay Map, such as the Deishú Village Site, the Tlingit Cemetery, the Tan.aaní Village Site, and

Figure D-6: Historic Places Overlay



Sources: National Park Service National Register of Historic Places, 2020; Haines Borough Comprehensive Plan, 2012.

<sup>3</sup> Also known as Xíxch' Kanduwaayaí Yé (Place Where Frogs Drift in Bunches). Source: Thornton, T. F. (2012). HAA Léelk'W has aaní saax'ú: Our grandparents' names on the land. University of Washington Press, in association with the Alaska Heritage Institute.



Yandeist'akyé. The Fort William H. Seward Historic District has specific architectural standards documented in Haines Borough Code Title 18. In 1983, the Borough conducted a survey of historic structures within the Townsite, but it is unclear if these sites are applicable for the historic places overlay, as none were referenced in the 2012 Plan.

## Public Land Management

Land management decisions by public landowners in the Haines Borough have a significant impact on community planning, economic development, and the daily life of residents. For example, state management of state parks directly impacts access and use for visitors, residents, and subsistence harvesters. State management of mining, forestry and fisheries directly impacts the local economy and environment. For these reasons, it is important for the Borough to develop partnerships with landowners and coordinate plans for land use, economic development, and resource conservation.

The overlay map depicted in Figure D-7 accompanies the FLUM and highlights known land management designations of federal and state entities in the Haines Borough. The overlay helps inform the FLUM's base designation, *Public Multi-Use*, which encompasses all land owned and managed by public entities where public policies should be noted prior to the application of local zoning.

Public Management Area designations are derived from individual land management plans, many of which have not been updated in decades (see figure D-8 for a table of designation descriptions). Designations are organized by use intensity (in general, lighter colors indicate wilderness or habitat protection intent, while darker colors indicate intent for consumptive uses or human uses of higher impact.)<sup>4</sup>

**The BLM** updated its land management policies in 2019 through the Final Environmental Impact Statement for the Haines Amendment to the Ring of Fire Resource Management Plan. The BLM primarily manages its land for remote recreation.

**The USFS Tongass National Forest (TNF)** Land Management Plan was last updated in 2016, although land designations within the borough have not changed since 1997. The TNF is managed for multiple land uses, including remote recreation, wilderness, and timber extraction.<sup>5</sup> In 2025, the TNF plan will undergo a major revision to address the many socioeconomic changes and improvements to scientific information and methodology that have been made since the

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<sup>4</sup> A caveat to this categorization is that public land management units often have primary and secondary classifications and may allow multiple uses conditionally. For example, State-owned uplands adjacent to Lynn Islands have a primary intent of developing specific infrastructure to serve the public at large and a secondary intent to serve recreation and tourism uses.

<sup>5</sup> The 2012 Comprehensive Plan's Future Growth Map based many of its designations on TNF designations (p. 150).



plan's original development 25 years ago.<sup>6</sup> All communities within the TNF will participate in this multi-year revision process.

**The State of Alaska** includes many management areas and owners within its system. Neither the University nor the AMHTA have management area plans and neither are part of public domain lands.<sup>7</sup>

**The Division of Parks and Outdoor Recreation** oversees parks and preserves. The 2002 Chilkat Bald Eagle Preserve Management Plan stipulates land use designations and allowed uses with the overall intent of preserving habitat and traditional uses. Other land uses for park systems in the borough are based on the 1982 Alaska State Park System Statewide Framework Plan.

**The Department of Fish and Game (ADF&G)** administers fisheries and habitat management areas in the Borough. During the past decade ADF&G Habitat Section staff have surveyed hundreds of waterbodies for the presence of anadromous fish throughout the Haines Borough, resulting in the correction or addition of hundreds of streams in the anadromous waters catalog. Once listed in the anadromous waters catalog, a waterbody receives long term protection from development. ADF&G has worked with DOT&PF and other organizations to replace dozens of culverts that restricted fish passage to create and enhance anadromous fish habitat, including DOT&PF's Haines Highway Reconstruction project. In 2016, the Chilkat River was nominated as a Tier 3 or Outstanding National Resource Water designation under the federal Clean Water Act through the Alaska Department of Environmental Conservation, though the State has not adopted this designation, and its nomination does not currently impact fish or habitat management.<sup>8</sup>

**The Division of Forestry and Fire Protection** completed its plan for the HSF concurrently with the Chilkat Preserve Plan and the Northern Southeast Area Plan in 2002. The HSF is managed for multiple uses and often includes a mix of uses in each management unit. Through the public involvement process of this plan, residents and state managers acknowledged that the HSF plan is outdated and expressed a desire to update it for additional recreation opportunities and to reflect climate change adaptation strategies. In

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<sup>6</sup> More information about the TNF revision process is located on the project website at: <https://www.fs.usda.gov/detail/tongass/landmanagement/planning/?cid=fseprd1105492>

<sup>7</sup> Lands within the public domain are owned and managed for public interest, while lands outside of the public domain are managed for special interest (shareholders or private entities).

<sup>8</sup> More information about the Tier 3 process can be found at <https://dec.alaska.gov/water/water-quality/standards/antidegradation/>.



2023, the State adopted new policies for a carbon offset program in the HSF, which will precipitate an update to the plan over the next few years.<sup>9</sup>

**The Division of Mining, Land and Water** oversees the 2002 Northern Southeast Area Plan for Haines and is the main permitting body for DNR. The area plan assigns designations, or surface classifications, to all areas of the borough regardless of land ownership. The plan recognizes the authority of other public landowners, and its classifications are not meant to supersede their management plans. Most management units (parcels) in the Area Plan have primary, secondary, and sometimes tertiary designations. The surface classifications shown in Figure D-7 depict primary designations and are only applied to lands that are owned by the State but not part of the Haines State Forest or State Parks system. The overlay also includes all active, pending, and closed mining claims managed by the Division, many of which are on AMHTA and BLM lands in the Upper Chilkat Valley.

**The Alaska Mental Health Trust Authority (AMHTA or Trust)** is a state corporation that was established upon statehood to improve the lives of Trust beneficiaries (defined as Alaskans who experience mental illness, intellectual and developmental disabilities, substance use disorders, Alzheimer’s and related dementia, and/or traumatic brain injuries). The Trust was granted lands and other assets to manage for revenue generation. Through the Commissioner’s office, the Trust board makes decisions about the use of its lands and assets with the primary intent to maximize revenues for mental health initiatives. The Trust Lands Office develops land for leasing, mining, real estate, carbon credits, timber extraction, and energy uses. In Haines, AMHTA land is concentrated on Mt. Riley, on the upland side of Lutak Road, and in the Upper Chilkat Valley. Prior to 2010, the AMHTA had not pursued sale or development of their holdings in the Borough. Over the last decade, it has focused on issuing the sale of material resources in Haines, particularly as it pertains to mining claims.

**University Lands** are managed through the University’s Board of Regents with the primary intent of funding University programs, including the UA Scholars Program. Its lands have similar development possibilities as the AMHTA. Most of the residential areas in Mud Bay are from previous university sales; there are currently several parcels for sale in Haines. The University expects BLM conveyance of thousands more acres (4,406 in Upper Chilkat Valley), which may take several years to process.<sup>10</sup> In recent years, the University has provided broad public outreach in Haines and has expressed interest in understanding and considering the aspirations of Haines residents for its land through this comprehensive planning process.<sup>11</sup>

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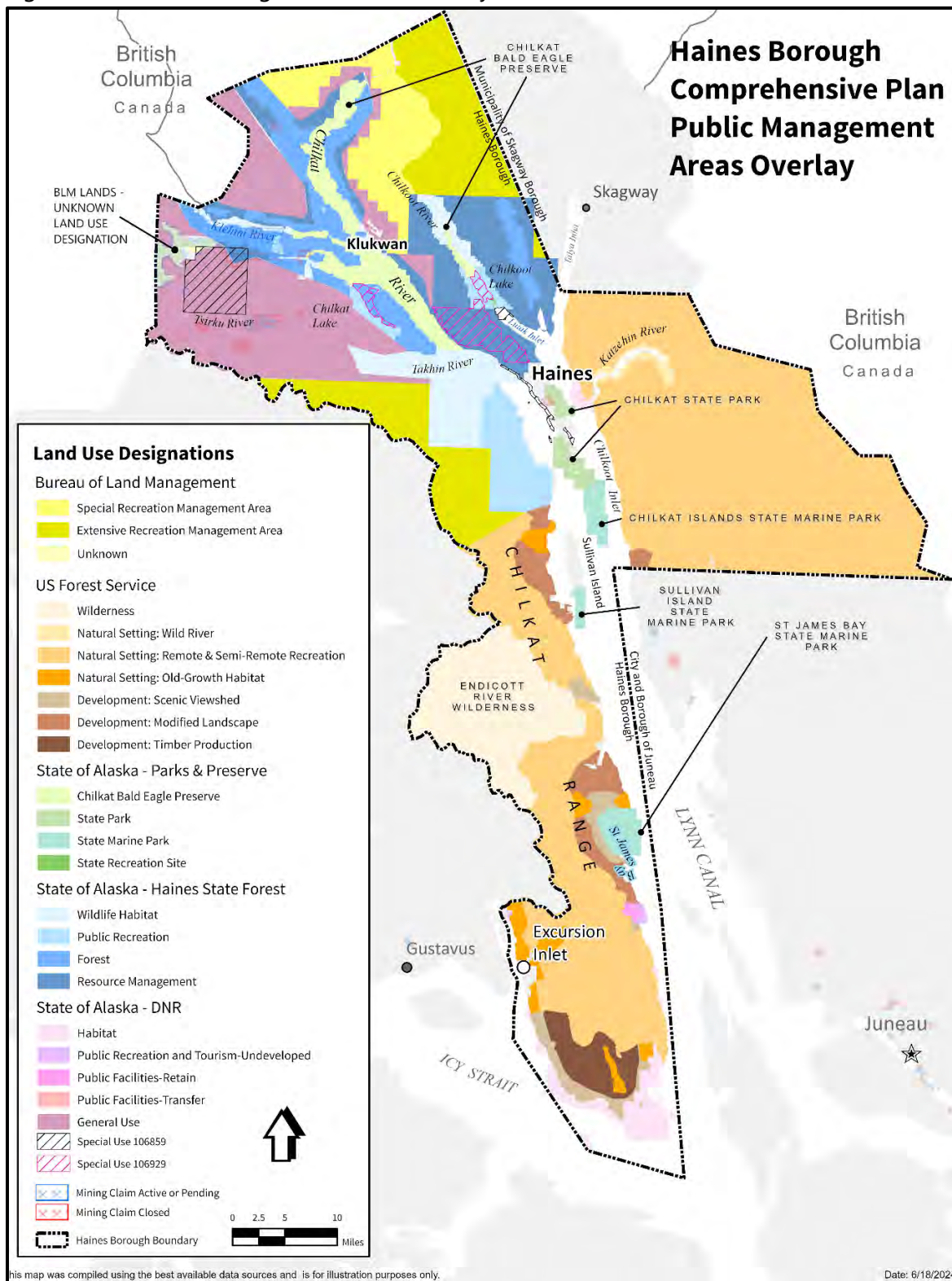
<sup>9</sup> Interview, August 2023. Greg Palmieri, DNR Division of Forestry.

<sup>10</sup> University of Alaska Land Grant Initiative, 2024. [https://www.alaska.edu/ualand/about/land-grant/sel\\_info.php](https://www.alaska.edu/ualand/about/land-grant/sel_info.php)

<sup>11</sup> Interview, July 2023. Kirsten Henning, UA Lands.



Figure D-7: Public Management Areas Overlay



Sources: See Table 3-2 for land use designation sources. Mining claims (active, pending, and closed) are from the Alaska Department of Natural Resources Public Access Geoportal, 2024. Other data related to timber sales, property sales or leases, operations plans, ongoing conveyance processes, or other mining claims are not included.



Figure D-8: Table of Public Management Agency Land Use Designations (LUD)

