



Haines Borough
Planning Commission Meeting
June 11, 2009
MINUTES

APPROVED

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Vice Chairman **Goldberg** called the meeting to order at 6:30 p.m. in the Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL – Present:** Vice Chairman Rob **Goldberg**, Commissioners Andy **Hedden**, Robert **Venables**, Chris **Schelb**, Greg **Brask** and Donnie **Turner**.
Absent: Chairman Lee **Heinmiller**
Staff Present: Steve **Ritzinger** – Planning and Zoning Technician, Jamie **Heinz** – Deputy Clerk, Tom **Bolen** – Borough Manager, Al **Badgley** – Fireman, Jan **Hill** - Mayor
Visitors Present: Tom **Morphet** – CVN, Scott **Hansen** – CIA, Jila **Stuart**, Ashley **Sage**, Anne **Hanssen**, Dave **Berry**, Mike **Denker**, Lucy **Harrell**, Lee **Taylor**, Jack **Wenner**.
3. **APPROVAL OF AGENDA**
Motion by **Hedden**: Approve the Agenda. It was seconded by **Turner**. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – May 14, 2009 Regular Meeting
Venables requested the last statement under item 10D2 be amended to say: **Venables** asked the chair if there were no objection, could the Planning Commission go on record as supporting the creation of a Road Assessment and Inventory as part of the FY10 CIP budget as proposed by the manager. There was no objection.
Motion by **Venables**: Approve the May 14, 2009 Regular Meeting Minutes as amended. It was seconded by **Turner**. The motion carried 5-0 with Brask abstaining.
5. **PUBLIC COMMENTS** – **Hansen** spoke about a contract between CIA and the Army regarding non-petroleum impacts due to past Army occupancy and asked to be put on a future agenda. **Stuart** spoke as a private citizen about the PC Dock restroom and pavilion project. In light of the fact that this project is utilizing head tax monies, she encouraged the commission to consider designs that are beneficial to both cruise ship passengers and Haines residents.
6. **CHARIMAN'S REPORT** – None
7. **STAFF REPORTS**
 - A. **Planning & Zoning Report** – **Ritzinger** summarized his written report covering the following topics:
 - Recently issued permits
 - Van Dort's property subdivision concept
 - Simpson's ACMP Review**Venables** asked about the status of the Comprehensive Plan revision. **Bolen** stated that money was allocated in the FY10 budget to hire a consultant to work on the Comprehensive Plan. **Venables** asked about steps having been built at the Chisel Building which was an issue tabled at the last meeting. **Ritzinger** said the owner of the building went ahead and built the steps without approval. **Bolen** said certain administrative provisions in title 18 made it difficult to respond.

8. PUBLIC HEARINGS

A. Variance Requests

1. Taylor Mud Bay Road Setback Variance

Vice Chairman **Goldberg** opened the public hearing at 6:50 p.m.

Taylor read a letter from DOT Haines Maintenance Station stating the shed is a safe distance from the road and doesn't pose a problem with road maintenance. **Ritzinger** said after measuring, he feels certain that the shed lies six feet within the setback of Mud Bay Road. **Turner** said he doesn't have a problem with the project as it is not in the way of snow plowing and it is in the same location as a previous building.

Motion by **Venables**: Approve the Taylor Mud Bay Road Setback Variance. It was seconded by **Turner**. The motion carried unanimously.

2. Haines Assisted Living 15-foot Building Separation Variance

Vice Chairman **Goldberg** opened the public hearing at 6:58 p.m.

Berry spoke about the HUD grant HAL received to build additional low income apartments to the existing building and the need for the variance. **Hanssen** spoke about how important it is to have senior living available here in Haines. **Denker** said he is the owner of the historic residence adjacent to the new facility. He went on to say that even though the area is zoned commercial he feels it should be regarded as residential since people are living in both structures and he is concerned for fire safety reasons. **Venables** asked how far away from the adjacent property line his house was. **Denker** said two feet. **Badgley** said that being a new facility, the fire department reviewed the issue and since a fire truck could access both sides of the structures the fire department felt they could adequately protect both structures in the case of a fire. **Harrell** said they feel it is a commercial facility because the residents will be paying rent. She also spoke about the facility's economic benefit for the community.

Motion by **Venables**: Approve the Haines Assisted Living 15-foot Building Separation Variance. It was seconded by **Schelb**.

Turner said his concern was fire protection and **Badgley** had addressed his concern. **Venables** pointed out that the fire marshal would also be working closely with HAL and would be the ultimate authority on approving the design of the facility.

