

# KETCHIKAN GATEWAY BOROUGH

# COMPREHENSIVE PLAN 2020



# PREFACE

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The Comprehensive Plan is a long-range document that memorializes the vision of the community and the leadership of the Ketchikan Gateway Borough. Used as a guideline to provide consistent application of regulations and to provide for responsible development, the Comprehensive Plan establishes the framework to build a sustainable community plan within the geographic boundaries of the region known as the Ketchikan Gateway Borough, inclusive of its non-area wide parts and municipalities.

Within the pages of this document there are several references to the “Borough” implementing policies. The use of the term “Borough” reflects the policy making authority of the Borough Assembly and is intended to reflect that authority. It is understood that the Borough Assembly will designate staff to accomplish many of the policies implementing the actions described herein.

INTRODUCTION



## INTRODUCTION

### The Comprehensive Plan

The Comprehensive Plan is a general guide to the development of the community. It establishes public policy for enhancing the quality of life in the Borough and it provides a means for the community to direct growth and change in a consistent, fair, and orderly manner. The comprehensive plan represents a long-range and coordinated view of the future that balances the short-term nature of many of our community development decisions. Of greater significance than the written plan, is the process of public involvement that creates, updates, and applies the goals of the plan. Either through active involvement in this process or by using the comprehensive plan as a guide and as a catalyst to our thinking we are taking responsible action towards achieving a healthy, safe, attractive, growing and viable community for present and future generations.

To facilitate citizen participation, the *Goals-Driven* approach is utilized. This classic method establishes long-range goals for the community, and those goals guide the rest of the planning process. Effective community plans are plans that are “of the community” and “for the community” if not entirely “by the community”. It is through citizen participation that the body charged with the responsibility for developing a plan, the Planning Commission, can ensure that the plan truly is for the community. It is also through citizen participation that the Planning Commission and Borough Assembly involve the community in the process, so that those in the community who care can participate sufficiently that they believe that the plan is truly representative of the community and its collective will.

The Ketchikan Gateway Borough (Borough) Year 2020 Comprehensive Plan is divided into two volumes: A Policy Document and a Map Atlas. The Policy Document contains the goals, objectives and policies for each element, the capital improvements implementation program, and the Comprehensive Plan monitoring and evaluation procedures. The Map Atlas contains maps depicting background information for the various elements including the Existing Land Use, Natural Features, Existing Transportation, etc., as well as the Future Land Use Map series.

The Policy Document contains the following sections of the Comprehensive Plan adopted by the Borough Assembly:

1. the Goals, Objectives and Policies contained in Chapter 3.0;
2. the requirements for capital improvements implementation, including the Five-Year Schedule of Capital Improvements, contained in Chapter 4.0;
3. the procedures for monitoring and evaluation of the plan, contained in Chapter 5.0;
4. the Map series included in the Map Atlas which depict future conditions in the Ketchikan Gateway Borough Future Land Use, also require adoption by the Borough Assembly.

The Goals, Objectives and Policies contained in Chapter 3.0 are the primary mechanism for implementation of the Comprehensive Plan. Goals, Objectives and Policies are presented for the following elements:

1. Future Land Use
2. Conservation and Coastal Management
3. Traffic Circulation
4. Housing
5. Potable Water
6. Solid Waste
7. Sanitary Sewer
8. Drainage
9. Recreation
10. Intergovernmental Coordination
11. Economic Development
12. Capital Improvements

Chapter 4.0, Capital Improvements Implementation, establishes a schedule of capital improvements in support of the Goals, Objectives and Policies for the five-year period subsequent to plan adoption. Also included in this chapter are the programs which will be adopted to ensure that public facilities and services meeting the level of service standards established in the Comprehensive Plan will be available concurrent with the impacts of development.

Chapter 5.0, Monitoring and Evaluation Procedures, describes the procedures that the Borough will follow to ensure that the Goals, Objectives, and Policies of the Comprehensive Plan are implemented.

2.0

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GENERAL



## **2.0 General**

### **Policy 1**

Implementation of this Plan, particularly:

To provide specific interim criteria and standards pending the adoption and effective date of revisions to the land development regulations which are consistent with, and will further the policies set forth in this Plan, certain land development regulations in effect on the adoption date of this Plan have been incorporated by reference. Upon the effective date of revisions to the land development regulations which are required by, and consistent with this Plan, all references in this Plan to prior land development regulations shall include or be superseded by such revisions.

### **Policy 2**

The implementation dates contained in the Ketchikan Gateway Borough Year 2020 Comprehensive Plan were determined with a baseline date of January 1, 1996. Due to the difficulty of predicting the effective date of this Plan, the implementation dates identified in this Policy Document shall be interpreted to be in effect until adoption of the 2020 Comprehensive Plan.

### **Policy 3**

The Ketchikan Gateway Borough shall be responsible to implement the Comprehensive Plan to the extent authorized by law. While all plan policies are contingent upon funding, many require substantial funds in order to be implemented. Therefore, the Borough shall be responsible to implement the objectives and policies to the extent that local funds for implementation are available and appropriated, and to maintain and continue implementation to the extent that additional local funds or state and federal funds become available.

### **Policy 4**

The Ketchikan Gateway Borough is not required to increase taxes in order to provide funds necessary to implement this Plan. It is, however, required to commit its reasonably available funds to funding what the Borough determines are required. Policy 3 does not require the Borough taxpayers to bear the entire financial burden imposed by the Ketchikan Gateway Borough 2020 Comprehensive Plan. The Borough's commitment is limited to its reasonable ability to fund only part of the cost of implementation.

# 3.0

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## GOALS, OBJECTIVES AND POLICIES



# 1. FUTURE LAND USE



## 3.1 FUTURE LAND USE

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### Goal 101

The Ketchikan Gateway Borough encourages responsible community and economic development to provide future growth that enhances the quality of life, ensures the health and safety of Borough residents and visitors, and protects valuable natural resources.

#### Objective 101.1

The Ketchikan Gateway Borough shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the residents of the development at the adopted level of service standards concurrent with the impacts of such development. Adequate public facilities are only those infrastructure, public safety, and quality of life components of a development necessary to ensure the health, safety, and welfare of the public.

#### Policy 101.1.1

The Ketchikan Gateway Borough supports existing level of service (LOS) standards for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transit. The LOS standards are discussed in the following sections of the Comprehensive Plan.

1. The LOS for roads is established in Traffic and Circulation Policy 301.1
2. The LOS for potable water is established in Potable Water Policy 501.2
3. The LOS for solid waste is established in Solid Waste Policy 601.1
4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 701.1.1
5. The LOS for drainage is established in the Drainage Policy 801.1

#### Objective 101.2

The Ketchikan Gateway Borough encourages future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map (FLUM). The land use designations of a FLUM are broad descriptions of the desired densities and intensities within the designation. The FLUM represents a long-term guide that provides consistency through transition of different uses and the associated densities and intensities. The mapping of lands provides consistency in development expectations and assists in generating community and economic development through orderly growth.

### **Policy 101.2.1**

The principal purpose of the **Residential Conservation** land use category is to encourage preservation of open space and natural resources while providing for very low-density residential development in areas characterized by a predominance of undisturbed native vegetation. Low-intensity public uses and utilities are also allowed. In addition, the Borough shall adopt Zoning Regulations which allow any other nonresidential use that was listed as a permitted use in the Zoning Regulations that were in effect immediately prior to the institution of the 2020 Comprehensive Plan and that lawfully existed on such lands on January 5, 2009, to develop, redevelop, reestablish and/or substantially improve provided that the use is limited in intensity, floor area, density, and to the type of use that existed on January 5, 2009. The corresponding zoning designations are Future Development and Rural Residential.

### **Policy 101.2.2**

The principal purpose of the **Residential Low** land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation. Low intensity public and low intensity institutional uses are also allowed. In addition, the Borough shall adopt Zoning Regulations which allow any other nonresidential use that was listed as a permitted use in the Zoning Regulations that were in effect immediately prior to the institution of the 2020 Comprehensive Plan, and that lawfully existed on such lands on January 5, 2009, to develop, redevelop, reestablish and/or substantially improve provided that the use complies with Title 60 of the Ketchikan Gateway Borough Code of Ordinances, and to the type of use that existed on January 5, 2009. The corresponding zoning designations are Suburban Residential, Residential Low and Neighborhood Residential.

### **Policy 101.2.3**

The principal purpose of the **Residential Medium** land use category is to recognize those portions of subdivisions that were lawfully established and improved prior to the adoption of this plan and to define improved subdivisions as those lots served by a dedicated and accepted existing roadway, have an approved potable water supply either in the form of on-site (cistern) or public supply source, and have sufficient uplands (when associated with wetland or shoreline) to accommodate the residential uses. In addition, the Borough shall adopt Zoning Regulations which allow any other nonresidential use that was listed as a permitted use in the Zoning Regulations that were in effect immediately prior to the institution of the 2020 Comprehensive Plan, and that lawfully existed on such

lands on January 5, 2009, to develop, redevelop, reestablish and/or substantially improve provided that the use complies with Title 60 of the Ketchikan Gateway Borough Code of Ordinances, and to the type of use that existed on January 5, 2009. The corresponding zoning designation is Residential Medium.

#### **Policy 101.2.4**

The principal purpose of the **Residential High** category is to provide for high-density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing located near employment centers. In addition, the Borough shall adopt Zoning Regulations which allow any other nonresidential use that was listed as a permitted use in the Zoning Regulations that were in effect immediately prior to the institution of the 2020 Comprehensive Plan, and that lawfully existed on such lands on January 5, 2009, to develop, redevelop, reestablish and/or substantially improve provided that the use is limited in intensity, floor area, density, and to the type of use that existed on January 5, 2009. The corresponding zoning designation is Residential High.

#### **Policy 101.2.5**

The principal purpose of the **Mixed Use/Commercial** land use category is to provide for the establishment of commercial zoning districts where various types of commercial uses may be permitted at intensities (vehicular traffic) which are consistent with the community character.

This future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate, such as various types of residential and non-residential uses (e.g. retail and residential in the same structure); however, heavy industrial uses and similarly incompatible uses shall be prohibited. The corresponding zoning designations are Development Commercial, Central Commercial and General Commercial.

#### **Policy 101.2.6**

The principal purpose of the **Industrial** land use category is to provide for the development of industrial, manufacturing, and warehouse and distribution uses. Industrial land uses should be located within a transportation corridor such as a roaded, marine, or airport transportation systems to facilitate the use. The corresponding zoning designations are Light Industrial and Heavy Industrial.

#### **Policy 101.2.7**

The principal purpose of the **Institutional** land use category is to provide for institutional uses by federally tax-exempt, non-profit facilities, including, but not limited to, educational, emergency services, scientific, religious, social service, cultural, and recreational organizations. Related residential and non-residential uses, including student and employee housing shall be allowed. The corresponding zoning designation is Public Lands & Institutions.

#### **Policy 101.2.8**

The principal purpose of the **Military** land use category is to provide for federally owned lands used for military purposes. Development densities and intensities are not subject to regulation by the Borough. Military commanders will be requested to follow these recommended densities and intensities as specified in the Coastal Management Plan hereby incorporated by reference. Currently no corresponding zoning designation exists. However, within the horizon of the 2020 Plan, if such development is contemplated this designation demonstrates a desire to provide for such a facility at which time a zoning designation can be created.

#### **Policy 101.2.9**

The principal purpose of the **Airport District** land use category is to prohibit the development of residential, educational, or other uses which are characterized by the regular presence of large numbers of people within the hazard areas of civil and military airports, as prescribed the Federal Aviation Administration (FAA). However, within this District is the availability of Accessory uses such as cafes, restaurants, gift shops, etc. as established in Title 60 of the Borough Code. The corresponding zoning designation is Airport Development.

#### **Policy 101.2.10**

The Assembly, upon recommendation of the Planning Commission, may adopt an official land use district map (aka **Official Zoning Map**) which would set out and delineate the land use districts established in Title 60 of the Borough Code. Currently, the existing Official Zoning Map exists in the Borough Planning Department.

#### **Policy 101.2.11**

Zoning designations Mobile Building Unrestricted, Mobile Buildings Restricted, Cottage Industry, and Historic Districts (e.g. Creek Street Historic District) are designations in addition to other zoning classifications and are intended to act as overlay districts that provide specific zoning requirements and standards that co-

exist with the existing zoning and promote the general health, safety and welfare of the community.

### **Objective 101.3**

The Ketchikan Gateway Borough encourages elimination or reduction of the uses which are inconsistent with the applicable provisions of the land development regulations and the Future Land Use Map, and structures which are inconsistent with applicable codes and land development regulations.

#### **Policy 101.3.1**

The Borough shall prohibit the expansion of non-conforming uses, except as provided within existing zoning allowances.

#### **Policy 101.3.2**

The Borough shall prohibit a non-conforming use to be changed to any other use unless the new use conforms to all applicable provisions of the Future Land Use category and zoning district in which it is located.

#### **Policy 101.3.3**

The Borough shall prohibit, unless exempted by the Assembly, the relocation of a structure in which a non-conforming use is located unless the use thereafter conforms to the provisions of the Future Land Use category and zoning district in which it is located.

#### **Policy 101.3.4**

With the exception of non-conforming uses located in the Mixed Use/Commercial Future Land Use category, if a structure in which a non-conforming use is located is damaged or destroyed so as to require substantial improvement, then the structure may be repaired or restored only for uses which conform to the provisions of the Future Land Use category and zoning district in which it is located. Substantial improvement is defined as any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the pre-destruction market value of the structure. Improvements to historic sites and improvements to meet health, sanitary, or safety code specifications are not considered substantial improvements.

**Policy 101.3.5**

The Borough shall prohibit the re-establishment of non-conforming uses which have been discontinued or abandoned.

**Policy 101.3.6**

Enlargements and extensions to non-conforming structures may not be allowed, except where:

1. the improvement does not constitute a substantial improvement; and
2. a non-conforming use is not located in the non-conforming structure; and
3. the nonconformity is not further expanded

**Policy 101.3.7**

A non-conforming structure, other than a locally or nationally registered historic structure, shall not be moved unless it thereafter shall conform to the applicable provision of the Borough Code.

**Policy 101.3.8**

With the following exception, non-conforming structures which are damaged or destroyed so as to require substantial improvement shall be repaired or restored in conformance with all applicable provisions of the current Borough Code. Substantial improvement or reconstruction of non-conforming single-family homes shall comply with the setback provision of the Borough Zoning Regulations except where strict compliance would result in a reduction in lot coverage as compared to the pre-destruction footprint of the house.

**Policy 101.3.9**

Existing manufactured homes which are damaged or destroyed so as to require substantial improvement shall be required to meet the most recent HUD construction standards, and the FEMA floodplain management standards.

**Objective 101.4**

The Borough may adopt Zoning Regulations which direct future growth away from areas subject to periodic flooding.

**Policy 101.4.1**

The Borough may discourage developments proposed within the Coastal High Hazard Area by requiring compliance with the Coast Management Zone Plan.

### **Policy 101.4.2**

The Borough shall discourage the placement of mobile homes within the Coastal High Hazard Area.

### **Objective 101.5**

The Borough encourages enforcement and updating of the existing Sign Ordinance in order to maintain and improve the visual character of the Borough and protect adjacent land uses.

#### **Policy 101.5.1**

The Borough supports a complete evaluation of the existing Sign Ordinance and adoption of revisions to the Zoning Regulations required to correct identified deficiencies and eliminate non-conforming signage conditions.

### **Objective 101.6**

The Borough encourages the development of guidelines and criteria consistent with the State of Alaska Department of Transportation standards and tailored to local conditions which provide for safe and convenient on-site traffic flow, adequate pedestrian ways and sidewalks, and sufficient on-site parking for both motorized and non-motorized vehicles.

#### **Policy 101.6.1**

The Borough encourages the development of Zoning Regulations which provide for safe and convenient on-site traffic flow, adequate pedestrian ways and sidewalks, and sufficient on-site parking for both motorized and non-motorized vehicles.

### **Objective 101.7**

The Borough shall create and maintain a Borough Geographic Information System (GIS), consistent with budget resources, providing an up-to-date database for use in implementing the goals, objectives and policies of the Comprehensive Plan.

#### **Policy 101.7.1**

The Borough encourages the Planning and Community Development Department staff to create and maintain an up-to-date socioeconomic and physical database linked to the Borough GIS for use in managing future land use. The database shall incorporate the latest Census information.

### **Policy 101.7.2**

The Borough Planning and Community Development Department staff shall, on a quarterly basis, update the GIS and associated databases to incorporate new or updated information such as development activity, zoning changes, updated Census data, new natural resource information, etc.

### **Policy 101.7.3**

The Borough supports the continuation of sharing data with the City of Ketchikan and other agencies of the Borough's GIS and may incorporate fees to offset costs.

### **Policy 101.7.4**

The Borough Planning and Community Development staff shall coordinate with the Property Assessment Office to ensure existing land uses and densities and intensities of use are accurately reflected in the Borough database.

## **Objective 101.8**

The Borough encourages efforts that address local community needs while balancing the needs of ALL Borough communities. These efforts shall focus on the human crafted environment and shall be undertaken through the Neighborhood Plans program.

### **Policy 101.8.1**

The Borough may develop a series of Neighborhood Plans that will be developed in accordance with the following principles:

1. Each Neighborhood Plan will contain a framework for future development and redevelopment including the designation of growth boundaries and future acquisition areas for public spaces;
2. Each Neighborhood Plan will include an Implementation Strategy composed of action items, an implementation schedule, and a monitoring mechanism to provide accountability to neighborhoods;
3. Each Neighborhood Plan will be consistent with the existing Federal and State requirements and overall goals of the 2020 Comprehensive Plan to ensure legal requirements are met. While consistency with the goals of the 2020 Comprehensive Plan is paramount, the 2020 Plan will be updated and amended where appropriate;
4. Each Neighborhood Plan will be closely coordinated with other neighborhood plans and other jurisdictions to ensure development or redevelopment activities will not adversely impact those areas;

5. Each Neighborhood Plan will include appropriate mechanisms allowing citizens continued oversight and involvement in the implementation of their plans. Through the Neighborhood Plan, programs for ongoing public involvement, outreach, and education will be developed;
6. Each Neighborhood Plan will include a Capital Improvements program so that the LOS standard provision for public facilities is provided;
7. Each Neighborhood Plan will include a community character element that will address the protection and enhancement of existing residential areas and the preservation of community character through site and building guidelines. Design guidelines for public spaces, landscaping, streetscaping, buildings, parking lots, and other areas will be developed through collaborative efforts of citizens, the Planning Department, and design professionals reinforcing the character of the neighborhood context;
8. Each Neighborhood Plan within a commercial district (e.g. downtown) will contain an economic development element addressing current and potential diversified economic development strategies including tourism management. The preservation and retention of valued local businesses, existing economies, and the development of economic alternatives will be encouraged through the process.
9. Each Neighborhood Plan will contain a Transportation Element addressing transportation needs and possibilities including circulation, safe and convenient access to goods and services, and transportation alternatives that will be consistent with the overall integrity of the transportation system not resulting in negative consequences for other neighborhoods;
10. Each Neighborhood Plan will be based on knowledge of existing conditions in each neighborhood. The Planning Department will compile existing reports, databases, maps, field data, and information from other sources supplemented by public input to document current conditions;
11. Each Neighborhood Plan will simplify the planning process providing clarity and certainty for citizens, developers, and local officials by providing a transparent framework for a continuing open dialogue with different participants involved in planning issues. Neighborhood Plans, when adopted should be incorporated into the Comprehensive Plan within this Chapter.

### **Policy 101.8.2**

The Borough encourages the subdivision development and/or disposal of Borough lands that will provide for public uses and place the lands in private ownership. Public uses include, but are not limited to, water access, beach access and use, Borough and neighborhood parks, and improvements such as shelter and parking.

## **GOAL 102**

The Ketchikan Gateway Borough supports directing future growth to lands which are intrinsically most suitable for the type of development proposed.

### **Objective 102.1**

The Borough may adopt Zoning Regulations which will establish a Natural Heritage and Park Program. The purpose of this program should be to acquire lands and open space in the public interest for recreation purposes such as beaches, hiking, and other public use areas (e.g. South Pt Higgins & Coast Guard Beach, Connell Lake, and land behind Bear Valley which may not be developable due to wetlands and terrain).

#### **Policy 102.1.1**

The Borough Natural Heritage and Park Program shall be developed and implemented by the Borough's Planning Department, in cooperation with the Land's Manager, Parks and Recreation Department, and other knowledgeable Borough and state agencies.

#### **Policy 102.1.2**

The Lands Committee (appointed by the Borough Manager) and the Planning Department may submit to the Assembly and identify the types of lands for consideration for acquisition. These shall include, at a minimum:

1. Lands containing critical habitat for desired flora and fauna;
2. Lands containing unique geologic features;
3. Lands whose conservation would enhance or protect water quality or would protect fish or wildlife habitat, which cannot be adequately protected through local, state and federal regulatory programs;
4. Lands which can be used, without adverse impacts on natural resources, for community and neighborhood parks and/or public beaches; and
5. Lands which offer the opportunity for preservation of significant archaeological or historical sites.
6. Lands which can be used for hunting, fishing, hiking, and other passive recreation activities (activities that leave no footprint).

#### **Policy 102.2.3**

The Lands Committee may develop an inventory of Natural Heritage and Park acquisition sites not designated for purchase, and may be updated annually. In formulating this list, the Borough may consider freshwater lenses and recharge areas, especially those which overlap recreation areas, as a high priority.

### **Policy 102.2.5**

Lands acquired through the Natural Heritage and Park Program shall be managed to preserve lands for purposes for which the lands were acquired, or otherwise determined by the Borough Assembly.

### **Objective 102.3**

The Borough may support state and federal water quality protection programs and the provisions of the Borough Coastal Management Plan.

#### **Policy 102.3.1**

An annual review of pollutant discharges shall be conducted by the Coastal Management Plan administrator (the Alaska Department of Natural Resources) to determine impact trends and evaluation of nearshore water quality. If necessary, the Borough may develop and implement permitting, inspection, and enforcement procedures designed to reduce pollutant discharges into ground and surface waters from:

1. On-site disposal systems and secondary sewage treatment plants;
2. Moored/anchored vessels, including live-aboard, in near-shore waters;
3. Marinas and fueling facilities; and
4. Stormwater runoff.

Program development will be coordinated with existing state and federal agencies to work with property owners for establishing best practices to address impacts. The level of implementation of the program will be determined by available funds and/or funding sources such as state or federal grants.

#### **Policy 102.3.2**

The Borough encourages actions to support and promote state and federal enforcement of wastewater discharge permits for seafood processing facilities and other industrial dischargers.

#### **Policy 102.3.4**

At the direction of the Assembly, the Planning Department shall develop revisions to the Borough Zoning Regulations which will implement Borough policies controlling pollutant discharges into surface waters from dredge and fill activities.

## **GOAL 103**

The Ketchikan Gateway Borough, in recognition of its historic and cultural resources, encourages efforts that designate, protect, and preserve its historic and cultural resources.

### **Objective 103.1**

The Borough supports efforts to establish and maintain a comprehensive inventory of historic and archeological resources, including buildings, structures, districts, sites, objects, and significant places.

#### **Policy 103.1.1**

The Planning Department may establish an inventory of all known historic and archaeological resources using information provided by Historic Ketchikan, Inc., tribes, and other local, state, and/or federal agencies.

#### **Policy 103.1.2**

The Planning Department may update the inventory of historic and archaeological resources on an annual basis as new historic and archaeological resources are identified.

#### **Policy 103.1.3**

The Borough may complete a comprehensive historic and cultural architectural survey to inventory and document historic and cultural architectural resources. This survey shall also identify historic housing and define the bounds of any potential historic districts such as those preliminarily identified on Creek Street, Thomas Stedman, Newtown, and in the City of Ketchikan.

### **Objective 103.2**

The Borough encourages efforts to implement measures for the protection and preservation of historic resources.

#### **Policy 103.2.1**

The Borough may adopt Zoning Regulations constituting a Historic Preservation Ordinance to provide protection for historic resources listed on the Alaska Historic Register and or the National Register of Historic Places. The adopted regulations should:

1. Establish a historic/archaeological review board to review development proposals which impact designated historic resources;

2. List the qualifications and selection criteria for review board members;
3. Specify the criteria for local designation of historic resources guided by the criteria for designation to the National Register;
4. Incorporate the procedure for local designation as specified by Title 60 of the Borough's Code of Ordinances;
5. Specify the restrictions on archaeological sites resulting from local designation. Establish standards to address the siting and design of proposed developments to minimize impacts on archaeological resources, and the proper documentation and recording of the site including retrieving of artifacts;
6. Provide incentives allowed by state law which may include tax credits, tax relief, special property tax assessments, zoning variances, and FEMA exemptions to encourage the conservation and rehabilitation of privately-owned historic resources; and
7. Specify permitting and review procedures that reconcile redevelopment of designated historical buildings and sites with potential non-conforming status.

#### **Policy 103.2.2**

The Zoning Regulations adopted pursuant to Policy 103.2.1 should be drafted to meet the requirements of the Department of the Interior's "Certified Local Government Program" which shall enable the Ketchikan Gateway Borough to qualify for State Historic Preservation Grants-in-Aid. Within six months of adopting the Zoning Regulations pursuant to Policy 103.2.1 the Borough should submit the historic preservation regulations to the U.S. Department of the Interior and the State Historic Preservation Officer for certification.

#### **Policy 103.2.3**

The Borough shall require that architectural guidelines be drafted and approved by the Borough for each Historic District listed on the Alaska Historic Register. These guidelines should be drafted by the nominating agency, and shall be approved by a qualified historic preservation professional. The guidelines should be reviewed and approved by the Borough within one year of acceptance of the District on the state or federal register.

#### **Objective 103.3**

The Borough may adopt and implement measures for the protection and preservation of historic resources on public lands.

### **Policy 103.3.1**

The Borough encourages efforts to coordinate with the state and federal agencies to identify, monitor and protect historic resources located on public lands.

### **Policy 103.3.2**

Development plans on Borough-owned lands which contain historic resources listed on the Alaska Historic Register shall be subject to review by the criteria established pursuant to Policy 103.2.1.

### **Policy 103.2.3**

The Borough Planning Department will work with Historic Ketchikan, or other similar organizations to increase public awareness and appreciation of the historic resources and historic preservation activities in the Borough.

## **GOAL 104**

The Ketchikan Gateway Borough may undertake a comprehensive land acquisition program and responsible growth initiatives in conjunction with its Neighborhood Plan Program in a manner that recognizes the finite capacity for new development in the Ketchikan Gateway Borough by providing economic and housing opportunities for residents without compromising the biodiversity of the natural environment and the continued ability of the natural and man-made systems to sustain livable communities in the Ketchikan Gateway Borough for future generations.

### **Objective 104.1**

The Borough encourages responsible growth initiatives in conjunction with Neighborhood Plans and Land Acquisition Programs which promote innovative and flexible development processes to manage, maintain and enhance the community character and quality of life, redevelop blighted commercial and residential areas, remove barriers to design concepts, and direct future growth to appropriate infill areas.

### **Policy 104.1.1**

The Borough seeks to create an economic development framework for a sustainable visitor-based economy, not dependent on growth in the absolute numbers of tourists, and that respects the unique character and outdoor recreational opportunities available in the Borough.

**Policy 104.1.2**

The Borough seeks to create an economic development framework for a sustainable economy to include a diverse base of commerce, not dependent on growth of the Borough, but recognizing existing conditions. This framework respects the unique character and outdoor recreational opportunities and the commercial and residential opportunities available in the Borough.

**Policy 104.1.3**

The Borough may prepare design guidelines to ensure that future uses and development are compatible with scenic preservation and maintenance of the Ketchikan's character.

## 2. CONSERVATION & COASTAL MANAGEMENT



## 3.2 CONSERVATION AND COASTAL MANAGEMENT

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### Goal 201

The Ketchikan Gateway Borough encourages the continuance of maintaining, and where possible, enhancing existing quality of its estuaries, nearshore waters (harbors, bays, lakes, and tidal streams) and associated marine resources.

#### Objective 201.1

The Ketchikan Gateway Borough encourages responsible development and supports permitting, inspection, and enforcement procedures designed to reduce pollutant discharges into surface waters from marinas and fueling facilities of state and federal agencies.

##### Policy 201.1.1

The Borough encourages responsible development and support enforcement programs of existing state and federal regulations pertaining to spillage prevention, containment, and clean-up of fuel or hazardous material at marina sites and fueling facilities.

#### Objective 201.2

The Ketchikan Gateway Borough encourages actions to support and promote enforcement of wastewater discharge permits for seafood processing facilities and other industrial dischargers to promote new and existing businesses in Ketchikan.

##### Policy 201.2.1

The Borough encourages support of appropriate state regulations through the zoning ordinance pertaining to the disposal of fish and shellfish by-products from seafood processing facilities to promote and enhance new commercial fishing industries in Ketchikan, including the following:

1. By-products shall be encouraged to not be dumped into surface waters or wastewater disposal systems;
2. By-products shall be encouraged not to be disposed of as solid waste; and
3. Consideration shall be given to suitable reuse of by-products such as the development of new items (e.g. fertilizers, dog food, etc.).

### **Objective 201.3**

The Ketchikan Gateway Borough encourages the control of pollutant discharges into the surface waters from dredge and fill activities pursuant to the Coastal Management Plan.

#### **Policy 201.3.1**

The Borough encourages support of state and federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations adopted by the Borough shall be maintained, including:

- All dredged spoil resulting from dredging should be placed on a permitted upland site where drainage can be contained on-site.
- No “after-the-fact” permit shall be issued that violate local, state and/or federal dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

### **Goal 202**

The Ketchikan Gateway Borough encourages the protection of the health and integrity of living marine resources and marine habitat and fisheries, and where possible, these resources should be enhanced.

#### **Objective 202.1**

The Ketchikan Gateway Borough encourages the support of state and federal agencies in development and implementation of management measures designed to protect the fisheries of Southeast Alaskan waters.

##### **Policy 202.1.1**

The Borough may periodically meet with the Alaska Department of Fish & Game, the Alaska Fishermen’s Association and other industry groups, to assess measures which could be implemented by the Borough to protect the fisheries of Southeast Alaska. To the extent practicable, the Borough shall take steps to implement such protection measures as may be identified through this cooperative effort.

##### **Policy 202.1.2**

The Borough encourages the support of, and wherever feasible, to aid private and non-profit groups, as well as public agencies in promoting aquaculture. The purpose(s) of such aquaculture shall be to augment fisheries, limit stress on fisheries, and/or replace depleted stock in the waters around the Ketchikan

Gateway Borough to further enhance the commercial fishing industry of Southeast Alaska.

### **Goal 203**

The Ketchikan Gateway Borough encourages the prioritizing of shoreline land uses and establishing criteria for shoreline development in order to preserve and enhance coastal resources and to ensure the continued economic viability of the Borough in accordance with the Coastal Management Plan.

#### **Objective 203.1**

The Ketchikan Gateway Borough encourages the development and implementation of measures for prioritizing of shoreline uses consistent with the following order of priorities:

1. Water-dependent uses
2. Water-related uses; and
3. Uses not dependent upon or related to shoreline access.

#### **Policy 203.1.1**

The Borough encourages the development of a “shoreline use priorities plan” which shall provide for siting of water-dependent and water-related uses consistent with the following order: 1) water-dependent, 2) water-related, and 3) uses that are not dependent upon or related to shoreline access. The plan shall encourage accomplishing the following:

1. Establish performance standards for shoreline development, consistent with criteria of the state Coastal Management Plan.
2. Analyze conflicts among existing shoreline uses and recommend strategies for reducing or eliminating such conflicts; and
3. Identify strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses and is compatible with existing land uses.
4. Adopt land use regulations that regulate existing and new shoreline development consistent with the recommendations of the Coastal Management Plan.

## **Objective 203.2**

The Ketchikan Gateway Borough encourages revisions to the Borough Code pertaining to structures built over water (including, but not limited to, boat docks, fishing piers, and observation decks) to provide compliance and consistency with existing state and federal regulations.

### **Policy 203.2.1**

The Borough encourages support of state policies and regulations concerning the permitting of docks and piers, except in those instances where local regulations are more stringent.

## **Goal 204**

The Ketchikan Gateway Borough encourages adequate public access to the beach or shoreline.

### **Objective 204.1**

The Ketchikan Gateway Borough encourages the maintenance and increase of the amount of public access to the beach and/or shoreline consistent with the public need.

#### **Policy 204.1.1**

The Borough encourages a complete Public Access Plan for the Borough. The Public Access Plan shall estimate the existing capacity for the following types of public access facilities.

1. Coastal roads and facilities providing scenic overlooks;
2. Marinas;
3. Boat ramps;
4. Public docks;
5. Downtown waterfront promenade;
6. Fishing piers;
7. Traditional shoreline fishing areas.
8. Public access points to the beach or shoreline through private lands; and
9. Parking facilities for beach or shoreline access;

#### **Policy 204.1.2**

The Borough encourages the adoption of land development regulations which:

1. Implement recommendations of the Public Access Plan;
2. Provide for the enforcement of public access to beaches funded at public expense by prescription, prescriptive easement, or any other legal means;

3. Provide for the enforcement of public access requirements of the Coast Zone Protection Act of 1985;
4. Specify standards for transportation and parking facilities for beach and shoreline access.

### **Policy 204.1.3**

The Borough encourages incorporating public access facilities into the GIS for use in future public access and shoreline planning.

## **Goal 205**

The Ketchikan Gateway Borough encourages recognition, designation, protection, and preservation of its historic and cultural resources.

### **Objective 205.1**

The Ketchikan Gateway Borough encourages the establishment and maintenance of a comprehensive inventory of historic, cultural, and archaeological resources, including buildings, structures, districts, sites, objects, and significant places utilizing existing data.

### **Objective 205.2**

The Ketchikan Gateway Borough encourages implementation of measures for the protection and preservation of historic and cultural resources on private and public lands.

### **Objective 205.3**

The Ketchikan Gateway Borough encourages efforts to increase public awareness and appreciation of the historic and cultural resources and historic and cultural preservation activities in the Borough.

### **Objective 205.4**

The Ketchikan Gateway Borough encourages coordination with public agencies and non-profit organizations to protect, preserve, and increase awareness of historic and cultural resources.

## **Goal 206**

The Ketchikan Gateway Borough encourages working with, where appropriate, private development interests to provide the necessary services and infrastructure to support existing and new development proposed by the Future Land Use element of the Comprehensive Plan to encourage economic development, while limiting public expenditures and minimizing adverse impacts in the Coastal Zone.

### **Objective 206.1**

Public expenditures for infrastructure in the Coastal Zone, when necessary, should be phased in accordance with a capital improvements schedule established by the Comprehensive Plan.

#### **Policy 206.1.1**

The Borough Capital Improvements Program should be revised to include the infrastructure improvements identified in the Comprehensive Plan Five-Year Schedule of Capital Improvements which are required to serve development or redevelopment in the coastal zone at the densities and intensities proposed by the Future Land Use element of the Comprehensive Plan in accordance with Coastal Management Plan.

# 3. TRAFFIC CIRCULATION



## 3.3 TRAFFIC CIRCULATION

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### Goal 301

The Ketchikan Gateway Borough encourages the safe, convenient, and efficient motorized and non-motorized transportation system for the movement of people and goods.

#### Objective 301.1

The Borough supports the existing Alaska Department of Transportation (ADOT) level of service (LOS) standards for all Borough roads for the purpose of determining existing and future roadway needs.

#### Objective 301.2

The Borough encourages all roads to have sufficient capacity to serve development at the established ADOT LOS standards concurrent with the impact of proposed development.

#### Policy 301.2.2

The Borough does not encourage new development, which, in combination with all other development, would significantly degrade the LOS below the established ADOT LOS standards. As identified by ADOT, a five percent projected decrease in travel speeds is a significant degradation in the level of service.

#### Objective 301.3

In order to provide for bicycle and pedestrian travel that is safe, convenient, and efficient, the Borough encourages additional bicycle and/or pedestrian paths.

#### Policy 301.3.1

The Borough supports the development of a plan for coordinated bicycle path and pedestrian way improvements emphasizing access to transportation hubs, commercial centers, schools, parks, public waterfronts and other publicly owned lands, and shopping centers.

#### Objective 301.2

The Borough encourages development of transportation plans that are coordinated with plans and programs of appropriate state agencies and local governments and are consistent with state and federal regulations.

### **Policy 301.2.1**

The Borough encourages the development of agreements with the City of Ketchikan and the City of Saxman coordinating concurrent management with responsible development growth.

### **Policy 301.2.2**

The Borough supports all roadway improvements to be consistent with the policies of the Coastal Management and Conservation Element of the Comprehensive Plan.

### **Objective 301.4**

The Borough, in coordinated efforts with the City of Ketchikan, City of Saxman, the Alaska Department of Transportation to promote a safe convenient, and efficient motorized transportation system, the Borough encourages implementation of the following policy.

#### **Policy 301.4.2**

The Borough supports regulations to include guidelines and criteria consistent with nationally-recognized standards which provide for safe and convenient on-site traffic flow, adequate pedestrian ways and sidewalks, as well as sufficient on-site parking for both motorized and non-motorized vehicles.

### **Objective 301.5**

The Borough supports and encourages efforts to develop multi-modal transportation to provide for the efficient circulation of residents in Ketchikan and the surrounding area.

#### **Policy 301.5.1**

The Borough encourages cooperative efforts with Prince of Wales Island and the surrounding communities that promote the use and development of the Inter-island Ferry Authority that provides enhanced transportation of pedestrians and vehicles opportunities.

# 4. HOUSING



## 3.4 HOUSING

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### **Goal 401**

The Ketchikan Gateway Borough encourages the adoption of programs and policies to facilitate access by all current and future residents to adequate and affordable housing that is healthy, safe, and structurally sound, and that meets the needs of the population base provided by diversity in the type, durability characteristics, unit size and individual preferences.

#### **Objective 401.1**

The Borough supports the completion of initial implementation of the following defined policies, including establishment of a structure monitoring program to maintain identification of housing needs in the community.

##### **Policy 401.1.1**

The Borough encourages efforts to complete an assessment of seasonal, workforce, and special housing needs utilizing detailed housing data from the U.S. Census and housing stakeholder groups and agencies. The assessment should include an assessment of target areas and population segments representing priority housing needs as a basis for establishing specific quantifiable near and long-term housing programs. In concert with housing stakeholder groups, housing needs can be prioritized and made available for preference in housing development programs. Results of the assessment shall be used to update the Comprehensive Plan's housing policies.

##### **Policy 401.1.2**

The Borough encourages participation in Federal and State housing assistance programs to rehabilitate owner and rental housing for low income residents, as defined by Housing and Urban Development (HUD) by seeking grants, loans, and technical assistance in cooperation with local housing stakeholder groups.

##### **Policy 401.1.3**

The Borough Lands Manager shall compile a list of buildable properties owned or targeted for acquisition by the Borough which potentially could be donated or made available for priority housing. This list will be updated annually and made available to the public.

## **Objective 401.2**

The Borough encourages implementation efforts to eliminate substandard housing and to preserve, conserve, and enhance the existing housing stock, including historic structures and sites.

### **Policy 401.2.1**

Within the non-area wide limits of the Borough the Borough Code Enforcement Officer and Borough Engineer, with assistance from the City of Ketchikan Building Department as appropriate, are encouraged to enforce regulations and ordinances governing the structural condition of the structure, to ensure the provision of safe, decent and sanitary housing and stabilization of residential neighborhoods. To facilitate this policy, the development of a condemnation ordinance providing for authority, implementation, and measurement is encouraged.

### **Policy 401.2.2**

Identification and improvement of historically significant housing will be encouraged by the Planning Department through the coordination of public information programs and Historic Ketchikan, Inc., defining benefits and improvement funding sources.

## **Objective 401.3**

The Borough encourages efforts to ensure that the land use regulations promote sites in residential areas for the location of group homes, foster care, and independent senior living facilities licensed or funded by the Alaska Department of Health and Rehabilitative Services.

### **Policy 401.3.1**

The Borough recognizes the need for, and supports efforts in providing for safe and accessible housing for seniors by working in concert with the City of Ketchikan and other community agencies to identify funding sources, public lands, and other resources for the facilitation of development of primary and ancillary facilities to serve the Borough's senior population.

### **Policy 401.3.2**

The Borough may support development of ordinances which include locational criteria for the establishment of housing for the elderly and institutional housing such as proximity to health care facilities and services, accessibility to public

transportation and proximity to facilities providing essential goods and services as well as compatibility with adjacent land uses.

**Policy 401.3.3**

The Borough encourages partnerships that identify and evaluate alternative strategies to expand subsidized housing programs for elderly in the Borough through coordination with state, federal, and other agencies and encourage their development by private, community-based non-profit, or public entities, as well as public/private partnerships.

**Objective 401.4**

The Borough encourages efforts that formulate housing implementation programs corresponding to each of the specific objectives defined within this element, including:

1. The expansion of public information assistance;
2. Incentive programs, to be implemented in conjunction with the promotion of development of affordable and elderly housing; and
3. The elimination of substandard housing.

The efforts should establish monitoring criteria and procedures for housing implementation programs to be formulated as a result of the various objectives and policies set forth in this plan.

# 5. POTABLE WATER



## 3.5 POTABLE WATER

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### Goal 501

The Ketchikan Gateway Borough encourages support of Ketchikan Public Utilities and local Service Areas in providing for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents.

#### Objective 501.1

The Borough encourages that at the time a development permit is issued, adequate potable water supply, treatment, and distribution facilities are available to support the development pursuant to established requirements concurrent with the impacts of such development, including public utility or private supply (cistern) systems.

#### Policy 501.1.2

The Borough encourages KPU and the Service Areas to pursue a goal of decreasing unaccounted for water by replacing deficient transmission and distribution lines and implementing meter improvements by the year 2012. Obtaining this goal will result in the reduction of potable water consumption.

#### Objective 501.2

The Borough encourages cooperative, responsible, and sensible efforts with the KPU and Service Areas to ensure continued level of service through the support and implementation of existing ordinances and policies, adopted herein by reference.

#### Policy 501.2.1

The Borough hereby adopts the following level of service standards to achieve Objective 501.2 and shall use these standards as the basis for determining facility capacity and the demand generated by a development.

#### Level of Service Standards

- Quantity

Residential LOS	66.5 gal/capita/day
Non-Residential LOS	0.35/sq ft/ day
Overall LOS	100.0 gal/capita/day
Equivalent Residential Unit	149.0 gallons per day
(2.24) average persons per household X 66.5 gallons/capita/day)	

2. Minimum Pressure  
20 PSI at customer service
  
3. Minimum Potable Water Quality  
Shall be as defined by the U.S. Environmental Protection Agency Part 143  
National Secondary Drinking Standards, 40 CFR 143, 44FR 42198.

# 6. SOLID WASTE



## 3.6 SOLID WASTE

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### **Goal 601**

**T**he Ketchikan Gateway Borough encourages efforts that provide for the adequate collection, disposal and resource recovery of solid waste in a responsible and economically feasible manner to meet the needs of present and future borough residents.

#### **Objective 601.1**

The Borough supports solid waste collection service and disposal capacity that is available to serve development concurrent with the impacts of development.

##### **Policy 601.1.1**

The Borough supports the existing level of service standards to achieve Objective 601.1, and recognizes these standards as the basis for determining facility capacity and the demand generated by a responsible development.

#### **Objective 601.2**

The Borough encourages activities which support existing state and federal laws pertaining to the handling, transportation and disposal of hazardous wastes.

##### **Policy 601.2.1**

The Borough supports efforts that continue to identify the location of all hazardous materials and/or waste in the Borough and continue coordination with federal, state, and local agencies for their removal, transportation, and disposal.

#### **Objective 601.3**

The Borough supports efforts to continue the promotion of public awareness for initiatives to reduce, reuse, and recycle the solid waste stream.

##### **Policy 601.3.1**

The Borough supports the creation of long-term recycling goals and programs, including public participation and educational programs, under the direction of the Borough Public Works department and the City of Ketchikan.

**Policy 601.3.2**

The Borough supports efforts to promote recycling by the retail sector and hospitality industry and encourages efforts for conducting recycling audits.

**Policy 601.3.3**

The Borough encourages efforts that seek to reduce the solid waste stream by 10% by the year 2015 through public awareness efforts.

# 7. SANITARY SEWER



## 3.7 SANITARY SEWER

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### Goal 701

The Ketchikan Gateway Borough supports existing efforts, and promoting additional efforts that provide adequate, economically sound collection, treatment, and disposal of sewage. These services shall meet the needs of present and future residents while ensuring the protection of public health and the maintenance and protection of ground, nearshore, and offshore water quality.

#### Objective 701.1

The Borough encourages that at the time a development permit is issued adequate sanitary wastewater treatment and disposal facilities, including wastewater treatment facilities and appropriate sewage treatment and disposal systems, are available to support the development. The facilities shall provide treatment and disposal at existing level of service standards, and be concurrent with the impacts of such development. The services will be provided by public or private means such as municipal systems or private septic systems.

#### Policy 701.1.1

The established permanent levels of service standards for the Borough are as follows:

1. The permanent level of service standards for wastewater treatment in the Ketchikan Gateway Borough are established by the Alaska Department of Environmental Conservation (DEC).
2. The Borough, in partnership with DEC is encouraged to actively engage in the development and dissemination of an educational program to reduce demand for phosphate products.
3. The Borough supports the existing required mandatory pump-out of septic tanks and requires regular reports from qualified contractors to ensure proper septic maintenance and disposal.

#### Policy 701.1.2

All improvements for replacement, expansion, or increase in capacity of sanitary wastewater treatment and disposal facilities shall be compatible with existing requirements for the facilities.

## **Objective 701.2**

The Borough encourages, in conjunction with Borough and City of Ketchikan Public Works Departments, correction of existing facility deficiencies by requiring the improvement of failing septic tanks and package treatment plants as necessary to meet state and local standards.

### **Policy 701.2.1**

The Borough encourages the coordination with Borough and City of Ketchikan Public Works Departments, Service Areas, and possibly private service providers to develop and initiate an inspection/compliance program for On-site Disposal Systems (OSDS). The inspection/compliance program will correct facility deficiencies in two phases. Phase I shall address illegal OSDS (unpermitted septic tanks/systems). Phase II shall address the ongoing inspection of legally permitted OSDS; an OSDS shall be considered deficient if it does not meet the applicable DEC and local standards.

### **Policy 701.2.2**

The Borough, in concert with the City of Ketchikan, supports the joint development of implementing siting and discharge regulations, fee requirements, and enforcement provisions designed to reduce pollutant discharges into surface waters from liveaboards in nearshore waters in accordance with state and federal regulations.

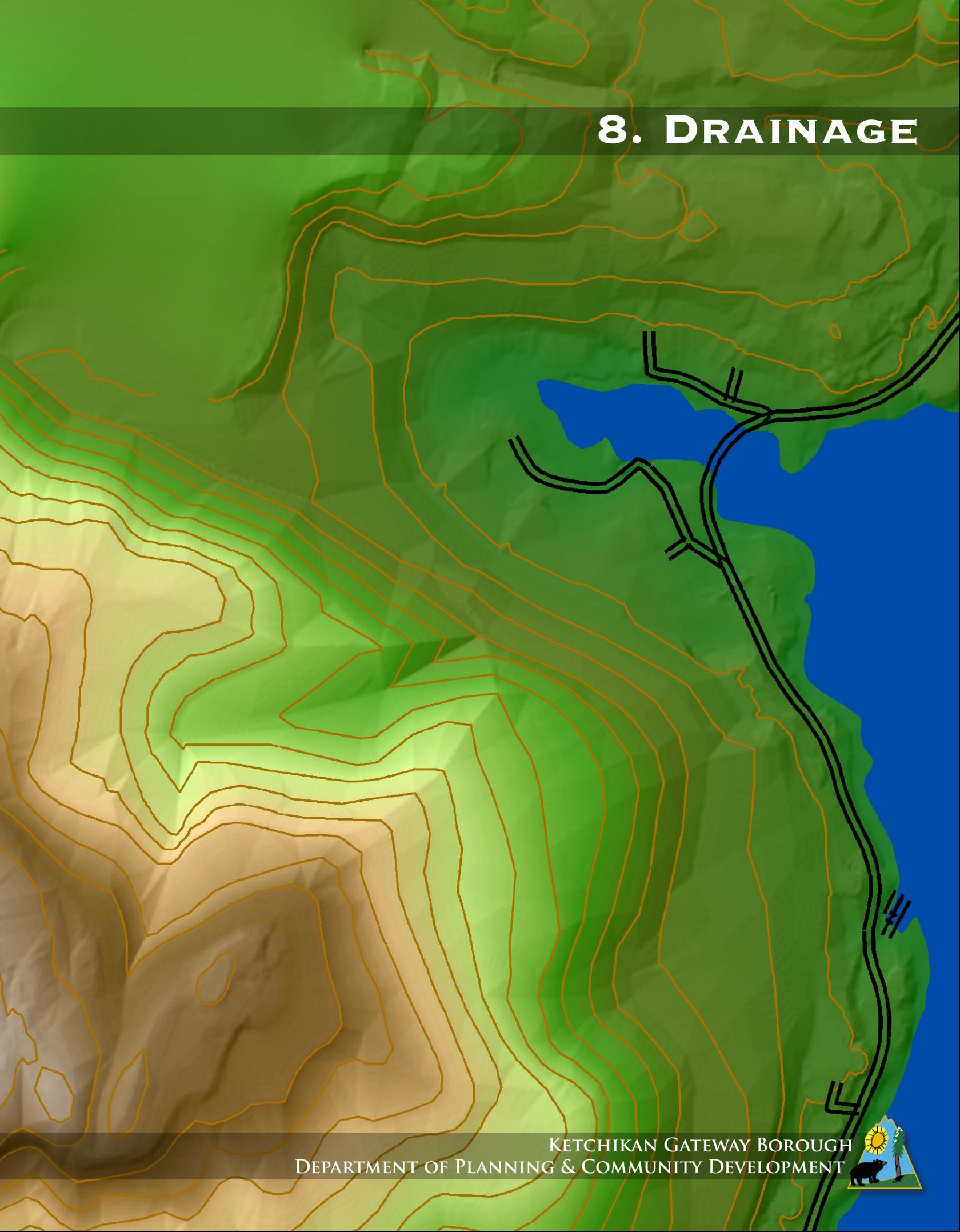
### **Policy 701.2.3**

The Borough encourages coordination with the Borough and City of Ketchikan Public Works Departments, and Service Areas to specify the responsibilities and procedures for the OSDS inspection/compliance program by 2010.

### **Policy 701.2.4**

The Borough encourages wastewater treatment facilities to be designed and constructed in accordance with the adopted DEC levels of service, so as to limit the discharge or introduction of pollutants into nearshore waters.

# 8. DRAINAGE



## 3.8 DRAINAGE

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### Goal 801

The Ketchikan Gateway Borough supports existing Alaska Department of Environmental Conservation (DEC) stormwater management system regulations which protects real and personal properties, and which promotes and protects ground and nearshore water quality.

#### Objective 801.1

The Borough supports existing permitting regulations that provide that at the time a development permit is issued, that stormwater management facilities are available to support the development pursuant to the state level of standards, concurrent with the impacts of such development when necessary, or that application to DEC for a stormwater permit has been applied for.

##### Policy 801.1.1

The Borough encourages land development regulations that support compliance with the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) program.

##### Policy 801.1.2

The Borough encourages land development regulations that require a receipt of an approved EPA Construction General Permit (CGP) issued through DEC to extend coverage of the NPDES program to construction sites that disturb 1 or more acres, including smaller sites that are part of a larger plan of development.

##### Policy 801.1.3

The Borough encourages responsible development that include preventative measures to address downstream erosion and flooding.

##### Policy 801.1.4

The Borough recognizes the following Best Management Practices as the minimum water quality Level of Service Standard:

- a. Infill residential development within improved commercial and residential areas and/or subdivisions existing prior to the adoption of this element of the Comprehensive Plan must ensure that its post-development stormwater

run-off will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

- b. New Development projects which are exempt from the EPA permitting requirements process shall also be exempt of the requirements of this element of the Comprehensive Plan.

# 9. RECREATION



## 3.9 RECREATION

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### Goal 901

The Ketchikan Gateway Borough supports a recreation system to provide recreational opportunities adequate to serve the present and future population of the Borough, including permanent residents and visitors.

#### Objective 901.1

The Borough encourages providing adequate active recreation facilities at Borough-owned and non-Borough owned neighborhood and community parks.

##### Policy 901.1.1

Programming for active recreation facilities at neighborhood and community parks should reflect the needs and desires of residents living within the service areas of such parks. Public input into facilities programming shall be solicited through neighborhood public participation programs designed to identify local preferences for specific types of recreational facilities.

##### Policy 901.1.2

Priority may be given to developing active recreation facilities at neighborhood and community parks which are not currently served with such facilities.

##### Policy 901.1.3

Within the Neighborhood Plan, as provided for by elements of the Comprehensive Plan, a Community Park or Recreation Facility strategy will be included.

##### Policy 901.1.4

A Community Park or Recreation Facility strategy developed as part of a Neighborhood Plan or within the Borough Parks and Recreation Master Plan shall be consistent with the goals, objectives and policies established in the following:

1. Land use development regulations, ordinances, or other Borough policies.
2. The Borough Coastal Management Plan

The strategy should address the following issues:

1. Public uses and facilities

2. Public access and parking
3. Compatibility with adjacent land uses

### **Objective 901.2**

The Borough encourages the revision of the land development regulations to permit and facilitate park-related development activities at Borough-owned sites.

