

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

Approved

1. **CALL TO ORDER:** 6:30pm by Vice Chairman Goldberg
2. **PLEDGE TO FLAG:**
3. **ROLL CALL:**

Commission Members Present: Dawne **Thomson**, Rob **Goldberg**, Kathleen **Menke**, Jack **Smith**, Don **Turner III**, Deborah **Vogt** (Borough Assembly liaison)

Absent: Harriet Brouillette, Lee Heinmiller

Staff Present: John Wurst (Land Manager/Assessor), Steve Ritzinger (Planning and Zoning Tech.),

Visitors: Russ Simpson, Teresa Simpson, Glen Adams, Joy Adams, Terry Jacobson, Jessica Edwards (Chilkat Valley News)

4. **APPROVAL OF AGENDA:** Menke requested to add the Lutak Road Bike Path to the agenda. It was agreed upon that it could be discussed but no motions could be made since the issue was not published on the agenda. Goldberg added it as letter C to Communication.
M/S Commissioners Turner/Smith
Motion carried unanimously.
5. **APPROVAL OF MINUTES for November 8th, 2007 Regular Meeting Minutes:**
M/S Commissioners Thomson/Turner to approve the minutes as amended: For the last paragraph for item #8, the paragraph shall say "The chairman suggested that when seeking a variance for situation of this magnitude a wider selection of adjacent landowners than those within 200 feet should be notified." The Commission discussed the desirability of having construction projects come before the Planning Commission at earlier stages of the project, whether or not a variance is required.
Motion carried unanimously.
6. **PUBLIC COMMENTS:** No public comments at this time
7. **CHAIRMAN'S REPORT:** Goldberg reported that Vogt attempted to contact Mary Nordale by e-mail to discuss the development of the Nordale Trust land, but the e-mail came back because the e-mail address was incorrect.
8. **PUBLIC HEARINGS:**
 - A. **Variance Request** - Car-port Setback for Letnikof Estates Lot 1
Mr. Jacobson presented his request to the commission. He explained that he built a carport without paying attention to the code or lot lines.

Turner stated that Mr. Jacobson needs to get approval from the Letnikof Association as well as the University of Alaska in order to build within the setback. There was much discussion among the commission about the role of the borough in allowing him to have a structure within the setback.

M/S Thomson/Turner to deny the variance. Menke requested to amend the motion by allowing a temporary variance. **Turner and Thomson retracted the motion and second.** After further discussion, **M/S Smith/Turner to deny the variance.** The building is to be clear of the 25 foot setback by August 1st of 2008.

Motion carried unanimously

- B. Variance Request - 30 foot height limitation (for water tower)**
After a brief discussion it was agreed upon that the proposed new location for the water tower was a good solution.

M/S Turner/Smith to approve the height variance for the water tower on lot 10 of Skyline Estates.

Motion carried unanimously.

- C. Conditional Use Permit - To Build a Church on Lot 34 of Meadowland Subdivision #2.**

The proximity of the lot to commercial zoning, and the role of a drainage creek to fish habitat were discussed.

M/S Thomson/Smith to grant a conditional use permit to build a church on lot 34 of Meadowland Subdivision #2. The permit to use this land for a church shall not need renewal so long as it continues to be used as a church.

Motion carried unanimously

9. STAFF REPORT:

A. Review Permits: Permits were reviewed without comment.

B. Review 2008 Haines Borough Legislative Priorities

M/S Turner/Thomson to request for the Borough Assembly to send to the Planning Commission the next Legislative Priority List with enough time for the PC to make recommendations.

Motion carried unanimously.

10. OLD BUSINESS

A. Haines Harbor Walking Path The Mayor is to appoint a committee regarding the development of a harbor walking path. Vogt mentioned that the Tourism Advisory Board would like to be represented, the Takshanuk Watershed Council would like to be involved, and that the Chilkoot Indian Association should be a part of the process as well.

B. Road Standards A draft plan was discussed as part of the packet. Some corrections were made. Turner and Ritzinger will make further adjustments, and another draft will be submitted for the next PC meeting.

11. **NEW BUSINESS:**

A. Election of New Officers:

M/S Menke/Turner to appoint Heinmiller the Planning Commission Chairman, and Goldberg Vice Chairman for another year.

Motion carried unanimously.

B. Primary School Disposal

The commission debated the benefits of selling versus leasing the primary school. There was concern expressed over losing possession and control of the land in particular.

M/S Thomson/Smith to recommend to the assembly to look at a lease hold rather than a sale of the primary school property. Goldberg has volunteered to write up the reasoning behind the vote. Alaska Mountain Guides' use is consistent with the vision of the Planning Commission for the school area.

Motion carried unanimously

C. Lutak Road Bike Path This item was added to the agenda by Menke during the agenda approval process. It was requested to be an agenda item for the next PC meeting. Interest was expressed by the Planning Commission to create a bike path along side Lutak Road.

12. **COMMUNICATION**

A. Letters of Concern from East Mud Bay Residents Residents of East Mud Bay expressed concern over the possibility of limited access to their homes if the Nelson Estate acquires accreted lands above the 15.8 foot mean high tide. Vogt is going to contact the DNR to see if the Planning Commission is able to have any input on the ability of East Mud Bay Residents to get an easement through the Nelson Trust Property to access their homes.

B. Training for the Planning Commission

Goldberg and staff presented to the Planning Commission an opportunity to attend a training session in Anchorage with the Alaska Planning Association in which the Borough would pay the tuition fee. Also, the Juneau Planning Commission is willing to admit Haines Planning Commission members to a training session. There was interest expressed in taking part in the training session via teleconference.

13. **Commission Comments**

14. **NEXT MEETING DATE**

A. Regular Meeting - Thursday January 10th, 6:30 p.m.

B. Comprehensive Plan Meeting - Thursday January 24th, 6:30 p.m.

15. **ADJOURNMENT:** meeting was adjourned at 9:00 p.m.

Respectfully submitted:

Steve Ritzinger, Haines Borough Planning and Zoning Technician