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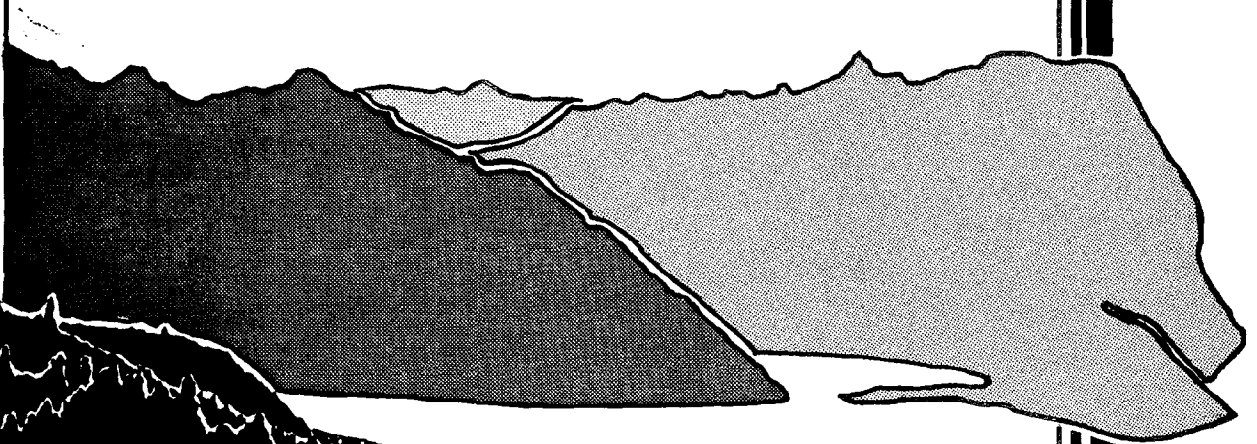
W.P.

Alaska Coastal Management Program

HT168.H35.H33 1979

HAINES COASTAL MANAGEMENT PLAN

EXECUTIVE SUMMARY



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COASTAL ZONE
INFORMATION CENTER

Introduction

The following report is a summary of the Coastal Management Plan. It outlines the community development strategies which are to be pursued by the City of Haines in implementing the adopted Coastal Management Plan.

Recommendations

The summary report and recommendations are broken down into three categories, the Summary Recommendations, the action necessary in Phase II Implementation Program to carry out the recommendations, and the Priority placed on such action by the City. The basic actions to be pursued are: Development Ordinance revision which may include zoning, subdivision or general ordinance construction and rewriting; Action Program which identifies funding and specific directions; Acquisition: recommended property acquisition by the City, Borough or State Government; Annexation: the addition of lands to municipal jurisdiction; City Council Action: Action necessary to authorize or approve. The priority is broken down into two categories: Immediate and Mid-Range. Immediate needs are to be given immediate study by the city's Coastal Management Contractors in the Implementation Phase so that the City and Community Development Specialist can concentrate energy on carrying out the programs. Mid-Range priorities are ones which can be carried out in two to five years which will be given directional outlines by the Coastal Management Consultant but do not have an in-depth study at this time.

<u>TYPE OF ACTION ACTION NECESSARY</u>	<u>SUMMARY RECOMMENDATIONS</u>	<u>PRIORITY (I=IMMEDIATE MR=MID RANGE)</u>
	I. DISTRICT BOUNDARIES	
CITY COUNCIL PLAN ADOPTION	The city recommends a final management boundary to the Coastal Policy Council which includes all lands and waters within the city limits as its coastal area.	I
	II. RESOURCE ANALYSIS	
DEVELOPMENT ORDINANCE	°The city should develop regulations which prevent the alteration of natural drainage patterns and require developers to conduct drainage studies to determine erosion potential along with proper design of drainage structures.	I
IMPLEMENTATION PROGRAM	°A program should be developed to assist in the restoration, preservation and proper utilization of Fort Seward.	I

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IMPLEMENTATION
PROGRAM

°A community enrichment program should be designed and carried out by the city, Chamber of Commerce, OEDP Committee and civic organizations to enhance the charm, character and general beauty of the community. This would add needed assistance to the established Anti-Litter Code.

