

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
March 2, 2005**

WORKSHOP - PLATTING REGULATION REVIEW (6:30 pm) - the Commission formulated a list of potential subdivision language review possibilities. **HEINMILLER** noted that more information is coming in for consideration from surveyor Don **MULLIKIN**.

REGULAR BUSINESS MEETING

1. **CALL TO ORDER:** 7:10pm by chairman **HEINMILLER**.
2. **PLEDGE TO FLAG**
3. **ROLL CALL:**

Members present: Bob **CAMERON**, Lee **HEINMILLER**, Kathleen **MENKE**, Harriet **BROUILLETTE**

Absent: Rob **GOLDBERG**, Jack **SMITH**

Staff Present: Scott **HANSEN** (Planning and Zoning Tech II)

Visitors: Donny **TURNER III**, Dave **AMMON**, Doug **OLERUD**

HEINMILLER welcomed **OLERUD** to the Commission even though he was unable to connect with the administration in time to be sworn in before the meeting time.

4. **APPROVAL OF AGENDA**

M/S BROUILLETTE/CAMERON to approve the amended agenda with the following alterations:

13a. Special Conditions Permit Language

Motion carried unanimously.

5. **APPROVAL OF MINUTES** - February 9, 2005 regular meeting

M/S MENKE/BROUILLETTE to approve the above minutes with minor amendments.

Motion carried unanimously.

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

HEINMILLER said that the good discussion and ideas in the previous workshop will be added to tonight's discussion and brought into a short list for more concentrated action.

He mentioned that the Assembly had heard concerns that the icehouse changes hadn't been reviewed by the Commission, but the Assembly decided to carry the project forward anyway, passing on a potential second review by the Commission.

He said that the mayor acted to improve Assembly-Commission communication by inviting Assemblyman **ROSSMAN** to attend Commission meetings as the Assembly representative.

9. STAFF REPORT:

- a. Land Use Permits** - none concluded within this time period
- b. Enforcement** - NONE

10. COMMUNICATION: **HEINMILLER** noted that a letter received from surveyor Don **MULLIKIN** will be included in agenda item "12B. Road Construction Standards.

11. OLD BUSINESS: NONE

12. NEW BUSINESS: NONE

- a. General Use Zone Discussion**

MENKE said that any potential permitting process changes to the General Use zoning district should consider being applied to the Mud Bay and Lutak areas. If any receive regulation they should all receive it at the same level, or have none. **HEINMILLER** said that regulation begins with health and safety issues, and the levels increase when needed. **MENKE** said that setbacks and DEC approved wastewater systems are good topics best handled with a permit, but people need to agree. **HEINMILLER** noted that the public process can eliminate a zoning discussion at the Assembly level, where the representatives make the decision whether or not to apply permit requirements. **HEINMILLER's** short list for upcoming permit discussions will be: setbacks, DEC regulations, road standards, and lot sizes. **HANSEN** noted that road construction standards and minimum lot sizes boroughwide are both located in subdivision code. **AMMON** suggested that growth should be anticipated for and planned. As evidenced in a non-Alaskan community where he lived, quick growth inundates municipal staff and commissions to the point where development rushes in unplanned, and the associated liabilities follow the development for decades.

b. Road Construction Standards

HEINMILLER said that "state road standards" do not actually exist as referenced by the code. All roads constructed by the

state are individually engineered. **OLERUD** questioned the necessity for engineering and constructing all roads dedicated boroughwide. Developers do get more money for lots with development. **HEINMILLER** cited density issues and the need for necessary equipment to access properties for fire protection, for instance. He said that **MULLIKIN** was proposing a road classification system based on expected traffic loads, so more discussion will occur in future meetings. **HEINMILLER** said that "road grade profiles" were used by the most recent subdivision and may be easier to implement in future long plat subdivisions.

13. TITLE 18 REVISIONS:

a. Special Conditions Permit Language

MENKE recommended the language to ensure that 18.60 "General Approval Criteria" will be applied to subdivisions. The subdivision code is intended to use the "special conditions permit" involving the public process and accounting for those issues listed in the "General Approval Criteria" of 18.60.

M/S **MENKE/CAMERON** to recommend the following language to the Assembly (underlined is added):

18.60.010 General approval criteria.

A land use permit, special conditions permit, or conditional use permit may be granted if all the following general approval criteria and applicable specific approval criteria of HBC [18.60.020](#) are complied with...

Motion carried unanimously.

14. COMMISSION COMMENTS

15. NEXT MEETING DATE:

- a. **Regular Meeting** - Thursday, April 6, 2006, 6:30pm in the Assembly Chambers.

16. ADJOURNMENT

The meeting adjourned at 8:04 pm.
Respectfully submitted: