

**HAINES BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 12, 2007**

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

Members present: Rob **GOLDBERG**, Lee **HEINMILLER**, Kathleen **MENKE**, Dawne **THOMSEN**, Don **TURNER III**

Absent: Harriet **BROUILLETTE**, Jack **SMITH**, Deborah **VOGT** (Borough Assembly liaison)

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

Visitors: Leonard **DUBBER**, Ron and Jean **SMITH**, Tom **MORPHET** (CVN), Vince **HANSEN**, Burl **SHELDON**, Tim **SHIELDS**, Liz **HEYWOOD**

4. **APPROVAL OF CURRENT AGENDA**

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

Motion carried unanimously.

5. **APPROVAL OF MINUTES:**

A. **June 19, 2007 Regular Meeting Minutes**

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

Motion carried unanimously.

6. **PUBLIC COMMENTS:**

Jean **SMITH** said that they live next door to Egolfs and are opposed to extending Oslund Drive through their property to 4<sup>th</sup> Avenue. She said that they signed the previous preliminary plat not realizing that they were approving legal access through a portion of their property when they actually didn't want it. She recommended extending Mathias instead of Oslund.

7. **CHAIRMAN'S REPORT:**

**HEINMILLER** said that the Port Chilkoot Dock tent is not yet erected, though it would've helped protect people from the rain from the last couple days.

The Pavilion bathroom design is being reviewed by the Fire Marshal and will return to the PC for design review.

There is a Haines Coastal Management Plan grant application in process that would analyze the process needed to expand boundaries areawide. The deliverable will be a scoping report showing the path

toward boundary expansion. The administration will be handling that issue.

**8. PUBLIC HEARINGS:**

**9. STAFF REPORT:**

- **Enforcement** - no verified complaints
- **Land Use Permits** - **HANSEN** recounted the following permits:

LAND USE PERMITS (6-11-07 to 7-5-07)			Parcel Number	Subdivision	Development
07-28	6/1/07	Folta et al	2-LTI-01-0220		short plat
07-29	6/18/07	Jim Shook	C-SKY-0B-0100	Skyline	covered deck, sat dish
07-30	6/19/07	Thomas Williams, Sr.	C-TNS-07-3200	Haines Townsite	SFR, lot line vacation
07-31	6/26/07	Presbyterian church			church addition
07-32	6/26/07	Jerry Blood	C-PTC-03-0200		deck
07-33	6/26/07	Leonard Feldman	C-STR-03-3300	974 Mud Bay Road	SFR addition
07-34	6/8/07	Dan Harrington	C-YNG-06-0100		SFR
07-35	6/28/07	Mark Satterwhite	C-ANY-01-1200	1034 Vermiere Lane	fence
07-36	6/29/07	Melissa Aronson	C-SEC-35-0830	371 Beach Rd.	greenhouse
07-37	6/29/07	Ron Miner	C-PTC-06-0100	Port Chilkoot	garage
07-38	6/29/07	Larry Williamson	C-CEM-00-1600	Cemetery Hill Sub	SFR and garage
07-39	6/26/07	Shelly Webb	C-YNG-04-0100	Young	SFR

**10. COMMUNICATION:**

Dan **EGOLF** letter asked the Commission to delay a discussion of Oslund Drive through his property until he could be present for the discussion.

**11. OLD BUSINESS:**

**A. Public Use and Access Plan and Waterfront Planning**

**HEINMILLER** suggested one inexpensive but beneficial waterfront use project would be on River Road - a simple widening/turnaround with picnic table/trash can on the waterfront side, which is public property. He also mentioned the repairs Public Works is performing on the stairs connecting Beach Road to Tlingit Park and tree trimming in recent years on the water side of the corridor from Lookout Park to the PC dock. **MENKE** suggested that there is no pressing need for waterfront improvements along River Road and that the Borough should keep it natural. **HEINMILLER** said that viewing platforms can enhance handicap users' experience. **MENKE** suggested creating public access corridors. **GOLDBERG** said that a final design is needed to truly discuss the Portage Cove waterfront. **MENKE** agreed, saying that everyone knows that the Boat Harbor project will have a smaller footprint than the existing design. **GOLDBERG** suggested a crosswalk

linking the Beach Road sidewalk to Tlingit Park. It would direct foot traffic into the heart of town through the park instead of terminating at the Harbor Bar at the bottom of Main Street.

**HEINMILLER** suggested a "green" electric shuttle linking the PC dock to the Visitor Center to Nukdik Point and back again, for those who want rides.

**M/S GOLDBERG/TURNER** to recommend that crosswalk lines and associated directional signage be placed across Beach Road connecting the sidewalk to the Tlingit Park stairs.

Motion carried unanimously.

**M/S MENKE/THOMSEN** to recommend that the Borough investigate acquiring Nukdik Point property for pedestrian and public access.

**TURNER** said the Commission first needs to know what current right-of-way the Borough currently has on the Burke Riley Trust waterfront before making such a recommendation. **GOLDBERG** suggested a one-way street with sidewalk for pedestrian access on Front Street, whose legal width is only 25 feet. **HEINMILLER** agreed.

Motion carried, **TURNER** opposed.

#### **B. Road Construction Standards**

**HEINMILLER** suggested that the proposed language needs to be shorter, and another subcommittee meeting would achieve this. He recommended the meeting involve **SMITH**, **TURNER**, and himself. He said that the larger roads need more specific standards, but the smaller roads don't require the same attention. **TURNER** said that the existing proposal is disconnected, doesn't account for varying conditions, and is too complicated. Smaller roads are simpler than the Category III roads and can be analyzed by the Manager or Public Works.

#### **C. Upper Chilkoot River Land Use Discussion**

**GOLDBERG** said that residents who brought up the issue of a rezoning last meeting were mainly interested in greater minimum lot sizes for the area, like five acres instead of three. **MENKE** said that people should leave the upper Chilkoot River corridor alone. It is an area of prime fish habitat - the greatest fishery community asset in Haines, with economic repercussions on the salmon fishery. It would be a mistake to allow subdividing in the upper Chilkoot. **THOMSEN** asked how to undo the existing Rural Residential zoning which currently goes from mountaintop to mountaintop across the drainage, and it's unlikely that 51% of the landowners will agree on limiting subdivisions. **MENKE** said that the PC can also initiate the process. **SHIELDS** said that residential subdivisions and fish habitat are incompatible because humans damage fish habitat, as evidenced by negative human impacts to Sawmill Creek drainage by human development. He urged the lowest possible permanent human contact with the upper

Chilkoot - the best would be zero. **DUBBER** said that things are different now - regulations limit development, unlike the 30s and 40s when little regulation occurred and Sawmill Creek was so greatly altered. Development happens differently nowadays. **SHELDON** thanked **MENKE** for her information and agreed with **SHIELDS**. He said that the upper Chilkoot has been providing fish habitat for thousands of years, and modern development carries a high impact. He spoke against the Connelly Lake hydro project because he said it will affect the Chilkoot Lake fishery. The Federal government will oversee the project, but they won't regulate to protect the upper Chilkoot's highly-sensitive fish habitat. **DUBBER** explained that he's just returned from the Kenai Peninsula area, and the high level of recent development seems to be consistent with the thriving fishery there. If it were so sensitive there'd be nothing left there after recent years of expansion, but current fisheries management seems to be successful.

**HEINMILLER** said that current energy uses aren't exceeding current delivery potential, so the local public need for the Connelly Lake hydro is doubtful. **MENKE** said that the critical habitat area is ½ mile by 5 miles long, a relatively small area and subject to high impacts. She said that the Connelly Lake hydro will subtract from Chilkoot Lake fish production.

**MENKE** moved to designate the Upper Chilkoot Corridor above the lake and the Glory Hole as Critical Habitat with high economic value and inappropriate for any further subdivision due to no legal road access and no potential for sewer treatment.

Motion failed for lack of a second.

**TURNER** said that the recently-stated objections to development in the upper Chilkoot are overstated. Three-acre lots don't have that large of an impact. There are two large areas and one native-owned parcel. If residents are so concerned about impacts, conservation groups can offer purchase private properties. **THOMSEN** agreed. **GOLDBERG** suggested changing subdivision regulations to require a 5 acre minimum lot size for the area. Either way the Commission should make a determination of the value of the upper Chilkoot. **HEINMILLER** said that certain regions of Vale, CO, have 80 acre minimum lot sizes put in place to limit development. He also said that legal access, possible road construction, allowable lot sizes, water/sewer issues, land status, and possible covenants/restrictions should be known prior to making a determination.

**HEINMILLER** said that the issue will be on the August meeting agenda, and the Commission can have this data available for discussion.

#### **D. Planning and Zoning Fee Schedule**

**HANSEN** said that the Assembly has reintroduced the issue to the Commission so that certain fees are reviewed, but not all. The

Assembly is asking that the Commission recommend that platting fees and also the "After-the-Fact" fee be adjusted higher to compensate for increased costs. **HANSEN** explained the "admin overhead" column, which is double the estimated staff costs. He said that a specific time study was performed by staff, but other costs exist, such as building heat, vehicle cost, review costs by other staff, hardware and software support - which were not included in the time study, so the "admin overhead" column was created.

**HEINMILLER** said that when figuring a budget no other entity is taken seriously when proposing a 100% administration cost. **TURNER** said that 100% admin overhead is just too arbitrary.

**HANSEN** explained the elusive nature of "After-the-fact" fees and how most people in the community observe and submit to laws, but a select few cause such extra work that higher fees are charged to deter those individuals from disobeying the law, rather than just factoring in an extra fee to pay which would cost them less than compliance. **HANSEN** asked if the Commission had ideas to effectively communicate to the disobedient residents while working with a lighter hand on those who are willing to conform to the law but began work for some other reason.

**THOMSEN** said that government performs a certain amount of service for taxes paid, and that service doesn't seem to be counted when considering user fees.

**TURNER** said that the Commission has already made a motion that fees should stay the same. **THOMSEN** agreed.

8:32 recessed  
8:37 reconvened

#### **E. Administration Building Parking Design**

**HANSEN** explained that when the Borough administration moved into the old library minor improvements were made to parking, but as "existing development" it still was out of compliance with current code. With more room being made by a vacated elementary school new parking improvements are proposed which conform to existing code. Parking spaces are proposed which will not require drivers to back out into the street when leaving the spot, there is an aisle, and there is room proposed for snow removal.

**M/S TURNER/GOLDBERG** to recommend approval of the Administration Building Parking Plan #1 dated 7-06-07.

Motion carried unanimously.

#### **12. NEW BUSINESS:**

##### **A. Oslund Drive Extension Proposal**

**HEINMILLER** said that the Assembly wants the Commission to consider landowner input into extending Oslund Drive from Young Road to the top of the proposed 4<sup>th</sup> Avenue. He noted that no affected landowners had risen in support of the proposal. He also suggested that Mathias Street would be more popular. **TURNER** said that long-term planning sometimes isn't popular, but the decisions turn out more in favor of the entire community. He said nobody wants a road near their house, but everybody uses roads. **SMITH** said that Skyline Estates didn't exist when they built. The Borough created the traffic problem when building Skyline Estates on the premise that Young Road would carry the entire traffic flow. **TURNER** said that it is logical to go all the way across from Young Road to Allen Road. **HEYWOOD** stated her concern over increased traffic pressure next to their property. **DUBBER** said that sometimes it's good to limit traffic through an area.

**HEINMILLER** said that the landowners are not interested in the expansion no motion was needed on the subject.

**HEINMILLER** noted that there is easement access from the bottom of Highland Estates into the Nukdik Point subdivision, and this area may be developable to relieve traffic pressure from Young Road. He said that the Commission would discuss merits and problems with this potential at the next meeting.

#### **B. Spruce Grove Trailer Park Roadway**

**HEINMILLER** said that the Mayor has asked the Commission to consider this issue and make a recommendation to the Assembly.

**DUBBER** said that he blocked off the road through his property last year because of speeding vehicles and asked the Borough for no surface maintenance or snow removal. The road has been used for many years and has two sewer mains beneath it. He said that the blockage is not entirely permanent - it can be opened if necessary, but it is effective in slowing down ATV riders and snowmachines. The police were not able to respond in a timely manner when called.

**HEINMILLER** asked if **DUBBER** would consider closing the roadway on the highway side of his property if the Borough bought Walker property and made a 90 degree turn off of Spruce Grove Road. **DUBBER** said he wants to avoid through-traffic and would consider different alignment options.

**DUBBER** said he'd be willing to put up "Not a Through-Road" signs if the Borough had extras or was willing to purchase the signs.

**TURNER** said the Borough only has three options: 1) a cul-de-sac on Spruce Grove Road, and this would require platting little slivers from Geary, **DUBBER**, and Walker, 2) a 90 degree turn through Walker property to the Haines Highway, or 3) adverse possession of the **DUBBER** property. He recommended the Walker purchase with 90 degree turn. **GOLDBERG** agreed.

**M/S GOLDBERG/THOMSEN** to recommend purchasing a 60-foot right-of-way from Lynda Walker to connect the Haines Highway and Spruce Grove roads along the west edge of her property.

Motion carried unanimously.

**DUBBER** said that if Walker wasn't willing to sell sixty feet he'd be willing to consider selling 30 feet of the east edge of his property to accommodate a roadway, though it wasn't his first choice.

**13. TITLE 18 REVISIONS:**

**14. COMMISSION COMMENTS:**

**15. NEXT MEETING DATE: Regular Meeting - Thursday, August 9, 2007**

**16. ADJOURNMENT**

The meeting was adjourned at 9:45pm.

Respectfully submitted:

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