



# 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, July 9, 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: May 14, 2015 and June 11, 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. Southeast Alaska State Fair – Recreational Climbing Tower Variance Proposal – Action Item – SE Alaska State Fair requested the commission approve a height variance to allow the construction of a 44-foot-tall recreational climbing tower to be built outside the Haines Borough code requirement of a 30' height restriction. **Possible Motion:** Approve SE Alaska State Fair height variance proposal.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
  - A. Historic District/Building Review:
    1. Sean Copeland – Exterior Stairs and Attic Office Space – 34 Blacksmith Street – Action Item – Property owner Copeland requested the commission approve construction of a 10' by 10' office space in attic and exterior stairs leaning to the proposed attic office space. **Possible Motion:** Approve the proposed exterior stairs and attic office space.
  - B. Haines Borough Code Amendments:
    1. Temporary Residence in HBC 18.60.020(H) – Action Item – Borough staff reviewed the draft substitute ordinance, and asked how this ordinance would apply to non-residential construction projects. On 06/18/2015, staff spoke with Chairman, and was recommended referral of this ordinance back to the commission. **Possible Motion:** Recommend the Assembly adopt the revised ordinance.
    2. On-Site Wastewater System – Discussion Item – The existing Borough code requires a developer must provide written Department of Environmental Conservation (DEC) approval of the on-site wastewater system design prior to permit approval. However, DEC states the Statute was amended years ago, and that installation of a conventional on-site wastewater system does not need a plan approval, per 18 AAC 72.035(d). The Borough code needs to be amended due to the inconsistency with the Department's published regulation.
  - C. Project Updates: None
  - D. Other New Business:
    1. Lowering Speed Limit on Mud Bay Road – Discussion Item – This item is up for discussion at the request of Ann Marie Fossman. Mud Bay Road is a state-maintained road. As a local government, the Borough does not have authority to reduce the speed limit. However, the management of speed through appropriate speed limit is an essential element of transportation planning. As the sole planning body of the Borough, the commission has the authority to weigh in to this petition at the request of local residents.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATE
  - A. Regular Meeting – Thursday, August 13, 2015 6:30 p.m.
14. ADJOURNMENT