

**HAINES BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 5, 2007**

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

Members present: Harriet **BROUILLETTE**, Rob **GOLDBERG**, Lee **HEINMILLER**, Kathleen **MENKE**, Jack **SMITH**, Donny **TURNER III**, Dawne **THOMSEN**

Absent: NONE

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

Visitors: Irv **OLESON**, Danny **GONCE**, Richard **FOLTA**

4. **APPROVAL OF AGENDA**

**M/S GOLDBERG/THOMSEN** to approve the agenda as submitted.

Motion carried unanimously.

5. **APPROVAL OF MINUTES:**  
A. **March 15, 2007 Regular Meeting Minutes**

**M/S MENKE/TURNER** to approve the minutes with minor changes.

Motion carried unanimously.

B. **March 20, 2007 Joint Meeting with Assembly Minutes**

**M/S GOLDBERG/TURNER** to approve the minutes with minor changes.

Motion carried unanimously.

6. **PUBLIC COMMENT:**

**FOLTA** represented the Chilkoot Alaska Bear Foundation, a fundraising entity for the Chilkoot Corridor group and announced that the group is proposing four signs and will be seeking input from the Commission. Approximately \$20,000.00 is yet to be raised to finance the signs, whose color images **FOLTA** showed to the Commission. They depicted information regarding the weir, Deer Rock, how the salmon affect the forest, and there was an

advisory sign about human/bear contact. **MENKE** asked about the size and placement of the signs and suggested that the Commission prioritize the signs if project funding happens to be less than anticipated. She noted that the viewshed is an issue when placing large signs, particularly on the narrow Chilkoot River roadway. **THOMSEN** suggested placing signs within a developed visitor parking area. **HEINMILLER** said that human safety is the highest priority, so the bear warning sign should be the top priority. **MENKE** suggested "no parking" signs to create a corridor for bear passage from the woods. **VOGT** asked about changing the weir design. **FOLTA** said that one goal of the Chilkoot Corridor group was to use a less invasive fish counting method than the current weir design.

**7. CHAIRMAN'S REPORT:**

o **Port Chilkoot Restrooms**

**HEINMILLER** said that the Commission received some proposed changes to this project landside of the Port Chilkoot Dock, which was reviewed by the Commission in years past. The Commission will review a more complete data package next meeting. The current project is pared down to fit funding. **MENKE** suggested keeping restrooms out of the viewshed. **HEINMILLER** noted safety concerns about post-cruise ship pedestrian traffic.

**8. PUBLIC HEARINGS:**

**A. Alaska Power and Telephone Conditional Use  
Permit/Borough Land Lease Request - Utility Facility -  
Commercial**

**HANSEN** introduced the packet submitted by AP&T, requesting the placement of a communication tower for increased telephone and internet service. Placing a tower on Borough land involves a two-part public hearing covering both the Conditional Use in the Townsite District Rural Mixed Use zone and also the public review for a lease request of Borough land. He noted that the code process calls for a recommendation from the Commission, a valuation of the proposed lease by the Borough Assessor, and approval, with financial reconciliation, by the Assembly.

6:53pm PUBLIC HEARING OPEN

**VOGT** noted that AP&T would be hiring a surveyor to establish the west property line and suggested that a survey be performed on the entire lot at the same time, as it is an

approved municipal entitlement parcel, and the Borough needs to conduct a survey to obtain fee simple title for the parcel.

**OLESON** said that Haines and Skagway phone and internet usage has increased significantly in the last four years and all that traffic flows through the existing system, which is at its maximum operational capacity. Currently the system allows the public 512M DSL connection speeds, but with the proposed tower with narrow-band microwave equipment 1G speed is possible. The project placement is governed mostly by line-of-sight needs, zoning constraints, and available land.

Discussion ranged around tower construction, the benefits of increased internet access, and the availability of land for commercial utility expansion.

7:01pm PUBLIC HEARING CLOSED

**M/S GOLDBERG/SMITH** to approve AP&T's request as submitted to place a communications tower on the same Borough parcel as the Lily Lake water treatment plant.

Motion carried unanimously.

**9. STAFF REPORT:**

**B. Portage Cove Harbor Boat Launch Ramp Rehabilitation**

**HANSEN** related that Fish and Game, Sport Fish division are currently sponsoring a sport fish boat ramp for Haines. As noted in the packet, significant research happened in the last several years to evaluate the Portage Cove harbor for options, and three were produced. With the addition of the Ice House a fourth option, which includes an expanded parking area, was proposed in the same area as the marine fuel dock. The harbor committee and harbormaster are favorably considering it, and the Manager is interested in recommendations.