I

III. AREAS MERITING SPECIAL ATTENTION

IMPLEMENTAION
PROGRAM AND
DEVELOPMENT
ORDINANCE

°Fort Seward and the waterfront to and including the small boat harbor are recommended as an AMSA so it might receive special status from the state which would enable funding advantages in the restoration process.

I

IV. USE AND ACTIVITY ANALYSIS

DEVELOPMENT
ORDINANCE

°It is recommended that criteria identified under the proper and improper use section be adopted as a means of guiding the development of specific procedures and regulations in the implementation program.

I

DEVELOPMENT
ORDINANCE

°The city should incorporate standards for hazards, habitats and environmental quality into local codes to insure coordination in resource management.

I

V. LAND USE PLANNING RECOMMENDATIONS

Lutak Inlet

DEVELOPMENT
ORDINANCE

°The municipal dock and adjoining lands should be used for marine dependent and related heavy industrial and transportation users.

I

ACQUISITION

°The city should expand their holdings in this area.

MR

ANNEXATION

°The city should consider annexing this area to the city so effective use of the property can be insured through city control

MR

IMPLEMENTATION PROGRAM	°A port authority should be established	MR
	<u>Portage Cove</u>	
DEVELOPMENT ORDINANCE	°The small boat harbor and adjacent public and semi-public lands should be designated as public use lands and maintained for expansion of the harbor and tourist related on-shore facilities.	I
DEVELOPMENT ORDINANCE	°Private lands north and south of the boat harbor should be utilized for water related light industrial and commercial activities.	I
DEVELOPMENT ORDINANCE	°The state tidelands and associated beaches at the north and south end of Portage Cove should be managed for their public open space and recreational value.	I
ACQUISITION	°Private lands at Nukdik Point and Portage Cove Wayside on the beach side of the road should be acquired.	MR
DEVELOPMENT ORDINANCE	°Fort Seward should be designated as part of the Scenic Historic District and managed as a multiple use district.	I
	<u>McClellan Flats and Associated Lowlands</u>	
DEVELOPMENT ORDINANCE	°Lands bordering McClellan Flats should be utilized for residential, recreational and open space. If demand warrants an arterial road would be developed along this waterfront. It is recommended that lowlands near Jones Point within City Limits be used for light industrial storage and transportation related uses.	I
	<u>Remaining Uplands</u>	
DEVELOPMENT ORDINANCE	°A public and semi-public land use district should be created.	I

ACQUISITION	°Two small blocks of land adjacent to the municipal complex should be part of an acquisition program.	MR
DEVELOPMENT ORDINANCE	°The original townsite should be designated in three land use units and incorporated into the Historic District.	I
	(1) General commercial along Main Street, excluding residential uses.	
	(2) Transitional commercial in adjacent properties which includes a compatible mixture of limited commercial, business office and residential uses.	
	(3) Medium density residential land use including multi-family structures home occupations in areas served by sewer and water.	
DEVELOPMENT ORDINANCE	°A Planned Development District approach is recommended for the large block of private land in the southern part of the city.	I
DEVELOPMENT ORDINANCE	°Low density residential is recommended for those areas in the north which sewer and water is not likely to serve or physical features limit high density development (steep slopes).	I
	<u>Historic and Scenic District</u>	
DEVELOPMENT ORDINANCE	°A historic and scenic district is recommended for Fort Seward and the waterfront, including the small boat harbor. Uses permitted under the applicable zoning could apply with special management applications for this area.	I
	<u>Fish Processing</u>	
IMPLEMENTATION PROGRAM	°The city should encourage the development of a fish processing plant through the conducting of feasibility analysis.	I

Recreation and Tourism

- | | | |
|------------------------|--|----|
| IMPLEMENTATION PROGRAM | °A prospectus should be prepared to assist in the promotion of the industry. | I |
| IMPLEMENTATION PROGRAM | °Development of a Scenic and Historic District highlighting Fort Seward | I |
| | °Develop a military museum | |
| | °Restore appropriate sections | |
| IMPLEMENTATION PROGRAM | °Construct a natural history interpretive center in conjunction with the Sheldon Museum and Cultural Center. | I |
| RESOLUTION | °Support expansion of Chilkoot Wayside and Chilkat State Park. | I |
| IMPLEMENTATION PROGRAM | °Develop a five-year recreation trails plan. | MR |

