



**Haines Borough  
Planning Commission Meeting  
June 11, 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**, Heather **Lende**, Brenda **Josephson**, Rob **Miller**, and Don **Turner III**  
**Staff Present:** David **Sosa**/Manager, Jan **Hill**/Mayor, and Tracy **Cui**/Planning and Zoning Technician III  
**Also Present:** Mike **Case** (Assembly liaison), Sally **Garton**, Mike **Dorris**, Mike **Wilson**, Bill **Rostad**, Carolyn **Weishahn**, Mike **Binkie**, Dorothea **Owens**, Carla **Richardson**, Jonathan **Richardson**, Carol **Tuynman**, Greg **Schlachter**, and others.
3. **APPROVAL OF AGENDA**  
**Motion:** **Venables** moved to “approve the agenda.” **Turner** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – May 14, 2015 Regular Meeting Minutes  
**Goldberg** said the minutes have some structural issues. He suggested postponing the approval of the minutes until the next regular meeting. The commissioners agreed.
5. **PUBLIC COMMENTS**  
**Weishahn** wanted to comment on the Front Street Project. **Goldberg** said the topic is on tonight’s agenda, so she can comment on it later.
6. **CHAIRMAN’S REPORT**  
**Goldberg** said he attended an advisory boards training session at Chilkat Center. A lot of information is covered in the Planning Commission Handbook and Robert’s Rules.
7. **STAFF REPORTS**
  - A. **Planning & Zoning Staff Report**  
**Cui** reported monthly permits, enforcement orders, and updates on projects.  
**Josephson** requested the copies of the enforcement orders. **Cui** said she will email them to the commissioners later.  
**Heinmiller** asked about the Haines Borough floodplain maps. **Cui** said FEMA is planning to produce updated maps, which will show the relevant flood risks and incorporate the entire jurisdiction boundaries that are not currently identified correctly on the existing maps.  
**Miller** asked about the addressing project. **Cui** said the remaining addresses are mainly located in trailer or mobile home parks. Numbers have been assigned to all the houses on Beach Road.

**Lende** asked about the removal of the office trailer behind the library. She said the trailer shall be removed by June 12, 2015 according to her notes taken during the June 12, 2014 meeting. **Cui** said she will check the expiration date of the permit.

**Lende** asked the status of the temporary residence ordinance. **Cui** said the ordinance is currently under staff review. It will be introduced to the Assembly soon.

## 8. PUBLIC COMMENTS

### A. **Jonathan Richardson – Dog Boarding Kennel Conditional Use Permit – Lot 33, Tanani Bay Subdivision**

**Goldberg** opened the public hearing at 6:40 p.m.

**J. Richardson** said he plans to construct a dog boarding kennel. He will provide overnight boarding, dog day camp, washing, grooming, and other dog-related services. This will be a family business. The proposed facility meets the setback regulations. The dogs will be supervised and kept in the fenced area. He expressed his disagreement over some of the comments from the neighborhood. He accepted the conditions listed in the staff's recommendation letter except the installation of padded walls and acoustical panels.

**Wilson** said he owns two pieces of properties directly across Richardson's property. He is adamantly against granting this permit for a number of reasons. This is a very quiet neighborhood. He believes a dog kennel will have barking dogs which disrupt the stillness of the area. He also mentioned that the police officers have had to respond several times because of the behavior of Richardson's dogs running loose as a pack. Richardson has not shown himself to be a responsible dog owner.

Many residents from the neighborhood were opposed to the granting of the permit. Some property owners reported encounters with Richardson's dogs along Lutak Road and on their own properties, and described aggressive behavior. Some property owners expressed their concerns about noise from dogs.

**Goldberg** closed the public hearing at 7:03 p.m.

**Lende** asked about Richardson's background in dog training.

**Miller** asked Richardson how to prevent the dogs from barking together in the night time. **Richardson** said he may use bark collars and he will train the dogs. **Miller** said most of the owners would not like to put bark collars on their dogs, and it is difficult to train a dog in the short term.

**Lende** asked why the recommendation letter is from Cui. The code indicates that the letter shall be provided by the manager. **Cui** said the code defines "manager" as the Borough Manager or designee.

**Motion:** **Miller** moved to "approve Richardson's dog boarding kennel conditional use proposal with the conditions set forth in the staff's recommendation letter." **Venables** seconded it. The motion failed unanimously.

**Lende** said that noise from barking dogs may discourage others from purchasing properties and moving into the neighborhood. She said the proposed use is inconsistent with the Comprehensive Plan.

**Heinmiller** said he also agrees that the value of the adjoining properties may be impaired.

**Venables** recommended the applicant come up with a stronger proposal.

**Josephson** said the community needs this type of business, but she does not think it is a suitable location. **Turner** agreed.

**Goldberg** said the Borough code requires that eight criteria be met before a conditional use permit is granted. Based on the discussion, the commission found that the criteria cannot be met.

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. **Front Street Project POA-2015-197**

**Schlachter** spoke on behalf of the property owner, Roger Schnabel. He is applying for a Department of the Army permit to discharge dredged and fill material into the water for construction of a marine repair and boat storage facility, office and retail space, recreational vehicle park, and restaurant/bar. He stated that the fill material for the project may be sourced from dredging of the proposed South Portage Cove Harbor expansion or an alternate source.

**Weishahn** thanked the commission for scheduling this topic on the agenda. She said the Army Corps has determined that the proposed activity may adversely affect essential fish habitat in the project area. The proposed project may increase the potential for injury or mortality to salmon from elevation of suspended particulates within the water column and/or loss of habitat.

Several other citizens spoke. They hoped the commission will seriously consider the potential negative impacts of this project, and submit comments to the Army Corps.

**Schlachter** said the Borough Manager has already submitted comments on behalf of the Borough. **Sosa** confirmed.

**Goldberg** said the Borough code requires construction of a commercial-related activity involving more than 500 square feet in the waterfront zone must be approved as a conditional use permit by the commission.

**Lende** said she feels the Comprehensive Plan is being ignored. **Goldberg** explained to her that the commission has been making effort to follow the guidelines in the Comprehensive Plan.

**Miller** suggested the commission focus on whether the commission wants to submit its specific requests to the Army Corps. He also suggested the Borough send a written request to the Army Corps to make sure the Borough will receive copies of the public notices in a timely manner.

More discussion ensued.

**Turner** said he does not have comments to the Army Corps since the Borough has already provided its comments.

**Heinmiller** suggested the Borough Manager address the issue of not getting the public notices from the Army Corps.

11. **COMMISSION COMMENTS**

**Lende** asked why the actual parking lot plan at Picture Point is not matching the original plan. **Sosa** said he will touch base with staff to check the status of the project.

**Josephson** asked for verification if local residents allow to park vehicles at Port Chilkoot Dock. **Sosa** said the parking lot is open to the public except on cruise ship days.

12. **CORRESPONDENCE** - None

13. **SET MEETING DATES**

A. Regular Meeting—Thursday, July 9, 2015.

14. **ADJOURNMENT**– 8:36 p.m.