The motion carried unanimously.

3. Sage Setback Variance

Vice Chairman **Goldberg** opened the public hearing at 7:13 p.m.

Sage read a letter from the fire department letter which said they didn't see any access issues in relation to emergency response.

Motion by **Venables**: Approve the Sage Setback Variance. It was seconded by **Turner**.

Hedden pointed out the shed sits on rock and there isn't another spot on the property to place the shed. **Turner** said that since the only affected property owner was not concerned he did not have a problem with the project.

The motion carried unanimously.

B. Conditional Use Permits – None

9. OLD BUSINESS – None

10. NEW BUSINESS

- A. HCMP Consistency Review – None
- B. Haines Borough Code Amendments – None
- C. Historic Building Changes/Development – None
- D. Other New Business

1. PC Dock Construction Project

Goldberg asked the manager what happened with the surveying with this project. **Bolen** spoke about the history of the project and the new survey information. He said the Tourism Advisory Board unanimously said to go through with concept 3 as planned and permit the project. He also discussed additional considerations including concepts 4 & 5, pilings, purchasing property across the street and making temporary restrooms permanent. **Goldberg** asked if the parallel parking in concept four would work. **Hedden** pointed out it would be a longer distance to walk and increase the potential of people milling creating a less desirable, unsafe situation. **Goldberg** said he has heard comments about restrooms being a first impression of Haines and asked if the location of the restrooms and pavilion could be reversed. **Hedden** said that from a traffic flow and convenience standpoint closer restrooms would be better. **Venables** pointed out that originally the desire was to minimize building sizes. **Turner** brought up snowplowing issues and suggested the pile concept for the restrooms and paving the existing parking lot. **Goldberg** asked about a railing for the armored rock embankment concept and also asked about the cost and what materials would be used for the piling concept. **Bolen** said a railing wouldn't be used with the armored rock embankment easing snowplowing, that the pilings would be galvanized steel and because more money was available the piling concept is feasible again. Concept 5 should be cheaper than the proposed concrete wall and may be easier to permit. **Goldberg** asked if DOT right of way could hold us up again. **Bolen** said an encroachment permit could be obtained to remedy that. **Brask** said he is supportive of a less expensive temporary restroom concept which would be available for other uses, could be moved for snowplowing and would leave funds to be spent elsewhere. **Schelb** pointed out that last year the Tourism Advisory Board was behind the piling idea. **Bolen** said the pile-supported platform would be less expensive and quicker to permit as there is a provision for a "15-day letter" for the Corps to review the project. **Venables** said he would like to see a single built structure which would be more complimentary to Fort Seward. He went on to say that he would like to see the piling idea explored for the restrooms to be built right away and receive more information on concept five for the parking area. **Hedden** said there is an opportunity to create a show piece and an investment in our community and that it comes down to the question of priority whether we want cruise ship tourists or not. He went on to say that there is certainly a need for an adequate facility. **Goldberg** said building a nice facility at the dock will show the cruise ship companies that we value them and want to take care of these visitors. **Venables** suggested separating the issues, move forward with the faster piling project to get the restrooms built and then take a closer look at information on concept five for the parking area.

Motion by Turner: Support the pile project (manager's option D) for restroom portion of the project to move forward immediately and pursue information for future expansion of the parking lot through concept 5. It was seconded by **Venables**. The motion carried 5-1 with **Brask** opposed.

2. Road Construction Standards; Cul-de-Sacs

Ritzinger said after looking at a short plat submitted by a developer and looking at code regarding long roads ending in a cul-de-sac he would like the Planning Commission to discuss the validity of the code. **Turner** said the principal of having long roads not end in a cul-de sac is valid and if the developer wanted to, he could pursue a variance.

Goldberg expressed concern with the development of a key piece of property where a second road could be built to access the hillside. **Bolen** suggested the Planning Commission look at the property and recommend the borough purchase a right-of-way and develop the access road. **Bolen** requested suspending the rules and continuing the roads discussion and brought up his memo which was provided as communication suggesting work sessions to plan future road improvements. **Venables** said he is fully supportive of additional meetings dedicated to planning purposes.

11. **COMMISSION COMMENTS – Venables** asked if the CIP Project for conducting a road assessment was approved. **Bolen** said it had and that he felt enough money was allocated. **Hill** thanked the commissioners for their service to the Haines Borough.
12. **COMMUNICATION**
 - A. **Manager memo – Roads Planning**
13. **SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, July 9.
14. **ADJOURNMENT** – 8:08 p.m.