Designation	Description
<b>Bureau of Land Management</b>	
<b>Special Recreation Management Area</b>	Provides specific recreational opportunities, such as developing trailhead areas for hikers, mountain bikers, or off-road vehicle users.
<b>Extensive Recreation Management Area</b>	Administrative units that require specific management consideration to address recreation use, demand, and/or recreation and visitor services program investments. Managed to support and sustain the principal recreation activities and the associated qualities and conditions. Management is commensurate with and considered in the context of the management of other resources and resource uses.
<b>U.S. Forest Service (Tongass National Forest) – Desired Conditions</b>	
<b>Wilderness</b>	All designated Wilderness on the Tongass National Forest is characterized by extensive, unmodified natural environments. Ecological processes and natural conditions are not measurably affected by past or current human uses or activities. Users can experience independence, closeness to nature, solitude and remoteness, and may pursue activities that require self-reliance, challenge, and risk. Motorized and mechanized use is limited to the minimum needed for the administration of the Wilderness. Allows for access to state and private lands, subsistence uses, public access and other uses to the extent provided for by ANILCA.
<b>Natural Setting: Wild River</b>	Wild Rivers and river segments are in a natural, free-flowing, and undisturbed condition. Ecological processes and changes predominate. The outstandingly remarkable values for which the river was designated remain outstanding and remarkable. Recreation users have the opportunity for primitive and semi-primitive experiences, solitude, and remoteness in a natural setting. Interactions between users are infrequent, and evidence of human activities is minimal. Facilities and structures are rustic in appearance and promote primitive recreation and tourism experiences.
<b>Natural Setting: Semi-Remote Recreation</b>	Areas in the Semi-Remote Recreation LUD are characterized by generally unmodified natural environments. Ecological processes and natural conditions are only minimally affected by past or current human uses or activities. Users can experience a moderate degree of independence, closeness to nature, solitude, and remoteness, with some areas offering motorized opportunities and other areas reserved for non-motorized opportunities (except for the traditional uses of boats, aircraft, and snowmachines). Interactions between users are infrequent.
<b>Natural Setting: Remote Recreation</b>	Areas in the Remote Recreation LUD are characterized by extensive, unmodified natural environments. Ecological processes and natural conditions are not noticeably affected by past or current human uses or activities. Users can experience independence, closeness to nature, solitude and remoteness, and may pursue activities requiring self-reliance in an environment that offers a high degree of challenge and risk. Interactions between users are infrequent. Motorized access is limited to traditional means: boats, aircraft, and snowmachines. Facilities and structures are minimal and rustic in appearance.
<b>Natural Setting: Old-Growth Habitat</b>	All forested areas within this LUD have attained old-growth forest characteristics. A diversity of old growth habitat types and associated species, subspecies and ecological processes are represented.
<b>Development: Scenic Viewshed</b>	In areas managed under the Scenic Viewshed LUD, forest visitors, recreationists, and others using identified popular travel routes and use areas will view a natural-appearing landscape (refer to Appendix F). Management activities in the foreground will not be evident to the casual observer. Activities in the middle ground and background will be subordinate to the characteristic landscape. Areas topographically screened from Visual Priority Travel Routes and Use Areas may be heavily modified. Within these viewsheds, even-aged timber harvest units are typically small and affect only a small percentage of the seen area.



Designation	Description
<b>Development: Modified Landscape</b>	In areas managed under the Modified Landscape LUD, forest visitors, recreationists, and others using popular Travel Routes and Use Areas will view a somewhat modified landscape (refer to Appendix F). Management activities in the visual foreground will be subordinate to the characteristic landscape but may dominate the landscape in the middle and backgrounds. Within the foreground, timber harvest units are typically small and affect only a small percentage of the seen area at any one point in time. Roads, facilities, and other structures are also subordinate to the foreground landscape. Recreation opportunities associated with natural-appearing to modified settings are available. A variety of successional stages provide a range of wildlife habitat conditions. Timber is produced, which contributes to Projected Timber Sale Quantity (PTSQ).
<b>Development: Timber Production</b>	Suitable forest lands are managed for the production of sawtimber and other wood products on an even-flow, long-term sustained yield basis; the timber yield produced contributes to Projected Timber Sale Quantity (PTSQ). An extensive road system provides access for timber management activities, recreation uses, hunting and fishing, and other public and administrative uses. Some roads may be closed, either seasonally or year-long, to address resource concerns. Management activities will generally dominate most seen areas. Tree stands are healthy and with a mix of age classes from young stands to trees of harvestable age, often in 40- to 100-acre stands. Recreation opportunities, associated with roaded settings from Semi-Primitive to Roaded Modified, are available. A variety of wildlife habitats, predominantly in the early and middle successional stages, are present.
<b>State of Alaska – Parks and Preserves</b>	
<b>Chilkat Bald Eagle Preserve</b>	Alaska Statute 41.21.610 defines the primary purpose of protecting and perpetuating the Chilkat bald eagles and their essential habitats within the Alaska Chilkat Bald Eagle Preserve in recognition of their statewide, nationally, and internationally significant values in perpetuity. According to the Statewide Framework Plan, a state preserve is an area having outstanding biological, paleontological, geological, or ecological values of scientific or educational interest. The primary management objective of the unit is resource protection. These units provide for applied research, basic research, and/or outdoor environmental education. The Chilkat Bald Eagle Preserve Management Plan provides additional guidance on allowed and conditional uses.
<b>State Recreation Site</b>	A state recreation area is a relatively spacious unit and possesses a diversity of outdoor recreational opportunities. The dominant management objective of the unit is to provide a maximum level of outdoor recreational opportunities based on the natural values of the unit and its ability to sustain use without significant adverse effects on natural systems.
<b>State Park</b>	A state park is a relatively spacious area that possesses outstanding and distinct natural, cultural, scenic and/or scientific values. The dominant management objective of the unit is to maintain the park's natural and cultural resources for long-term use and enjoyment by the public. A level of recreational opportunities, compatible with the unit's resource values, are provided. In most cases, the primary purpose of a state park unit is set forth by the legislature through its enabling legislation and accompanying reports.
<b>State Marine Park</b>	Alaska Statute 41.21.300 defines the three primary purposes of establishing the land and water areas described as marine park units of the Alaska State Park system (AS 41.21.304): (1) maintain natural, cultural, and scenic values; (2) maintain fish and wildlife resources and lawful existing uses of these resources; and (3) promote and support recreation and tourism in the state.
<b>State of Alaska – Haines State Forest</b>	
<b>Wildlife Habitat</b>	1) Fish and wildlife resource production, whether existing or through habitat manipulation, to supply sufficient numbers or a diversity of species to support commercial, recreational, or traditional uses on an optimum sustained yield basis; or 2) a unique or rare assemblage of a single or multiple species of regional, state, or national significance.
<b>Public Recreation</b>	Land that is suitable for recreation uses, waysides, parks, campsites, scenic overlooks, hunting, fishing or boating access sites, trail corridors, or greenbelts along bodies of water or roadways.



<b>Designation</b>	<b>Description</b>
<b>Forest</b>	Land that is or has been forested and is suited for forest management because of its physical, climatic, and vegetative conditions.
<b>Resource Management</b>	Land classified resource management is either: 1) land that might have a number of important resources but for which a specific resource allocation decision is not possible; or 2) land that contains one or more resource values.
<b>State of Alaska – DNR Surface Classification</b>	
<p><i>Note: The 2002 Northern Southeast Area Plan assigns designations, or surface classifications, to all areas of the borough regardless of land ownership, though the plan recognizes the authority of other landowners' management plans. Most parcels have primary, secondary, and sometimes tertiary designations. The surface classifications shown in Figure D-7 and listed below present primary designations and are applied to lands that are owned by the state but not part of the Haines State Forest or State Parks systems.</i></p>	
<b>Habitat</b>	This designation applies to areas of varied size for fish and wildlife species during a sensitive life-history stage where alteration of the habitat or human disturbance could result in a permanent loss of a population or sustained yield of a species.
<b>Public Recreation and Tourism - Undeveloped</b>	This designation applies to those areas that offer or have a high potential for dispersed recreation or tourism and where desirable recreation conditions are scattered or widespread rather than localized. Developed facilities are generally unnecessary, other than trails, trail signs, primitive campsites, and other minor improvements.
<b>Public Facilities - Retain</b>	These sites are reserved for a specific infrastructure to serve state interests. These units are classified Reserved Use Land and are not selectable by municipalities under state law.
<b>Public Facilities - Transfer</b>	These sites are reserved for a specific infrastructure to serve the public at large. These sites will be classified Resource Management so that a non-state charitable or public entity can acquire the site and develop or operate it, consistent with the purposes outlined in the plan.
<b>General Use</b>	Land that contains one or more resource values, none of which is of sufficiently high value to merit designation as a primary use, or, because of the size of the parcel, a variety of uses can be accommodated with appropriate siting and design considerations. General use may also apply where there is a lack of resource, economic, or other information with which to assign a specific land use designation, and/or the lack of current demand implies that development is unlikely within the planning period.
<b>Special Use #106859</b>	The division designation of Special Use Lands is for the protection of scenic, historic, archeological, scientific, biological, recreational, or other special resource values that warrant additional protections or other special requirements. Special Use #106859 directs the State to maintain the use of the Flower Mountain area for use by the public and limits commercial recreation activities to small-scale operations.
<b>Special Use #106929</b>	Special Use #106929 disallows commercial helicopter tours and heli-skiing landings. This designation does not affect commercial helicopter operations that are not 'Commercial Helicopter Tours' or 'Heli-skiing Operations.'

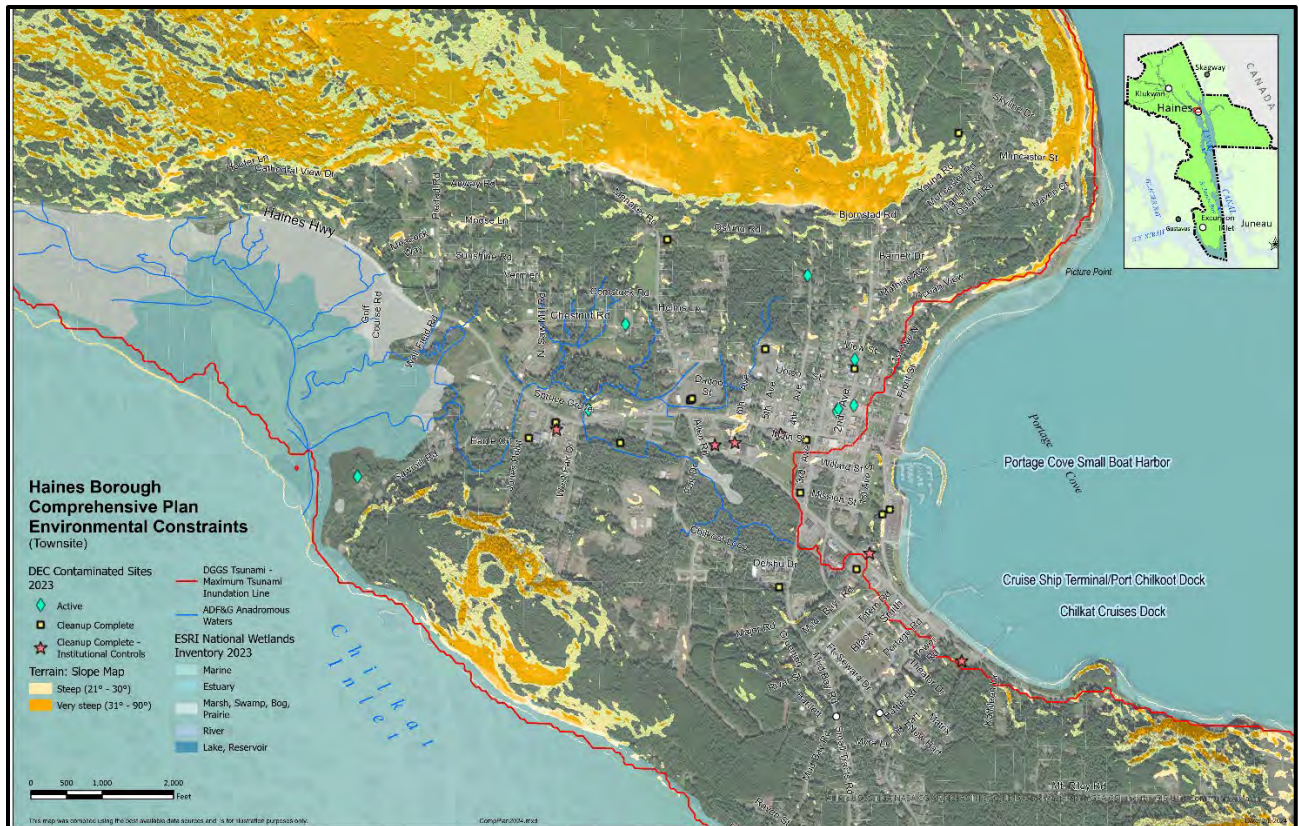
Sources: **Bureau of Land Management.** *Final Environmental Impact Statement for the Proposed Haines Amendment to the Ring of Fire Resource Management Plan*, 2019. **U.S. Forest Service.** *Tongass National Forest Land and Resource Management Plan*, 2016. **State of Alaska Parks and Preserves.** *Alaska State Park System: Statewide Framework*, 1982. *Chilkat Bald Eagle Preserve Management Plan*, 2002. **State of Alaska Haines State Forest.** *Haines State Forest Management Plan*, 2002. **State of Alaska DNR Surface Classification.** *Northern Southeast Area Plan*, 2002.



## Physical Character: Opportunities and Constraints for Development

Figure D-9 shows the Haines townsite's topography, wetlands, and other physical constraints, such as the Alaska Department of Environmental Conservation's designated contaminated sites, the Alaska Department of Fish and Game's designated anadromous (salmon) streams, and the tsunami inundation area. The figure is part of the Environmental Constraints Overlay that accompanies the draft FLUM, which is intended to feature areas where future development may be restricted or prohibited.

Figure D-9: Environmental Constraints Overlay – Townsite



Sources: Alaska Department of Environmental Conservation Contaminated Sites Program, 2023; U.S. Geological Survey, 2023; Alaska Division of Geological & Geophysical Surveys, 2018; Alaska Department of Fish and Game, Alaska Waters Catalog, 2023; U.S. Fish and Wildlife National Wetlands Inventory, 2023.

The Environmental Constraints Overlay does not include detailed analysis of hazard areas noted in the 2022 Hazard Mitigation Plan. Additionally, data for landslide hazard areas is not available, but is expected to be published by the Alaska Department of Natural Resources Division of Geological & Geophysical Surveys at the end of 2024.<sup>12</sup> This Plan recommends updating the 2022 Hazard Mitigation Plan with landslide data as soon as the information is published (see

<sup>12</sup> See Alaska DNR project website for more information about the Alaska Landslide Hazards Program: <https://dgggs.alaska.gov/pubs/project/1654>



Strategy #6). For more information about the environment of the Haines Borough, including climate, geology, soils, watersheds, geohazards, habitat, or wildlife, refer to the 2012 Comprehensive Plan, pages 15-23 and the 2022 Hazard Mitigation Plan.

