



Ketchikan Gateway Borough Comprehensive Plan Update



December 3, 2024 – Joint Work Session with Planning Commission & Assembly

Call to Order & Roll Call

Introductions

The Project Team



Project Core Team:

- Talya Stek, KGB Planner
- Frank Maloney, KGB Planning Director
- Meg Friedenauer, Agnew::Beck Project Manager
- Shelly Wade, Agnew::Beck Principal/Project Advisor

Work Session Objectives

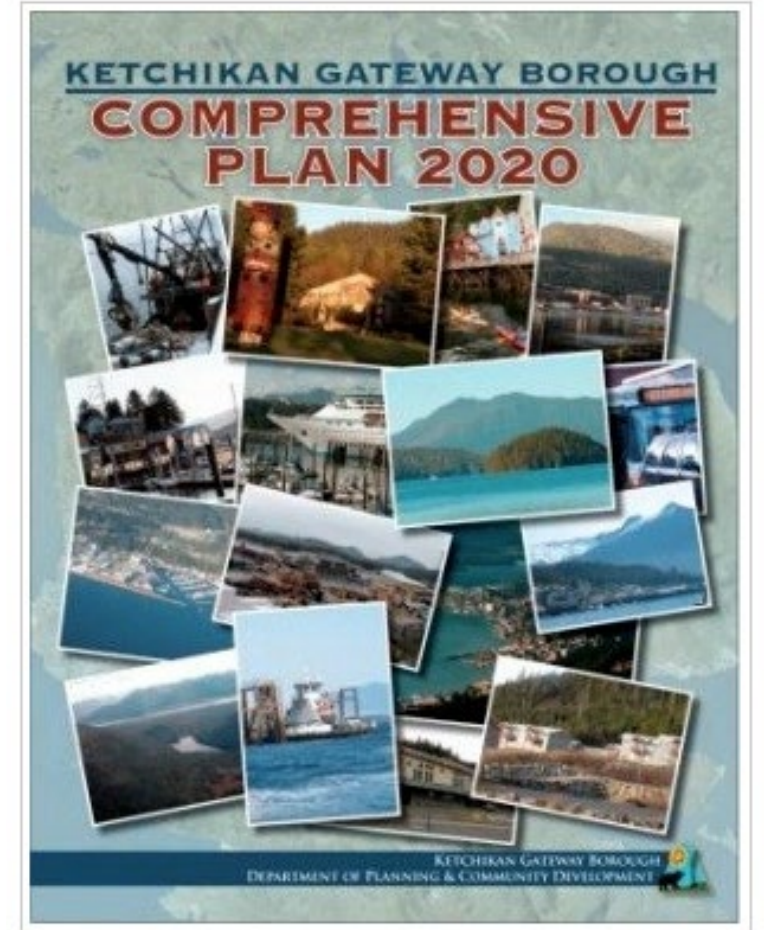
Share and discuss the following to prepare Borough leadership and staff for the Comprehensive Plan Revision process:

- Ketchikan Gateway Borough Comprehensive Plan Update **project and team.**
- Key **goals and outcomes** of preparing a comprehensive plan.
- Planning Commission and Assembly **roles.**
- Examples and **success stories** of developing and implementing a comprehensive plan.
- **KGB Comprehensive Plan approach, including process, timeline, public outreach strategies, and final products.**
- Role of the **Comp Plan Working Group.**

Context

Your Current Comprehensive Plan

- Ketchikan Gateway Borough's Comprehensive Plan was last updated in 2009.
- How many of you would say you're familiar with the current plan?
- How do you use it?
- What do you like about it? What do you not like about it?



What is a Comprehensive Plan?

- A **community resource and tool that provides direction** to community and Tribal leaders, residents, organizations, businesses, funders and other partners through:
 - ✓ A long-term **vision, goals**, and practical short-term **strategies**.
 - ✓ **Policies** that **protect what residents value** most about the Borough while benefiting and enhancing the quality of life for current and future residents.
- The **updated plan will guide decision-making** on topics including land use, economic development, transportation, community facilities, infrastructure and housing, and others.
- While the comprehensive plan deals with growth and development in general, it **must not be vague or difficult to interpret**.
- A process that is led by the Borough but is a “community-owned” document that may include strategies and actions that will be implemented by other community, Tribal, federal, state or other entities.

Simplest definition: planning for the future.

What is zoning?

Zoning-info

Zoning Permits

Focused on
Residential Developments

APPLYING FOR ZONING PERMITS

A zoning permit is **required** prior to all new construction; alterations or conversions of existing structures or enclosed spaces; or new uses or activities on the property.

A complete zoning permit consists of, but is not limited to the following:

- Signature Page
- Scaled Site Plan
- Building Elevation

Other information may be required by Staff to verify that the application meets State and Federal requirements. In addition, those projects within the City of Ketchikan will require building plans for the City Building Permit.

RESIDENTIAL ZONES

There are 7 residential zones as follows:

RL	Low Density Residential – One and two family homes. Large lots, low density to preserve rural, open nature. Commercial uses are restricted.
RM	Medium Density Residential – One and two family homes. Small lots with less restricted commercial uses.
RH	High Density Residential – Multi-family structures dense in population. Even less restrictive on commercial uses.
RN	Neighborhood Residential – One and two family homes. Smaller lots than RL, but large setbacks to maintain the rural character. Commercial uses are restricted.
RS	Suburban Residential – One and two family homes on large lots to maintain the natural environment. Commercial uses are restricted.
RR	Rural Residential – One family homes on large lots, very low density. Commercial uses are restricted.
FD	Future Development – One family homes are permitted but primarily used as recreation areas, and natural resource development areas.

Zoning	Lot area (square feet)	Lot width (feet)	MINIMUM			MAXIMUM	
			Front setback (feet)	Side setback (feet)	Rear setback (feet)	Lot Coverage (percentage)	Structure Height (feet)
RL	15,000	100	15	15	20	50	30
RM	5,000	50	10	5	15	50	30
RH	5,000	50	10	5	5	-	30
RN	10,000	75	15	10	20	50	30
RS	25,000	110	15	15	20	50	30
RR	50,000	160	25	30	60	25	30
FD	25,000	110	15	15	20	50	30

DEVELOPMENT REQUIREMENTS FOR RESIDENTIAL ZONES

- Zoning code is local law governing how land is used or developed, where and how buildings are sited, and other rules related to how a property functions.
- The Future Land Use Map in the Comprehensive Plan will provide a blueprint for how the area will accommodate change and meet resident needs.

From KGB "Zoning Permit Brochure" on the KGB website

Benefits of Planning

- Process enlists, energizes and supports implementers.
- Plan creates a basis for successful partnerships and funding opportunities.
- Process itself has value, helps “create community.”
- Lead to community and topic-specific plans.
- **IMPORTANT:** Builds from existing and previous work – plans, reports, studies, community engagement, and strategically leverages that knowledge.

General Law Municipalities vs Home Rule

All Alaska municipalities fall into one of two classifications:

- 1. General law municipalities** (first- and second-class cities and first- and second-class boroughs) may only exercise those powers they are granted by law.
- 2. Home rule municipalities** are cities and boroughs that have adopted a home rule charter.

Ketchikan
Gateway
Borough

Alaska Statute, Title 29. Municipal Government Requires Planning

- Cities and boroughs must engage in some form of land use regulation, including platting authority.
- Chapter 40. Planning, Platting, and Land Use Regulation
- AS 29.40.010(a). Planning, Platting, and Land Use Regulation.
- **AS 29.40.030(b). Comprehensive Plan.**

Title 29 on Comprehensive Planning

AS 29.40.030(b). **Comprehensive Plan**

(a) The **comprehensive plan** is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public and may include, but is not limited to, the following:

- (1) statements of policies, goals, and standards;
- (2) a land use plan;
- (3) a community facilities plan;
- (4) a transportation plan; and
- (5) recommendations for implementation of the comprehensive plan.

