



Ketchikan Gateway Borough Comprehensive Plan Update



January 28, 2025 – Working Group Kickoff Meeting

| Time | Item |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2:00 | Land Acknowledgement, Meeting Purpose, Introductions |
| 2:20 | Project Goals & Key Deliverables <ul style="list-style-type: none"> • <i>What is a Comp Plan?</i> • <i>What is the proposed approach?</i> • <i>What are the potential challenges?</i> • <i>Project Goals and Schedule</i> |
| 2:35 | Working Group Overview <ul style="list-style-type: none"> • <i>What is the purpose of this advisory group?</i> • <i>Tasks, process, meeting schedule</i> |
| 2:50 | Public Participation Planning <ul style="list-style-type: none"> • <i>How / when / who will we engage during the project?</i> • <i>Community open house & first site visit</i> • <i>Other tools: Website, interviews, focus groups, and community survey</i> |
| 3:15 | Background Information to Date <ul style="list-style-type: none"> • <i>What have we learned so far?</i> |
| 3:25 | Next Steps, Adjourn |

Today's Agenda

We will give a brief overview of the project, discuss the Working Group's role in the process, and where this group will focus for the next few months.

Meeting Purpose & Objectives

Work together to . . .

- Introduce Working Group members
- Confirm the approach for the comprehensive planning process, schedule and roles.
- Share ideas about the public participation process, including the first community open house.
- Review background information collected so far and identify knowledge gaps.

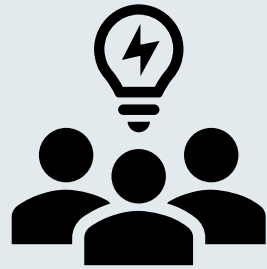
Introductions

Land Acknowledgement

We are on Lingít Aaní (Tlingit land) and we would like to acknowledge and give honor and respect to the traditional landowners, the Taant'á K̓wáan and Saanya K̓wáan Tlingit elders, and past, present and future generations. We acknowledge that we arrived here by listening to the peoples/elders/lessons from the past and these stories carry us as we weave a healthier world for future generations.

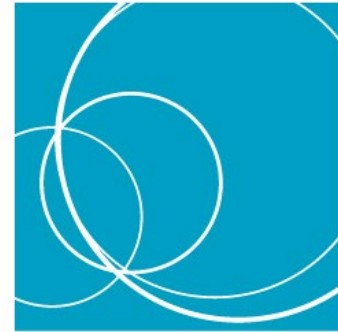
Adapted from University of Alaska Southeast Ketchikan Campus with thanks to Irene Dundas, KIC Cultural Heritage Specialist

Introductions



What brings you
to this group?

The Project Team



AGNEW
::BECK



Northern
Economics

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
- Holly Smith, AICP, Agnew::Beck
- Maxine Lazlo, Agnew::Beck

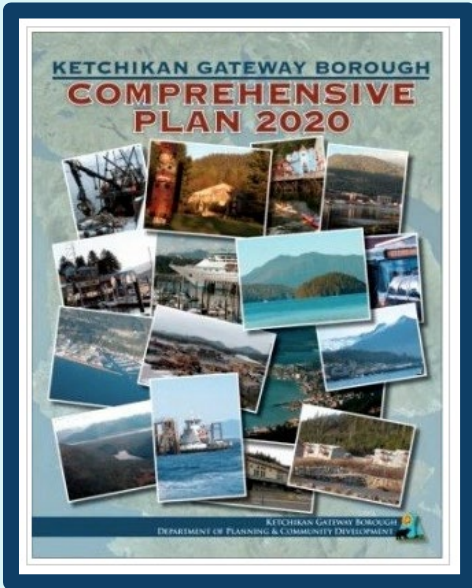
Open Meetings Act

- The State of Alaska's Open Meetings Act (AS 44.62.310-.312) requires that **all meetings of a public entity's governing body** be open to the public and that the body provide reasonable notice of its meetings.
- The Working Group is not a governing body; however, it becomes one **IF** more than three commissioners or more than three assembly members attend a working group meeting.
- **Please contact Talya prior to attending the meeting if you foresee a conflict with the Open Meetings Act.**



Project Goals, Schedule, and Key Deliverables

What is a Comprehensive Plan?



Basis for regulatory action but is not regulatory itself

Long-term guide

Basis for community programs and decision making

How do you use the plan?

