



Haines Borough  
Planning Commission Meeting  
March 11, 2010  
MINUTES

**APPROVED**

1. **CALL TO ORDER/PLEDGE TO THE FLAG** –Chairman **Heinmiller** called the meeting to order at 6:35 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL – Present:** Chairman Lee **Heinmiller**, Commissioners Rob **Goldberg**, Roger **Maynard**, Donnie **Turner** and Andy **Hedden**. **Absent:** Pete **Lapham** and Robert **Venables**  
**Staff Present:** Steve **Ritzinger** – Planning and Zoning Technician, Jerrie **Clarke** – Museum Director and Jamie **Heinz** – Deputy Clerk.  
**Visitors Present:** Bill & Libby **Kurz**, Janet **Kurz**, Debra **Schnabel**, Lenise **Henderson-Fontenot**, Jim **Carnahan** – CIA, Scott **Hanson** – CIA, Tom **Morphet** - CVN and others.
3. **APPROVAL OF AGENDA**  
**Motion:** **Turner** moved to approve the agenda. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – February 11, 2010 Regular Meeting  
**Motion:** **Goldberg** moved to approve the February 11, 2010 Regular Meeting Minutes. The motion carried unanimously.
5. **PUBLIC COMMENTS – Henderson - Fontenot** encouraged the consideration some items of the downtown plan rather than getting paralyzed by the enormity of it all. She also pointed out that with the new no-smoking ordinance, the narrow sidewalks and litter are making the smokers affect businesses that weren't affected before. **Kurz** echoed Henderson-Fontenot's comments. **Schnabel** said she would like to see the planning commission consider aspects of policy that might enable businesses to take on much of the development work because people can be inspired to do things in the community. She sees an opportunity for her neighbors and herself to work on a parking lot behind their buildings and incentives would be another way to effect downtown planning changes.
6. **CHARIMAN'S REPORT** – Chairman **Heinmiller** said that Haines made out well in the recent municipal land selection process.
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 Jacobson and Narada Trust permit approvals. He also expressed Mark Earnest's regrets for not attending the meeting.
8. **PUBLIC HEARINGS – None**
9. **OLD BUSINESS – None**
10. **NEW BUSINESS**
  - A. **HCMP Consistency Review**
    1. **Turner Conditional Use Permit**  
  
**Turner** declared a conflict with the topic.

It was explained that the only Haines Coastal Management Plan (HCMP) enforceable policy affecting the gravel pit was one dealing the Mt. Rapinski Hazardous slope area. The extent of work that had been done to prevent material from coming down and protecting the neighboring properties and the bedrock was discussed. It was pointed out that all of the issues relating to the HCMP enforceable policies had been addressed.

## **2. Haines Port Chilkoot Dock Waterfront Improvements**

Parameters of the Corps of Engineers permit being from the mean high tide line down and ribbon that had been placed so people could get a visual of where the fill would be on the beach were topics discussed.

Because this review was routine in nature no additional comment from the planning commission was necessary.

## **3. CIA Subdivision Staging Area**

The need for the fill to supplement the use of the shop and the plan to direct a stream to the northeast were explained. The source of the fill and the fill ratio were topics discussed.

Because this review was routine in nature, no additional comment from the planning commission was necessary.

## **B. Haines Borough Code Amendments**

### **1. Definition of Guest House**

**Motion: Goldberg** moved to “recommend the Assembly adopt this draft ordinance defining Guest Houses.” The motion carried unanimously

### **C. Historic District/Building Review – None**

### **D. Project Updates – None**

### **E. Other New Business**

#### **1. Asper Removable Screen Request**

**Motion: Hedden** moved to “Approve the Asper request for removable screens in place of walls on the enclosed portion of their porch for purposes of discussion.”

How this request related to the proposed definitions, negotiations with the property owner and the types of screens being utilized were topics discussed.

The motion carried unanimously.

#### **2. Chilkoot Indian Association Preliminary Plat Review**

A proposed dead-end road longer than current road standards, fire hydrant placement within a proposed cul-de-sac, funding and a potential variance for the dead-end road were topics discussed. It was recommended that a preliminary plat along with a variance for the dead-end road be brought to the commission for approval.

#### **3. Renaming a portion of Beach Road South**

**Motion: Goldberg** moved to “Recommend to the Assembly to submit a request to Representative Thomas to rename Front Street, Front Street North and rename Beach Road South, Beach Road and recommend the Assembly rename the portion of Beach Road South from Main Street to the Old Haines Highway intersection, Front Street South so that a better numbering convention can be established.” The motion carried unanimously.

#### **4. Mechanism for the Borough's Acceptance of Roads – Discussion Item**

Explanation was given of a current situation in Meadowland Subdivision. The need for a mechanism outlined in code was discussed. It was decided more information would be sought.

#### **5. Downtown Planning Project Statement – Discussion Item**

**Heinmiller** said a short list could be created for the architects outlining specific projects that could be worked on. **Goldberg** read a list of concepts he prepared which have been included in the permanent record. **Hedden** suggested a longer term commitment such as a committee or an urban renewal district be created as this is an on-going project. **Maynard** said he liked the idea of a committee and suggested partnering with the chamber of commerce. He also suggested that the All American Cities program could be looked at for incentive ideas such as contests for most improved building. He said he liked the idea of trails and interconnecting the trails would be great for Haines and suggested the focus could be on tourism to get tourism dollars to pay for those pieces of the project.

**11. COMMISSION COMMENTS** – **Heinmiller** said because Beach Road South in front of the PC Dock was in the landmark area so the Commission could sit as the Historic District Commission and rename the road and the state would not have the authority to say no. He also said the landmark has access to an architect who could be questioned about some of the downtown planning ideas. **Turner** said grants would be a good way to get things done on the downtown planning project.

**12. COMMUNICATION** – None

**13. SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, April 8<sup>th</sup>. **Goldberg** and **Maynard** said they would be out of town.

**14. ADJOURNMENT** – 8:36 p.m.