

**HAINES BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 14, 2008**

1. **CALL TO ORDER:** 6:33 by Chairman Heinmiller
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**

Commission Members Present: Chairman Lee **Heinmiller**, Vice Chairman Rob **Goldberg**, Harriett **Brouillette**, Kathleen **Menke**, Jack **Smith**, Don **Turner III**, Dawn **Thomsen**, Deborah **Vogt** (Borough Assembly liaison)

Visitors Present: Scott Hansen and Ryan Cook (representing Chilkoot Indian Association), David Knight, Carol Knight, Ray Staska, Elijah Donat, William Prisciandaro, Jessica Edwards (CVN)

Borough Staff Present: Mayor Fred Shields, John Wurst
4. **APPROVAL OF CURRENT AGENDA**

**M/S Menke/Goldberg:** Motion carried unanimously
5. **APPROVAL OF MINUTES:** January 10, 2008 Regular  
**M/S Thomsen/Goldberg**

To approve the minutes with the following corrections:

  1. Item #11B shall read "The streets and alleyways of the borough shall be constructed, graded and improved in accordance with the provisions of this chapter when existing rights of way allow."
  2. For item #12 "Land owned by Lee Heinmiller" shall be changed to "Land Owned by Port Chilkoot Company"
  3. For item 13, the last sentence shall read "the January 24<sup>th</sup> meeting will be a discussion."
  4. For item 14, the next to last sentence shall read "**Menke** argued that the statement is an important step to protect the health of the borough."

**Motion carried unanimously**
6. **PUBLIC COMMENTS:** There were no public comments at this time.
7. **CHAIRMAN'S REPORT:** **Heinmiller** briefly addressed the Planning Commissioner members who did not attend the previous Comprehensive Plan meeting which was held on January 24<sup>th</sup>. At that meeting chapters were assigned to PC members to review, update and edit.
8. **PUBLIC HEARINGS:**
  - A. Request by **David and Carol Knight** for a recommendation that the Assembly classify a parcel of Haines Borough land for sale:

Carol **Knight** mentioned that she measured the distance from corner pins of adjacent properties to River Road and that she would like their property to have a similar distance. **Turner** stated that allowing them to purchase the property near the road would set a bad precedent and could lead to other people doing the same thing and consequently shrinking right-of-ways. **M/S Menke/Turner** to deny the request to recommend to the assembly to classify the land between the Knight's property and the road for sale. A discussion ensued. **Goldberg** said that no bad precedent would be set due to the fact that the borough owns land on both sides of the road. The right-of-way width would not be compromised. The entire right-of-way would instead be shifted over. It would be bad in a case where there is private property on both sides of the road. **Menke** said that the maps provided were not sufficient to approve the recommendation.

**Motion carried 5 to 2** with **Goldberg** and **Brouillette** opposed.

**B. Rezoning Request** by Chilkoot Indian Association and Port Chilkoot Company: for property near the fairgrounds. The CIA land is commercial, and the Port Chilkoot property is Industrial Light Commercial. Both parties are requesting to change a portion of each property to Multiple Residential.

**Heinmiller** mentioned that Buster's mill was going to continue to operate in the same location under some of Busters employee's. Scott Rossman would stay as well and that area of the property would remain Industrial Light Commercial. There has been discussion to build a road to have access to the industrial area from West Fair Drive.

**M/S Goldberg/Thomsen** to approve the rezoning request.

**Motion carried unanimously**

9. **STAFF REPORT:** Permits and pending permits were reviewed without comment. The Commissioners were informed of the following developments since the staff report was published.

1. Use of the Elementary School will be on the next Assembly Meeting agenda.

2. The deadline dates for the Haines Coastal Management Plan \$40,000 grant are flexible. The borough can be reimbursed until November 15, 2008. The Alaska Coastal Management staff is waiting for the borough to comment on the draft and will send out a final agreement after that.

3. The comment period for the Lutak Inlet Chinook Salmon net pens could close as early as February 22, 2008. State ACMP staff requested for the Coastal District coordinator to submit a consistency review.

**Menke** requested that the ACMP staff be notified that the closing is too soon to allow for adequate public participation.

