

Haines Borough
Planning Commission

COMMISSIONERS:

STEVE RITZINGER
P & Z Tech

JAMIE HEINZ
Deputy Clerk



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ROGER MAYNARD
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Regular Meeting Agenda

Thursday, March 11, 2010 – 6:30 p.m.

Assembly Chambers

1. **CALL TO ORDER / PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES:** February 11, 2010 Regular
5. **PUBLIC COMMENTS** [Items not scheduled for public hearing]
[Comments and presentations are limited to 3 minutes per person. The Chairman may approve a request for a reasonable time extension.]
6. **CHAIRMAN'S REPORT**
7. **STAFF REPORTS**
 - A. **Planning & Zoning Report**
8. **PUBLIC HEARINGS:** None
9. **OLD BUSINESS:** None
10. **NEW BUSINESS:**
 - A. **HCMP Consistency Reviews:**
 1. **Turner Conditional Use Permit** – As per assembly direction at their 1/19 meeting the Planning Commission will be taking time to review the Haines Coastal Management Plan as it pertains to the Turner Conditional Use Permit.
 2. **Haines Port Chilkoot Dock Waterfront Improvements** – The Haines Borough has submitted a project plan to the state to expand the existing parking lot at the Port Chilkoot Dock in order to improve access, increase public safety and improve shore facilities. The HCMP provides that the borough's consistency recommendation may include feedback from interested parties and as per HBC, the Planning Commission may provide a recommendation to the manager for the final determination.
 3. **CIA Subdivision Staging Area** – Chilkoot Indian Association has submitted a project plan to place 3,746 cubic yards of fill into .77 acres of wetland near their shop by the fairgrounds as a staging area for material for Chilkoot Estates Subdivision. The HCMP provides that the borough's consistency recommendation may include feedback from interested parties and as per HBC, the Planning Commission may provide a recommendation to the manager for the final determination.
 - B. **Haines Borough Code Amendments:**
 1. **Definition of Guest House** – After a complaint received from a Lutak citizen last fall and the subsequent discussions at planning commission meetings a need has been identified to revise the definition section of code regarding Guest Houses. **Suggested Motion in order to discuss:** Recommend the Assembly adopts this draft ordinance defining Guest Houses.

10. **NEW BUSINESS ---continued---**

C. Historic District/Building Review: None

D. Project Updates: None

E. Other New Business:

- 1. Asper Removable Screen Request** – At the January Planning Commission meeting it was recommended that staff contact this Lutak property owner to negotiate a plan for downsizing the enclosed area of porch. The property owner has requested that removable screens be permitted in place of the walls. **Suggested Motion in order to discuss:** Approve the Asper request for removable screens in place of walls on the enclosed portion of their porch.
- 2. Chilkoot Indian Association Preliminary Plat Review** – Chilkoot Indian Association is moving forward with the platting process for their subdivision and are coming to the Planning Commission with a request to allow final plat approval in two phases. **Suggested Motion in order to discuss:** Allow a two phase final plat approval for Chilkoot Indian Association's, Chilkoot Estates Subdivision
- 3. Renaming a portion of Beach Road South** – Fireman, Al Badgley is in the process of numbering properties and in doing so found inconsistencies in the current numbering convention on Beach Road South. At the 2/11 meeting the Planning Commission recommended that staff take a more comprehensive look at Front Street, Old Haines Highway and Beach Road South and provide a recommendation for renaming them. **Suggested Motion in order to discuss:** Recommend to the Assembly to submit a request to Representative Thomas to rename Front Street, Front Street North and recommend the Assembly rename the portion of Beach Road South from Main Street to the Old Haines Highway intersection, Front Street South so that a better numbering convention can be established.
- 4. Mechanism for the Borough's Acceptance of Roads – Discussion Item** – The borough doesn't currently have a mechanism in place for accepting platted roads built to standards set forth in code. This is creating confusion in many places in the townsite. The Planning Commission will take this time to discuss possible solutions.
- 5. Downtown Planning Project Statement – Discussion Item** – The Planning Commission will take this time to prepare a statement for MRV Architects regarding the Downtown Planning Project.

11. COMMISSION COMMENTS

12. COMMUNICATION

13. SET MEETING DATES:

A. Regular Meeting – Thursday, April 8, 6:30 p.m.

14. ADJOURNMENT