

**HAINES BOROUGH PLANNING COMMISSION  
JOINT ASSEMBLY MEETING MINUTES  
March 20, 2007**

1. **CALL TO ORDER:** 6:30pm by Mayor **SHIELDS**.
2. **PLEDGE TO FLAG**
3. **ROLL CALL:**

Assembly Members present: Mayor Fred **SHIELDS**, Jerry **LAPP**, Pete **LAPHAM**, Doug **OLERUD**, Scott **ROSSMAN**, Deborah **VOGT**

Assembly Members absent: Luck **DUNBAR**

Planning Commission Members present: Rob **GOLDBERG**, Lee **HEINMILLER**, Kathleen **MENKE**, Donny **TURNER III**

Planning Commission Members Absent: Harriet **BROUILLETTE**, Jack **SMITH**, Dawne **THOMSEN**

Staff Present: John **WURST** (Assessor/Land Manager), Scott **HANSEN** (Planning and Zoning Tech II)

Visitors: Mike **CASE**, Matt **HAWTHORNE**, Greg **STUCKEY**, Dave **BERRY**

#### 4. **JOINT MEETING**

##### **A. General Planning Issues**

Mayor **SHIELDS** said that with the implementation of more formal memos from the Commission communication has improved greatly between the two bodies. All agreed. He indicated that minutes and reporting from Commission liaison **VOGT** have also been solid sources of information. All agreed.

**SHIELDS** noted that the recent Haines Coastal Management Plan (HCMP) Amendment was tabled at the last Assembly meeting because the fast-track deadline was extended by the new governor. **HEINMILLER** said that although there's really not time for a serious set of changes to be proposed and passed by September by state, federal, and local entities the Commission appreciates taking a little more time to look over the publicly submitted document. **MENKE** noted that the public needs to have dialogue in the handling of our coastlands, and the Borough might consider purchasing land in Portage Cove for public access and recreation. She noted that the HCMP speaks to waterfront development in Portage Cove, and as money is already being focused on the potential for a harbor expansion she recommended that the Commission look at the current plan. One issue regarding the harbor is transportation, and the Transportation Committee has not brought any minutes forward from their strategic meetings. The Commission is interested in all transportation planning for the Borough.

**HEINMILLER** said that five issues were brought forward by the Commission at its last meeting:

1. Mission Street force main - this pressurized sewer drainage system overflows from time to time, ejecting raw sewage into the street just next to the Senior housing, the Senior Center, and the Tlingit Park playground. **MENKE** noted that this problem was identified in the 2004 Carson water/sewer report. **HEINMILLER** said that the pressure line goes up along the Old Haines Highway toward the school, and the project might possibly be coordinated with the high school construction project. The Alaska Native Brotherhood (ANB) hall drains also back up and overflow when the force main backs up.
2. Water/Sewer Extensions vs. Maintenance of existing system - new services load the overall system, and if more pressure is added to the system existing problems, like the force main failure, are exacerbated.
3. Piedad water source - there is excellent water at the Piedad source, but residents are not able to access it, receiving instead water unsatisfactory to many residents. The community needs a good solution to this problem.
4. Morgue improvements - this is a low-cost project for what is largely a volunteer effort. Handling bodies becomes difficult and embarrassing when the morgue hasn't enough room to maneuver more than one efficiently, and the family is outside and can see all that goes on. The morgue should be enlarged.
5. Harbor Waterfront Transportation Plan - as the real Harbor project emerges transportation corridors for the larger harbor need to be understood. Access needs to be planned in the best way, and a concerted public effort is needed to bring the best conclusion.

**HEINMILLER** also relayed that the Borough has moved vast amounts of snow this year because there was no public land for storage. It has been suggested that the Borough purchase land in the central Townsite Area for this purpose. It wouldn't take very many heavy snow years to make up the cost of a vacant lot.

**SHIELDS** spoke on the Piedad water supply for Borough residents - it is indeed an important issue - he said that every day 100 lbs of alum (aluminum sulfate) treats the Borough's Lily Lake water. He noted that the Army didn't choose Lily Lake water and eventually put water pipes across the Chilkat River.

**SHIELDS** said that the Portage Cove waterfront is a charming, beautiful treasure and differs from other municipalities because it is undeveloped. Others have full development, with the

associated impacts. He said that ADOT finally concluded that a ferry terminal in Portage Cove would be too impractical.

**VENABLES** said that the administration will keep the Commission "in on the ground floor" when planning upcoming projects. The Mt. Riley Road electrification project will be moving forward this spring. He said that if additional information is needed the Commission can make requests through staff, and the information will be given. He noted that the Small Tracts Water/Sewer expansion is important to the Borough. Highland estates expansions are financed by the residents via LID. Waterfront planning is a great project for the Commission - in general the administration will take a more deliberate pace when planning for projects.