Potential Plan Focus Areas

GOVERNANCE



HOUSING



INFRASTRUCTURE & PUBLIC SERVICES



TRANSPORTATION



ECONOMIC DEVELOPMENT



LAND USE & ENVIRONMENT



QUALITY OF LIFE



Your Perspective

- What are your priorities to address as we discuss the comprehensive plan update?
- What topics are important to you?

Project Goals

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

- What would you add to this list?
- Specifically – What would make the revised plan a more useful for you in your work?

Project Timeline & Key Milestones

Oct. 2024 – Jan. 2025

Discover, Learn, and Listen

- Background research and data analysis
- Literature review
- Borough assembly and planning commission joint work session

Jan. 2025 – Ongoing!

Community Engagement

- Convene Working Group
- Community Open House
- Community survey
- Interview, small group discussion, youth engagement
- Provide regular updates to the community

March 2025 – May 2025

Analysis and Plan Development

- Community Survey results
- Community meetings
- Develop overall vision, goals, priorities, and strategies

May 2025 – Aug. 2025

Finalization and Adoption

- Public review draft
- Public comment period (30-days minimum)
- Plan revisions, review by planning commission, adopted by assembly

What additional community outreach events or activities should be considered?

Proposed Look and Feel of Plan

Our approach is to develop three primary products:



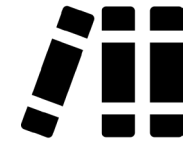
Executive Summary

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.

Project Roles & Communication

Role of Assembly and Planning Commission

- Provide **guidance on public participation process** and help get the word out about opportunities to get involved. **Participate in stakeholder interviews and dialogues**, when available.
- Help identify **priorities** in the plan.
- Review **draft materials** and help make sure what is presented is **accurate, representative, and complete**.
- Advocate for **plan adoption** (Planning Commission); adopt the final plan (Assembly).
- Work with community partners to **implement, evaluate, and update** the plan.

Role of Working Group

- **Purpose:** Community advisory body for the comp plan project.
- **Role:** Give guidance, feedback, and local knowledge during the public participation and drafting processes.
- **Process:** Bi-weekly meetings (or as needed) focused on key topics. Make recommendations and achieve consensus when possible to help move the project forward.

Public Participation Planning

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



Focus Area Interviews/Small Groups

| Focus Area | Partners |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use | Includes: Landowners and managers Partners/Stakeholders to interview and/or include in work sessions: AK DNR, AK Fish and Game, AK DGGGS, AMHT, US Forest Service, municipal and tribal organizations |
| Housing | Includes: New home construction, rental market, housing preservation and repurpose Partners/Stakeholders to interview and/or include in work sessions: Realtors, Lenders, Tribes, AHFC, Grow Ketchikan |
| Public Services | Includes: Power, water, sewer, solid waste, internet Partners/Stakeholders to interview and/or include in work sessions: GCI, KPU, City and Borough, Petro Marine, propane suppliers |
| Transportation | Includes: Roads, marine, airport, transit, trails Partners/Stakeholders to interview and/or include in work sessions: Ketchikan International, KGB Transit, AML, AMHS, Inter-Island Ferry, CLIA, Cab Companies |
| Economic Development | Includes: Tourism, maritime, aquaculture, work force development, public support agencies Partners/Stakeholders to interview and/or include in work sessions: Allen Marine, Taquan Air, KVB, Chamber of Commerce, Ward Cove Group, Sealaska, CLAA |

Focus Area Interviews/Small Groups

| Focus Area | Partners |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health and Wellness | Includes: Physical and Mental Health providers Partners/Stakeholders to interview and/or include in work sessions: PeaceHealth, organizations of faith, Tribes, Tribal Corporations |
| Environmental Resilience | Includes: Hazard Mitigation, environmental stewardship organizations Partners/Stakeholders to interview and/or include in work sessions: AK DGGGS, FEMA |
| Quality of Life | Includes: Education, Culture, Recreation Partners/Stakeholders to interview and/or include in work sessions: Tribal organizations, Arts Council, KGB public works, University of Alaska |
| Fiscal Considerations | Includes: Municipal finance department Partners/Stakeholders to interview and/or include in work sessions: City of Ketchikan, City of Saxman, Ketchikan Gateway Borough |



Background Research

What We've Learned So Far

Key Themes from Joint Work Session & Interviews to Date

Who?