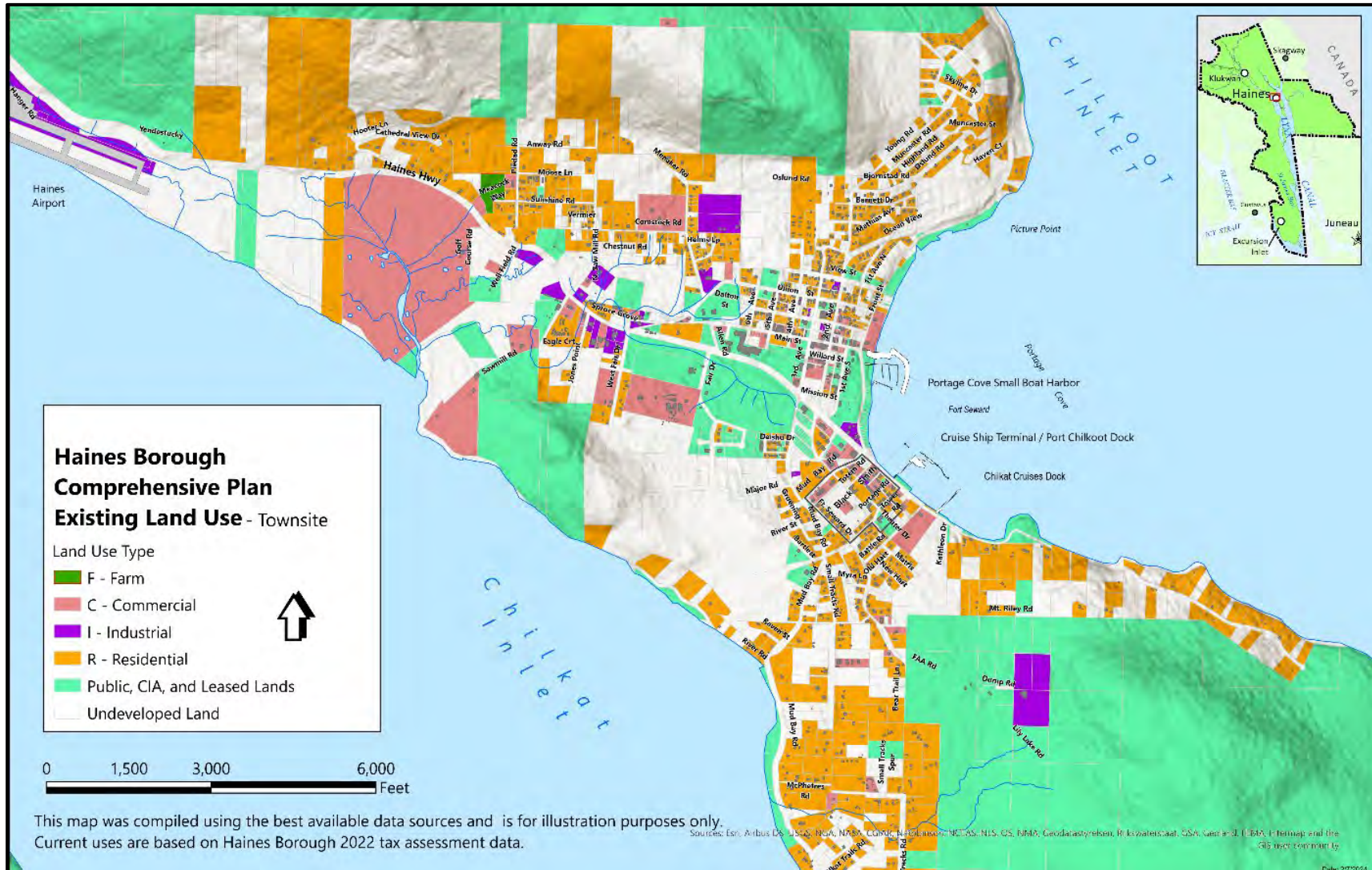
## Land Use Today

Figure D-10 provides a rough snapshot of current land use in the townsite, as designated by 2023 Haines Borough tax assessment data. Major types and locations of uses are summarized below:

- **Farm:** A property is assessed as farmland when the owner must be actively engaged in farming the land and derive at least 10 percent of yearly gross income from the land. Farmland in the townsite is concentrated in the Meacock and Anway subdivisions.
- **Commercial:** These properties are primarily concentrated within the townsite. Other commercial properties exist in Upper Chilkat Valley, such as Mile 33 Roadhouse. Commercial properties may include non-commercial uses, such as apartments, but have a primary income generation component. For the purposes of this land use analysis, apartment buildings are included in the *Residential* category.
- **Industrial:** Industrial properties (mining and aviation-related properties) are interspersed in the townsite and concentrated along portions of Upper Chilkat Valley. Industrial properties also include the airport and Lutak Dock.
- **Residential:** Residential properties include single unit housing, trailer parks, and multi-unit apartment buildings; these are located throughout the borough.
- **Public, Chilkoot Indian Association, and Leased Lands:** Properties in this category include all publicly owned land or non-taxable land. Most properties in the borough fall under this category.
- **Undeveloped Land:** Most privately-owned (taxable) properties in the borough are undeveloped.



Figure D-10 Existing Land Use – Townsite



Source: Haines Borough Tax Assessment Data, 2022.

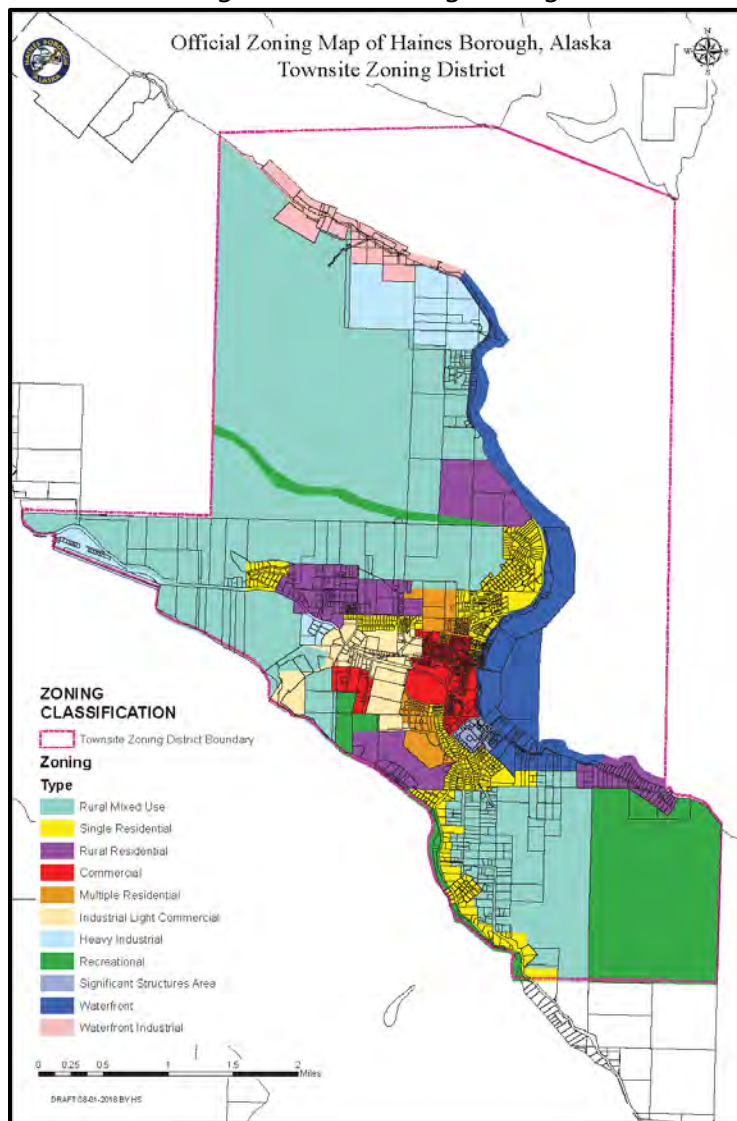


## Existing Zoning

Figure D-11 shows current zoning in the borough. The borough has a long-established zoning code, Haines Borough Code Title 18. The code establishes basic rules for uses in each of these zones, including permitted uses, conditional uses, and development criteria.

The existing zoning code has several inconsistencies, dated material and omissions that should be addressed in an update to the code. In addition to the policy recommendations in the core plan, this appendix offers specific areas where revisions to the borough's zoning code could better guide future land use to meet community needs.

Figure D-11: Existing Zoning



Source: Official Haines Borough Zoning Map for Townsite Zoning District, updated via Ord. 18-08-505.



# Additional Details and Example Actions to Implement Plan Strategies

This section shares background and suggestions to implement land use strategies in the Core Plan. The strategies and example action items referenced here match the numbers and letters in the main body of the plan.

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

*Additional Details for Future Land Use Designations*

Figure D-12: Table of FLUM Designation Additional Details

Land Use Category	Additional Details
<b>Rural Residential</b>	This designation also applies to agriculture uses.
<b>Commercial</b>	Other examples of uses that might be applied to this designation are banking and personal services, visitor or hospitality services, public and institutional facilities, entertainment facilities, government offices, medical facilities, churches, food carts, or enclosed repair services. Some light industrial or mixed-use residential uses are typically allowed in commercial areas under certain conditions.
<b>Developed Open Space / Park</b>	This designation applies to borough-owned <i>developed</i> properties that are maintained or intended for parks, campgrounds, cemeteries, or indoor recreation.
<b>Open Space / Natural Area</b>	This designation applies to borough-owned or privately-owned properties to remain in a natural state due to conservation value, hazard potential, or because they are unsuitable for development.
<b>Public Multi-Use</b>	Unlike the 2012 Plan, the 2024 FLUM combines all public management land use designations under the <i>Public Multi-Use</i> designation and uses a Public Management Areas Overlay to display the 25+ known land classifications used by public managers. The intent of this designation is to recognize the public land management policies that may impact the application of local zoning and to encourage the Borough and its residents to collaborate with agencies on the development of related area plans.
<b>River Corridor</b>	The intent of this designation is not to supersede state regulations for riparian uses; rather, it is to encourage river and stream setbacks and retention of riparian vegetation on private development and to ensure proposed adjacent uses do not have significant impacts on watershed quality. For more information about how this designation can be applied, see the 2019 Salcha-Badger Road Area Plan.



**Strategy #2: Update and improve the borough’s Title 18 Land Use and Development code; better respond to existing and future issues and opportunities.**

Specific implementation suggestions for Action 2k include:

1. There are several ways that Haines could increase housing capacity through zoning code revisions. Some options might be a better fit for Haines than others. Possibilities are presented in Figure D-14 for the community to consider during a code revision process and further public involvement.

Figure D-14: Menu of Options | Zoning Code for Housing Capacity<sup>13</sup>

Option	Description
Reduced Lot Size Minimums	Haines has a relatively high minimum lot size (10,000 sf) compared to other Alaskan communities (i.e., Sitka, Ketchikan, Juneau, Fairbanks, Kenai). While smaller lot sizes in some areas of the Borough may not be possible, Haines could consider reducing minimum lot sizes in some neighborhoods, especially where public utilities are present, which would make lots more affordable.
Reduced Minimum Parking Requirements	Borough Code requires two parking spaces per unit. Reducing or eliminating parking requirements for some residential properties in Haines can lower development costs and free up land for additional housing. Note that eliminating minimum parking requirements does not eliminate parking; it simply allows developers and residents to make their own choices about parking needs.
Allowance of Multiple Housing Types in Residential Zones (Other than Multi-Residential Zones)	Haines already allows accessory dwelling units (ADUs) in most residential zones. Where utilities are present, allowing other varied housing types in residential zones, such as duplexes, tiny houses, townhouses, or cottage clusters, can increase affordable housing options. Communities that do this include Kenai, Petersburg, Sitka, Juneau, Ketchikan, Fairbanks, and Valdez.
Model Code for ADUs	Relaxing standards for ADUs can make them more attainable for residents. Some ways to facilitate the creation of ADUs include: (1) increasing the maximum allowable square footage or floor area, or basing the allowable size of the ADU on a percentage of the primary dwelling’s floor area; (2) reducing or eliminating minimum parking requirements; (3) allowing ADUs to be detached from the primary dwelling; (4) increasing the maximum lot coverage; and (5) allowing two accessory dwelling units on lots that meet certain criteria.

Beyond housing-specific code reform, other sections of borough code and/or policy may also present barriers to increasing affordable housing stock, such as subjective or confusing development code, or lengthy permitting processes.

<sup>13</sup> Considering the borough’s specific requirements for snow storage on lots, it may be unlikely that lot size reduction and reduced minimum parking standards could be applied collaterally.