Acquisition of Planning Power

- | | | |
|------------------------|---|----|
| IMPLEMENTATION PROGRAM | The options available to the city and borough in extending planning authority beyond the present city limits are: | |
| | °Establish a coastal resource planning district permitted under a third class borough status. The planning district could be comparable with the study area outlined in Part I. | MR |
| | °Develop aggressive annexation program in Phase II Implementation which includes areas of concern to the city. | I |
| | °Upgrade from a third class to second class borough or pursue a unified or consolidated city-borough government. | MR |

VI. ORGANIZATION AND IMPLEMENTATION

- | | | |
|-------------------------------|---|---|
| CITY COUNCIL ACTION | °adoption of Phase I Coastal Management Plan by the City Council and Coastal Policy Council | I |
| COASTAL MANAGEMENT CONSULTANT | °development of Phase II implementation programs and development regulations | I |

CITY COUNCIL ACTION	°adoption of Phase II Programs and ordinances	I
CITY COUNCIL ACTION AND FUNDING	°establishment of a Department of Coastal Management and Community Development.	I

Priorities Projects

The means of implementing the recommendations in this report vary from programs to comprehensive ordinance revision by the city council. An Implementation Program is the next phase of the Coastal Planning Program and is a process which can deal with each of the recommendations to the level desired by the city. The state has specific monies (Section 306 funds) designed to assist in the implementation of the adopted plan.

This report of the City of Haines Coastal Management plan is to be submitted to Coastal Policy Council for approval. The Phase II Implementation program to be started as soon as possible will outline specific steps to be taken in the form of programs, ordinances or land acquisitions in order to meet the outlined goals.

Following is a specific list of projects which have been identified as top priority, i.e. part of the development strategy of the O.E.D.P. Committee, and fall within the jurisdiction of the Coastal Management district as now constituted.

A. Port and Harbor Development Activities

- ° Acquisition by the State of Alaska of the federally surplus Haines Tank Farm and conversion of same to a maintenance, refueling and watering facility for the Alaska Marine Highway System.
- ° Construction of a barge off-loading facility, surface improvements, fender system construction and dredging at the Haines Municipal Dock.
- ° Construction of a boat fueling facility at the Haines Small Boat Harbor
- ° Preparation of a plan for the development of the waterfront

B. Development of the Tourist Industry

- ° In conjunction with the Sheldon Museum and Cultural Center, construct an eagle/wildlife/natural history interpretive center focusing attention on the seasonal gathering of eagles in the Chilkat Valley
- ° Restore and develop appropriate sections of Fort William H. Seward as a military museum

- Prepare and implement a tourism promotional plan
 - Support the development of private sector tourist facilities (such as Alaska Indian Arts)
 - Beautification of the community through city wide enrichment program and stricter enforcement of city development and appearance ordinances
- C. Support the development of a fish processing-cold storage facility.
- D. Develop a Five-year Capital Improvements Program with Priority Given to:
- Upgrading streets
 - Extending sewer and water mains

The action program will identify the sources of funding which may be applicable to the specific project. It will outline costs to the city and what actions must be taken in order to qualify for the applicable funding, and recommend the appropriate steps to be taken to implement the project.

- E. Improve the Form of Local Government by:
- A comprehensive revision of City Development Codes to meet Community Development and Coastal Management needs.
 - Establish a Department of Community Development and Coastal Management staffed by someone with expertise in economic development project management and development regulations.

The actions recommended under Item E would also be a Phase II Implementation Program. However, the Economic and Community Development Specialist should be employed as soon as possible under E.D.A., C.E.T.A., or F.H.A. funding plus combined Coastal Management 306 funding as soon as Phase I Coastal Management Plan approval is secured through the Coastal Policy Council. The Phase II Implementation Program should be underway by the Coastal Management Consultant as soon as the City Council authorizes further action. The draft action program effort should be completed within six months so that some specific projects can be developed in 1980.

