

## Appendix D



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### MEMORANDUM

TO: Haines Borough Planning Commission

FROM: John Brower, Assistant. Lands Manager

DATE: September 21, 1998

SUBJECT: Borough lands classifications

At the last few HBPC meetings, the Commission directed that we take a different approach to formally classifying borough owned lands. Rather than hastily completing the process, it was decided to proceed with a greater review of the lands prior to classification. The suggestion was to have (Borough staff) me draft a document that tentatively classifies the land to bring forward to the Commission and the public. Henceforth, the idea is to have the Commission review such a tentative classification and then proceed to hold a public hearing on such classification. If it were possible to visit these lands prior to classification, the Commission would do so. After these steps were completed, the Commission would be in a better position to formally classify the lands and make such recommendation to the Assembly.

The Commission felt this new approach would maximize the public input and understanding of how best to classify borough owned lands. This new approach was a result of several meetings, workshops, and discussions held on this issue this past Spring/Summer. As a result of this Commission directive, I will make an attempt to begin this process of tentatively classifying these lands to the Commission for further discussion.

If you recall, the remaining major Borough land holdings are: Excursion Inlet, Mt. Ripinsky area, Mt. Riley area, and the Lutak area. In the Spring of 1997, Borough Mayor Lapp directed the Commission Chairman to classify these remaining Borough lands as soon as possible. It was decided that this classification recommendation could be made a part of the pending revised Borough Comprehensive Plan. Along with the many land sales held in the past two summers, a sense of urgency fell upon the Commission to move forward with this task. Despite this "sense of urgency", the Commission has continually felt that time is needed to properly do this job. This sentiment has been echoed to the Commission by many members of the public. Which is why the Commission is now moving in the direction as stated above.

(1) Excursion Inlet:

The Commission held a workshop in Excursion Inlet on June 24<sup>th</sup>. From that workshop, the attached document was forwarded all landowners as to the summary of the workshop. On July 13<sup>th</sup>, the Commission attempted to hold a public hearing on the many Borough lands in Excursion. The only productive discussion held that evening was to consider classifying the entire Neva Lake area as public recreational. (Please note that the Borough Mayor opposes this classification.) In our continuing education of the public's concerns with EXI, I am also referencing the attached August 28<sup>th</sup> letter from WCPC. I believe the documents give lots of information as to how we may proceed with classifying some of these lands down in EXI. I do not think I have to dwell much further on the possibilities at this time, other than I think the summary of the workshop gives a fairly clear picture of how the public feels about these lands. There is one major thing the Commission needs to revisit, the potential land trade and consolidations between the Borough and WCPC. The Commission had tentatively classified these lands as "general use" as referenced in the attached memorandum of April 3<sup>rd</sup>. The Commission needs to reconfirm this classification at the next regular meeting. Ward's Cove is very serious in their desire to have this matter attended to by the Assembly as soon as possible. Ward's Cove concern is interacting with another Assembly at a future date and go through another delay in the pending land consolidation between the Borough and the Cannery. The latest I heard is that a meeting is pending between the Planning Commission, the Assembly and the folks at Ward's Cove Packing. A date has yet to be set on this matter.

(2) Lutak lands:

In the Commission's workshop of June 25<sup>th</sup>, we discussed the remaining major borough land holdings. The Lutak lands consist of approximately 70 acres as so noted in the attached map. The Commission generally discussed some of the issues involved with these lands. This included:

- the native interests in the area which are related to setting aside the area encompassing petroglyphs and an old gravesite. It was also mentioned that a land exchange might be proposed between the Chilkoot Indian Association and the Borough.
- Protection of fish and game habitat and the critical nature of the salmon resource, as well as bear habitat. It was mentioned that the Commission will need to discuss this matter with Fish & Game representative Randy Erickson.
- Access is an obvious issue that will need to be addressed. The costs will be very high to potentially develop a borough subdivision in the area.
- The possibility of offering the adjoining lot owners a "buffer strip" of land to protect any future development in the area.
- If there is to be any subdivision development, this would most likely consist of 5 acre residential lots in the back half of the rectangular portion of the land.

(3) Mt. Riley lands:

These are the borough lands that are adjacent to and include some of the Mt. Riley trail. The lands are across from Carr's Cove lots .sold this past year. The issues discussed by the Commission included:

- Define the setbacks for the Mt. Riley trail and Lily Lake Road area. It was tentatively agreed that an 150 foot easement (75' on each side of the trail's centerline) would be a good buffer for the Mt. Riley foot access to the area's trail systems. The Lily Lake Road setback would be considered for a 120 foot easement, being 60 foot each side of the centerline.
- The area between the Sportsman's Club and the Mt. Riley trail should be identified for future residential lot development. These are noted as valuable lots and should be the first lots of this land to be offered for public disposal. Rather than offer all the lots for sale at one time, it is recommended to sell a few lots at a time over a period of a few years.
- To access the back portion of these borough lands, you could possibly come off the current Mt. Riley Road by extending that road into another subdivision. This potential development would have to be considered a longer range plan, only being considered after the previously mentioned potential subdivision between the trail and Sportsman's Club.

(4) Upper Skyline Estates/Mt. Ripinsky trail area:

- It was agreed that the portion of these lands that the trail runs through should be set aside as a public recreational trail. The trail easement would be 150 foot. 60 feet each way of the centerline.
- The remainder of the land was noted that as considered a developmental zone by the City Planning Commission and future potential subdivision site.

LUSA/HBPC Relationship:

It was discussed at one of our last meetings (July 13) that a committee be appointed to work with the LUSAs in developing the nature of the inter-relationship between the land use service areas and the Borough Planning Commission. We all agreed that this was a good idea that had merit regardless of the outcome of the Consolidation vote in November. Debbie Gordon and myself were chosen to work with the LUSAs on this issue. To date, no meetings have been held. I mention this only for the fact that this needs follow up.

The Comprehensive Plan:

I have had a difficult time in making progress with the Comprehensive Plan while serving in this position with the Borough. I continually receive other assignments and must work with the public as they visit the office. However, I am hopeful that I can spend more time on it these next six weeks. There is absolutely no progress to report in this regard. I will incorporate the work to date in some kind of a draft document form as soon as possible. With the Consolidation vote in November, the draft plan may or may not be ready by that time. All I can say is that I will try.