**STUCKEY** said that the Chilkoot Indian Association (CIA) will be asking for funding to fix the ANB hall. It is a designated medical triage center in time of crisis and needs a dependable and healthy drainage system. The clinic recently improved First Avenue South drainage. CIA will be bringing that ANB Hall development before the Commission.

**VOGT** said she's interested in understanding the process used by the administration to integrate the Commission into project planning. She asked how the CIP list is made and also specifically where in the process the Commission will get CIP lists for review and comment. **VENABLES** said that a six-year CIP list is published in the Borough budget every year. Projects are shuffled every year during the budget process. Department heads bring needed projects forward. **SHIELDS** said that the Assembly/Manager/Mayor have made lists in the past, and both bodies review the CIP list. **VOGT** suggested that an instructional move for this meeting would be to follow a project through the process and see where it ought to come before the Commission, suggesting the Ice House as an example. **HEINMILLER** added that the 3<sup>rd</sup> Avenue project rolled from the City onto the CIP list, and the Commission wasn't included in the decision-making process. **VENABLES** said that when Ward's Cove stopped their operations in Haines the City began a top-down approach to CIP listing. Also, Coast Guard and Homeland Security policies have limited Boat Harbor options. He said that the Ice House came before the Commission at three different times in the planning project. The Commission received the project about 2/3 of the way through the funding process, basically when the building had a plan. That's when the Craig Ice House model was presented. **SHIELDS** said that the Ice House was a City project that automatically came forward with funding from pre-consolidation times. The Commission should be empowered to participate in these projects. **GOLDBERG** noted that the Ice

House gained high priority status when it was understood that it would double the value of the local catch, but there was no real choice available to the Commission where to put it in the harbor. He stated that the Commission is not made up of experts and needs good information to make intelligent decisions. The Commission needed expert advice - more than they got for that project. Interestingly enough even though it was expertly engineered the roof still leaked. As it was there was only one choice presented to the Commission. **HEINMILLER** said that the first time the project was introduced the information given was a high overhead view with a spot on the map. At the meeting the Commission asked for more information - the project was already being financed at that time. The Craig project was given as an example, and then the project went out to bid. It passed by, and then the public came to the Commission with comments they had no answers in the public meetings.

**HEINMILLER** said that the Commission discussed the Mt. Riley Road project and had one comment on the electrical utility design. Lines are overhead all the way up and over the hump, which significantly affects the viewshed. It is proven that people pay well for residential view lots, but the Mt. Riley Road project does not include underground utilities at higher elevations. The Commission recommended underground electricity at this location. **LAPP** agreed, saying that past Borough subdivisions have installed utilities underground even though it costs more, but those properties have sold very well. Carr's Cove utilities are underground. Skyline Estates utilities had to be blasted in but were installed nonetheless. **OLERUD** said that the underground installation would only be needed near the top of the project. **VENABLES** said that the cost is much higher to install utilities underground, and the Borough is able to capitalize costs that increase later, and if installed underground over the hill the Borough would reasonably bear the entire extra cost. **LAPHAM** said that overhead lines are easier to maintain and could be buried later when all the utilities come in.

#### **B. Six-year CIP**

**VENABLES** listed and described the various projects slated for FY08. He noted that the entire list is given the highest priority, not just some of the items. **ROSSMAN** said that projects have to be real priorities, noting that Raven Road was prioritized and partially completed but the cul-de-sac is now inaccessible from overgrown alders. Something happened there that shouldn't happen again. **VENABLES** said that every year \$50,000.00 is budgeted to road maintenance projects, and he handed out an example of a current Borough Road Documentation

project the administration is working on where all 137 Borough platted roads are documented for prioritization and funding purposes. The Commission will be able to use that locally-obtained data to prioritize road projects based on need. The Commission can also comment on sidewalk and street layouts, including sidewalks, when those priorities come to the top.

**LAPHAM** asked about road standards and how the Borough evaluates existing roads. **HEINMILLER** said that the Commission is evaluating road construction standards proposed by the administration at the last Commission meeting. **GOLDBERG** said that while the Commission will be commenting on new road construction standards that the Public Works department and the public evaluate existing roads in the public forum. **VENABLES** said that the road construction standards project is a good one, and there is time for the Commission to work on it, as road standards code language corrections have been waiting in the wings for a very long time. Local road projects involve utility improvements as well.

**GOLDBERG** said that the last Comprehensive Plan review was in 2004, and it was big job required by Consolidation, where two independent governmental bodies' Comprehensive Plans had to be melded. The upcoming review, most likely this year, should have more focused direction and updates since 2004. **HEINMILLER** agreed.

**GOLDBERG** asked the Assembly to consider that the Commission is a volunteer group and relies on expert information to make good decisions as a body.

#### **B. Adjourn Joint Meeting**

The meeting was adjourned at 7:23pm.

Respectfully submitted:

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**SCOTT HANSEN**, Haines Borough Planning and Zoning Tech