

KETCHIKAN GATEWAY BOROUGH



Photo by: Carrie Dolwick

Brief History: Tongass and Cape Fox Tlingits used Ketchikan Creek as a fish camp, which they called kitschk-hin, meaning creek of “the thundering wings of an eagle.” In 1885, Mike Martin bought 160 acres from Chief Kyan, which later became the township. The first cannery opened in 1886 and by 1936, seven canneries were in operation, producing 1.5 million cases of salmon. Nearby, gold and copper discoveries briefly brought activity to Ketchikan as a mining supply center. The Ketchikan Spruce Mills opened in 1903, and operated for over 70 years. Spruce was in high demand during World War II, and Ketchikan became a supply center for area logging. A \$55 million pulp mill was constructed at Ward Cove near Ketchikan in 1954. Its operation fueled the growth of the community, but the pulp mill closed in March 1997. Today, the Borough’s economy is dependent upon tourism, fishing, fish processing, the wood products industry, and government.

Pronunciation:	(KETCH-ih-kan)
Population (2007):	13,166
Shoreline:	526 miles
Coastal Area:	1,699 square miles
Annual Precipitation:	162"
Annual Snowfall:	32"
Hours of Daylight Summer:	17 hours, 28 min
Hours of Daylight Winter:	7 hours, 9 min
Regional Native Corporation:	Sealaska Corporation
Legislative District:	1 A

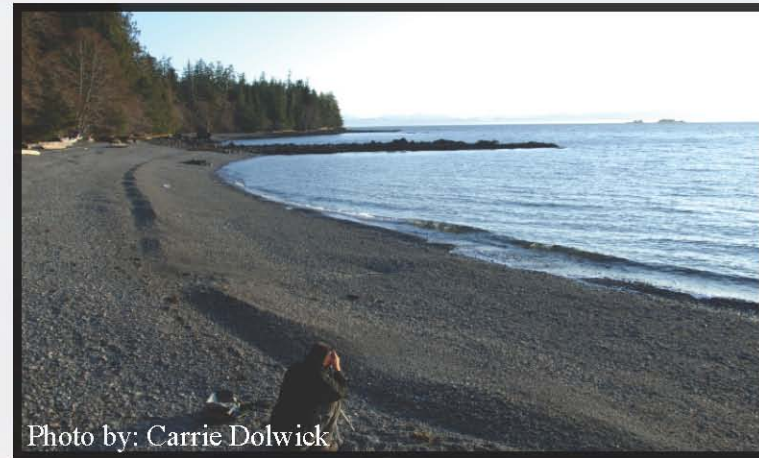
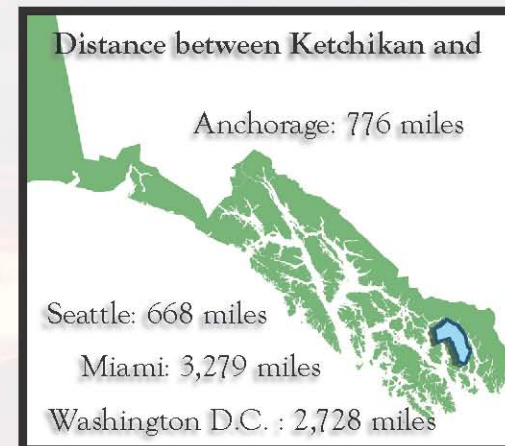


Photo by: Carrie Dolwick



Photo by: Jim Lewis

Division of Coastal & Ocean Management



**STATE OF ALASKA
COASTAL IMPACT ASSISTANCE PROGRAM**

KETCHIKAN GATEWAY BOROUGH

The Borough will be conducting this project as a legislatively named CIAP recipient
on behalf of the State of Alaska

PROJECT TITLE: South Point Higgins Beach Acquisition and Protection

PROJECT CONTACT

Contact Name: Leslie Jackson, Coastal Coordinator
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Telephone Number: (907) 228-6636
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PROJECT LOCATION

The South Point Higgins Beach is located approximately eleven miles northwest of Downtown Ketchikan at the confluence of Clarence Strait, Behm Canal and Tongass Narrows (see attached map). The 4.5-acre beach is located in a residential neighborhood and provides scenic views of nearby Guard Island and distant Prince of Wales Island. See attached map and aerial photograph.