Title 29 on Comprehensive Planning

- AS 29.40.030(b). **Comprehensive Plan.**
(b) "With the recommendations of the **planning commission**, the **assembly** shall adopt by ordinance a comprehensive plan. The **assembly** shall, after receiving the recommendations of the **planning commission**, periodically undertake an overall review of the **comprehensive plan** and update the plan as necessary."

Ketchikan Gateway Borough Code: Chapter 2.40 Planning Commission

Planning Commission

Responsibility

The Borough Planning Commission is authorized and directed to perform the duties and exercise the powers conferred upon said commission by the ordinances of the borough and the laws of the state. It shall be the duty of the Planning Commission to prepare, from time to time, plans for the systematic development and betterment of the entire borough as a place of residence and for business.

Duties of the Commission

- Prepare a Comprehensive Plan
- Act as the Platting Authority
- Review and Recommend Land Use Regulations
- Review and Recommend the Rezone of Property
- Act on Variances, Conditional Use Permits(CUPs), and Land Use Permits
- Hear Appeals from Administrative Decisions

Other Planning Tools

- Capital improvement plans
- Specialized plans
- Land use maps
- Subdivision maps
- Zoning
- Variances
- Conditional use permits

What Does All of This Mean?

The **Planning Commission**:

- Makes **recommendations** to the Assembly about what planning issues need to be addressed, and how.
- Makes quasi-judicial **decisions** on specific land use matters, such as plat applications and variances.
- **Works with Planning staff** to develop and implement policies to carry out the goals and intentions of the **Comprehensive Plan**.
- **Listens to and responds to public input** on planning issues through meetings, public hearings, and written testimony.

Authority of a Comprehensive Plan

- **Foundation for fair and legally defensible execution of local government powers** to regulate use of private property, collect revenue, protect public health and safety, and other functions.
- Provide **broad direction and specific strategies** for the community to implement.
- It also serves as the **basis for more detailed implementation** policies.
- **A comprehensive plan is not zoning.**

Comp Plan Successes from other AK Communities

Authority Example: Big Lake (Mat-Su Borough)

Town Center

The "Town Center" use area is intended to be the center of Big Lake life. Desired characteristics are listed below (Strategy 2 following presents more details)

- Mixed use: shops, food, retail goods and services; housing, including higher density housing, within walking distance of shops and services
- A central area for library, schools, fire station, community center, parks, etc.
- Pedestrian friendly, walking access
- An alternative to strip commercial development

