

**HAINES BOROUGH PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**January 8, 2009**  
**Approved**

1. **CALL TO ORDER:** at 6:35 p.m. by Vice Chairman Rob Goldberg
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL:** Planning Commission Members Present: Vice Chairman Rob **Goldberg**, Don **Turner III**, Dawne **Thomsen**, Harriet **Brouillette**, and Greg **Brask**, Andy **Hedden**, Assembly Liaison Pete **Lapham**  
Planning Commission Members Absent: Chairman Lee **Heinmiller**  
Haines Borough Staff Present: Haines Borough Planning and Zoning Technician Steve **Ritzinger**  
Visitors Present: There were no visitors present.
4. **APPROVAL OF AGENDA:**  
**M/S Turner/Hedden:** to approve the agenda. The motion passed unanimously 6 to 0.
5. **APPROVAL OF MINUTES:** December 18, 2008 Regular  
**M/S:** to approve the minutes with the following change in item 8B:  
*Judy Heinmiller said that the planned design is to side the shed with white steel siding to match the color of the existing building.*
6. **PUBLIC COMMENTS:** There were no public comments at this time.
7. **CHAIRMAN'S REPORT:** Vice Chairman **Goldberg** mentioned that he had been informed on short notice that he would chair the meeting due to **Heinmiller's** absence, and had not been informed of any issues to present to the Commission.
8. **PUBLIC HEARINGS:** There were no public hearings.
9. **STAFF REPORT:** P&Z Tech **Ritzinger** presented the staff report as shown in the packet.
10. **COMMUNICATION:** There was no communication at this time.
11. **OLD BUSINESS:** There was no old business.
12. **NEW BUSINESS:** Title 14 Revision - 14.32 Vacation of Rights-of-Way  
*The above listed code revision will be on the January 13, 2009 Assembly Agenda. The Planning Commission may make a recommendation to the Assembly for any adjustments to the proposed changes.*

The Commission reviewed the proposed language in the code change and suggested the following addition to 14.32.020: *All filing fees, land acquisition costs, administrative costs, processing fees, commission fees, recording fees, mapping costs, survey costs, and other associated expenditures shall be borne by the applicant or applicants in prorated amounts as determined by the ~~chief fiscal officer~~ **borough manager**.*

**13. COMPREHENSIVE PLAN REVIEW**

**14. TITLE 18 REVISION:**

**A.** Lot Line Adjustment & Lot Line Vacation - Definitions (18.20 & 18.100)

P&Z Tech **Ritzinger** presented a supplementary page of clarifying code language for 18.100 that had been discussed by borough staff and suggested that it was still a draft in need of further refinement. It was agreed that the item should be included on the next PC agenda.

**B.** Home Occupation vs. Cottage Industry (18.20 & 18.70)

P&Z Tech **Ritzinger** that the two above listed terms are very similar which can create confusion. **Goldberg** mentioned that the term cottage industry comes from the old borough code while home occupation comes from the city code. Cottage industry allows for three employees in addition to the residents while home occupation allows for one. **Thomsen** suggested that more than one additional employee is not suitable for the townsite. **Goldberg** pointed out that the zoning use chart classifies home occupation as a use by right in heavy industrial, industrial light commercial and waterfront industrial zoning districts, but that those three zoning districts do not permit residences, and thus should be not available. He pointed out that the rural residential zoning requirements in the Lutak and Mud Bay zoning districts are similar and have a three acre minimum lot size, as compared to the townsite rural residential, which requires a 1 acre minimum lot size. It would be worth considering creating a RR3 and RR1 zoning districts (the number representing the minimum lot size) and including them on the zoning chart. It was agreed to pursue that as an agenda item in the future.

**C. Variance Criteria for Nonconforming Town Site lots (18.80.050)**

P&Z Tech **Ritzinger** mentioned that Chairman **Heinmiller** requested to include the item on the agenda again. After a brief discussion **Goldberg** requested Ritzinger to make a map of the historic downtown area for the next meeting that encompasses noncompliant undersized lots that predate the code, and to discuss in the future less strict setback regulations that could be addressed by building with fire resistant materials.

**15. COMMISSION COMMENTS:** The rezoning petition of Chilkat Lake Road residents was discussed. **Ritzinger** and **Brask** had talked with former borough manager Robert Venables, who suggested that bringing more zoning regulations up the highway is not a good solution for preventing a heliport from being built in a residential neighborhood up the highway. Requiring a conditional use permit for a heliport in all zoning districts except for heavy industrial would be a better solution. The commission agreed to further address the situation once a petition is presented to them. **Goldberg** said that the commission presented that idea to the assembly a few years earlier, but that the idea had been rejected by the assembly at the time. Also, **Goldberg** requested **Ritzinger** to create a map for the next meeting of the area north of the Haines Highway between North Sawmill Road and Union Street showing noncompliant residences in order to discuss the rezoning of the area to make the homes compliant.

**16. NEXT MEETING DATE:**

- A. Comprehensive Plan Review - Thursday, January 22, 2009, 6:30 p.m.
- B. Regular meeting - Thursday, February 12, 2009, 6:30 p.m.

**17. ADJOURNMENT**

Respectfully Submitted:

Steve Ritzinger  
Haines Borough Planning and zoning Technician