



Haines Borough
Planning Commission Meeting
March 12, 2015
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, Commissioners Lee **Heinmiller**, Robert **Venables** (called in), Heather **Lende** (called in), Brenda **Josephson**, and Rob **Miller**.
Absent: Don **Turner III**.

Staff Present: David **Sosa**/Manager, Tracy **Cui**/Planning and Zoning Technician III, and Bill **Mandeville**/Community and Economic Development Director.

Also Present: Mike **Case** (Assembly liaison), Sierra **Jimenez**, Jolanta **Ryan**, Stephen **Henri**, Glenda **Gilbert**, Roger **Schnabel**, Dave **Smith**, and Jon **Hirsh**.

3. **APPROVAL OF AGENDA**

Goldberg suggested combining Item 8B and 8C.

Motion: **Miller** moved to “approve the agenda as amended.” **Heinmiller** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – February 12, 2015 Regular Meeting Minutes

Motion: **Heinmiller** moved to “approve the February 12, 2015 minutes as amended.” **Miller** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS** - None

6. **CHAIRMAN’S REPORT** – None

7. **STAFF REPORTS**

- A. **Planning & Zoning Staff Report**

Cui reported monthly permits and updates on projects.

8. **PUBLIC HEARINGS**

- A. **ADOT&PF – Corner of Union Street and Allen Road – Maintenance Station Variance Proposal**

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

Henri spoke on behalf of ADOT&PF and requested the commission approve a height variance to allow the construction of a 32-foot-tall maintenance station to be built outside the Borough code requirement of a 30’ height restriction. This will be a new 90’ by 120’ building to replace the existing facility. The size of road maintenance vehicles has tended to increase over time, which has required ADOT&PF to change the design of its maintenance stations to adequately service those vehicles. The additional height is needed to appropriately maintain the road maintenance vehicles.

Gilbert spoke as the representative of the adjacent property owner. She said the proposed station will connect to the existing water and sewer mains off Main Street. However, no documentation demonstrates the existence of a utility easement.

Henri said the drawing is only 35% complete. The state will work out an arrangement with the property owner or re-route the utility lines.

Goldberg closed the public hearing at 6:55 p.m.

Henri said the proposed structure is intended to connect to the public water and sewer systems.

Venables spoke in favor of the proposal. He suggested the commission consider granting another one or two feet as needed.

Miller suggested an oil/water separator to be installed to protect Sawmill Creek.

Motion: **Miller** moved to “approve ADOT&PF’s height variance proposal to allow the maintenance station to be built up to 34’.” **Josephson** seconded it. The motion carried unanimously.

B. C-208-TL-0400 – Top of 4th Ave. – Amendment to Resource Extraction Conditional Use Permit

C-208-TL-03A0 – Top of 4th Ave. – Resource Extraction and Material Storage Conditional Use Permit

Josephson recused herself.

Goldberg opened the public hearing at 7:08 p.m.

Schnabel said in the past few summers, there were many construction projects taking place in the Skyline area, and trucks were driven up and down Young Road frequently. However, if this conditional use proposal is approved, it will reduce the traffic burden on Young Road. Regarding the material storage, **Schnabel** said the concrete with rebar is very difficult and expensive to recycle. He asked the commission’s permission to allow him to move the concrete to the site. The concrete will be effectively recycled and reused in other projects. Additionally, asphalt is very good construction material; he would also like to move asphalt to the site. Storing construction material on the site will significantly save transportation costs. This will make him more competitive to provide services that cost less to the community.

Jimenez, Ryan, and others spoke their concerns about traffic safety in residential areas.

Sosa said the Borough code specifies different types of trash, such as garbage, rubble, and rubbish. His recommendation is to eliminate hazard materials, garbage, and rubbish.

Hirsh said the proposed site is within the residential areas. The commission should not encourage industrial activities.

Goldberg closed the public hearing at 7:30 p.m.

Goldberg said he is sympathetic to the residents who do not like having trucks go past their residences. This gravel pit has provided gravel to the community for more than 50 years. One side of the pit has about 20,000 cubic yards of gravel, and the other side of the pit has about 5,000 cubic yards of gravel. The pit has a total of 25,000 cubic yards of gravel with a life span of 20 years. It comes to 1,250 cubic

yards/year. One truck hauls about 10 cubic yards of gravel, so it will be about 125 trucks going to or from the pit in one year. If the construction season is four months long, then that will be one truck/day on average.

Lende asked if the improvements to the pit will make the potential slide area safer. **Schnabel** said yes.

Schnabel said the amount of material extracted from the pit will be roughly equal to the amount of material imported into the pit. He has no objection to the manager's recommendation.

Lende said she does not support to allow more industrial related activities in the residential neighborhood.

Motion: Venables moved to "approve the proposed conditional use permit application with the conditions set forth in the manager's recommendation letter."

Miller seconded it. The motion carried 4-1 with **Lende** opposed.

More discussion ensued.

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**

The commission reviewed the plat, and pointed out there was an error in the title block and the chairman's name was misspelled.

Cui said the surveyor re-surveyed the subdivision based on the recommendations from the commission. Additionally, lots within blocks 3 and 4 are owned by the Borough and the school buildings were built on these lots. It was recommended to vacate these lot lines to consolidate them into one single lot. The commissioners spoke in favor of this recommendation.

The commission also suggested keeping the library lot as rectangular. A Memorandum of Understanding (MOU)/easement can be written to allow one portion of the running track to remain on the library lot.

Smith said an additional cost will be needed to complete the project.

Cui said she will report these recommendations to the manager.

2. **Classification of Borough Land for Sale**

The commission suggested staff focus on some topics in more detail: estimated cost of the development; water and sewer infrastructure implementation; public safety concerns; real estate market impact analysis, and the potential partnering opportunity with private-sector developers.

Goldberg suggested **Turner** and **Lende** conduct a site visit with staff to investigate these Borough-owned properties and take some pictures.

3. **Lot Line Adjustments Involving Lots Nonconforming as to Size**

Goldberg said the downtown area was originally platted in 1917 and the minimum lot size of 10,000 square feet was established in the 1970s. Almost none of the lots within the downtown area comply with this requirement. A lot line adjustment that results in creating non-conforming lots is prohibited by the existing code. The code does not allow downtown property owners to make any lot line adjustments on their properties. He believes the code needs to be amended to address this issue.

Cui said she will draft the ordinance for commission review at the next regular meeting.

11. **COMMISSION COMMENTS**

Heinmiller summarized the previous CIA Wetland Committee meeting.

12. **CORRESPONDENCE** - None

13. **SET MEETING DATES**

A. Regular Meeting—Thursday, April 16, 2015.

14. **ADJOURNMENT**— 9:00 p.m.