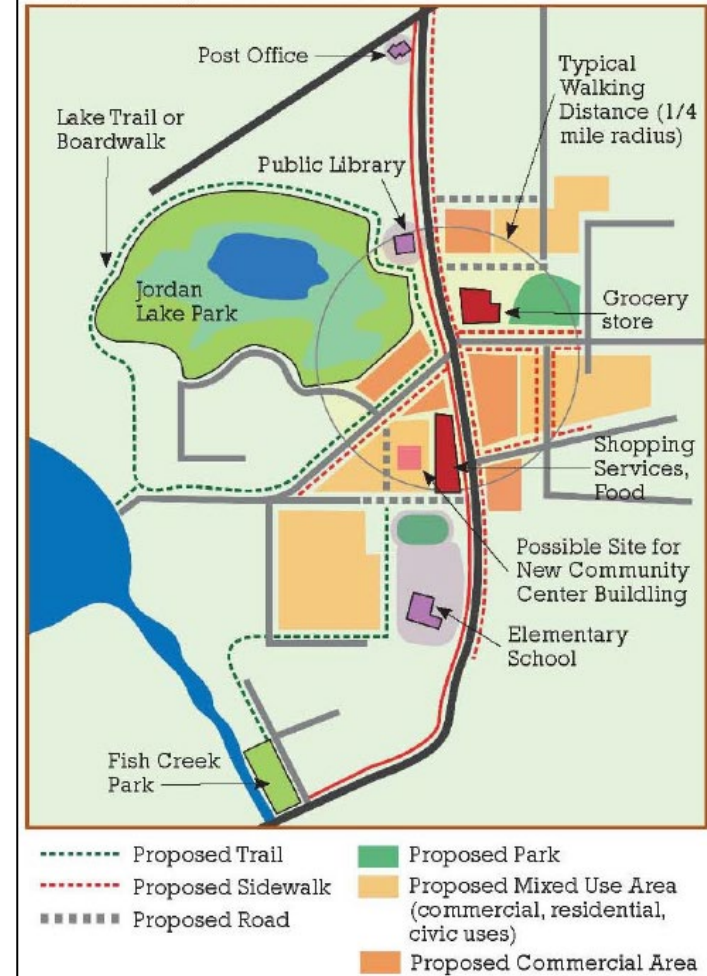


Extract from the Big Lake Comprehensive Plan

Impact Category	Corridor			
	2	3	3 Bypass (A&B)	5
Consistent with Land Use Policies in Big Lake Comprehensive Plan?	Consistent. Most of route designated "conservation residential" – low density and/or clustered residential.	Arterial through B.L. Town Center is inconsistent with plan's town center goals. Route serves area designated for a combination of commercial and residential uses.	Consistent. Most of route designated "dispersed residential" or "close in" residential.	Avoids major conflicts with Comprehensive Plan by running along the east edge of the community Council.

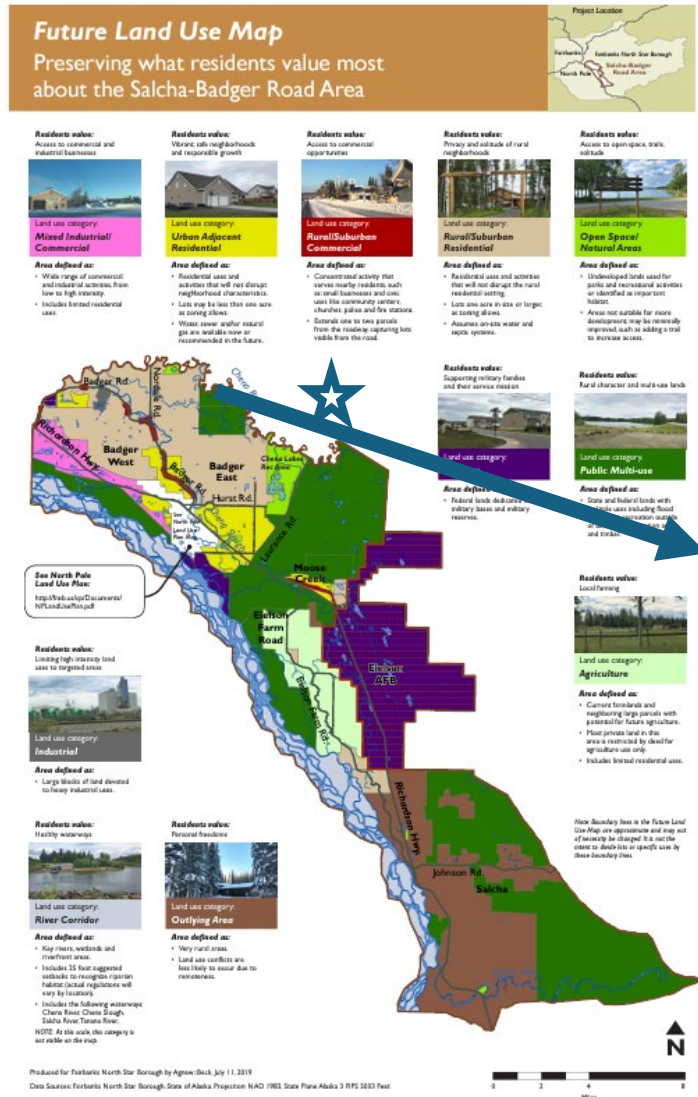
Extract from the Big Lake Community Impact Assessment

Proposed Big Lake Town Center Plan



Extract from the Big Lake Comprehensive Plan

Implementation Example: Salcha- Badger Road Area Plan (Fairbanks North Star Borough)



Rezone example: on July 23, 2020, Ord. 2020-13 rezoned 166 acres owned by the FNSB from General Use-1 to Outdoor Recreation.