PROJECT DURATION

The project will take less than one year to complete.

ESTIMATED COST:

Spending Estimate (\$)				
TOTAL	Year 1	Year 2	Year 3	Year 4
\$429,048	\$429,048			

Funding per Allocation Year of CIAP (\$)				
TOTAL	FY 07	FY 08	FY 09	FY 10
\$429,048				\$429,048

PROJECT DESCRIPTION:

The Ketchikan Gateway Borough is applying to the Coastal Impact Assistance Program to support the acquisition of a coastal property, locally known as South Point Higgins Beach.

The South Point Higgins Beach property, with its road and utility access, favorable site conditions, and commanding vistas is prime property for public or private enterprise. Instead, the valuable habitat upon which wildlife such as bears, seals, intertidal habitat, sea lions, eagles and birds depend will be preserved in its current condition, through this project. The property is

the epitome of the unique Southeast Alaska environment with its sandy beach, intertidal area, Sitka Spruce/Hemlock/Cedar trees and rocky outcrops. The project helps maintain this pristine environment.

The 4.53-acre parcel, legally described as Survey Number 3089, Lot 123, was long under the stewardship of the Alaska Department of Natural Resources. During the time it was held by the Department of Natural Resources, the Borough encouraged that the property be preserved for conservation purposes and public use. In various planning documents, the Borough Planning Department stated that the parcel should remain in public ownership. However, a 1994 settlement of "State v. Weiss" 706 P.2d 681 (Alaska 1985), reconstituted the 1956 Alaska Mental Health Trust (which in effect, had been dissolved in 1978) and transferred nearly one-million acres of State land, including the South Point Higgins Beach, to the Alaska Mental Health Trust Authority (Trust). The Trust is responsible for managing Trust lands to generate income for mental health services within the State of Alaska, including the sale, commercial and residential leasing, and residential and commercial subdivision of such lands. The Borough had no long-term agreements with the Trust for use and/or access to South Point Higgins Beach. In the summer of 2007, Borough officials learned that the Trust Land Office planned to sell South Point Higgins Beach. If the lot was sold during a competitive process, the lot would most likely be subdivided and developed as residential housing. At its meeting of September 4, 2007, the Borough Assembly adopted Resolution 2049 "directing staff to engage the Alaska Mental Health Trust Land Office in negotiations to secure Borough ownership of USS 3089, Lot 123" (the South Point Higgins Beach).

The Borough embarked on a lengthy negotiation process to acquire the property with community support. In December, 2007, the beach parcel was appraised at \$975,000 by an independent appraiser. Pursuant to the Trust's policy regarding property sale, the sale price had to be set at 120% of the appraised value, or \$1,170,000. In 2008, the Borough entered into a purchase and sales agreement for the beach which stipulates that first (per Borough Code) the voters must authorize the Borough to incur debt to purchase the property. The question of whether or not the Borough should pursue the purchase was presented to the voters of Ketchikan in the form of a ballot proposition. The voters overwhelmingly supported the acquisition. Since the public input process, negotiations and the purchase and sales agreement have already been established, the monumental milestones have already been accomplished. The Borough has been paying the required incremental payments as well as interest, which in the end will total \$37,428. The project can be completed in less than a year, in Year 1.

In addition to all of the coordination with the Trust there were numerous volunteer coordination efforts from the Ketchikan Beaches Association and Southeast Alaska Land Trust. The beach will be available to all residents and visitors to the Ketchikan area to enjoy. Access to the beach is relatively flat and will be easy to improve with a low impact trail, in order to allow ADA accessibility. Various community groups such as the Rotary Club, Ketchikan Beaches Association, Ketchikan Outdoor Recreation and Trails Coalition and Keep Alaska Beautiful have volunteered to clean up garbage, improve access from the road and supply minimal fire pits to prevent unattended fires from damaging tree roots. Local schools will continue to visit the beach to study tide pool habitat and marine habitat.

MEASUREABLE GOALS AND OBJECTIVES:

Goal #1: The Borough will preserve the 4.53-acre parcel from the impacts of development.

Measurable Outcome #1: The South Point Higgins property, with its road and utility access, favorable site conditions, and commanding vistas is prime property for public or private enterprise. Preserving the beach as a natural area will prevent the area from being developed for residential housing and restricting public access.

Goal #2: The Borough will protect important wildlife habitat through the conservation of this pristine, coastal property.

Measurable Outcome #2: Conservation of the beach property will allow the ecosystem on which the area wildlife (seals, sea lions, whales, starfish, eagles and intertidal habitat) depends continue to thrive.

Goal #3: The Borough will preserve the 4.53-acre parcel from the impacts of development.

Measurable Outcome #3: The South Point Higgins property, with its road and utility access, favorable site conditions, and commanding vistas is prime property for public or private enterprise. Preserving the beach as a natural area will prevent the area from being developed for residential housing and restricting public access.

Goal#4: The project goal is acquisition of a valuable, coastal property (US Survey No. 3089, Lot 123) which will be dedicated as a public, shoreline park in perpetuity.

Measurable Outcome #4: The Borough's 13,174 residents and citizens of the greater Ketchikan area, its million annual visitors, and generations to come will benefit from access to this place and experience.

PROJECT CONSISTENCY WITH CIAP AUTHORIZED USE:

The proposed project is consistent with the first (#1) authorized CIAP use: "Projects and activities for the conservation, protection, or restoration of coastal areas." The application is for a beach acquisition project, conserving the 4.53-acre waterfront parcel for public use and protecting the parcel from future development. The coastal area is a valuable ecosystem and home to a variety of plants and wildlife. The property offers various wildlife watching opportunities including viewing of bears, eagles, whales and seals. The upland area of the beach is forested with large Sitka Spruce, Hemlock, Red and Yellow Cedar trees.

The South Point Higgins Beach property, with its road and utility access, favorable site conditions, and commanding vistas is prime property for public or private enterprise. The property was slated for disposal by the Trust, and would have been sold in a competitive bid process. The property was zoned Low Density Residential and most likely would have been developed as a residential subdivision with a marine outfall for septic services. Development activity would have negatively impacted the wildlife, landscape and natural beauty of the property.