10. **COMMUNICATION:** There were no comments at this time.

11. **OLD BUSINESS:**

**A. Sidewalks:** Priorities of side walk construction were discussed. **Ryan Cook** of Chilkoot Construction Inc. distributed

a map of sidewalks in the town site and was present to get priorities from the Planning Commission to request funding for the project. **Menke** pointed out that the walking path from Nukdik Point to the Cruise ship dock was not on the map.

**Goldberg** responded that the cruise ship head tax should fund that project. **Heinmiller** mentioned that Old Haines Highway in the town site has been removed from the state designated highway list and is eligible for options such as crosswalks.

**M/S Menke/Smith** to prioritize sidewalk as follows:

1. The School area to the library
2. Repair of curb sides and making intersections ADA compliant.
3. The library to past the Bald Eagle Foundation to Deishu Drive, and 2<sup>nd</sup> Ave. to the Old Haines Highway.
4. The cruise ship dock to the Bald Eagle Foundation.

**Motion carried unanimously.**

#### **B. Sale of the Primary School:**

**Goldberg** discussed a list of scenarios and the benefits and losses of each scenario. They included the following:

1. Remove the primary school and hold onto the land.

Benefits: The borough would have the property for future unforeseen needs, the school "campus" would be retained.

Drawbacks: It would be expensive and no there would be no revenue for the borough.

2. Sell the primary school to the highest bidder.

Benefits: There would be revenue from the sale to bolster the permanent fund, and tax revenue.

Drawbacks: The borough would lose control of the school "campus" area, and lose possession of land in an important area should unforeseen needs for the school develop.

3. Sell the primary school to an educational entity such as Alaska Mountain School.

Benefits: The borough could retain some control over the property through terms of the sale and retain it should the buyer fold. A school "campus" area would be retained.

Drawbacks: There may not be much revenue for the borough beyond the selling price. There would probably be little sales tax or property tax depending on the tax status of the educational entity.

4. Lease the primary school to an educational entity such as Alaska Mountain Guides.

Benefits: The borough would retain ownership and control of the school and the "campus" area. There would be rental revenue for the borough.

Drawbacks: If no educational entity is willing to lease the facility, (AMG has mentioned that they are only interested in purchasing it) then the building would sit idle, with no revenue, lost opportunity for sales revenue, and the borough would retain the expense of maintaining the building. The

building would remain vulnerable to the elements and diminish in value.

**Turner** pointed out that the borough should do things to encourage businesses; that there is an interested established business that wants to purchase the building, and should be allowed to do so.

**M/ Menke** to leverage the individual values of the primary school, elementary school and associated properties by combining each individual value to obtain greater matching grant funding, and create a facility for public use.

**The motion was not seconded.**

**M/S Brouillette/Menke** to recommend to the assembly not to sell the primary school at this point.

**Motion carries 6 to 1 with Turner opposed**

**M/S Brouillette/Goldberg** for **Goldberg** to put together a list of suggestions of options for the elementary and primary schools to include in with the Record of Decision.

**Motion carried unanimously.**

**12. NEW BUSINESS:**

**A.** Discussion of tax exempt parcels not listed on Haines Borough files

**M/S Menke/Goldberg** to include tax exempt parcels on the listing of borough files and mapping.

**Motion carried unanimously.**

**13. COMPREHENSIVE PLAN REVIEW:** There were no comments at this time.

**14. COMMISSION COMMENTS**

**A.** Legal Training Report: A brief summary of the Planning Commission legal training that took place on January 22, 2008 was postponed and will be included on the agenda for the next PC meeting.

**B.** Lutak Road: There were no comments at this time.

**15. NEXT MEETING DATE:**

**A.** Comprehensive Plan Meeting: Thursday February 28, 2008, 6:30 pm

**B.** Regular meeting - Thursday, March 13, 2008, 6:30 pm

**16. ADJOURNMENT**

Note: Internet users can view land parcels online. Access the Borough website <http://www.hainesborough.us/> "Property Info Online" Mapping link.

Posted 02-11-08

Julie Cozzi, Borough Clerk