#### **Policy 901.2.1**

Existing Borough-owned neighborhood and community parks shall be assigned to the Public Land & Institutions Land Use District.

#### **Policy 901.2.2**

Upon acquisition of new Borough-owned neighborhood and community park sites, the property will be zoned Public Lands & Institutions.

### **Objective 901.3**

The Borough supports access to publicly-owned recreation and open spaces areas and facilities, including beach and shoreline areas, for all Borough residents and visitors, including handicap and disabled.

#### **Policy 901.3.1**

The Borough encourages the preparation and maintenance of an annual park and recreation facility management plan. Among other items, the annual management plan should address continued management requirements needed to ensure safe public access.

### **Objective 901.4**

The Borough supports use of publicly-owned recreation for activities such as fishing, hunting, hiking, and passive recreation uses (leave no footprint).

# 10. INTERGOVERNMENTAL COORDINATION



## 3.10 INTERGOVERNMENTAL COORDINATION

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### Goal 1001

The Ketchikan Gateway Borough encourages the promotion and encouragement of intergovernmental coordination between the Borough, the municipalities of the City of Ketchikan and the City of Saxman, and the regional, state, and federal governments and private entities in order to anticipate and resolve present and future concerns and conflicts affecting the region.

#### Objective 1001.1

The Borough encourages establishing and/or maintaining coordination mechanisms to ensure that full consideration is given to the impacts of development allowed by the Ketchikan Gateway Borough Comprehensive Plan upon the plans of adjacent municipalities, the region, the state and federal governments, as well as the impacts of those entities' plans on the Borough.

##### Policy 1001.1.1

The Borough supports the setup and implementation of an interagency entity named the Planning Liaison and Economic Development Advisory Committee (PLEDAC). The PLEDAC will consist of nine members: two representing the Borough Assembly, two representing the City of Ketchikan, two representing the Planning Commission, one representing the City of Saxman, and two representing the community at large. The PLEDAC represents the concerns of the following:

- Community Services including Planning and Public Works
- Economic Development
- Use of the Commercial Passenger Vessel funds

##### Policy 1001.1.2

The Borough encourages improving communication and conflict resolution among the Borough, its municipalities, and the state measured based on the ability to develop joint resolutions in areas of mutual concern.

##### Policy 1001.1.3

The Borough encourages working to ensure that development activities that require permits from federal, state, regional, municipal and Borough authorities are processed through existing coordinated interagency review.

## **Objective 1001.2**

Level of service standards established by the Comprehensive Plan shall be reviewed with the entity that has primary responsibility for providing the facilities to ensure that adequate capacity is available to meet the needs of existing and future residents.

### **Policy 1001.2.1**

As part of the planning process, the Borough will consider the impacts of projected development on the communities within the Borough.

## **Objective 1001.3**

The Borough encourages the establishment and maintenance of coordination mechanisms to ensure transportation related programs, plans, and facility improvements are fully considered by the appropriate federal, state, regional, or local agency.

### **Policy 1001.3.1**

The Borough supports the preparation and operation of a Borough Transportation Master Plan and coordination the program with the City of Ketchikan, Borough Transit Department, and the Alaska Department of Transportation.

### **Policy 1001.3.2**

The Borough may continue to seek funding for the transportation disadvantaged and other transit and paratransit operations from all applicable federal, state, regional, and other sources.

### **Policy 1001.3.3**

The Borough may coordinate all aviation or related facilities with the plans of the Federal Aviation Administration and military services.

### **Policy 1001.3.4**

The Borough may maintain and update a master plan for each public airport pursuant to the rules of the federal Aviation Administration.

### **Policy 1001.3.5**

The Borough encourages efforts to work with the Alaska Department of Transportation and Federal Aviation Administration, as well as any other funding sources, to secure airport improvement grants.

#### **Objective 1001.4**

The Borough encourages efforts to ensure that implementation, monitoring, and evaluation of the Ketchikan Gateway Borough Comprehensive Plan is coordinated with the plans and programs of:

- The Borough Lands Manager
- The Borough Assessment Department
- The Ketchikan District School Board
- The Alaska Department of Transportation
- The City of Ketchikan
- The City of Saxman
- The various Borough Service Areas
- The University of Alaska – Ketchikan Campus

and other providers of health, safety, and educational services that may, or may not have regulatory authority over the use of land.

##### **Policy 1001.4.1**

The Borough shall coordinate with the Ketchikan District School Board on the siting and expansion of required facilities.

##### **Policy 1001.4.2**

The Borough shall prepare on an annual basis a Concurrency Management Report to the Assembly, coordinating with the Borough Lands Manager, municipal service districts and service areas, and KPU to determine the acreage and location of land needed to accommodate projected service expansions such as municipal land fill, wastewater treatment facilities, or new potable water supply or treatment facilities.

##### **Policy 1001.4.3**

The Borough encourages an annual coordinated effort with the Ketchikan General Hospital to ensure the availability of adequate land to meet hospital expansion and improvement requirements.

#### **Objective 1001.5**

The Borough encourages intergovernmental coordination efforts between the Borough's municipalities, state, and federal agencies to develop and implement the most cost-effective and responsible methods of regional solid and hazardous waste, and wastewater management.

## **Goal 1002**

The Ketchikan Gateway Borough encourages the increase of involvement by the citizens of the Borough and government related entities that operate within the borough in the comprehensive planning and growth management process.

### **Objective 1002.1**

The Borough shall provide for and facilitate public participation and awareness in the comprehensive planning process.

### **Policy 1002.1.2**

The Borough shall develop public awareness of the Comprehensive Plan by providing for public education programs designed to promote a widespread understanding of the Comprehensive Plan's purpose and intent.

# 11. ECONOMIC DEVELOPMENT



## 3.11 ECONOMIC DEVELOPMENT

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Economic development is important to all residents of the Ketchikan Gateway Borough and the designations are used as general areas not intended to exclude, but rather focus efforts systematically. For example, the use of “downtown” versus “Downtown” differentiates the area of downtown that includes the City of Ketchikan and the Downtown which identifies the area associated with the Neighborhood Plan for the area, also referred to as the Downtown Core.

### **Goal 1101**

The Ketchikan Gateway Borough supports, promotes, and encourages through a cooperative effort with the City of Ketchikan and the City of Saxman and the community at large, strategies to create development of an attractive setting, facilities, quality of life amenities, and other services to increase the attractiveness as a commerce destination.

#### **Objective 1101.1**

The Borough encourages the development of an economic development master plan that provides a method to accomplish Goal 1101.

##### **Policy 1101.1.1**

The Borough may initiate, with representatives of the City of Ketchikan, the City of Saxman, and the community at large an economic development master plan that includes, but is not limited to plans for:

1. Development of new small businesses.
2. Development of new industries.
3. Enhancement of existing small businesses.
4. Enhancement of existing industries.
5. Development of an economic data inventory and analysis for the Borough.
6. Development of economic stimulus packages that may include tax incentives, site selection and development assistance, and other enticements that attract new business to the area within the Borough, to stimulate diversification of the Borough’s economic base.

##### **Policy 1101.1.2**

The objectives of the economic master plan should include, but are not limited to, the following components:

1. A defined physical boundary of each neighborhood as identified by the Borough’s Neighborhood Plan.

2. Formulate a facilities plan which identifies the nature, timing, cost, and City/Borough roles and responsibilities for all needed improvements to accomplish Goal 1101.
3. Request other state and federal agencies to coordinate their plans for expansion or modification of state and federal facilities in the Borough.
4. Encourage coordinated or joint planning efforts to address the need for alternative transportation and parking opportunities within the City.
5. Formulate a downtown capital improvement plan that enhances and stimulates economic growth.
6. In concert with the Ketchikan Public Art Works master plan and the Neighborhood Plan community plans, identify locations for public art to assist in the economic development efforts.
7. Develop strategies to assist in the repair, restoration, and preservation of historically important structures within the Borough.
8. Develop strategies to assist in the repair, restoration, and preservation of culturally important assets within the Borough.
9. Develop strategies to assist in the elimination of depressed areas of downtown.

## **Goal 1102**

The Ketchikan Gateway Borough, in concert with the City of Ketchikan, encourages exploring the expansion of the role of the Downtown core neighborhood as the civic, cultural, and economic center of the downtown community through careful urban design and planning of public and private facilities.

### **Objective 1102.1**

The Borough, in partnership with the City of Ketchikan, local community groups, and state and federal agencies may develop a downtown core economic plan, and additional neighborhoods as they organize.

#### **Policy 1102.1.1**

The downtown core economic plan shall include the following components:

1. A comprehensive parking plan that identifies appropriate parking requirements, supply and demand, and alternatives to provide for current and future parking needs.
2. Facilitate the pedestrian usage of downtown including:
  - Encourage development which improves pedestrian facilities.
  - Complete the promenade.
  - Repair and widen sidewalks.
  - Separate pedestrian ways from vehicular traffic where practical.
  - Encourage development of bicycle use through bike lanes and parking areas.

### **Policy 1102.1.2**

Encourage continued public and private redevelopment of the downtown through the consideration of redevelopment for mixed uses and incorporating architectural guidelines to ensure aesthetic and harmonious building styles.

## **Goal 1103**

The Ketchikan Gateway Borough encourages tourism, convention, and other visitor-related activities.

### **Objective 1103.1**

The Borough, in concert with the City of Ketchikan, the City of Saxman, the Ketchikan Visitors Bureau, and other community groups encourages the development of appropriate facilities and services, while protecting Ketchikan's natural and cultural attractions for local residents and visitors alike, and to participate in the accommodation of the future growth of tourism in a manner that addresses both community and cruise ship industry concerns.

#### **Policy 1103.1.1**

The Borough may initiate and serve as leader of a long-term planning effort with citizens and the visitor industry to identify the capacity of existing facilities, assess future demand for services, and develop a plan to accommodate growth in balance with the need to protect natural and cultural attractions, and the needs of local citizens.

#### **Policy 1103.1.2**

The Borough may develop a process by which the comprehensive impacts of tourism, as identified by the Assembly and its committees, will be evaluated, and how negative impacts might be mitigated on: 1) an individual project or service basis to address the impacts of specific undertakings; 2) a sector basis such as the cruise sector, the convention sector or other sector if the negative impact is attributable to a particular sector; and, 3) an industry-wide basis if the impact is attributable to the entire industry.

#### **Policy 1103.1.3**

The Borough encourages recognition of the value of historic resources and preservation to tourism in Ketchikan and promotes accurate representation of Ketchikan's unique cultures.

**Policy 1103.1.4**

The Borough may identify areas with unique or locally important community development values, such as identified by the Borough's Neighborhood Program, and develop a system to regulate uses which may have adverse impacts.

**Policy 1103.1.5**

The Borough may work with representatives from the cruise line industry, private developers, Ketchikan Visitors Bureau, and other tourism-related businesses to plan and encourage development of additional or improved moorage and berthing facilities, including additional lightering and short-term moorage facilities.

**Policy 1103.1.6**

The Borough may prepare an economic impact analysis of the over-night visitor and the independent traveler element of the Borough's visitor industry to determine if there are community enhancements or infrastructure improvements that would increase the visitation. The analysis can assess the spending relationship of this demographic; for example, if 8% of this visitor demographic spend 5 times as much, and on locally owned companies, may equal that of the cruise ship visitor.

**Policy 1103.1.7**

The Borough may focus additional marketing efforts on over-night visitors to supplement the cruise ship industry and providing for a year-around visitor base that recognizes the benefits of the visitor industry.

**Policy 1103.1.8**

The Borough may support the development of recreational vehicle parks and campgrounds, including revising the land use regulations to allow these uses in appropriate zoning categories of the Borough and review of development standards to insure compatibility with surrounding land uses.

**Policy 1103.1.9**

The Borough may work with the tourism industry to create and market year around activities and recreational opportunities Borough wide.

**Policy 1103.1.10**

The Borough may provide incentives to promote eco-tourism that provides low impact visitor use as an alternative to traditional tourism as demonstrated as a successful strategy of tourism around the world.

### **Policy 1103.1.11**

The Borough encourages cooperative efforts with the City of Ketchikan, Prince of Wales Island and the surrounding communities that promote the use and development of the Inter-island Ferry Authority (IFA) in support of economic development in Ketchikan and the surrounding communities.

### **Objective 1103.2**

The Borough encourages the expansion of the University of Alaska Southeast– Ketchikan and supports the University’s pursuit of development plans.

#### **Policy 1103.2.1**

The Borough may work with the University of Alaska Southeast (UAS) to accommodate growth needs.

#### **Policy 1103.2.2**

The Borough may work in concert with UAS regarding land use policies including student housing and other incentives to attract students from other Alaska communities, as well as communities outside of Alaska.

### **Goal 1104**

The Ketchikan Gateway Borough encourages the development of future, and enhancement of existing port facilities.

### **Objective 1104.1**

The Borough, in concert with the City of Ketchikan, may facilitate availability of sufficient acreage for port facilities, and work closely with the public and private sectors to encourage commerce and enjoyment of the waterfront through development of well designated port facilities.

#### **Policy 1104.1.1**

The Borough may prepare a port development plan to assess current and future moorage demand, upland support facility demand, and general availability of waterfront property adjacent to harbor areas throughout the Borough, and identify requirements to address demand.

### **Policy 1104.1.2**

The Borough may encourage the expanded use of Ketchikan by state and federal government vessels and cooperate with those agencies in the development of adequate port and related upland facilities to meet present and future needs.

