



Haines Borough  
Planning Commission Meeting  
January 14, 2010  
MINUTES

**APPROVED**

1. **CALL TO ORDER/PLEDGE TO THE FLAG** –Chairman **Heinmiller** called the meeting to order at 5:30 p.m. at the Haines Borough Public Library and led the pledge to the flag.
2. **ROLL CALL – Present:** Chairman Lee **Heinmiller**, Commissioners Rob **Goldberg**, Robert **Venables**, Roger **Maynard**, Pete **Lapham** and Andy **Hedden**. **Absent:** Donnie **Turner**  
**Staff Present:** Mark **Earnest** – **Borough Manager**, Steve **Ritzinger** – Planning and Zoning Technician, Jamie **Heinz** – Deputy Clerk and Brad **Maynard** – Director of Public Facilities.  
**Visitors Present:** Bill & Libby **Kurz**, Jessica **Edwards** and others.

3. **APPROVAL OF AGENDA**

**Motion:** **Goldberg** moved to approve the agenda. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – December 3, 2009 Regular Meeting

**Motion:** **Venables** moved to approve the December 3, 2009 Regular Meeting Minutes. The motion carried unanimously.

5. **PUBLIC COMMENTS – B. Maynard** introduced new Borough Manager Mark **Earnest**.

6. **CHARIMAN’S REPORT** – Chairman **Heinmiller** said the University of Alaska may be acquiring and selling property in the Haines Borough in the near future.

It was asked if the chairman or vice chairman would be attending the assembly meeting regarding the Turner Conditional Use Permit re-hearing. During discussion concern was expressed regarding the burden of proof being on the appellant and that the appellant did not provide any proof in this situation.

It was also mentioned that Allen Road improvements were on the Legislative Priorities list.

7. **STAFF REPORTS**

- A. **Planning & Zoning Report** – **Ritzinger** summarized his written report that provided an update on recent permits, activities and projects.

In addition to his written report **Ritzinger** talked about a citizen’s plan to acquire tidewater lands in mud bay and that residents across the bay are concerned. The citizen plans on making an easement at mean high tide to address the issue. He also said that a monument may be placed at George Mark Park.

8. **PUBLIC HEARINGS – None**

9. **OLD BUSINESS – None**

10. **NEW BUSINESS**

- A. **ACMP Consistency Review**

1. **Crabill Floating Dock**

Ritzinger reported that no HCMP requirements apply to this project and if there were no objections he would forward the drafted letter to the state. [There were none]

- B. Haines Borough Code Amendments** – None
- C. Historic Building Changes/Development** – None
- D. Project Updates:**

- 1. PC Dock/Restroom/Pavilion**
- 2. Downtown Planning**

Concern was expressed that the architects were not able to make it to Haines.

- 3. Picture Point** – None

**E. Other New Business**

**1. Enclosable Deck Space on Guest Houses**

Definitions for gross building area, sizes of decks and porches, and ownership clarification were discussed. It was also discussed that allowances could be made for roofing but the intent of a deck is that it is not enclosed. The intent of a guest house being substantially smaller and lack of concern with the deck size due to the density of the zoning areas was also discussed. It was recommended that the Chair along with staff and possibly the assembly liaison, will contact the homeowners in the near future to convey the Commission's intent and attempt to identify a resolution for the situation. It was decided that staff would look at other community's codes to see if deck sizes are limited on guest houses and a code amendment would come in the future.

**2. Dock Stabilization and Repair**

An alternative was presented by **Goldberg** for bus lane parking as opposed to the angled parking as in the current plan for the PC Dock/Restroom/Pavilion project. During discussion concern was expressed regarding limited access points and the lack of a place for the shuttle to park. Designated spots for tour operators and the desire for having a project that attracts other users were other topics discussed.

Explanation was given regarding the four different dock trestle repair options. Funding, life spans and load ratings of the options were discussed. The Trestle being a landmark, difficulties with replacing it and future maintenance needs to include cathodic protection were other topics discussed. It was asked if the past condition analysis had been reconciled with the pricing estimates. [It had not]

**Motion:** **Goldberg** moved that “the Planning Commission supports option 4 to build a new trestle and keep the existing one as a walkway, requests the past condition analysis report be reconciled with the current project estimates and that full construction cost estimates, to include maintenance needs, be included in the cost estimates of the project so funding can be sought.” The motion passed unanimously.

- 11. COMMISSION COMMENTS** – **Venables** said he was happy that the new borough manager had read the Comprehensive Plan. He also said he would need to be excused from the 2/11 meeting as he would be out of town.
- 12. COMMUNICATION** – None
- 13. SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, February 11<sup>th</sup>.
- 14. ADJOURNMENT** – 6:43 p.m.