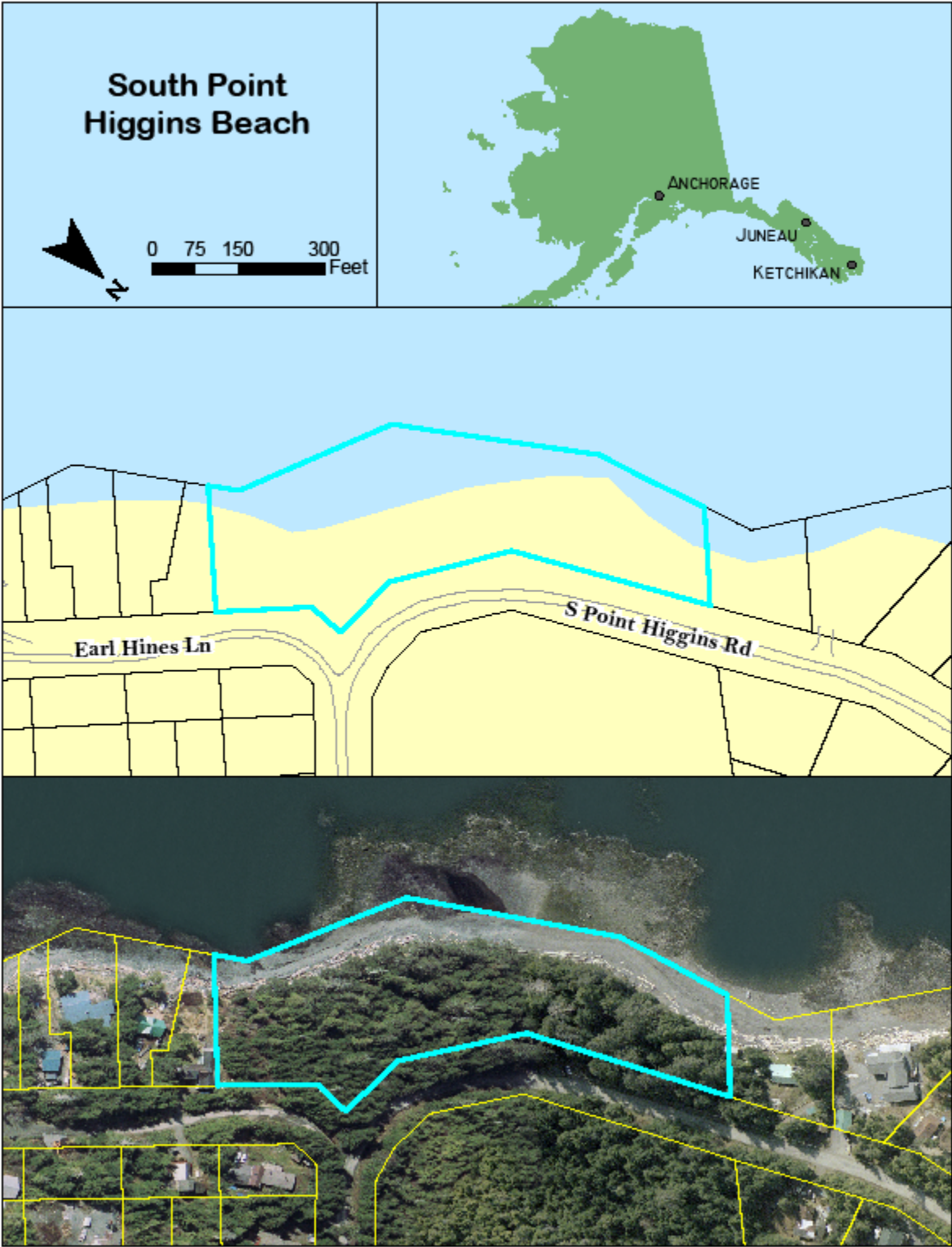
Preserving the beach as a shoreline natural area park has been a priority for the Borough, as indicated in various planning documents such as comprehensive planning documents and the Parks and Recreation Plan. Protecting the valuable natural resources on the beach from development will help the valuable eco-systems thrive in perpetuity.

COORDINATION WITH FEDERAL RESOURCES OR PROGRAMS:

There has been no coordination with federal resources or programs for the South Point Higgins Beach project.

COST SHARING OR MATCHING OF FUNDS:

There is no plan to use the CIAP funds for cost sharing or matching purposes.



**STATE OF ALASKA
COASTAL IMPACT ASSISTANCE PROGRAM**

KETCHIKAN GATEWAY BOROUGH

The Borough will be conducting this project as a legislatively named CIAP recipient
on behalf of the State of Alaska

PROJECT TITLE: Oil Spill Remediation at Ward Cove

PROJECT CONTACT

Contact Name: Leslie Jackson, Coastal Coordinator
Address: 1900 First Avenue, Ste. 126 Ketchikan, Alaska 99901
Telephone Number: (907) 228-6636
Fax Number: (907) 228-6698
Email Address: lesiej@kgbak.us

PROJECT LOCATION

Ward Cove is located approximately four and a half miles northwest of Downtown Ketchikan (see map, page 3). Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. The 2.2 million acre Misty Fiords National Monument lies 22 air miles east of Ketchikan. It is the first Alaska port of call for northbound cruise ships and state ferries. The community lies at approximately 55.342220° North Latitude and -131.646110° West Longitude. (Sec. 30, T075S, R091E, Copper River Meridian.)

PROJECT DURATION

The project will take less than one year to complete.