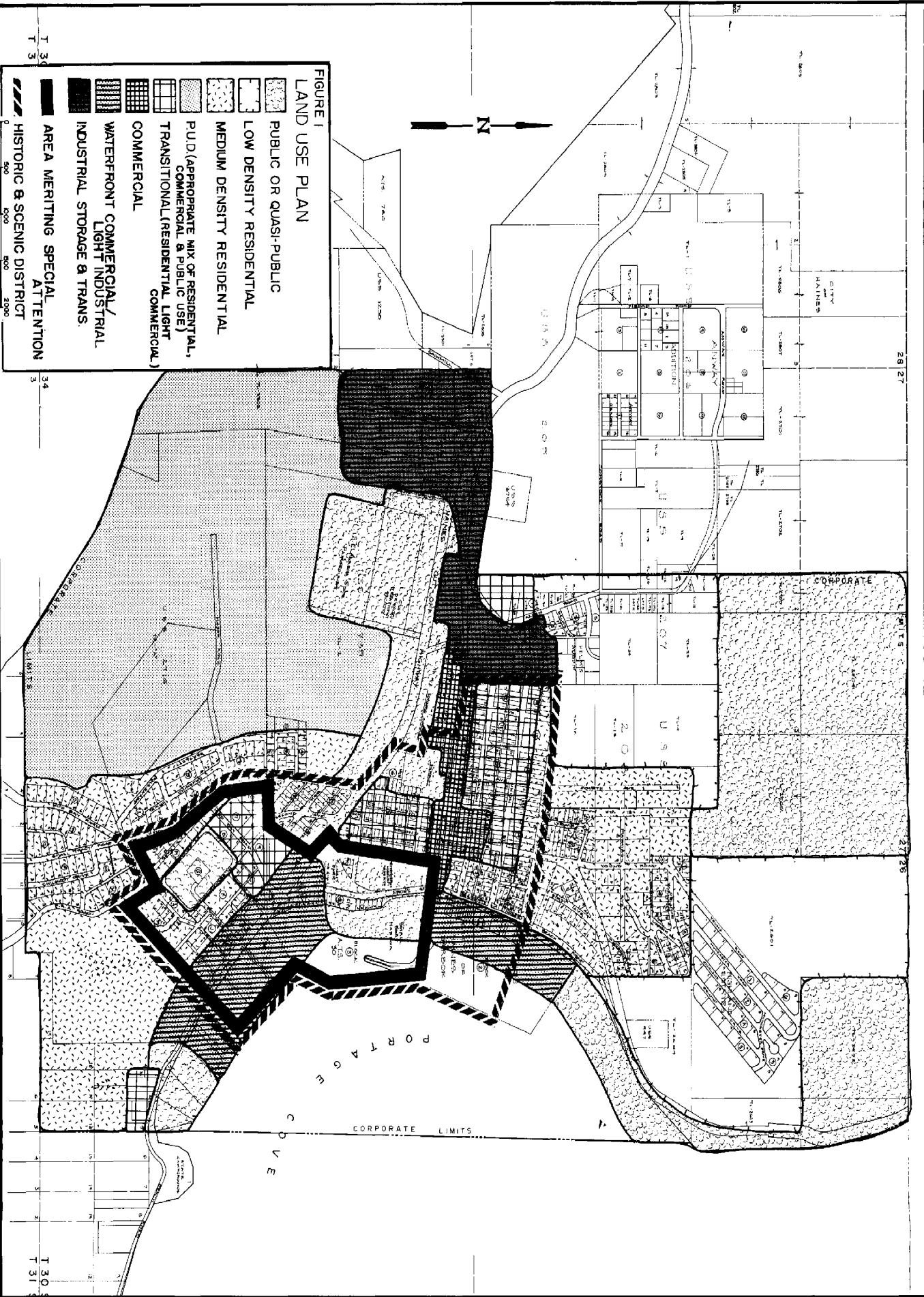


FIGURE 1
LAND USE PLAN

- PUBLIC OR QUASI-PUBLIC
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- P.U.D. (APPROPRIATE MIX OF RESIDENTIAL, COMMERCIAL & PUBLIC USE)
- TRANSITIONAL (RESIDENTIAL LIGHT COMMERCIAL)
- COMMERCIAL
- WATERFRONT COMMERCIAL/LIGHT INDUSTRIAL
- INDUSTRIAL STORAGE & TRANS.
- AREA MERITING SPECIAL ATTENTION
- HISTORIC & SCENIC DISTRICT

SCALE IN FEET

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