**Strategy #3: Coordinate with Tribal and Public Partners to improve land use processes and create development opportunities throughout the borough.**

Specific implementation suggestions for Action 3a include:

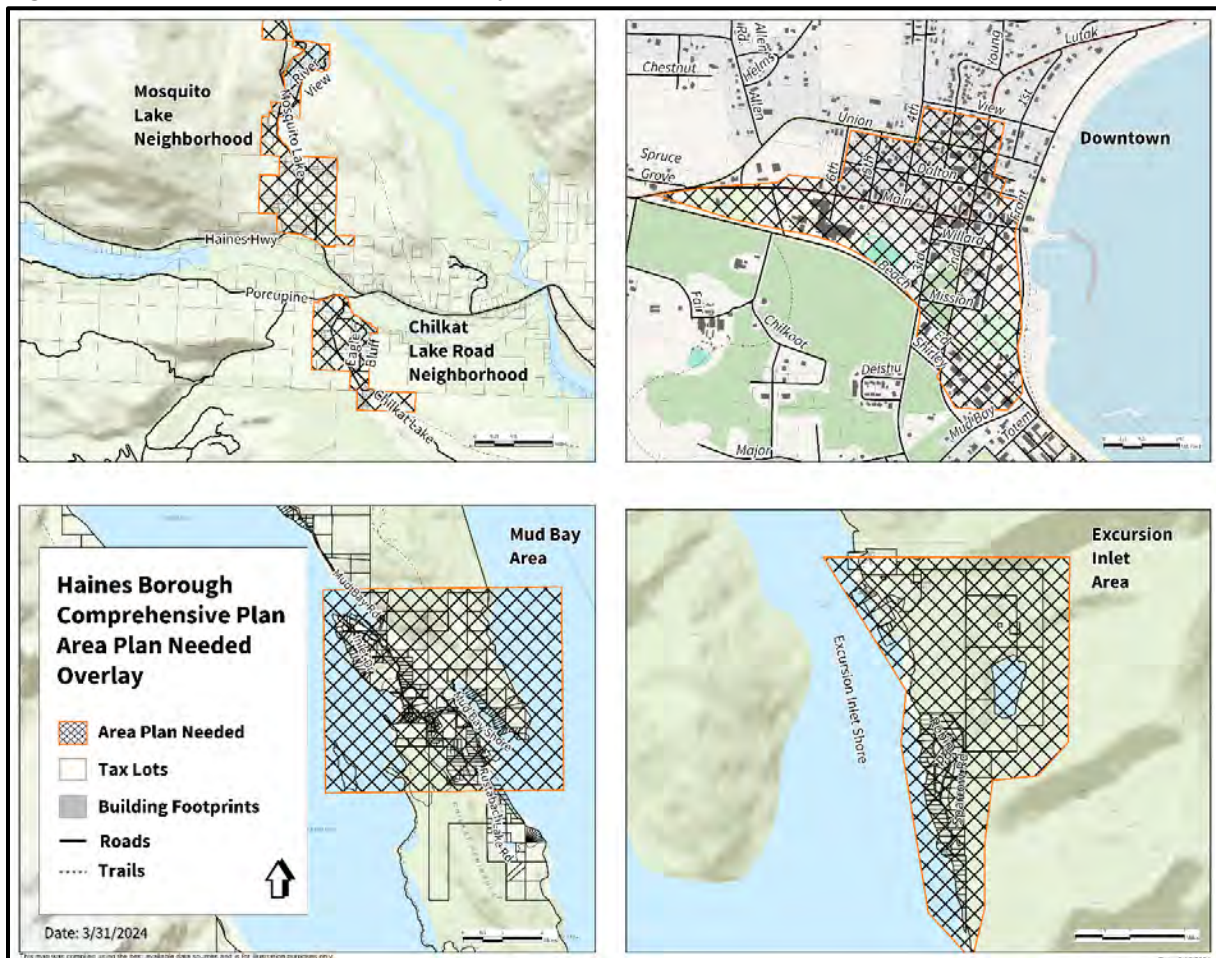
1. See specific implementation suggestions for Strategy 6b.

**Strategy #4: Develop Area-Specific Plans that will guide future growth while maintaining small town character.**

Specific implementation suggestions for Action 4a include:

1. Figure D-15 displays the Area Plan Needed Overlay that accompanies the FLUM. All areas that have a base designation in the FLUM but may require further public engagement and planning to determine the best future use and related code to achieve that status due to their unique character. The City and Borough of Juneau offers examples of area plans for neighborhoods (e.g., Auke Bay Area Plan, West Juneau Area Plan). The Fairbanks North Star Borough offers an example for remote communities (e.g., Salcha-Badger Road Area Plan).

Figure D-15: Area Plan Needed Overlay



Sources: Haines Borough Tax Parcels, 2022; Haines Borough Geodatabase, 2023.



*Specific implementation suggestions for Action 4b include:*

2. A Downtown Plan should:
  - Incorporate a master trails plan and lands suitability plan.
  - Create a unified vision for borough-owned vacant properties near Third Avenue and Main Street.
  - Use placemaking and development incentives for Main Street.
  - Provide multi-modal connections to retail hotspots and services.
  - Address constraints to downtown development and redevelopment.
  - Improve wayfinding through a uniform design.

**Strategy #5: Maintain and increase access to recreation opportunities for residents of all abilities and all user groups.**

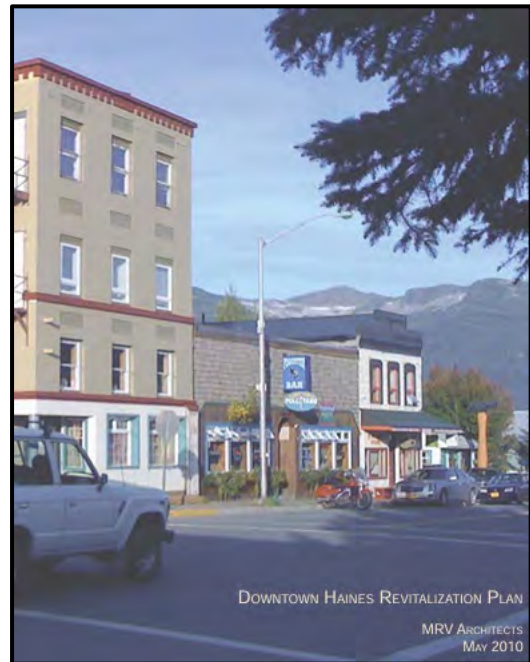
*No details or background information added.*

**Strategy #6: Revise the 2022 Hazard Mitigation Plan and develop/ implement a Regional Climate Adaptation Plan.**

*Specific implementation suggestions for Action 6b include:*

1. (Cross reference with Strategy 3a.) In 2023, the Chilkat Indian Village (CIV) completed a Climate Resilience Plan.<sup>14</sup> In 2023 and 2024, the Chilkoot Indian Association (CIA) was awarded funding from the Bureau of Indian Affairs to develop a Climate Adaptation Plan.<sup>15</sup> These plans will identify areas of traditional life and infrastructure that are most vulnerable to climate change and develop adaptation strategies to foster climate resilience for the Chilkoot. CIV and CIA's efforts present a potential opportunity for the Haines Borough to partner with Tribal entities to develop a multijurisdictional plan that would collectively address landscape changes associated with climate change, such as intense precipitation

Figure D-16: Cover of the 2010 Downtown Haines Revitalization Plan



Note: The 2012 Haines Comprehensive Plan includes several strategies and actions from the 2010 downtown revitalization plan. Some of these actions helped improve wayfinding and beautification in downtown Haines, but most actions were never completed.