From staff report in Assembly packet:

Staff Recommendation: Approval

The area proposed to be rezoned is currently zoned General Use-1 (GU-1). This zone has the potential to have land use conflicts because it allows for a wide variety of commercial, residential, and industrial uses outright with no setback requirements on relatively small (one acre) lots.

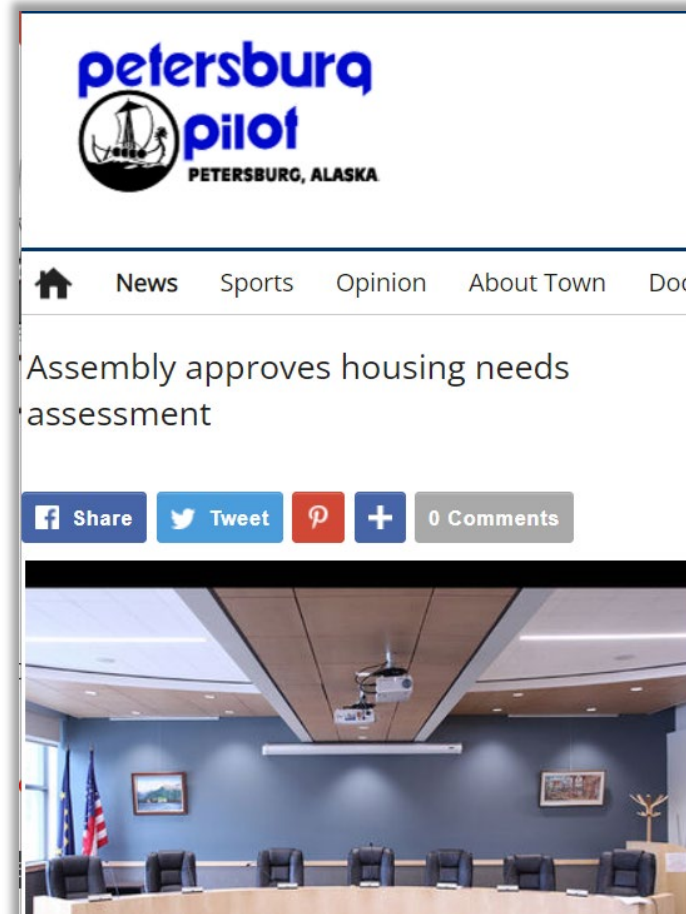
This rezone to Outdoor Recreation (OR) would protect the existing public recreational use of the property and prevent potentially conflicting uses from developing. The Department of Community Planning is recommending approval and finds that the **rezone is consistent with the Comprehensive Plan** and promotes public health, safety, and welfare.

Implementation Example: Housing in Petersburg Borough

From 2016 Comp Plan:

- Housing Goal #2:
Partnerships. Work in partnership with neighboring landowners, agencies, and nonprofits to share resources and reduce costs to identify and develop housing.
 - Strategy a. Conduct a comprehensive housing needs assessment.

In 2023, using American Rescue Plan Act funds:



