

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 14, 2004**

1. **CALL TO ORDER:** 6:00pm by vice-chair **STANFORD**.
2. **PLEDGE TO FLAG:**
3. **ROLL CALL:**

Present: Jim **STANFORD**, Harriet **BROUILLETTE**, Rob **GOLDBERG**, Lee **HEINMILLER**, Scott **ROSSMAN**

Absent: Herb **VANCLEVE**, Bill **STACY**

Staff Present: Administrative Assistant Scott **HANSEN**

Visitors: Robert **STOKELY**, Jason **DOLLARHIDE**

4. APPROVAL OF AGENDA

GOLDBERG suggested that under "Old Business" the following be added: 1. "Comprehensive Plan Revision" 2. "Rezoning Appeal language" and 3. Open Planning Commission seats. He also recommended that under "New Business" the item "Assembly liaison" be added.

M/S GOLDBERG/BROUILLETTE to approve the agenda as amended with Rob's recommendations.

Motion carried unanimously.

5. APPROVAL OF MINUTES - September 9, 2004

M/S BROUILLETTE/GOLDBERG to approve the minutes.

Motion carried unanimously.

6. **PRESIDING OFFICER REPORT: NONE**
7. **PUBLIC HEARINGS:**

a. HAGEN Land Use Permit and "After-the-fact" Fee Appeal

HANSEN said that a subcontractor for **HAGEN** had submitted the permit form after the development was complete. His subcontractor had harvested the timber and sawn it up onsite already. **HAGEN** has not signed the permit or paid any fees. Discussion moved over the details of how much wood is necessary to determine which use is "resource extraction" and which is

personal use. **ROSSMAN** noted that regulations shouldn't eliminate small business.

M/S STANFORD/GOLDBERG that the commission support the Manager's decision that the development required a permit, and the fees are warranted.

Motion passed, **BROUILLETTE** opposed.

M/S STANFORD/GOLDBERG to interpret "resource extraction" as being that exchange for the timber resource of \$1,000.00 or more.

ROSSMAN said that the value is too low. One large truck can haul four 18" spruce logs, which comes out to about \$1000.00. Very generally, one acre produces about 10,000 board feet, which translates into about \$3,000.00 to the sawyer and about \$2,000.00 for firewood.

Motion failed.

M/S HEINMILLER/GOLDBERG to interpret "resource extraction" as being that exchange for the timber resource of \$1,500.00 or more.

Motion passed unanimously.

b. MEACOCK Land Use Permit and "After-the-fact" Fee Appeal

M/S STANFORD/GOLDBERG to deny the appeal.

The driveway is unquestionably development according to the code, and it appeared prior to obtaining a permit, which is a code violation, so the ATF fee is justified. No further reasons were given by the **MEACOCKS** for this appeal.

Motion passed unanimously.

8. STAFF REPORT:

- a. Land Use Permits: NONE**
- b. Enforcement: NONE**

HANSEN relayed that the Assembly had passed back a revised mobile home language proposal for the Commission to review. It was significantly trimmed down from an earlier submittal by the Commission.

M/S STANFORD/GOLDBERG to recommend to the Assembly that the original submittal from the Commission be put into code.

Discussion ensued as to the nature of the Commission and its function to the Borough. It was noted that the Planning Commission is the sole planning body, and the Capital Improvement Project list must be crafted by the Commission, along with land use code, as required by code.

Motion passed unanimously.

HANSEN mentioned that Economic Development Director Robert **VENABLES** has requested that the Commission work together with him to identify potential Borough-owned properties available for possible residential subdivision sales. **HEINMILLER** said that the Comprehensive Plan already states that land sales not be used to bail the Borough out of financial difficulties. The Borough has sold land in the past, flooding the market with low priced land so that private owners couldn't profit off selling their private parcels. He recommended a joint Assembly/Planning Commission meeting to properly plan regions for disposal. Public land is gone forever if disposed of - this shouldn't be looked at lightly.

M/S STANFORD/GOLDBERG that requests for land disposal should be given, in writing, and to be reviewed jointly by the Assembly and Commission.

Motion passed unanimously.

RECESS - 7:56 pm

CONTINUED - 8:02 pm

9. COMMUNICATION: NONE

10. OLD BUSINESS

a. Elks Lodge Conditional Use Permit Followup

HANSEN said that everyone had been contacted but the lodge, so they'd agreed to reschedule for the next meeting.

11. NEW BUSINESS:

a. Comprehensive Plan Revision

M/S GOLDBERG/STANFORD to open the Comprehensive Plan public comment period again until November 30, 2004.

Motion passed unanimously.

b. Rezoning Language

STANFORD related Mayor Case's explanation of the charter's illegal rezoning petition process. Case said that the Borough lawyers recommended that since the illegal process cannot be carried forward legally the Borough perform as if the correct changes have already been made to the charter, until such a time as the changes are made.

M/S GOLDBERG/STANFORD that the communication be made to the Assembly that the earlier proposed charter changes should be placed on the next available election ballot.

Motion carried unanimously.

c. Assembly liaison

M/S GOLDBERG/HEINMILLER to encourage the Assembly to position Assemblyman **VANCLEVE** as liaison between the Commission and Assembly.

Motion carried unanimously.

d. Empty Commission seats

STANFORD said that it would sure be nice to get new Commissioners right away. He expressed appreciation to **ROSSMAN** for having served on the Commission.

- 12. **PUBLIC COMMENT: NONE**
- 13. **TITLE 18 REVISIONS: NONE**
- 14. **NEXT MEETING DATE**

a. Regular meeting - Thursday, November 11, 2004, 6:00 pm in the Assembly Chambers

15. ADJOURNMENT

M/S HEINMILLER/ROSSMAN to adjourn.

Motion carried.

The meeting adjourned at 8:40 pm.

Respectfully submitted: