

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
August 9, 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**, Dawne **THOMSEN**, Don **TURNER III**,
Deborah **VOGT** (Borough Assembly liaison)

Absent: none

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

Visitors: none

4. APPROVAL OF CURRENT AGENDA

M/S MENKE/TURNER to approve the agenda as submitted.

Motion carried unanimously.

5. APPROVAL OF MINUTES:

July 12, 2007 Regular Meeting Minutes

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

Motion carried unanimously.

6. PUBLIC COMMENTS:

7. CHAIRMAN'S REPORT:

HEINMILLER said that state and federal agencies had come into town to discuss the upcoming Harbor Improvements. He said that the project is moving into a phased approach beginning with improvements to the entrance of the existing harbor, a sport fishery ramp, and possible increased slip numbers. He said that because of seafloor material condition the project footprint could change before a final plan is decided.

8. PUBLIC HEARINGS:

9. STAFF REPORT:

HANSEN said that he had recently submitted his resignation to the Borough Manager and would be soon working with the Chilkoot Indian Association in the next month. He expressed appreciation for and satisfaction from having worked with the Planning Commission over the years. He encouraged people to be engaged in the process for the sake of the community.

- **Upper Chilkoot Land Use Discussion** - **HANSEN** introduced satellite imagery showing that the Moody property, the northernmost of all private holdings in the upper Chilkoot River, spans the Chilkoot River. He also read over the subdivision covenants for the Chilkoot Camp Subdivision. **MENKE** discussed fishery habitat and advocated the sale of lots to conservation entities to keep the area from being developed.
- **Pavilion Project** - with the advent of fuel lines being repositioned at the landward side of the PC Dock **VOGT** recommended positioning the restrooms facility down lower on the north side of the docks, to the beach with ramps for handicap access and overall better access to the beach. **TURNER** said that sewer lines are very deep there, so grades may still work in that location.
- **Nukdik Point Access** - **HANSEN** introduced a GIS-based satellite image and topographic survey overlay. The Commission discussed access options from above on the hill. **HANSEN** suggested that requiring access to Highland and Skyline Estates would come from either from the subdivision platting process or adding this area as a priority in the "Transportation Goals and Objectives" section of the Comprehensive Plan. **SMITH** remembered a trail shown on the plat which still corresponds to an old road that currently lies across several private properties and connects the upper subdivisions with Nukdik Point subdivision. **HANSEN** said that a landowner is considering relating several properties in this subdivision and may be favorable to dedicating access at the same time.
- **Land Use Permits** - **HANSEN** recounted the following permits:

LAND USE PERMITS (7-6-07 to 8-3-07)			Parcel Number	Subdivision	Development
07-41	7/9/07	Todd Buxton	C-USS-03-0900	72 Chilkat Trail Rd.	res addition
07-42	7/9/07	Rebecca Heaton	C-STR-02-4400	1046 Small Tracts Road	deck
07-43	7/16/07	Tom Jackson	C-USS-03-0600	6 Chilkat Trail Rd.	detached garage
07-44	7/23/07	Bob Loomis	C-HHY-02-0610		crop production, animal husbandry
07-45	7/29/07	State of Alaska		Lutak Dock	Repairs to dock face
07-46	7/30/07	Larry Larson	C-HGL-03-0500		Residential addition

10. COMMUNICATION:

Tom **MCGUIRE** asked the Commission in a letter to reconsider allowing development in the upper Chilkoot River. **MENKE** said that the main points of the letter were twofold: 1) stop development above Chilkoot Lake, and 2) lot sizes should be very large if allowed. **HEINMILLER** said that the Commission can adjust the Comprehensive Plan, but unless there's an overwhelming public need the public should request minimum lot size changes. **SMITH** said that it's not the

Commission's responsibility to initiate regulations prohibiting development. There needs to be local support for a decision like that. **GOLDBERG** said that the code must govern the process, and the Commission needs to wait for subdivision proposals to make requirements of developers. **MENKE** said that the Commission should plan by limiting damaging development before it happens. **HEINMILLER** said that the Comprehensive Plan would be the best way to organize these priorities.

11. OLD BUSINESS:

A. Road Construction Standards

TURNER introduced newly-altered road construction language. He recommended that Grade C material be acceptable for road surfaces instead of D-1. He said that D-1 compacts better than Grade C for placement where frost heaving might occur, but as a topping both are comparable. He said that a "shoulder" on a gravel road is the same elevation and the surface and basically amounts to a little wider road. He submitted road constructions standards and made changes at the meeting.

GOLDBERG noted that if proposed Category III right-of-way corridors were implemented they would be required for traffic from more than 40 lots and require an 80-foot width for a collector road coming down through the Riley Trust property. **Wurst** recommended incentives along with restrictions to encourage developers to participate with the process.

M/S MENKE/GOLDBERG to recommend the road construction standards discussed to the Assembly.

TURNER said he would be able to translate this meeting's changes and bring to staff.

Motion carried unanimously.

12. NEW BUSINESS:

13. TITLE 18 REVISIONS:

14. COMMISSION COMMENTS:

15. NEXT MEETING DATE: Regular Meeting - Thursday, September 13, 2007

16. ADJOURNMENT

The meeting was adjourned at 8:30pm.

Respectfully submitted:

John Wurst
SCOTT HANSEN, Haines Borough Planning and Zoning Tech II 9-14-07