### **Policy 1104.1.3**

The Borough may evaluate the effect of changes in state and federal environmental laws on water-related and water-dependent facilities such as fuel docks, tidal grids, and upland boat storage and repair yards, and the role of the Borough in facilitating compliance with those laws through the planning and zoning process.

### **Policy 1104.1.4**

The Borough encourages the expansion of the existing, and future, shipyard and repair facilities of deepwater vessels, including the use of economic incentives.

### **Policy 1104.1.5**

The Borough may evaluate the creation of a free trade zone in the Borough and encourage duty-free handling and shipment of goods through Ketchikan from foreign ports.

### **Policy 1104.1.6**

The Borough may, in concert with the City of Ketchikan, explore the potential of creating marina facilities to address the year-around wet and dry needs of luxury, and other large vessels.

## **Goal 1105**

The Ketchikan Gateway Borough encourages the development of strategies to reduce or prevent “leakage”, the purchase of goods by mail, and encourage buying locally.

### **Objective 1105.1**

The Borough may increase commercial and industry activity through consideration of space, cost, availability requirements and zoning use to promote and maintain the local economy. Specifically, identify and/or designate sufficient and suitable land for anticipated commercial and industrial development as part of its overall economic development program.

### **Policy 1105.1.1**

If it is demonstrated that additional land is needed for commercial or industrial uses or that there are particular development requirements for certain activities, the Borough may consider appropriate amendments to the Future Land Use Map and evaluated in relation to all applicable policies of the Comprehensive Plan.

### **Policy 1105.1.2**

The Borough may initiate a “Ketchikan Open for Business” strategy to foster “made in Alaska” goods with an emphasis on locally produced products. Elements of the strategy could include economic stimulus packages that include tax incentives that encourage year around business located in Ketchikan.

### **Objective 1105.2**

The Borough may support the development of mineral resources in an environmentally sound manner, giving proper recognition to the unique values of this community.

#### **Policy 1105.2.1**

The Borough encourages mining development, focusing support development in existing urban areas, maximizing economic benefits. This does not preclude the provision of camps which provide short-term housing and minimal services.

#### **Policy 1105.2.2**

The Borough may encourage coordination and cooperation among the mining, tourism, fishing and recreation industries in both development and operation of activities.

### **Goal 1106**

The Ketchikan Gateway Borough encourages the development and expansion of the seafood industry and the services and facilities which benefit commercial fishing activity and attract fish processors and harvesters to Ketchikan.

#### **Objective 1106.1**

The Borough may investigate the benefit of a seafood industry development plan to facilitate expansion of Ketchikan’s seafood industry.

### **Policy 1106.1.2**

The Borough may provide for and encourage the location of hatcheries and remote release projects in the Borough or its vicinity to support a local seafood processor.

### **Policy 1106.1.3**

The Borough may assist in the location of suitable sites for seafood processing activities.

### **Policy 1106.1.4**

The Borough may support the development of aquaculture and the location of suitable sites within the Borough.

## **Goal 1107**

The Ketchikan Gateway Borough encourages the development and expansion of the timber industry with an emphasis on local processing, and the services and facilities which benefit local and regional timber activity and attract timber processing to Ketchikan.

### **Objective 1107.1**

The Borough may investigate the benefit of a timber industry development plan to facilitate expansion of Ketchikan's timber industry.

#### **Policy 1107.1.1**

The Borough may provide for, and encourage taking an inventory, surveying and establishing values of Borough owned timber and encourage and support local timber sales

#### **Policy 1107.1.2**

The Borough may provide for and encourage the development of the timber industry through location of mills or processing facilities, marketing and distribution of products, and local use of regional and local timber products.

#### **Policy 1107.1.3**

The Borough may assist in the location of suitable sites for timber processing activities.

## **Goal 1108**

The Ketchikan Gateway Borough encourages and may support regional economic development projects in other cities and locations in Southeast Alaska while creating a local environment of services with offerings attractive to local commerce.

### **Objective 1108.1**

The Borough may actively participate in development and implementation of regional and sustainable development goals.

#### **Policy 1108.1.1**

The Borough may conduct a market study to determine the economic impact of regional markets.

#### **Policy 1108.1.2**

The Borough may encourage regional marketing for locally made goods, and locally provided services.

#### **Policy 1108.1.3**

The Borough encourages development of travel packages for regional shoppers.

#### **Policy 1108.1.4**

The Borough may continue to participate in regional planning processes.

#### **Policy 1108.1.5**

The Borough may consider the impact of local activities on regional systems. Coordinate with other regional communities and jurisdictions to avoid, minimize or reconcile intergovernmental conflicts.

#### **Policy 1108.1.6**

The Borough may encourage economic development in particular industries that represent regional economic strengths.

#### **Policy 1108.1.7**

The Borough may strengthen and expand the partnership between communities in Southeast Alaska, using the Southeast Conference and other means.

## **Goal 1109**

The Ketchikan Gateway Borough, in concert with local, state and federal agencies, and other public and private organizations, encourages the investigation of the benefits of local or regional vocational education programs to address current and future industry needs in construction, maritime, commercial fishing, timber, and other vocational industries.

### **Objective 1109.1**

The Borough, in concert with the University of Alaska Southeast, the Ketchikan School District, the Ketchikan Chamber of Commerce, the City of Ketchikan, the Southeast Home Builders Association, and other similarly affiliated groups, may initiate a study to determine the feasibility of a vocational education program.

#### **Policy 1109.1.1**

The Borough may develop a data inventory and analysis of existing vocational needs within Southeast Alaska, identifying economic trends that could impact the use of vocational labor.

#### **Policy 1109.1.2**

The Borough may produce an inventory of potential funding sources for vocational education facilities.

#### **Policy 1109.1.3**

The Borough may investigate a “local hire” program to give incentives to residents and the youth of Ketchikan.

## **Goal 1110**

The Borough encourages the creation of a development plan for Gravina Island that in juxtaposition to existing area wide economic development potential that provides for new economic opportunities to diversify and strengthen Ketchikan’s economic health.

### **Objective 1110.1**

The Borough may develop strategies that provide access to Gravina Island from Revillagiedo Island that supports and fosters economic development. Access strategies should include, but are not limited to, a bridge, an enhanced ferry service, or other practical access solutions.

### **Policy 1110.1.1**

The Borough may implement strategies that provide access to Gravina Island by working with the City of Ketchikan, state and federal agencies, and other regional and local organizations.

### **Policy 1110.1.2**

The Borough may identify funding strategies that include partnerships with the City of Ketchikan, residents of the Borough area-wide, and other local, regional, state, federal, and benevolent organizations.

## **Objective 1110.2**

The Borough encourages responsible, organized and planned development on Gravina Island.

### **Policy 1110.2.1**

The Borough may develop and implement a land use development plan for Gravina Island that emphasizes mixed-use growth management principals to maintain the balance of residential growth with commercial and industrial support.

### **Policy 1110.2.2**

The Borough may develop and implement an economic development plan for Gravina Island that identifies current and future needs, growth trends, and sustainable strategies.

## **Goal 1111**

The Borough encourages the exploration for establishing alternative energy production industries including, but not limited to, tidal, cellulose, recycled or byproduct timber, or other technologies.

### **Objective 1111.1**

The Borough may identify funding strategies, inducements, and other encouragement for the creation of economic development alternatives in alternative energy.

### **Policy 1111.1.1**

The Borough may develop and implement an economic development plan for the development of alternative energy industries including monetary incentives, site development, and other strategies to encourage entrepreneurs and energy industries to consider Ketchikan and a preferred location.

## **Goal 1112**

The Ketchikan Gateway Borough encourages the exploration for establishing communication and/or data transmission industries in Ketchikan including, taking advantage of the recently provided fiber-optic cable connecting to the state-wide fiber-optic network.

### **Objective 1112.1**

The Borough may identify funding strategies, inducements, and other encouragement for the integration and utilization of the fiber-optic network to further the commerce potential of Ketchikan.

#### **Policy 1112.1.1**

The Borough may develop and implement an economic development strategy for the marketing and development of communication and/or data transmission industries including monetary incentives, site development, and other strategies to enhance the marketing opportunities for business to consider Ketchikan and a preferred location.

## **Goal 1113**

The Ketchikan Gateway Borough encourages the expansion of the health care industry as exemplified by Ketchikan General Hospital and recognizes the importance of the regional location of Ketchikan in providing potential lifesaving services to the region.

### **Objective 1113.1**

The Borough may assist in providing assistance in the recruitment and retention of health care industry personnel and technologies to enhance Ketchikan as a regional health care hub.

### **Objective 1113.2**

The Borough may assist in providing assistance in the siting, planning, and development of the health care industry facilities, personnel and technologies to enhance Ketchikan as a regional health care hub.

## **Goal 1114**

The Borough encourages the development of the real estate industry, specifically the “second home” industry, recognizing the numerous attractions the Ketchikan Gateway Borough provides.

### **Objective 1114.1**

The Borough may assist in the responsible development of real estate as an industry by providing assistance in identifying sound subdivision practices.

# 12. CAPITAL IMPROVEMENT



## 3.12 CAPITAL IMPROVEMENTS

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Capital Improvements provide for projects within the Ketchikan Gateway Borough in order to reduce existing deficiencies, provide for necessary replacements, and meet the future demand identified by the Comprehensive Plan. A supplement to the Comprehensive Plan is the Capital Improvements Implementation Schedule that includes the public facility types for the five years subsequent to plan adoption (Fiscal Year 2009), which begins July 1, 2009 and ends June 30, 2014; the Schedule will be developed then approved by the Assembly.

### Goal 1201

The Ketchikan Gateway Borough encourages the development and maintenance, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available financial resources and the other elements of the Comprehensive Plan.

#### Objective 1201.1

The Borough supports capital improvements necessary to correct existing deficiencies, to accommodate projected future growth, and to replace obsolete and worn-out facilities.

##### Policy 1201.1.1

The Borough may create a Capital Improvements Program to incorporate the improvements identified in the Five-Year Schedule of Capital Improvements included in Table 4.1 of the Capital Improvements Implementation.

##### Policy 1201.1.2

The Borough may annually update the Comprehensive Plan Five-Year Schedule of Capital Improvements. Proposed revisions to the Schedule, including those addressing and replacement and renewal of capital facilities, shall be evaluated, updated, and ranked in accordance with the following considerations (not listed in order of priority).

1. Consistency with the relevant elements of the Comprehensive Plan;
2. The elimination of public hazards;
3. The elimination of existing deficiencies;
4. Financial feasibility including the impact on operating and capital budgets;
5. The location in relation to the Future Land Use Map;
6. Accommodation of the demands from redevelopment and new development;
7. The consistency of the improvement relative to the plans of state agencies;
8. The availability of other revenue sources including, but not limited to, ADOT Project funding.

### **Policy 1201.1.3**

Capital improvement projects required to correct existing facility deficiencies are encouraged to receive priority over future development projects.

### **Objective 1201.2**

The Borough encourages future development to pay its proportionate share of the costs of improvements necessary to serve new development at the existing level of service standards of local, state, and federal agencies.

### **Policy 1201.2.1**

The Borough may adopt land development regulations which revise and update the Borough's current expenditure procedures and proportional fair-share assessment of impact, in accordance with the existing Borough assessment procedures.

### **Objective 1201.3**

The Borough may coordinate land use decisions and fiscal resources with a schedule of capital improvements in order to maintain existing and future level of service standards for both previous and future development of public facilities including, but not limited to, Borough owned roads, sanitary sewer, parks and recreation.

### **Policy 1201.3.1**

The Borough may adopt a Capital Budget at the same time it adopts its Annual Operating Budget. The Capital Budget should include those projects necessary to maintain existing level of services.

### **Policy 1201.3.2**

To the extent possible, the Borough supports the use of the Commercial Passenger Vessel funds to offset cruise ship industry impacts on public facilities. The Borough supports the use of Commercial Passenger Vessel funds to provide public facilities that will serve both residents and the crew and passengers of the cruise ship industry.

### **Policy 1201.3.3**

Public facilities and services needed to support development should be available concurrent with the impacts of development, in accordance with the existing local, state, and federal levels of service. Development approval may be phased to allow the provision of public facilities and services necessary to maintain any individual level of service.

#### **Policy 1201.3.4**

The Borough supports efforts to achieve and maintain a bonding rating of “AAA” and therefore encourages that the annual debt service on direct debt should not exceed the following annual median ratios for medium size boroughs and counties published by Moody’s Investment Services.

1. Debt to operating revenue;
2. Debt to assessed valuation; and
3. Debt per capita

Moody’s Investment Services, a bond rating agency, publishes annual medians depicting local governments’ debt service as a percentage of population, operating revenue, and assessed valuation.

#### **Policy 1201.3.5**

The Borough may revise the Comprehensive Plan Five-Year Schedule of Capital Improvements and the Borough Capital Improvements Program to include funding for a sludge, septage, and/or leachate treatment and disposal facility within non-area wide limits of the Borough.

#### **Policy 1201.3.6**

The Borough may prepare a Sanitary Wastewater Master Plan which should coordinate at a minimum the City of Saxman, City of Ketchikan, Alaska Department of Environmental Conservation, the Borough and any other state or federal agency a joint preparation and funding of the Master Plan.

#### **Policy 1201.3.7**

The Borough may revise the Comprehensive Plan Five-Year Schedule of Capital Improvements and the Borough Capital Improvements Program to include funding for any improvements required to provide for solid waste disposal after expiration of the current solid waste agreement and procedures with the City of Ketchikan.