Valdez Comprehensive Plan Revision & Zoning Code Revision

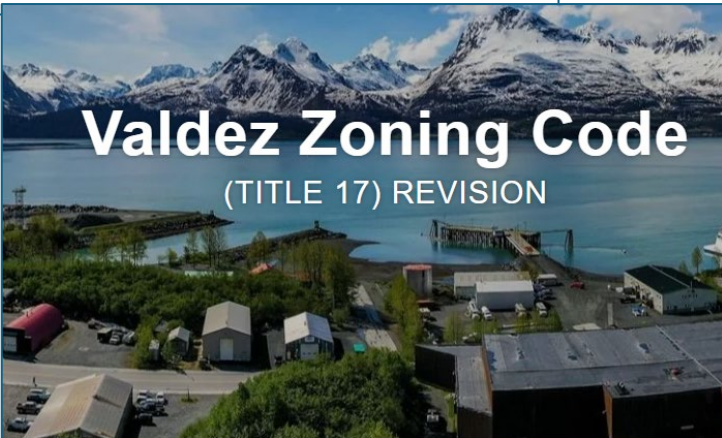
PLANVALDEZ
OLDTOWN | NEWTOWN | YOURTOWN

VALDEZ COMPREHENSIVE PLAN REVISION

OCTOBER 2021



CITY OF VALDEZ, ALASKA
OPPORTUNITIES IN EVERY SEASON



Valdez Zoning Code
(TITLE 17) REVISION

December 2023 Update

Thank you for your input, Valdez — The Public Hearing Draft of the Revised Valdez Zoning Code (Title 17) is here!

In Valdez, the city hopes it's found a solution to the affordable housing crisis

September 3, 2024 by Eric Stone, Alaska Public Media - Juneau



A multi-pronged effort to expand supply

One big part of that was a rewrite of the city's zoning codes.

“Essentially what we did was just make sure that more types of housing were allowed in more places,” said Huber, the community development director.

Planning for Ketchikan Gateway Borough

Goals

- To recognize and celebrate what we have accomplished
- To address new challenges and opportunities for our community
- To coordinate efforts throughout the Borough

QUESTIONS:

- What would you add to this list?
- Specifically – What would make the revised plan a more useful for you as Planning Commissioners and Assembly Members?

Proposed Look and Feel of Plan

Our approach is to develop three primary products:



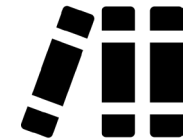
Executive Summary

Offers a condensed, graphically rich summary of the Plan, including the region's vision and key policies (goals and core policies) for achieving that vision.



Core Comprehensive Core Plan

A succinct, clear and concise Plan to guide decision-making with a full list of policies. This includes additional information on the process, area, and key issues informing plan policies.



Appendices

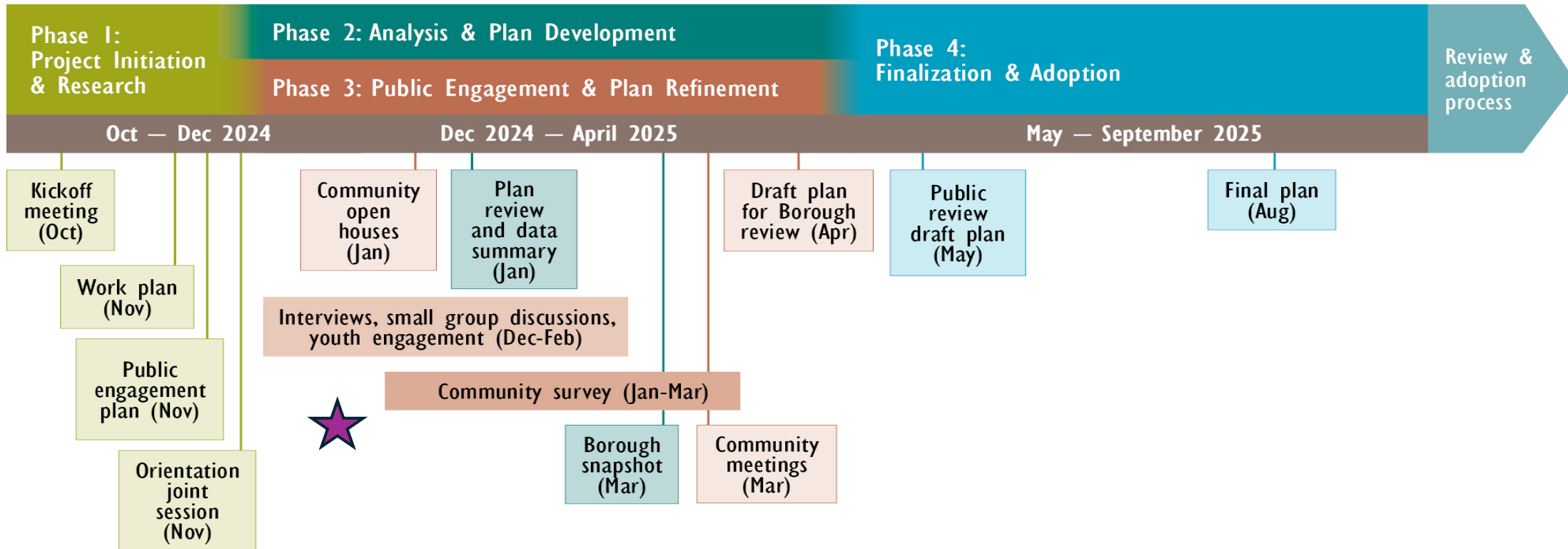
Includes background and contextual information used to inform plan policies and plan implementation, such as land use, housing, economic data, summaries of public input, and best practices.