- Members of the December 3 Joint Assembly-Planning Commission Work Session
- 11 individual interviews with staff, assembly members, and planning commissioners

Comp Plan Use & Ideas for Revision

- Few people use the comp plan.
- Not relevant, visionary, user-friendly, or too vague
- **Idea:** Clearly show how community feedback informs the plan.
- **Idea:** Ensure that the plan can be easily implemented, tracked, and – if needed – amended.

Accomplishments

- ❖ **Capital Improvements** (NOAA facility, shipyard, airport, coast guard, rec center & pool, new turf for ball fields).
- ❖ **Borough Partnerships / Relationships**
- ❖ **Tourism Strategies**
- ❖ **Ward Cove Development** and opening new land

Community Priorities

- Housing for all
- Economic diversification
- Infrastructure improvements that meet future demands of tourism
- Resiliency and adaptability
- Cultivating more agreements / partnerships / MOUs with island communities, the private sector, and NGOs.

Literature Review – Plans We Assessed



Strategic Planning

Ketchikan Borough-wide Strategic Plan FY2024-2028 Update No. 1 (2024)

Southeast Alaska by the Numbers 2024 (Southeast Conference) (Sept 2024)

Ketchikan Borough-wide Strategic Plan FY2024-2028 (June 2023)

2010 – 2020 Ketchikan Gateway Borough Comprehensive Plan (April 2009)

Capital Projects

2024 – 2028 Ketchikan Public Utilities Capital Improvement Program (2024 Budget)

Community of Ketchikan Policy Issues and Capital Priority Projects FY2025 (Sept 2023)

2022 – 2026 General Government Capital Improvement Program (2022 Budget)

Housing

Addressing Housing Issues in Ketchikan (Aug 2022)

Ketchikan Comprehensive Housing Assessment Project (CHAP) (2019)

Community

Greater Ketchikan Area Multi-Jurisdictional Emergency Operations Plan (April 2024)

Parks and Playground Master Plan (Feb 2023)

2023 Hopkins Alley/Newton: A Framework for Revitalization (Sept 2023)

Clam Cove Hamlet Neighborhood Plan (Aug 2022)

Transportation

Ketchikan Coordinated Transportation Plan (2021 Update)

Ketchikan Terminal Area Plan Preferred Terminal Concept (July 2020)

Ketchikan International Airport Master Plan (2003)

Economy

Ketchikan Tourism Strategy (2023)

Southeast Alaska Business Climate Survey 2024 (Southeast Conference) (May 2024)

Southeast Alaska 2025 Economic Plan (April 2024 update)

Economic Impact of USDA Southeast Alaska Sustainability Strategy Investment Spending (July 2024)

Any other plans that should be considered?

Literature Review – Key findings



Strategic Planning

Prioritizing collaborations between Borough and other governmental and Tribal entities. Recommendations encourage development according to the community's vision, including the establishment of development standards and procedures for housing infrastructure.



Capital Projects

Ketchikan priorities for FY 2025 center firmly on infrastructure – specifically transportation-related improvements and water/wastewater systems upgrades.



Housing

Housing is a major community concern. The total amount of land in the borough available for housing development is ultimately limited. Ketchikan has requested land ownership transfers from the State of Alaska to facilitate the development of key housing projects.



Community

Recommendations for parkland to be preserved for current and future public use. Requests to prioritize recreational access to salt- and freshwater resources on KBG land and provide viewsheds or access as appropriate. Many requests to improve access to local recreational areas such as trailheads.



Transportation

Ketchikan policy priorities include advocating for continued funding of the Alaska Marine Highway System and pedestrian safety improvements in high-risk areas. Given that SESS ridership has increased 25% in the last three years, the airport service significantly impacts their vehicular and personnel resources.



Economy

Recommendations include facilitating the development of a highly skilled workforce through sustained biannual CDL training and testing programs and supporting University of Alaska Southeast workforce development efforts.

Next Steps

Next Steps

HOMEWORK

- Promote the Tuesday, February 18 community open house, 4-6 pm at Ketchikan High School Commons.
- Review literature review and recommend other resources for the project team.
- Review list of “Focus Area Small Groups” and recommend other resources/contacts.

MEETINGS

- **Proposed Next WG meeting:
Wednesday, Feb. 19, 2025, 2-3 pm**
- Proposed topics
 - Recap what we learned/heard at community open house.
 - Talk about feedback on Focus Areas and small group discussions on focus areas.
 - Additional discussion on Focus Areas priorities.

Closing Comments

- Final questions, comments, concerns?

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/>