#### **Objective 1201.4**

The Borough encourages public facilities sufficient to maintain existing level of service standards that are within the ability of the Borough to fund, or within the Borough’s authority to require others to provide. Evaluation of funding alternatives for improvements identified in other plan elements will include consideration of improvements required by existing versus future development in order to ensure a fair-share allocation of costs.

**Policy 1201.4.1**

The estimated capital expenditures for all needed public facilities shall not exceed conservative estimates of revenues from sources that are available to the Borough pursuant to current law, and which have not been rejected by referendum, if referendum is required to enact a source of revenue.

**Policy 1201.4.2**

The Borough shall not provide a public facility, nor invest in or accept the provision of a public facility by others, if the Borough has significant doubt that the entity is unable to pay for the subsequent annual operating and maintenance costs of the facility as provided by a submitted business or financial program or plan.

**Policy 1201.4.3**

The Borough's Capital Improvements Program shall be monitored in conjunction with the Annual Budget process to ensure that the Borough is not required to construct improvements beyond its financial capacity.

CAPITAL IMPROVEMENTS IMPLEMENTATION

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## **4.0 Capital Improvements Implementation**

### **4.1 Five-Year Schedule of Capital Improvements**

Table 4.1, Five-Year Schedule of Capital Improvements, lists the public facilities which the Ketchikan Gateway Borough encourages in order to reduce existing deficiencies, provide for necessary replacements, and meet the future demand identified by the Comprehensive Plan. The schedule includes the following public facility types for the five years subsequent to plan adoption (Fiscal Year 2009-2014):

1. Transportation facilities including Borough roads and aviation facilities;
2. Parks and Recreation;
3. Sanitary sewer?;
4. Solid waste?;
5. Water supplies for domestic and fire protection

The schedule does not include projects or improvements that are the responsibility of other local, state, or federal agencies.

#### **4.1 Transportation**

##### **A. Roads**

The projects designated as “Borough Roads” in the Five-Year Schedule of Capital Improvements include roadway improvement projects throughout the Borough Service Areas, which exercise road powers, taken from the Borough Department of Public Works and are mostly minor roadway projects and are unrelated to the level of service standards established by the Alaska Department of Transportation or the City of Ketchikan.

##### **B. Mass Transit**

The Ketchikan Gateway Borough includes existing mass transit facility projects. The Borough also provides paratransit services for the disadvantaged, the costs of providing this service is considered operating rather than capital.

##### **C. Aviation**

The Five-Year Schedule of Capital Improvements includes capital projects for all Borough airport facilities pursuant to the existing Airport Capital Improvement Plan. These projects include terminal facilities at the Ketchikan International Airport and other miscellaneous improvements. In recognition of the economic development opportunities around the airport, projects should consider inclusion of infrastructure to facilitate the possibility of commercial and industrial growth in and around the airport.

#### **D. Sludge/Septic Treatment Facilities**

Except for Mt. Point, Forest Park, and the City of Ketchikan which are public collection and treatment systems, sludge, septage and leachate generated in the Ketchikan Gateway Borough are currently removed by private contractors for disposal at a designated facility. Plans to construct a sludge, seepage, and possibly leachate treatment facility on Borough owned land to provide a long-term treatment and disposal solution. The estimated cost of this project will be determined using the specific technology to be utilized in the facility.

#### **E. Alternative Waste Disposal Technology**

Solid waste generated in the Ketchikan Gateway Borough is currently hauled to the City of Ketchikan solid waste facility. The Borough may consider the development and implementation of an alternative solid waste processing and disposal technology or technologies, specific types and locations of facilities required to implement the chosen technology or technologies, and the estimated costs of these facilities, in cooperation with local, state, and federal agencies or private enterprises.

#### **F. Sanitary Sewer**

Sanitary sewer facilities are not addressed in the Borough's current Capital Improvements Program as the only public sewer service outside the City of Ketchikan is provided by the Mt. Point and Forest Park Service Area Districts. However, if the Borough determines that an inventory of existing private wastewater disposal, collection and treatment facilities are desired, an evaluation of the issues related to wastewater disposal impacts and recommendations regarding future capital improvements required to alleviate identified deficiencies and serve future development can be researched. The location(s) and costs of future capital improvements required to implement the plan will be determined based upon the plans recommendations.

#### **G. Parks and Recreation**

The Five-Year Schedule of Capital Improvements lists land acquisitions and development projects which are necessary to achieve and maintain the level of service for activity-based recreational land established in the Parks and Recreation Master Plan. The projects listed are required to accommodate projected future growth permitted by the Future Land Use Element.

#### **H. Water**

The Borough encourages the development of a water systems evaluation for capacity and adequacy, subject to upgrades and expansion based on concurrent development and future development demands. The Borough may consider creating new water infrastructure for domestic and fire protection in areas not currently within a service area that addresses this public need.

## **4.2 Concurrent Management System**

Under the Capital Improvement Implementation Program and the Boroughs' land development regulations, new development must be served by adequate roads, potable water, solid waste, and school facilities as determined by the established level of service of local, state, and federal agencies. Concurrent with adoption of the Comprehensive Plan, the Borough may adopt revisions to land development regulations which establish concurrent management of capital impacts with responsible development. The Concurrent Management System will ensure that new development permits will be issued with identification of existence that adequate public facilities needed to support the development at the level of service standard for all of the public facility types addressed in the Comprehensive Plan are available concurrent with the impacts of development.

MONITORING AND EVALUATION PROCEDURES

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## **5.0 Monitoring and Evaluation Procedures**

The Ketchikan Gateway Borough Year 2020 Comprehensive Plan provides the basis for permitting and allocating development and providing public facilities concurrent with the impacts of development. In order to ensure that this plan reflects current Borough policy, the achievement of Goals, Objectives and Policies, along with the most up-to-date baseline data and analysis, the Borough should insure that the appropriate resources are allocated to properly implement the Plan.

1. Requires that the Five-Year Capital Improvement Program (CIP) be reviewed and updated annually;
2. Allows the plan to be amended as often as twice each year (including the annual adoption of the Five-Year CIP); and
3. Requires that the plan be evaluated and updated at least every five years.

In order to accomplish a meaningful evaluation of the plan, procedures must be established to monitor and evaluate the plan and its implementation and to amend the plan. This chapter describes the annual and five-year monitoring and evaluation procedures which will be followed by the Borough.

The Ketchikan Gateway Borough Assembly (Assembly) serves as the local governing body and is responsible for adopting, amending and updating the Ketchikan Gateway Borough Year 2020 Comprehensive Plan and for its implementation, including:

1. Adopting and amending the land development regulations;
2. Adopting the Ketchikan Gateway Borough Annual Operating Budget; and
3. Adopting the Five-Year Capital Improvement Program on an annual basis.

The Planning Commission in the Borough serves as the local planning agency and is responsible for providing recommendations to the Assembly.

### **5.1 Plan for Continuous Monitoring and Evaluation**

The plan for continuous monitoring and evaluation includes the preparation of annual reports to evaluate the implementation of the Comprehensive Plan. These annual reports will serve as the basis for adopting the Ketchikan Gateway Borough Annual Operating Budget, the Five-Year Capital Improvement Program, as well as any amendments to the Comprehensive Plan or land development regulations. In addition to the yearly evaluation, the plan provides for the evaluation and updating of the Comprehensive Plan at least every five years.

#### **5.1.1 Annual Monitoring and Evaluation Procedures**

The annual monitoring and evaluation procedures which will be followed by the Ketchikan Gateway Borough are illustrated in Figure 5.1. The primary means of annual monitoring and

evaluation will be the preparation of a Plan Implementation Report and the Concurrency Management Report each year. The Plan Implementation Report will consist of a review of the Monitoring and Evaluation Matrices, which specify the date by which each objective and policy is to be accomplished. The Monitoring and Evaluation Matrices will be updated by the Department of Planning and Community Development on an annual basis following the adoption of the Comprehensive Plan and any amendments to reflect the most recently adopted Objective and Policies of the Comprehensive Plan. The Plan Implementation Report will be submitted to the Assembly in conjunction with the preparation of the annual operating budget. This will enable the Borough to monitor the achievement of Goals, Objective and Policies and provide the Assembly with the relevant information to implement the plan in a timely manner by allocating the necessary resources for the upcoming year. The Assembly will hold a public hearing to review the Plan Implementation Report and to receive citizen input prior to adopting the Annual Operating Budget.

### **5.1.2 Five-Year Monitoring and Evaluation Procedures**

The Ketchikan Gateway Borough will review and update the Comprehensive Plan at least every five years. This will be accomplished through the preparation, review and adoption of an Evaluation and Appraisal Report (EAR) in the fifth year following plan adoption. The EAR will serve as the basis for adopting the Ketchikan Gateway Borough Annual Operating Budget and the Five-Year Capital Improvement Program. The EAR will summarize all relevant data collection and the results of all special studies as well as the results reported in the annual Plan Implementation Report. The EAR will also evaluate:

1. The major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area;
2. The condition of each element of the comprehensive plan and the time of adoption;
3. The comprehensive plan objectives as compared with actual results as of the date of the report; and
4. The extent to which unanticipated and unforeseen problems and opportunities occurred between the date of adoption and the date of the report.

The EAR will also suggest changes needed to update the Comprehensive Plan, including recommended modifications to the Goals, Objectives and Policies.

The Planning Commission will be responsible for the preparation of the EAR in the first half of the fifth year following plan adoption and will function as the review committee. The Planning Commission will hold at least one public hearing to review the EAR and to receive citizen input. The Planning Commission will forward the EAR and its recommendations to the Assembly. The Assembly may also hold at least one public hearing to review the EAR and consider adopting the EAR within 90 days after receiving it from the Planning Commission.

## **5.2 Updating Baseline Data and Measurable Objectives**

Baseline data will be continuously updated through an ongoing data collection program. The Planning Department staff shall:

1. Create, update and maintain a socio-economic and physical database for use in determining future land use needs; and
2. Annually update map and tabular records on the amount and type of land consumed by the development activities of that year.

In addition, the Goals, Objectives and Policies identify many special studies which will be carried out over the next five years. These special studies will provide data necessary for the Assembly to evaluate and update the Comprehensive Plan.

The accomplishment of measureable objectives will be recorded by the Plan Implementation Report and by the EAR. Measurable objectives will be updated at least every five years based on the results and analysis contained in these reports.

## **5.3 Accomplishment of Goals, Objectives and Policies**

The accomplishment of the Goals, objectives and Policies of this Comprehensive Plan will be reported in the Plan Implementation Report on an annual basis. In addition, The EAR will evaluate the accomplishments of Goals, Objectives and Policies of this Comprehensive Plan for the first five-year period. The EAR will summarize the results of the annual Plan Implementation Reports completed to date and will identify any obstacles or problems which resulted in underachievement of goals, objectives or policies.

## **5.4 Modifications to Goals, Objectives and Policies**

The EAR, which will be prepared every five years, will include recommended modifications to Goals, Objectives and Policies. These recommendations will be based on the updated baseline data and analysis, the degree to which the goals, Objectives and Policies were accomplished, and the Assembly policy direction. The Goals, Objectives and Policies will be modified at least every five years.

## **5.5 Citizen Participation in the Planning Process**

The Ketchikan Gateway Borough Planning Commission and the Assembly hold advertised public hearings on all matters related to the monitoring, evaluation, implementation, and amending of the Comprehensive Plan. The purpose of these public hearings is to encourage public participation in the comprehensive planning process and to inform real property owners and the general public of actions which may affect the use of their property. The procedures

described in 5.1 through 5.4 above include several opportunities for citizen participation in the planning process. These opportunities include:

1. Annual Assembly public hearing(s) to review the Plan Implementation Report and adopt the Ketchikan Gateway Borough Annual Operating Budget
2. Planning Commission public hearing(s) at least every five years to review the EAR and transmit recommendations to the Assembly; and
3. Assembly public hearing(s) to review and adopt the EAR.

To the extent that any Assembly public hearings serve to amend or update the Comprehensive Plan, the requirements of this chapter will be followed (see 5.5.1 below). At each of these public hearings, citizens will be afforded the opportunity to submit verbal and written comments.

### **5.1.1 Timing**

In compliance with the public hearing requirements established herein, the Assembly will hold at least one advertised public hearing at the transmission stage of any amendments to the Comprehensive Plan on a weekday seven days after the first advertisement of the public hearing. The intention to hold and advertise a second public hearing will be announced at the first meeting. The second Assembly meeting will be held at the adoption stage on a weekday five days after the publication of the second advertisement.