ESTIMATED COST:

Spending Estimate (\$)				
TOTAL	Year 1	Year 2	Year 3	Year 4
\$125,000	\$125,000			

Funding per Allocation Year of CIAP (\$)				
TOTAL	FY 07	FY 08	FY 09	FY 10
\$125,000				\$125,000

PROJECT DESCRIPTION:

The Ketchikan Gateway Borough is applying to the Coastal Impact Assistance Program to support a clean-up of the oil spill at Ward Cove. In 2005, a previous landowner had 14 oil totes capable of holding 200 gallons each stored outside on an unpaved surface for several months. While the totes were stored outside, heavy rainfall infiltrated the fill and vent pipes of the totes and caused them to overflow, causing the oil in the containers to flow onto the ground. There is

harmful leaching occurring and potential for run-off into Ward Cove. The Borough is now the owner of the property due to foreclosure on the property. The possibility of ecological damage exists, especially if the area the spill is located on is developed in the future. The Borough received an estimate to clean the spill area, dispose of the totes and dispose of five yards of contaminated soil at \$125,000.

MEASUREABLE GOALS AND OBJECTIVES:

Goal #1: The Borough will remediate the oil spill area and properly dispose of the oil totes and contaminated soil.

Measureable Outcome #1: Removal of the oil and contaminated soil will restore the site to an environmentally-safe condition and prevent run-off of oil into Ward Cove.

PROJECT CONSISTENCY WITH CIAP AUTHORIZED USE:

The proposed project is consistent with the first (#1) authorized CIAP use: "Projects and activities for the conservation, protection, or restoration of coastal areas." The application is for the removal of oil that leaked out of totes located on Borough owned uplands at Ward Cove. The subject coastal area is a valuable ecosystem, located at the confluence of Ward Creek (an anadromous creek) and Ward Cove in the Tongass Narrows. Ward Cove is home to a variety of plants and wildlife. Removal of the oil and contaminated soil will restore the site to an environmentally-safe condition and prevent run-off of oil into Ward Cove.

COORDINATION WITH FEDERAL RESOURCES OR PROGRAMS:

There has been no coordination with federal resources or programs.

COST SHARING OR MATCHING OF FUNDS:

There is no plan to use the CIAP funds for cost sharing or matching purposes.



**STATE OF ALASKA
COASTAL IMPACT ASSISTANCE PROGRAM**

KETCHIKAN GATEWAY BOROUGH

The Borough will be conducting this project as a legislatively named CIAP recipient
on behalf of the State of Alaska

PROJECT TITLE: Debris Clean-up from Ward Cove Dock

PROJECT CONTACT

Contact Name: Leslie Jackson, Coastal Coordinator
Address: 1900 First Avenue, Ste. 126 Ketchikan, Alaska 99901
Telephone Number: (907) 228-6636
Fax Number: (907) 228-6698
Email Address: lesliej@kgbak.us

PROJECT LOCATION

Ward Cove is located approximately four and a half miles northwest of Downtown Ketchikan (see attached map). The subject dock is associated with Ketchikan's old pulp mill facility, currently owned by the Ketchikan Gateway Borough.

PROJECT DURATION

The project will take less than one year to complete.

ESTIMATED COST:

Spending Estimate (\$)				
TOTAL	Year 1	Year 2	Year 3	Year 4
\$75,000	\$75,000			

Funding per Allocation Year of CIAP (\$)				
TOTAL	FY 07	FY 08	FY 09	FY 10
\$75,000				\$75,000

PROJECT DESCRIPTION:

The Ketchikan Gateway Borough is applying to the Community Coastal Impact Assistance Program to support the cleanup of debris from the dock at Ward Cove. In January of 2009, a steel barge holding a wooden structure, referred to as the Gold Coast Lodge sank while tied up to the dock at Ward Cove. The lodge was made up of a wooden barge called the Tera H, which acted as the foundation for the lodge structure, and a steel barge called the Steel "N" Gold, on which the Tera H sat. The Tera H was 110 feet long, 34 feet wide, 7 feet deep and had a gross tonnage of 555 tons. The Steel "N" Gold was 140 feet long, 40 feet wide, 8 feet deep, and had a gross tonnage of 370 tons.

After the lodge sank, it stayed tied to the dock for several months before being removed. During that time, the lodge structure disintegrated and created a debris field on the bottom of Ward Cove. A local marine salvage company completed an underwater survey of the debris field and estimated it would cost \$100,000 to clean it up. An estimate by CH2MHILL to remove the barge in total was approximately \$150,000. The Borough is applying for \$75,000 from CCIAP.

MEASUREABLE GOALS AND OBJECTIVES:

Goal #1: The Borough will protect important marine wildlife habitat through the removal of the marine debris.

Measureable Outcome #1: Removal of the marine debris will allow the ecosystem on which the area wildlife (seals, sea lions, whales, starfish, eagles and intertidal habitat) depends, continue to thrive.

PROJECT CONSISTENCY WITH CIAP AUTHORIZED USE:

The proposed project is consistent with the first (#1) authorized CIAP use: "Projects and activities for the conservation, protection, or restoration of coastal areas." The application is for the removal of marine debris caused by a sunken barge, located in Ward Cove, Alaska. The coastal area is a valuable ecosystem located in the Tongass Narrows. Ward Cove is home to a variety of plants and wildlife. Removal of the marine debris will help restore a healthy marine eco-system for Ward Cove.

COORDINATION WITH FEDERAL RESOURCES OR PROGRAMS:

There has been no coordination with federal resources or programs.

COST SHARING OR MATCHING OF FUNDS:

There is no plan to use the CIAP funds for cost sharing or matching purposes.



**STATE OF ALASKA
COASTAL IMPACT ASSISTANCE PROGRAM**

KETCHIKAN GATEWAY BOROUGH

The Borough will be conducting this project as a legislatively named CIAP recipient
on behalf of the State of Alaska

PROJECT TITLE: Point Susan Road Culvert Replacement

PROJECT CONTACT

Contact Name: Leslie Jackson, Coastal Coordinator
Address: 1900 First Avenue, Ste. 126 Ketchikan, Alaska 99901
Telephone Number: (907) 228-6636
Fax Number: (907) 228-6698
Email Address: lesliej@kgbak.us

PROJECT LOCATION

Point Susan Road is located approximately ten miles northwest of downtown Ketchikan (see map, page 3). Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. The 2.2 million acre Misty Fiords National Monument lies 22 air miles east of Ketchikan. It is the first Alaska port of call for northbound cruise ships and state ferries. The community lies at approximately 55.342220° North Latitude and -131.646110° West Longitude. (Sec. 30, T075S, R091E, Copper River Meridian.)

PROJECT DURATION

The project will take less than one year to complete.

ESTIMATED COST:

Spending Estimate (\$)				
TOTAL	Year 1	Year 2	Year 3	Year 4
\$142,188	\$142,188			

Funding per Allocation Year of CIAP (\$)				
TOTAL	FY 07	FY 08	FY 09	FY 10
\$142,188				\$142,188

PROJECT DESCRIPTION:

The Ketchikan Gateway Borough is applying to the Community Coastal Impact Assistance Program to support the replacement of two small culverts with a larger culvert to allow for fish passage in Point Susan Creek.

The Alaska Department of Transportation is replacing a substandard culvert that runs underneath the highway as part of the North Tongass Highway improvement project. The culvert is associated with Point Susan Creek, an anadromous stream. Point Susan Creek runs across private property and underneath the Borough-owned right-of-way, Point Susan Road. The two existing 24" culverts under the road way will not be large enough to accommodate the new culvert upstream and enable fish passage. The Borough proposes to replace the culverts with one large enough to satisfy the need for fish passage.

MEASUREABLE GOALS AND OBJECTIVES:

Goal #1: The Borough will protect important marine wildlife habitat and circulation through the replacement of the culverts.

Measureable Outcome #1: Replacement of the culverts will allow for improved fish passage on Point Susan Creek.

PROJECT CONSISTENCY WITH CIAP AUTHORIZED USE:

The proposed project is consistent with the second (#2) authorized CIAP use: "Mitigation of damage to fish, wildlife or natural resources." The application is for the replacement of two culverts associated with Point Susan Creek. A new, larger culvert will be installed upstream as part of the North Tongass Highway improvement project, allowing for improved fish passage. Unless replaced, the existing culverts will cause a barrier to the improved fish passage achieved by the highway culvert.

COORDINATION WITH FEDERAL RESOURCES OR PROGRAMS:

There has been coordination with the federal resources.

COST SHARING OR MATCHING OF FUNDS:

There is no plan to use the CIAP funds for cost sharing or matching purpose.



Point Susan Creek and 24" culverts



**STATE OF ALASKA
COASTAL IMPACT ASSISTANCE PROGRAM**

KETCHIKAN GATEWAY BOROUGH

The Borough will be conducting this project as a legislatively named CIAP recipient
on behalf of the State of Alaska

PROJECT TITLE: Removal of the M/V Annette

PROJECT CONTACT

Contact Name: Leslie Jackson, Coastal Coordinator
Address: 1900 First Avenue, Ste. 126 Ketchikan, Alaska 99901
Telephone Number: (907) 228-6636
Fax Number: (907) 228-6698
Email Address: lesiej@kgbak.us

PROJECT LOCATION

The mouth of Ward Creek is located approximately four and a half miles northwest of Downtown Ketchikan (see map on page 3). The creek empties into Ward Cove, a cove located in the Tongass Narrows. The exact ownership of the tideland area where the vessel is located is un-clear at this time; however the vessel is located in navigable waters of the United States. Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. The 2.2 million acre Misty Fiords National Monument lies 22 air miles east of Ketchikan. It is the first Alaska port of call for northbound cruise ships and state ferries. The community lies at approximately 55.342220° North Latitude and -131.646110° West Longitude. (Sec. 30, T075S, R091E, Copper River Meridian.)

PROJECT DURATION

The project will take less than one year to complete.

ESTIMATED COST:

Spending Estimate (\$)				
TOTAL	Year 1	Year 2	Year 3	Year 4
\$150,000	\$150,000			

Funding per Allocation Year of CIAP (\$)				
TOTAL	FY 07	FY 08	FY 09	FY 10
\$150,000				\$150,000

PROJECT DESCRIPTION:

The Ketchikan Gateway Borough is applying to the Coastal Impact Assistance Program to support the removal of the M/V Annette. The Annette was abandoned upon the vessel sinking in

October of 2007. Since the ownership was transferred right before the vessel sank, the responsible party is unknown. The United States Coast Guard successfully removed the fuel tanks and batteries on board because they posed an immediate threat to the marine environment. The vessel was not removed and the boat and its contents continue to deteriorate.

MEASUREABLE GOALS AND OBJECTIVES:

Goal #1: The Borough will protect important marine wildlife habitat through the removal of the M/V Annette.

Measureable Outcome #1: Removal of the vessel will allow the ecosystem on which the area wildlife (seals, sea lions, whales, starfish, eagles and intertidal habitat) depends, continue to thrive.

PROJECT CONSISTENCY WITH CIAP AUTHORIZED USE:

The proposed project is consistent with the first (#1) authorized CIAP use: "Projects and activities for the conservation, protection, or restoration of coastal areas." The application is for the removal of an abandoned vessel, located in Ward Cove, Alaska. The coastal area is a valuable ecosystem, located at the confluence of Ward Creek (an anadromous creek) and Ward Cove in the Tongass Narrows. Ward Cove is home to a variety of plants and wildlife. The United States Coast Guard removed the fuel and batteries from the vessel because they posed an immediate threat to the marine environment however they were not able to remove the entire vessel because it does not pose a navigational hazard. The vessel's exteriorly applied paint, fishing gear, lines, and other unknown contents that may be on-board still remain in Ward Cove and continue to pose a threat to the local wildlife. Removal of the derelict vessel will help restore a healthy marine eco-system for Ward Cove.

COORDINATION WITH FEDERAL RESOURCES OR PROGRAMS:

There has been coordination with the United States Coast Guard regarding this abandoned vessel.

COST SHARING OR MATCHING OF FUNDS:

There is no plan to use the CIAP funds for cost sharing or matching purposes.



