

Haines Borough
Planning Commission

STEVE RITZINGER
P & Z Tech

JAMIE HEINZ
Deputy Clerk



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ROB GOLDBERG, DEPUTY CHAIR
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Regular Meeting Agenda

Thursday, July 8, 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: June 10, 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:
 - A. **Winge Conditional Use Permit Request – Action Item**– Property owner Brad Winge has applied for a conditional use permit to build a second residential structure on his Small Tracts Road property. This property is zoned rural mixed use and multiple single-family residences are allowed with a conditional use permit. The manager does not object to the granting of this conditional use permit provided that all assurances that the property owner, as stated on 6/26/10, are met. **Suggested Motion in order to discuss:** Approve the Winge conditional use permit allowing a second residential structure on his property at 586 Small Tracts Road.
 - B. **Ritzinger Conditional Use Permit Request – Action Item** – Property owner Steve Ritzinger has applied for a conditional use permit to use the structure for lodging purposes. This property is in the Mud Bay Zoning area and the lodging use is allowed in this area with a conditional use permit. The manager does not object to the granting of this conditional use permit provided that all assurances that the property owner, as stated on 7/1/10, are met. **Suggested Motion in order to discuss:** Approve the Ritzinger conditional use permit allowing the existing structure to be used for lodging purposes.
 - C. **Johnston Variance Request – Action Item**– Property owner Susan Johnston has applied for a variance to allow two structures on her property to exist closer than the required fifteen foot separation. **Suggested Motion in order to discuss:** Approve the Johnston variance allowing two structures on her property to exist closer than the required fifteen foot separation.
 - D. **Willard-Hoy Variance Request – Action Item** – Property owner Evangeline Willard-Hoy has applied for a variance to allow a residence and garage to exist within the setbacks of the Rights-of-Way of Second Avenue and Union Street and also within the setback of an adjoining lot. **Suggested Motion in order to discuss:** Approve the Willard-Hoy variance request allowing the residence and garage to exist within the setbacks of the Rights-of-Way of Second Avenue and Union Street and also within the setback of an adjoining lot.
8. PUBLIC HEARINGS ---continued---

E. Chilkoot Indian Association – Preliminary Long Plat – Action Item – The Chilkoot Indian Association, through their Tribal Administrator Jim Carnahan, has applied for a preliminary long plat to be re-approved. The former preliminary long plat expired on 4/17/2010. **Suggested Motion in order to discuss:** Approve Chilkoot Indian Association’s preliminary long plat for Chilkoot Estates Subdivision as submitted.

9. OLD BUSINESS: None

10. NEW BUSINESS:

A. HCMP Consistency Reviews: None

B. Historic District/Building Review:

[The Planning Commission will sit as the Historic District Committee and hear the following agenda items pertaining to properties and buildings in the Significant Structures Area or Historic District zones.]

1. Gregg Enterprises Renovation Proposal – Action Item – Property owner, Gregg Enterprises, through its principal Annette Smith, has applied to re-roof a structure in Officer’s Row in the Significant Structures Area. **Suggested Motion in order to discuss:** Authorize Gregg Enterprises to re-roof its structure in the Significant Structures Area as proposed.

C. Haines Borough Code Amendments:

1. Road Construction Standards – Action Item – At their 5/13 meeting, the Planning Commission discussed the details of this ordinance and made recommendations for this code amendment. **Suggested Motion in order to discuss:** Recommend the assembly adopt this draft ordinance amending the road construction standards as they pertain to culs-de-sac.

D. Project Updates: None

E. Other New Business:

1. Parking Formula – Discussion Item – At their 5/13 meeting the Planning Commission discussed allowing consideration of legal street parking in the parking formula. Staff has researched parking regulations from other communities and the Planning Commission will take this time to discuss.

11. COMMISSION COMMENTS

12. COMMUNICATION

13. SET MEETING DATES:

A. Regular Meeting – Thursday, August 12th, 6:30 p.m.

14. ADJOURNMENT