**HEINMILLER** suggested that moving the breakwater south 50 feet or more would make additional room for the ramp and allow for greater maneuverability. **TURNER** asked about wave action relative to the breakwater. **VOGT** suggested that the ACOE look at the plan. She relayed that the current design will most likely contain such changes that the entire harbor plan may change - it would be prudent to consider the ACOE's overall plan before investing time and effort into a new sport boat ramp. **HEINMILLER** asked if the floatplane ramp could be moved in the process. **TURNER** identified one pilot who has flown into town,

but that operator didn't actually use the floatplane ramp but instead tied up to the edge of the dock. The wave action makes moorage very difficult for aircraft.

Other sites for a sport fish boat ramp were discussed. **MENKE** suggested that an overall waterfront evaluation would shed light and help prioritize the best area in Portage Cove for the installation. She recommended an overall waterfront plan including harbor project, sport fish ramp, and recreation and access issues.

**M/S MENKE/GOLDBERG** to wait to approve the concept until an integrated waterfront plan is in place.

**GOLDBERG** suggested that since funding and overall planning is still in process the Commission could approve the concept but still continue to plan more as facts come in. **TURNER** agreed.

**MENKE** recommended an amendment to the motion to include approval of the concept. **SMITH** stated concerns about wave action. **VOGT** suggested including state and federal entities in another planning meeting - they could explain the wave action question, and with so many changes over the last couple years might be able to show the latest project direction. **GOLDBERG** asked if a floating breakwater, like proposals at Letnikof Cove have produced, might diminish the southeasters that come into Portage Cove.

**HEINMILLER** said that Fish and Game, ACOE, and the Boat Harbor committee should participate with the Planning Commission in an integration of the projects.

**MENKE/GOLDBERG** withdrew motion.

**M/S HEINMILLER/THOMSEN** to approve the sport fishing boat launch Site 3 Concept 1A and at the same time recommend an integrated plan with the larger Boat Harbor project. Additionally, the Commission would like to have a cost breakdown for the project components.

Motion carried unanimously.

RECESS 7:42pm

RECONVENED 7:47pm

**C. Land Use Permits - HANSEN** recounted the following permits:

Hazel Nelson	4-MBR-07-0100	short plat
Kathrine Klinger	C-MIS-0F-0400	temp espresso stand
Chilkoot Indian Association	C-MIS-0B-0100	sign

**10. COMMUNICATION:**

**11. OLD BUSINESS:**

**A. Cemetery Regulations**

**M/S MENKE/GOLDBERG** to change the use within the Townsite Zoning District from "NA" to "CU".

Motion carried unanimously.

**M/S MENKE/GOLDBERG** to consolidate text describing existing cemeteries within the Townsite Area to save space.

Motion carried unanimously.

**M/S GOLDBERG/TURNER** to send the proposed cemeteries code language to the Assembly with the above changes.

Motion carried unanimously.

**B. Road Construction Standards**

**SMITH** said that 24 foot roads should be required - this year's snow revealed the weakness of lesser widths. Proper road maintenance and human safety are compromised by improperly constructed roads. The Chilkoot Corridor road is a valuable example of a road too small for vehicle flow. **TURNER** agreed with 24 foot roads and recommended that regulations not be cumbersome. **HEINMILLER** said that small developers might not be able to afford the roads, and some are intended to be for small traffic volumes. **SMITH** read a portion requiring a 4% grade within 100 feet of all intersections. He said that this alone will make building new roads in the area virtually impossible due to local topography. **VOGT** suggested that the Comprehensive Plan might require specific roads to have higher standards by reference.

**HEINMILLER** recommended a committee to propose changes. **TURNER**, **HEINMILLER**, and **SMITH** agreed to participate, and **WURST** offered to be scribe. It was agreed that public posting requirements would be met.

**C. Haines Coastal Management Plan (HCMP) Amendment Review**

**HANSEN** explained that the Assembly, responding to the governor's time extension, allowed the Commission more time to review the HCMP by not passing the recent ordinance. **MENKE** suggested a goal for the next five-year review should be to expand the boundaries. **HEINMILLER** agreed. **VOGT** noted that the HCMP process gives the borough more avenues for commenting on large projects within municipal boundaries when zoning regulations aren't specific. **MENKE** suggested a newspaper article advertising next meeting's review of the plan. **HANSEN** said that the Commission has a certain amount of money budgeted for these types of issues.

**12. NEW BUSINESS:**

**13. TITLE 18 REVISIONS:**

**14. COMMISSION COMMENTS:**

**15. NEXT MEETING DATE:**

**A. Regular Meeting** - Thursday, May 10, 2007, 6:30pm in the  
Assembly Chambers.

**16. ADJOURNMENT**

The meeting was adjourned at 8:50pm.

Respectfully submitted:

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