HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
March 13, 2008

1. **CALL TO ORDER:** 6:35 by Chairman Heinmiller
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL:**
   Planning Commission Members Present: Chairman Lee **Heinmiller,** Vice Chairman Rob **Goldberg,** Harriett **Brouillette,** Don **Turner III,** Dawne **Thomsen**, Deborah **Vogt** (Borough Assembly liaison)
   Planning Commission Members Absent: Jack **Smith**
   Visitors Present: Toni DeWitt, Stacie Turner, Diana Lapham, Pete Lapham, Joanie Wagner, Annette Smith, Dave Olerud, Dwight downer, Scott Sundberg, Nicholas Trimble, Gail Gilbert, Tom Heywood, Renee Hoffman, Aldeana Stout, Shawn McNamara, Doug Olerud, Tom Morphet (CVN)
   Staff Present: Mayor Fred Shields, Manager Robert Venables, Lands Manager John Wurst
4. **APPROVAL OF CURRENT AGENDA**
   M/S Goldberg/Turner: Motion carried unanimously
5. **APPROVAL OF MINUTES:** February 14, 2008 Regular
   M/S Goldberg/Turner: Motion carried unanimously
6. **PUBLIC COMMENTS** [Items not scheduled for public hearing]
   Mayor Fred **Shields** offered some suggestions for holding a more effective public meeting. He suggested that a motion should be made on an item before discussion begins. Once discussion begins raising a hand and waiting until the chair gives permission to talk is essential. Banter is counter productive. Hands should be shown on a vote to allow for easier accurate recording of the meeting.
   Scott **Sundberg** representing Southeast Alaska Backcountry Adventures spoke to the Planning Commission. He pointed out that his company landed a helicopter on his property on Chilkat Lake Road on the previous day, and that it was noticed by neighbors. The property in the area is zoned General Use, and he thought that it would be acceptable to land on his property to refuel. He is seeking to amend his permit to allow him to land helecopters on his property in the future
7. **CHAIRMAN'S REPORT: Heinmiller** made a brief announcement that on Friday March 14th there would be a Waterfront Improvement Committee and Tourism Advisory Board meeting on Friday, March 14th, 2008 at 2:00 p.m. and that everybody was encouraged to attend and comment.
8. **PUBLIC HEARINGS:**
   A. Conditional Use Hearing: *Turner Construction is requesting for the Planning Commission to approve the renewal of their conditional use permit to operate the gravel pit on Allen road.*

The hearing opened at 6:47 with public comments. Toni **DeWitt** spoke about jake brake noise, dangers for pedestrian at the steep 90

degree corner, and the lack of public involvement in the operation of the gravel pit, and asked the Planning Commission to close the pit. Joni **Wagner** spoke of her concerns for her children and grandchildren near the Turner trucks, asthma issues caused by the dust created by the trucks, and inconsistency with the code in operating the gravel pit, and asked the Planning Commission to enforce the code and shut down the gravel pit. Dianna **Lapham** spoke favorably about the Turners as considerate business owners, and law abiding citizens, and good neighbors. She was appreciative of the improvements the Turners did on Allen Road, and that there were more dangers caused by neighbors speeding, and that the Turner Construction trucks don't speed. Tom **Heywood** spoke about the gravel pit operation requesting that the hours of operation not be expanded. Dave **Olerud** voiced his concern over the local economy and dwindling borough tax base. Donny **Turner III** said that Turner Construction has been operating the gravel pit for 20 years and there have been no accidents of any kind during that period. They intend to remove the gravel at the base of the cliff and then close the pit. The public comment period of the hearing closed at 7:11 p.m.

Goldberg requested more information from Turner for clarification. **Turner** informed the Planning Commission that 27 acres are within the old city area where no conditional use permit is required. 10,000 yards are removed on an average year. The entire pit has 100,000 to 400,000 yards in it.