<sup>14</sup> Chilkat Indian Village Tlákw aan (Klukwan), Southeast Alaska Environmental Department. *Resilience Planning for Tlákw aan (Klukwan)*, 2023.

<sup>15</sup> Bureau of Indian Affairs Branch of Tribal Climate Resilience FY 2023 Annual Awards Summary, Updated March 13, 2024 ([https://www.bia.gov/sites/default/files/media\\_document/2023\\_annual\\_awards\\_summary.pdf](https://www.bia.gov/sites/default/files/media_document/2023_annual_awards_summary.pdf)).



events, snowpack loss, and mass wasting (landslides). Examples of adaptation plans or action plans in other communities include:

- Chugach Regional Resources Commission Climate Adaptation Planning Project (Ongoing)
- 2018 Central Council of the Tlingit and Haida Indian Tribes of Alaska Climate Change Adaption Plan
- 2011 City and Borough of Juneau Climate Action and Implementation Plan
- 2010 Sitka Climate Action Plan
- 2007 Homer Climate Action Plan

**Strategy #7: Develop and apply land use policy tools that will promote economic development, create housing, and protect the natural environment.**

*Specific implementation suggestions for Action 7a include:*

1. Lands suitability planning or analyses can provide streamlined decision-making for several land use actions, including area planning, site-specific planning, rezones, borough land sales, and land and facilities management. Suitability analyses can help determine areas that are least suitable for development to most suitable and incorporate several environmental factors that affect development, including:

- |                   |                            |                          |
|-------------------|----------------------------|--------------------------|
| ○ Elevation       | ○ Hazard potential         | ○ Accessibility (walking |
| ○ Slope           | (wildfire, slides,         | distances to core        |
| ○ Hydric soils    | tsunami inundation,        | services, road           |
| ○ Wetland types   | etc.)                      | conditions and           |
| ○ Land cover      | ○ Critical habitat buffers | transportation           |
| ○ Solar aspect    | ○ Utility availability     | networks)                |
| ○ Soil subsidence | (current and near-term     | ○ Vacant land to         |
| ○ Flood zones     | expansion)                 | developed land ratios    |

Most data can be compiled from publicly available datasets. A suitability analysis assigns values, or a set of weighted criteria based on the desired conditions of a site using spatial analysis tools. The Fairbanks North Star Borough utilized lands suitability analyses during its last comprehensive plan update.

*Specific implementation suggestions for Action 7e include:*

2. Create special use standards for aviation uses in rural areas. Base standards on a clear set of parameters, such as clear definitions, acceptable noise levels, lot size minimums, and specific distance requirements from residential, wildlife habitat, or other areas. Possibilities are presented in Figure D-17 for the community to consider during a code revision process and further public involvement. A comparison of other communities' land use code for aviation uses outside of airport zones is also included in Figure D-18.



Figure D-17: Menu of Options | Aviation Use Regulations Outside of Airport Zones

Option	Description
No Action	<p>Heliports are allowed by-right in heavy industrial zones and allowed under the provisions of a conditional use permit in the General Use zone (Upper Chilkat Valley), the Rural Mixed Use zone, and the Industrial/Light/Commercial zone. Other aviation uses (e.g., airparks) are allowed by-right in the General Use zone. No special use standards exist for heliports.</p>
Moratorium or Prohibition	<p>As considered in 2023 and 2024 under draft resolution 23-09-1064, the Borough could prohibit new permits for heliports within a 10-mile radius, or it could be based on other terms, such as time or specific period (e.g., for a specified number of years). The borough could also prohibit heliports outright in the General Use zone as it has done for other zones. Some grandfathered heliports would not be impacted by either option unless the uses were discontinued or destroyed (see non-conforming uses in the Haines Borough Code). Some existing heliports that have term limits would expire and be discontinued.</p>
Special Use Permit	<p>A special use permit for land use is processed by an administrative body (staff) under a clear set of standards that have been pre-determined through robust public engagement. Clear standards for heliports could include:</p> <ul style="list-style-type: none"> <li>• Noise restrictions: see the requirements for shooting ranges.</li> <li>• Takeoff/Landing restrictions: reducing the number of flights per day/week/month.</li> <li>• Temporal restrictions of operation: limiting hours/days/seasons of operation.</li> <li>• Buffers: establishing certain setback limits from residential or other uses, establishing minimum lot size, vegetation buffers, or specified distances between an aviation use and a residential zone or critical habitat area.</li> </ul> <p>If a proposal cannot meet standards, it would be denied. If the terms of the permit were violated, the permit would be revoked.</p>
Special Use Permit Variations	<p>The Borough could set terms of a special use permit that would prompt the need for conditional use review (e.g., a heliport proposal in which the development’s setback is 3,000 feet from a residential zone instead of 5,000 feet would require Planning Commission approval). Alternatively, the Borough could set special criteria for aviation uses as part of the conditional review process.</p>
Designation of rural aviation zones	<p>Setting aside specific areas for aviation or industrial uses within the Upper Chilkat Valley may help decrease instances of land use incompatibility and conflict. Establishing zones for by-right aviation uses also alerts residents or prospective home buyers that the area may be impacted by aircraft noise.</p>



Figure D-18: Community Comparison | Aviation Use Regulations Outside of Airport Zones

Community	Regulation Description
City and Borough of Juneau	Most aviation uses are located within the airport zone, though one heliport is located in a light industrial zone near rural residential neighborhoods and state parks. There are no specific use restrictions for heliports in borough code. A helicopter noise study was commissioned in 2017 to recommend certain designated heliport areas based on acceptable noise levels.
Fairbanks North Star Borough	Aviation uses outside of airport zones or the military airport zone are either in industrial zones, rural residential zones, or general use zones. There are no specific use standards or restrictions for heliports or airparks. The <i>Military Noise</i> overlay designation exists in some neighborhoods; it is intended to encourage land use compatibility with aviation uses and provide notice to landowners that properties may be impacted by military aircraft and arms noise.
City of Valdez	The City of Valdez provides specific use standards for helipads in Chapter 17.08 of municipal code. Use standards pertain to noise restrictions, potential helicopter landing restrictions, and additional public notice.

*Specific implementation suggestions for Action 7f include:*

3. Possible factors for high agriculture potential include soil type (e.g., area soils along stream terraces have generally fertile soils due years of nutrient-rich river deposition), large lot acreages, access to transportation and markets, proximity to other farms, low slopes, relatively favorable microclimate conditions and adequate distance from anadromous streams. Figure D-19 displays the Agriculture Potential Overlay to accompany the FLUM. The overlay was largely informed by public input and does not include extensive analysis as described above. However, all areas are near stream terraces and have relatively low slopes. More areas may be identified and added to the overlay after further analysis.



Figure D-19: Agriculture Potential Overlay - Highway