KGB Comprehensive Plan: Potential Focus Areas

- *Land Use and Environment*
- *Housing*
- *Transportation*
- *Economic Development*
- *Public Services and Infrastructure*
- *Environmental Resilience*
- *Quality of Life*
- *Governance*

Project Timeline & Key Milestones

Note: Timeline may shift depending on contract finalization and kickoff.



ONGOING: Weekly Core Team check-ins | Regular updates to the Borough Planning Commission and Assembly (at least quarterly) | Communications with the community



November 2024: Proposed **Joint Assembly & Planning Commission Work Session** – Opportunity for both bodies to learn and share comprehensive plan ideas and questions



Followed by **consistent updates to both bodies** – at regular meetings and/or special work sessions

Public Engagement Approach!

Robust Public Involvement is Key

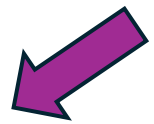
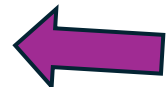
- Engages residents and increase the likelihood they will invest time and energy into the process, plan, and implementation.
- Give community ownership of a tool that will inform decisions about the community's future.



Proposed public involvement ideas:

- Joint Assembly and Planning Commission Work Session
- **Comp Plan Working Group** ★
- Community Open House
- Community Survey
- Interviews, Small Group Discussion, & Community Meetings ★
- Additional outreach: Project website, public notices, radio and newspaper announcements, e-newsletters, social media, and outreach at community events
- Ongoing: Regular updates and engagement with Planning Commission, Assembly, Borough Project Manager, Core Project Team, and Working Group

KGB Planning Director
Frank Maloney Report





Community Planning Director Frank Maloney
Comp Plan Working Group & Key
Partners/Stakeholders to Engage

Discussion, Next Steps, & Wrap Up

Discussion / “Homework”

1. What questions, comments, or concerns do they have about the **proposed approach and timeline**?
2. From your perspective, considering the comp plan is meant to be a 10-year/long range planning document – **what do you view as the highest priority topics and projects**?
3. What **other comments, questions, concerns** do you have for our team?

Thank you!

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Ketchikan Gateway Borough Comprehensive Plan

Purpose Team Schedule Resources Get Involved Contact

Announcements

Watch this space for announcements throughout the project about community meetings, the community survey, and ways to stay involved and updated. To sign up for project updates, please add your email to our "Contact Us" form below.

Purpose

The Ketchikan Gateway Borough is updating the 2020 Comprehensive Plan (last updated in 2009) to recognize and celebrate what we have accomplished, to address new challenges and opportunities for our community, and to articulate a community vision for the next 20 years. The goals, policies, and actions that will be included in the plan will help us achieve that vision.

The Comprehensive Plan will be a combination of long-term vision, goals, and practical strategies that will guide decisions about:

- Land Use
- Infrastructure
- Environmental Stewardship
- Housing
- Economic Development
- And More
- Transportation
- Community Services

View the current Ketchikan Gateway Borough Comprehensive Plan here: www.kgbak.us

Project website: <https://kgbcompplan.com/>