



DATE: 10 September, 2015

To: Haines Borough Planning Commission

From: David B. Sosa, Borough Manager

Subject: **SMALL BOAT HARBOR EXPANSION 95% DESIGN REVIEW**

1. PND Engineers recently provided the Borough Administration with the 95% design plans for the Small Boat Harbor Expansion project. The Borough Assembly has requested that the Planning Commission provide a recommendation on concept 14B's consistency with Borough Land Use, Planning, and Zoning requirements
2. Expanding the small boat harbor has been a goal of the Borough for many years. In 2009 the US Army Corps of Engineers and the Alaska Department of Transportation produced *the Haines Portage Cove Harbor Master Plan* on behalf of the Borough. In chapter 2 of that document the authors identified key criteria of the project:
  - a. Adequately sized to accommodate current and projected user needs and allow for development of harbor-related facilities.
  - b. Upland support: Legal and efficient access to uplands for support of land-based harbor-related services and facilities
  - c. Safety: Design features must protect against wind-generated waves and boat wakes.
  - d. Design must also provide adequate depths throughout the harbor and at entry
  - e. Technically feasible, cost effective design of a protected harbor entrance
  - f. Additional goals and objectives contained in Chapter 2:  
[http://www.hainesalaska.gov/sites/default/files/fileattachments/ports/portage\\_cove\\_harbor\\_master\\_plan\\_2009\\_0.pdf](http://www.hainesalaska.gov/sites/default/files/fileattachments/ports/portage_cove_harbor_master_plan_2009_0.pdf)
3. In 2012 the Haines Borough Comprehensive Plan was adopted and identified specific goals with respect to harbor improvements as noted below:
  - a. Objective 4B: Improve harbor and marine facilities for resident use and to support commercial fishing activity. *Also refer to Econ Dev Objective 3C & actions (1-9) about adding value to local commercial fisheries.*
  - b. Objective 3C: Add value to local commercial fisheries and to commercial fishing/seafood processing activity. *Refer to Transportation 4B (1-4) for objective and actions specific to Portage Cove Small Boat Harbor expansion*

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4. The area in which the project will be completed is zoned on the *Official Zoning Map of Haines Borough Townsite Zoning District (updated 03-02-2015)* as Waterfront and the adjacent properties are Commercial. Haines Borough Code defines Waterfront and Commercial as follows (<http://www.codepublishing.com/AK/HainesBorough.html>):
  - a. W – Waterfront Zone: The intent of the waterfront zone is to permit residential and waterfront-related light industrial and commercial activity compatible with the existing character of the adjacent properties.
  - b. C – Commercial Zone. The intent of the commercial zone is to protect and enhance areas of existing commercial development and to provide areas for the continued growth of commercial enterprise. The uses in this zone are oriented toward serving the commercial needs of the residents of the borough, the surrounding area and visitors. The area is served by, or is planned to have, the necessary level of utilities and an adequate transportation system as deemed appropriate for the planned use.
5. Finally, on page 6-4 of the 2006 Haines Coastal Management Plan a specific objective identified was to “Expand moorage for pleasure craft as well as commercial fishing boats is recommended for the Haines small boat harbor and the Port Chilkoot Dock area.” ([http://www.hainesalaska.gov/sites/default/files/fileattachments/ports/portage\\_cove\\_harbor\\_master\\_plan\\_2009\\_0.pdf](http://www.hainesalaska.gov/sites/default/files/fileattachments/ports/portage_cove_harbor_master_plan_2009_0.pdf))
6. Since the design process began more than 44 public meetings have been held to review options and decide on a plan. The key votes on the current plan were conducted by the Assembly in 2014 to address the following:
  - a. Assembly approved choice of Wave Barrier over both Rubble Mound and Floating Wave Attenuator (cost was major factor)
  - b. Assembly voted for concept 14b over Concept 3A
  - c. Assembly voted funding to authorize PND to design first phase of Concept 14B
7. The current design plan, 14B, meets the criteria outlined in the 2009 Haines Portage Cove Harbor Master Plan while also helping realize Objectives 3C and 4B of the 2012 Haines Borough Comprehensive Plan. Additionally, the intended use conforms to the zoning of the area in which the project will occur and the concept is in concert with the existing character of adjacent properties.
8. In light of the above, it is the Manager’s recommendation that the Planning Commission advise the Assembly that Concept 14B is consistent with Borough Land Use, Planning, and Zoning requirements.

Respectfully,

*D.B. Sosa*

David B. Sosa  
Haines Borough Manager