

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
September 13, 2007**

1. **CALL TO ORDER:** 6:35pm by chairman **HEINMILLER**.
2. **PLEDGE TO FLAG**
3. **ROLL CALL:**

Commission members present: Harriet **Brouillette**, Rob **Goldberg**, Lee **Heinmiller**, Kathleen **Menke**, Jack **Smith**, Don **Turner III**, Deborah **Vogt** (Borough Assembly liaison)

Absent: Dawne **Thomsen**

Staff Present: John Wurst (Land Manager/Assessor)

Visitors: Chris Schelb, Lawrence Strawbridge

4. APPROVAL OF AGENDA

M/S Commissioners Goldberg/Turner to approve the agenda as submitted.
Motion carried unanimously.

5. APPROVAL OF MINUTES:

August 09, 2007 Regular Meeting Minutes

M/S Commissioners Menke/Turner to approve the minutes with minor corrections.

Motion carried with Commissioner Menke abstaining.

- 6. PUBLIC COMMENTS:** Chris Schelb asked why a permit was not issued to Lawrence Strawbridge for access on Borough Road-Right-Of-Way. Mr. Schelb expressed deep concern that this land owner was entitled to the public access without regulation or cost to him.

7. CHAIRMAN'S REPORT:

The Chairman spoke about the ability of the Borough to restrict the development or set standards on the development of Borough Road Rights-of-Ways. The Chairman stated his personal points on Borough road-rights-of-ways and the needs of government to obtain access to privately owned lands that do not have access. The Chairman remarked that since the Planning and Zoning Technician resigned he has been called regarding Borough zoning & permit issues. The chairman talked about gathering information about roadhouses, B&B and such to establish rational and equitable standards for the different business.
By Planning Commission Chair Lee Heinmiller

8. PUBLIC HEARINGS: None

9. STAFF REPORT:

STAFF RECRUITMENT

The position of Planning & Zoning Technician was advertised and applications were returned. Borough staff has conducted reference

checks and an interview has been conducted. We are waiting for the candidate to inform us if they will accept the position.

Enforcement- No violations have been reported to this date.

Land Use Permits

The following permits were issued since the last planning and zoning meeting:

07-48	8-09-07	Donnie Turner	#C-TUR-00-0100 For horse lessons
07-49	8-22-07	Tim Walter	TimWalter;#C-HAN-00-0800temporarystorage container
07-50	8-22-07	T.Willard & F. Dotson	#C-TNS-10-0400 For fence
07-51	8-29-07	Ak. Liquor Store	#C-TNS-02-0200 Sings on building
07-52	8-29-07	CIA% C.A. Schelb	#C-TNS-11-03A0 Clear brush, build fence
07-53	8-28-07	Allen Hyatt	#C-STR-02-5500 Single Family Residence
07-54	9-10-07	Raymond Willard	#C-HGL-01-0700 Lot clearing/culvert
07-55	9-10-07	Salvation Army by Bottjen	#C-ANY-04-0700 Remodel/Renovate-Addition

10. **COMMUNICATION:** None

11. **OLD BUSINESS:**

A. Waterfront Property:

The Planning Commission debated the need for the Borough to buy waterfront lands along Front Street for the construction of a bike and walking path. Commissioner Goldberg talked about the benefits of developing a bike and walking path. The commission discussed the potential for the Borough to approach the heirs of Burke Riley to acquire land for a bike path along the water front.

B. Road Construction Standards:

M/S Commissioners Turner/Goldberg: Motion to bring the road standards back to the Planning Commission for the purpose of adding language to define how to handle road improvements in existing Borough rights-of-ways that have not been built to any standard. The motion was voted on and approved by all members present.

C. Comprehensive Plan Up Date & Review:

Commissioners discussed the schedule for reviewing the comprehensive plan and how a review could be done.

Turner asked "how will the planning commission approach the review of the Comprehensive Plan"?

Commissioner Goldberg asked what became of the request from Planning for signage that identifies the public walking paths in Haines.

Commissioner Goldberg commented that the Borough Manager should not "give away the trees growing in the ROW in reference to the Strawbridge ROW development. Commission members Smith & Heinmiller both attested to have personally walked the ROW in question and both reported that no trees were growing in the ROW that were 5 inches or larger in size, all of the old trees had been cut and removed many years ago.

Commissioner Goldberg requested staff to produce a map that the commission and public could use to identify a possible location of a bike & walking path along the beach to Nukdik Point.

12. **TITLE 18 REVISIONS:** Richard Buck requested in writing a review of Title 18.70.030 districts-Zones, as it applied to Recreational Vehicle (RV) Parking. Recreational vehicles are not to be used as permanent dwellings, such as a single-family dwelling, and may not be inhabited on the lot more than four months annually. Parking will be limited to three RVs per lot. Commercial RV parks are prohibited. The commission reviewed and declined to take any action on this request.
13. **Developing Borough ROW:** Chairman Heinmiller stated his opinion about the Borough's responsibility to make the borough's right's-away available to all those who need it when the existing ROWs are platted. Assembly member Vogt provided the commission with copies of Haines Borough Code 12.08.040, and 12.08.050. The commission was undecided as to how these two codes applied to anything outside of the City of Haines boundaries since the code had only been designed to apply inside of the former City of Haines prior to consolidation and questioned whether the planning commission had purview. Assembly Member Vogt explained that the code is Borough wide.
14. **COMMISSION COMMENTS:** Commissioner Menke commented that the planning commission should develop clear zoning guide lines for the tank farm sites that could be worked on in future agendas. Additionally that the Planning Commission should be getting information about how many building construction notifications have been reported and where in the Borough they are being built. Commissioner Turner addressed the need for the Borough to secure additional snow plow and snow storage lots. He also expressed the need for the Borough to do more Road Planning and establish connecting roads from one neighborhood to the next in future development. Commissioner Smith suggested that the commission

should be looking at safety issues around the school and the need to reduce the speeds in those areas. Commissioner Brouillette expressed concern about hydro development behind Chilkoot Lake and what it will do to the declining fish runs. Commissioner Smith agreed and recalled the fish runs before the fish weir was installed in the river. The planning commission reiterated the need to follow-up on their recommendation to purchase property at Nukdik Point and the developing of a walkway from Portage Cove to Nukdik Point.

15. **NEXT MEETING DATE: Regular Meeting** - Thursday, October 11, 2007
16. **ADJOURNMENT:** The meeting was adjourned at 9:13pm.

Respectfully submitted:

John Wurst, Haines Borough Lands Manager/Assessor