

Haines Borough  
Planning Commission

COMMISSIONERS:

STEVE RITZINGER  
P & Z Tech

JAMIE HEINZ  
Deputy Clerk



LEE HEINMILLER, CHAIR  
ROB GOLDBERG, DEPUTY CHAIR  
ROBERT VENABLES  
ROGER MAYNARD  
ANDY HEDDEN  
DONNIE TURNER  
PETE LAPHAM

Regular Meeting Agenda

Thursday, September 9, 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:** August 12, 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/ACMP Consistency Reviews:** None
  - B. **Historic District/Building Review:** None  
[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.]
  - C. **Haines Borough Code Amendments:**
    1. **Setbacks for Parking Area – Action Item** - Haines Borough has received a permit application and an inquiry regarding parking areas within setbacks. **Parking area** is listed as a structure in Haines Borough Code 18.20.020 definitions and is subject to setbacks. Parking near rights-of-way is addressed in HBC10.44.100 which prohibits parking within 8 feet of roadways. **Suggested Motion in order to discuss: Recommend the Assembly adopt this draft ordinance amending the structure definition.**
    2. **Driveways in Setbacks – Action Item** - Haines Borough policy has been to allow driveways to be constructed in setbacks without variance approvals. **Suggested Motion in order to discuss: Recommend the Assembly to adopt this draft ordinance amending the setback standards as they pertain to driveways.**
  - D. **Project Updates:** None
  - E. **Other New Business:**
    1. **Proposal to Purchase Borough Property – Action Item** - The New Hope Fellowship church has proposed to purchase a portion of the Borough's recently acquired "Emerson Field" property on Haines Highway at Mosquito Lake Road. There is a process mandated by Borough Code for disposing of Borough property, and a first step in that process is to follow 1) HBC 14.20.040(A): *Borough lands may be classified for sale by the assembly with the advice of the planning commission* and 2) 14.20.100(B): *...a person may submit a written*

*proposal to purchase, or otherwise acquire borough land for a specified purpose. The proposal shall be reviewed by the planning commission and thereafter forwarded to the assembly for a determination of whether the proposal should be further considered...*” **Suggested Motion in order to discuss:** Recommend the Assembly classify the wooded area of the Emerson Field property for sale and further consider the New Hope Fellowship proposal to purchase it.

2. Temporary Uses for Food Vending – Discussion Item – Food vending permits have been approved as “temporary uses” for 6 months or from immediately movable structures per HBC 18.20.020 & 18.70.040. Venders have expressed interest in continuing food vending temporary uses as long term operations.
3. Classification of Chilkat Lake Property for sale – Action Item – Through the foreclosure process, the Borough obtained the deed to Chilkat Lake property Lot 1, Block 9, First Addition. On 8/24, the Borough Assembly adopted Ordinance 10-07-233 determining that the property will not be retained for a public purpose and that it should be sold according to HBC 14.20. That chapter stipulates that the sale cannot proceed without review by the Planning Commission and a recommendation that it be classified for sale. **Suggested Motion in order to discuss:** Recommend the Assembly classify the subject lot for sale.

**11. COMMISSION COMMENTS**

**12. COMMUNICATION**

**13. SET MEETING DATES:**

**A. Regular Meeting** – Thursday, October 14<sup>th</sup>, 6:30 p.m.

**14. ADJOURNMENT**