



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
LEE HEINMILLER, VICE-CHAIR
ROBERT VENABLES
HEATHER LENDE
DON TURNER III
BRENDA JOSEPHSON
ROB MILLER

Thursday, March 12, 2015 - 6:30 p.m.

Assembly Chambers, 213 Haines Hwy.

1. CALL TO ORDER / PLEDGE TO THE FLAG
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: February 12, 2015
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. ADOT&PF – Corner of Union and Allen Street – Maintenance Station Variance Proposal – Action Item: ADOT&PF requested for the Planning Commission to approve a height variance to allow the construction of a 32-foot-tall maintenance station to be built outside the Haines Borough code requirement of a 30' height restriction. **Possible Motion:** Approve ADOT&PF variance proposal.
 - B. C-208-TL-0400 – Top of 4th Ave. – Amendment to Resource Extraction Conditional Use Permit – Action Item: Property owner requested the Planning Commission amend the existing gravel pit extraction conditional use permit to allow the storage of aggregate and related material of concrete and asphalt and inert material for berm and buffer development. **Possible Motion:** Approve the proposed amendment to the conditional use permit for Property C-208-TL-0400.
 - C. C-208-TL-03A0 – Top of 4th Ave. – Resource Extraction and Material Storage Conditional Use Permit – Action Item: Property owner requested the Planning Commission approve a resource extraction conditional use permit, and allow the storage of aggregate and related material of concrete and asphalt and inert material. **Possible Motion:** Approve the proposed conditional use permit for Property C-208-TL-03A0.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments: None
 - C. Project Updates: None
 - D. Other New Business:
 1. Primary School Preliminary Plat Review – Discussion Item: The surveyor prepared a preliminary plat for commission review and comment.
 2. Classification of Borough Lands for Sale – Discussion Item: This item is scheduled as a follow-up item from February 12, 2015 Agenda.
 3. Lot Line Adjustment Involving Lots Nonconforming as to Size – Discussion Item – Two property owners within the downtown historic area proposed to adjust property lines for future development. However, a lot line adjustment will result in creating non-conforming lots, which is not allowed by the current code. Staff believes that if the existing lots do not meet minimum lot size requirements and there is no way to adjust the lot lines so that the resulting lots become conforming as to size, a lot line adjustment may be allowed as long as the resulting parcels are compatible with, and do not obstruct, the objectives and policies of zoning and the applicable plans. Staff recommends the commission consider amending the current code.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, April 9, 2015 6:30 p.m.
14. ADJOURNMENT