M/S Brouilette/Goldberg to approve the conditional use permit. Further discussion ensued. **Vogt** inquired about the Pape and Wicklein reports that were referred to in the original permit. She questioned the merit of having restrictions on half of the pit and none on the other half. She also questioned how engineering standards are being met and how enforcement and inspections were being carried out. **Thompsen** mentioned that 3 years is a long period for this permit to be issued with the changing needs of the community. She was concerned about the possibility of an eventual accident happening if safety is not addressed. **Goldberg** pointed out that the root of the conflict is the Rural Mixed Use zoning which allows for industrial activity above a residential zoned area, and ideally that would not be the case. He sought a compromising position, but there is none. He pointed out that this was the same discussion with the same people that occurred three years earlier. **Motion failed** with **Goldberg** and **Brouillette** in favor of renewing the conditional use permit, and **Thompsen** and **Heinmiller** against it.

B. Conditional Use Hearing: *Deana Stout is requesting for the Planning Commission to approve a conditional use permit to remodel the former Lost Coast Surf Shop building. The building will be used to operate a coffee shop and cafe. It will be over 500 square feet, which is considered medium commercial use according to Haines Borough Code 18.70.040 and requires a conditional use permit.*

The hearing opened at 8:01 p.m. with Annette **Smith** speaking during public comments. She mentioned that the character of the Fort is large structures, large open spaces, and narrow roads. She

is concerned about the congestion that would be added to the Fort if the conditional use permit is granted, as well as the deteriorating historical significance of the fort due to open spaces being carelessly filled with small uncharacteristic buildings. Fred **Shields** said that he was concerned about the roof draining water onto his property, and that he would like to see the structure look more like a fort building. Renee **Hoffman** said that her business would enhance the Fort area with another garden next to the Wild Iris' garden. The public comment period closed at 8:08 p.m.
M/S Goldberg/Thomsen to approve the conditional use permit with conditions to be added. Further discussion ensued. **Goldberg** expressed concern about parking issues in the area. **Ms. Stout** mentioned that there would be a bike rack with 8 spaces available. It was pointed out that the existing building which the business owners hope to add onto is a nonconforming fort building that was built within the setbacks.
M/S Turner/Thomsen to table the permit until the following meeting. The motion carried unanimously.
9. STAFF REPORT: Permits and pending permits were reviewed without comment. The Commissioners were informed of the following developments since the last staff report was published.

1. The Lutak Inlet Chinook Salmon Net Pen project is working out upland ownership issues, and will be moved to Skagway in the near future if the site is not determined to be workable. The ACMP consistency review has been suspended at the moment.

2. A concept drawing of the Portage Cove waterfront was presented with information that the Portage Cove waterfront improvement committee had a meeting at 2:00 p.m. on Friday March 14th.

10. COMMUNICATION: Vogt mentioned that the assembly decided not to sell the old primary school building.
11. OLD BUSINESS: There was no discussion at this time.
12. NEW BUSINESS: There was no discussion at this time.
13. COMPREHENSIVE PLAN REVIEW: The Comprehensive Plan Review meeting that was originally scheduled for March 27th has been rescheduled for April 3rd
14. COMMISSION COMMENTS

A. Waterfront Improvement Committee: **Goldberg** presented the Planning Commission with an update from the Waterfront Improvement Committee. At the last Waterfront Improvement Committee meeting there was discussion of developing the beach property owned by the borough. Dale Mulford presented the idea of having an area for fishermen to sell fish near an area with grills. Takshanuk Watershed Counsel expressed interest in developing interpretive signage. **Heinmiller** pointed out that the map presented by the borough shows no development between the Chilkat Cruises dock and the Port Chilkoot dock, and that most visitors coming to Haines come over from Skagway on that dock, and that the area merits attention. On another matter **Vogt** pointed out that there seems to be a gap in the planning process related to the school area. There is a need

for a downtown master plan that cannot be accomplished in a planning commission meeting alone, and that perhaps the borough should contract out a development plan.

15. NEXT MEETING DATE:

A. Comprehensive Plan Meeting: Thursday April 3, 2008, 6:30 pm

B. Regular meeting – Thursday, April 10, 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 3-5-08

Julie Cozzi, Borough Clerk