



DATE: February 10, 2011

TO: Haines Planning Commissioners, Municipal Dept Heads, others

FROM: Barbara Sheinberg, AICP, Sheinberg Associates

SUBJECT: Your review of Feb 10, 2012 Pre-Draft Haines Comprehensive Plan

**Attached please find the (Feb 10) Pre-Draft Haines Comprehensive Plan for your review as well as a packet of Plan maps and oversized tables!**

These materials will all be integrated in the Draft Plan.

**As it turns out, I feel this is the “80%” complete draft.**

- There is still a lot of work for me to do, including writing some incomplete sections, and focusing deeply on the Implementation Plan for each chapter (objectives and actions. But, it is starting to come together.

**Things NOT TO worry about in your review (because I will fix them):**

- Table and chart titles, section headers, and other formatting is not consistent.
- The document will receive at 2-3 more MAJOR edits by me. I know there is some redundancy in the document. I know chapters need edited for readability, clarity and tight language, and some reorganization is needed. Please don't worry about these things too much. I WILL GET THEM!

**Instead please focus your review on CONTENT.**

**Highlighted below are some key issues I hope to discuss Feb 23.**

1. Town - Future Growth Maps/Utility Map:
  - a. Future residential growth areas and (related) changes to desired utility expansion areas – including removing FAA/Mud Bay Rd as area for utility extension and instead concentrating on infill.
  - b. Downtown Business District boundary, commercial development in general
  - c. Industrial areas
  - d. Addressing Lutak/Oceanview Road
2. Talk through differences between 2004 and 2012 Future Growth Maps –particularly out Haines Highway in northwest part of borough out to border
3. Drinking water protection areas
4. Chilkat Peninsula commercial area
5. Mark up map corrections you spot

This is a BIG document right now. I would appreciate your ideas on sections/areas to reduce/cut.

**I am sure we will not have enough time Feb 23 to discuss everything.**

One very helpful thing you can do is use a pen and mark up your plan...write down questions, jot down notes where I have missed something or need deeper analysis, circle areas that need more discussion. Put a line through materials you think I can delete. Then, after the meeting on February 23 I will take your marked up plan back with me so I can dig into these matters before the Town Meeting/Draft Plan is prepared.

Municipal Folks:

Mark, Brian, Scott,  
Ed/Mark/Joe, Gary,  
Jila, Tanya, Jerrie,  
Patricia...

**PLEASE PLEASE**

**PLEASE REVIEW**

sections you are in  
charge of...correct  
things, bring it up to  
date, suggest  
objectives, mark it  
up.