### **5.1.2 Notification**

The Ketchikan Gateway Borough will assure that the general public and real property owners are notified of all official actions which may affect the use of their property, including:

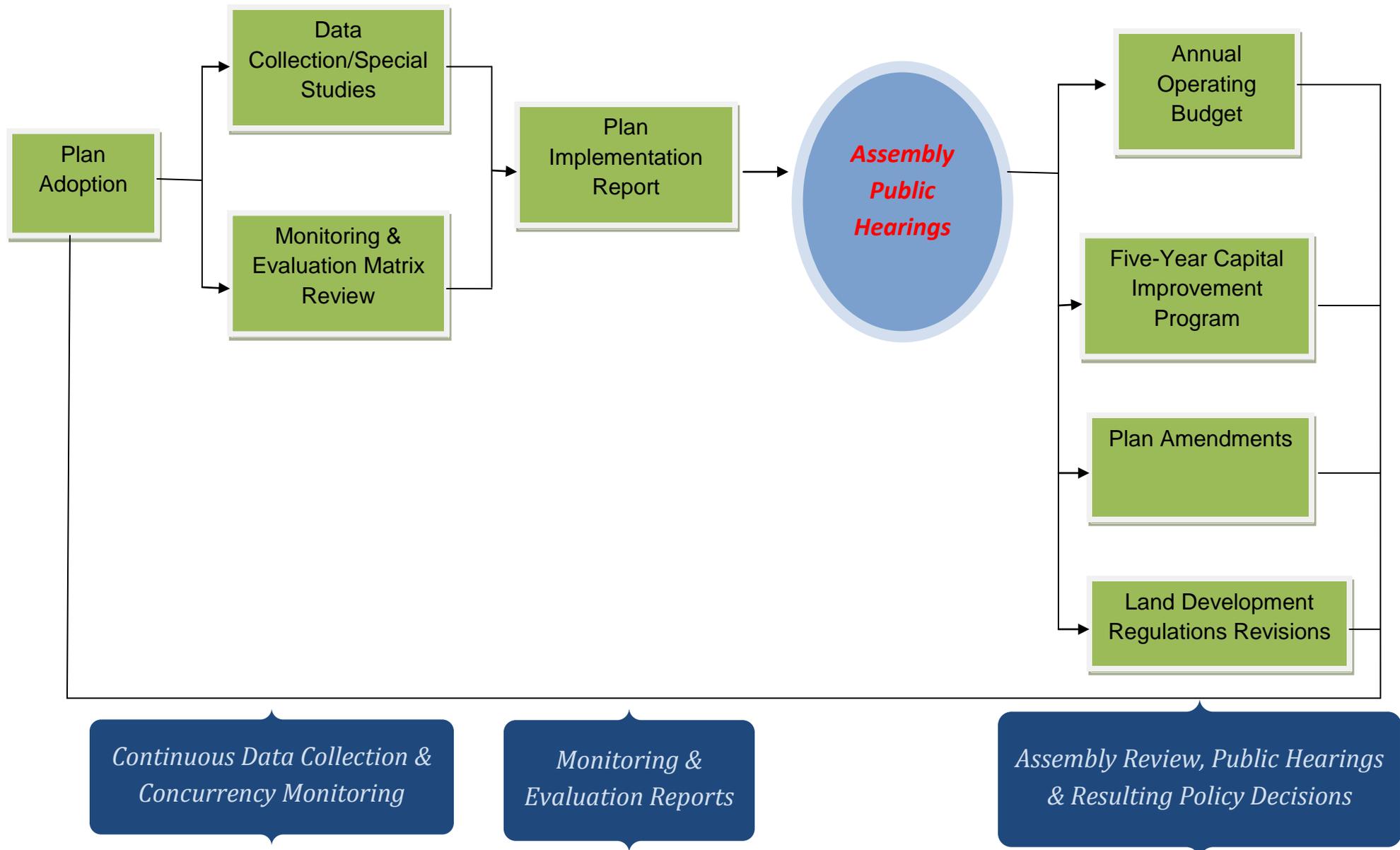
1. All Assembly and Planning Commission public hearings related to the monitoring, evaluation, and implementation of the Comprehensive Plan and the adoption of any amendment thereto; and
2. Any additional public meetings or workshops related to comprehensive planning process.

The Ketchikan Gateway Borough shall notify the general public and real property owners through the publication of notice in a newspaper of general circulation in the area, consistent with established Borough notification procedures.

### **5.1.3 Dissemination of Materials**

Consistent with current practices, the Ketchikan Gateway Borough shall continue to provide all materials prepared during the comprehensive planning process and to be discussed at Planning Commission and Assembly public hearings to the general public. These materials will be available for public inspection and established locations throughout the Borough, including public libraries and government centers.

Figure 5.1 Annual Monitoring & Evaluation Procedures



# GLOSSARY

**Abandonment:** A situation where a residential building is abandoned by its owner for a designated amount of time resulting in the forfeiture of use or development entitlements.

**Accessory use:** An activity or structure incidental or secondary to the principal use on the same site. For example, a principal use may be a residential dwelling and the accessory use may be a dock for the owner's boat and/or recreation.

**ADEC:** Alaska Department of Environmental Conservation. State agency responsible for regulation and enforcement for air and water quality in the Borough.

**ADOT:** Alaska Department of Transportation/Public Facilities. State Department responsible for management and operation of State transportation facilities with the Borough.

**Alaska Fisherman's Association:** A state-wide political representation organization that addresses state regulation and management issues.

**Architectural control:** Regulations and procedures requiring structures to be suitable, harmonious, and in keeping with the general appearance, historical character, or style of their surround area.

**Buffer zone:** A strip of land created to separate and protect one type of use from another; for example, as a screen of planting or fencing to insulate the surroundings from the noise, smoke, or visual aspects of an industrial zone or junkyard.

**Building area:** The total square footage of a lot covered by a building measured on a horizontal plane at mean grade level, exclusive of uncovered porches, terraces, and steps.

**Building envelope:** The net cubic space that remains for placing a structure on a site after building line, setback, side yard, height, and bulk regulations are observed.

**CIP: Capital Improvement Program:** A governmental timetable of permanent improvements budgeted to fit fiscal capability some years into the future.

**Carrying capacity:** The level of land use or human activity that can be permanently accommodated without an irreversible change in the quality of air, water, land, or plant and animal habitats. In the human environment, this term also refers to the upper limits beyond which the quality of life, community character, or human health, welfare, and safety will be impaired.

**Cluster development/zoning:** A type of development that allows the reduction of lot sizes below the zoning ordinances minimum requirements if the land thereby gained is preserved as permanent open space for the community.

**Compatibility:** The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict - the general, but important concept which forms the basis for the segregation of uses, through zoning, in districts.

**Comprehensive Plan:** A legal document often in the form of a map and accompanying text adopted by the local legislative body (Assembly). The plan is a compendium of its general policies regarding the long-term development of its jurisdiction. It is also call a General Plan or Master Plan.

**Conditional rezoning:** The attachment of special conditions to a rezoning which are not spelled out in the text of the ordinance.

**Conservation easement:** A tool for acquiring open space with less than full-fee purchase.

**CPV: Commercial Passenger Vessel.** State CPV funds are shared with the Borough. Funds are used for tourist related programs and projects.

**CZMP:** Coastal Zone Management Plan. A State funded program to manage coastal development on the local level.

**Dedication:** A turning over of private land for a public use by an owner or developer, and its acceptance for such use by the governmental agency in charge of the public function for which it will be used (e.g. roads, parks, etc.).

**Due process:** Generally, a requirement that legal proceedings be carried out in accordance with established rules and principles.

**EAR:** Evaluation and Appraisal Report. A review following the 5th year of the Comprehensive Plan adoption to evaluate performance and identify needed amendments.

**Easement:** Usually the right to use property owned by another for specific purposes such as utility or pedestrian/vehicular circulation.

**Eminent Domain:** The right of government to make a taking of private property for public use or benefit upon payment of just compensation to the owner.

**EPA: Environmental Protection Agency.** A federal agency responsible for air and water quality regulations.

**FAA: Federal Aviation Administration.** A federal agency responsible for federal airport and aircraft operation and regulation.

**FEMA: Federal Emergency Management Agency.** A federal disaster response and planning agency; distributes some grant funds to Borough and Cites.

**Final plat:** A map of an approved subdivision filed with the borough recorder's office.

**Floor Area Ratio (FAR):** A formula for determining permitted building volume as a multiple of the area of the lot. The FAR is used to determine the appropriate amount of site coverage by development.

**FLUM: Future Land Use Map:** map showing long term land uses to guide development and zoning decisions.

**GIS:** Geographic Information System - Computer software database for land management. Integrates informational layers with photos and maps for Borough and City parcels.



**KETCHIKAN GATEWAY BOROUGH  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

**Growth management:** The use by a community of a wide range of techniques in combination to permit it to determine its own amount, type, and rate of growth and to channel it into designated area. Comprehensive plans often form the backbone of the system; devices used to execute growth management policy may include zoning, emphasizing flexibility, capital improvements programming, adequate public facilities ordinances, and others.

**Highest and best use:** The use of land in such a way that its development will bring maximum profit to the owner

**HUD: Housing and Urban Development.** A federal agency responsible for housing development and funding programs.

**IFA: Inter-Island Ferry Authority.** A private ferry service operated by a multi-community authority provides daily ferry service to Prince of Wales Island.

**Improved land:** Raw land that has been improved with basic facilities such as roads, sewers, water lines, and other public infrastructure facilities in preparation for meeting development standards.

**Infrastructure:** Streets, water and sewer lines, and other public facilities necessary to the functioning of a populated area.

**KIA: Ketchikan International Airport,** also known as the Oral Freeman IA. A Borough managed airport on Gravina Island. Airport Department manages airport and ferry facilities.

**KPU: Ketchikan Public Utilities.** A public utility company owned by the City of Ketchikan and managed as a municipal department. Provides water, sewer, electric, phone and telecommunications services.

**KVB: Ketchikan Visitors Bureau.** A non-profit membership association that promotes and supports local visitors industry.

**Lands Committee.** An advisory committee to direct land management and disposal planning.

**Land-Use Plan:** A basic element of a comprehensive plan, it designates the future use or reuse of the land within a given jurisdiction's planning area, and the policies and reasoning used in arriving at the decisions in the plan.

**LOS: Level of Service:** measurement standards for a range of public facilities, established by the Comprehensive Plan Policy.

**Metes and bounds:** A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker.

**Moratorium:** In planning, a freeze on all new development pending the completion and adoption of a comprehensive plan.

**National Historic Register:** A federal listing for sites or structures that qualify and National Historic status. Registration applications are approved by both State Historic Preservation Office, and US Department of Interior agencies.

**Neighborhood Plans:** Site specific plans to identify development goals and standards for local neighborhoods that address problems or concerns.

**Neighborhood:** The smallest subarea in city planning, defined as a residential area whose residents have public facilities and social institutions in common, generally within walking distance of their homes.

**Nonconforming use:** A structure or use that is not permitted by its present district's zoning regulations that existed before the regulation it is a legal nonconforming use. Most ordinances provide that its extension or enlargement is not permissible. Ordinances permit the restoration of the nonconforming premises when damaged by fire, earthquake, or some other catastrophe. Once the use is abandoned, however, there is no longer a right to its restoration and the future use of the premises must conform to the regulations.

**NPDES:** National Pollution Discharge Elimination System. A federal program to protect water quality through best management practices for development and drainage management.

**Nuisance:** Anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

**Open space:** That part of the countryside which has not been developed and which is desirable for preservation in its natural state for ecological, historical, or recreational purposes, or in its cultivated state to preserve agricultural, forest, or urban greenbelts.

**OSDS:** On-Site Disposal System. A program to correct and improve substandard waste disposal systems on properties within the Borough.

**Parcel:** A lot or contiguous group of lots, in single ownership or under single control, and usually considered a unit for purposes of development.

**Peak hour:** For any given stretch of road, the sixty-minute period of the day during which it carries the highest volume of traffic.

**PUD:** Planned Unit Development: A self-contained development, often with a mixture of housing types and densities, in which the subdivision and zoning controls are applied to the projects as a whole, rather than individual lots.

**PLEDAC:** Planning Liaison and Community Development Advisory Committee. A intergovernmental advisory committee composed of nine members: 2 Borough Assembly, 2 City Council, 2 Borough Planning Commission, 1 City of Saxman, and 2 citizens at large.

**Preliminary plat:** The application for a subdivision as a plat with accompanying documents providing the information about the proposed subdivision required by the local subdivision ordinance.

**Principal use:** The main use of land or structures as distinguished from a secondary or accessory use; in residential, a house is a principal use and a garage is an accessory use.

**Right-of-way:** The right of passage over the property of another. The public may acquire it through implied dedication, accepted access over a period of time to a beach or lake shoreline, for example. More commonly, it refers to the land on which a road is located.

**Setback regulations:** The requirements of building laws that a building be set back a certain distance from the street or lot-line either on the street level or at a prescribed height. The objective is to provide for more room for the pedestrian or reduce the obstruction to sunlight reaching the streets and lower stories of adjoining buildings.

**Site plan:** A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. It includes lot-lines, streets, building sites, reserved open space, buildings, major landscape features, and utility easements.

**Spot zoning:** The awarding of a use classification to an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. Such zoning has been held to be illegal by the courts on the grounds that it is unreasonable and capricious. A Comprehensive Plan or special circumstance such as historical value, environmental importance, or scenic value would justify special zoning for a small area.

**Standards:** While often used loosely to refer to all requirements in a zoning ordinance, the term usually is used to mean site design regulations such as a lot area, height limits, frontage, landscaping, yards, and floor area ratio - as distinguished from use restrictions.

**Strip zone:** A mélange of development, usually commercial, extending along both sides of a major street leading out of the center of a city. Usually a strip zone is a mixture of auto-oriented enterprises (e.g. gas stations, motels, and food stands).

**Subdivision:** The process of laying out a parcel of raw land into lots, blocks, streets and public areas. Its purpose is the transformation of raw land into building sites.

**Taking:** The appropriation by government of private land for which compensation must be paid. Under the U.S. Constitution, property cannot be condemned through eminent domain for public use or public purpose without just compensation.

**Title 60.:** Borough zoning and land use regulation chapter.

**Trip generation:** The dynamics that account for people making trips in autos or transit.

**UAS-K:** University of Alaska-Ketchikan. A local campus of the University of Alaska. Provides vocational, associate and degree programs locally.

**Zoning:** Zoning is enacted by units of local government under permissive state legislation. Zoning regulations establish permitted uses that vary from district to district. Zoning Standards control the placement, height, bulk, and coverage of structures within each of the districts into which the jurisdiction is divided by the zoning map, which is a part of the zoning ordinance.

# 6.0

## MAP ATLAS

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