

# Hill Top Subdivision

City of Haines, Alaska

## I. Compliance with Haines Borough 2025 Comprehensive Plan

The Hill Top Subdivision lies within the Haines Townsite (Section 7.4) which has a stated goal to:

*Promote compact development and infill where water, sewer and transportation infrastructure exists in order to maximize returns on public infrastructure investments, promote energy efficiency and reduce carbon emissions.*



Section 7.4.3 – Residential Development further states that areas designated on the Future Growth Map as “Residential” are now predominately developed with a “variety of densities and housing styles.” It also goes on to say:

*According to this plan’s population projection Haines will have a demand for an additional 90 to 210 dwelling units over the next 20 years. While some will prefer to live in more remote areas of the Borough, many will desire to be close to the amenities and convenience of town.*

Hill Top Subdivision is further located as lying within one of the eight areas designated as “Future Utility Expansion Areas” as depicted with a thin hatch overlay on Figure 7-4.

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These areas are recommended to accommodate future Residential Development and “*could accommodate 300-500 dwelling units if utilities are extended that allow higher density development*”. It also states:

*It is more efficient and cost effective for all if utility expansion and future housing development occurs as infill and at higher densities.*

Each of the eight areas is then specifically addressed. The Hill Top Subdivision lies in the second area as noted:

- *Between Chilkat Inlet and Major Road. The gravel pit off Major Road has been depleted and this relatively flat area is close to the existing utility system. There are 100 acres here, though not all developable. Extension of utilities to the 35 acres around Major Road could provide housing (at an average of 2-3 units/acre reduced 30% for ROW etc.) for 55-85 dwelling units. Areas without utilities would be developed at low (one dwelling per 1-5 acres densities). This area could potentially be served by the Tower Road water tank.*

The Hill Top Subdivision consists of 72 lots with an average size of 0.38 acres (16,763 sq.ft.). As a comparison, the surrounding neighborhood of the Port Chilkoot Subdivision is comprised of lots with an average size of 0.47 acres (20,553 sq.ft.).

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## II. Compliance with Haines Borough Code

Hill Top Subdivision is in compliance with **HBC Chapter 18.100 Subdivision Regulations** which include:

- **18.100.070 - General Requirements and Design Standards.** Specifically section C requiring conformance to the comprehensive plan as evidenced above.
- **18.100.075 – Streets.** Governed by **HBC 12.08.030** through **12.08.190** and discussed further below.
- **18.100.080 – Intersections.**
- **18.100.085 – Lots.** All lots conform to all listed requirements, specifically section B – Dimensions/size.

All roads are in compliance with **HBC Chapter 12.08 Road Construction** with the exception of the instance outlined below. We would like to ask that the planning commission grant a variance for this exception as allowed under **12.08.110** and **18.08.050**. We present the following as evidence for consideration.

### 12.08.110 – Vertical and Horizontal Alignment.

**A. Vertical Alignment. Unless granted a variance by the planning commission, road grades shall not exceed 10 percent and crossroads within 20 feet of a through-road intersection shall not exceed 4 percent grade.**

**Bartlett Boulevard** is the only street requiring a variance for grade. We are asking that grades be relaxed by 2% and through intersections by 1%. Bartlett has been a platted right-of-way for many years whose unusual physical features and natural topography make it unreasonable to construct at the lesser grades. Consider:

- 1) The natural hillside topography along the alignment slopes at an average of 12 percent from Major Road to Rivers Street (roughly 90 feet of elevation in 750 feet).
- 2) As currently designed, there is 5-6 feet of cut at Rivers Street from original ground to road surface.
- 3) Dropping the road grade to 10 percent would lower the upper end at Rivers Street by 15 feet making the road surface over 21 feet below the original ground.
- 4) This lowering would also make the construction of Rivers Street unreasonable and may adversely affect other property along the street.
- 5) It will provide the potential to extend Bartlett Boulevard south to connect to Tower Road.

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## Lot Size Chart

		<u>LOT #</u>	<u>LOT SIZE</u>		
			Sq. Ft.	Acres	
<b>Block 1</b>		1	17,847	0.41	
		2	13,337	0.31	
		3	10,809	0.25	
		4	10,945	0.25	
		5	13,259	0.30	
<b>Block 2</b>	*	1	50,064	1.15	not included
	*	2	53,287	1.22	in lot size
	*	3	128,019	2.94	averages
		4	27,996	0.64	
		5	17,138	0.39	
		6	18,974	0.44	
		7	18,283	0.42	
		8	14,686	0.34	
		9	20,984	0.48	
		10	16,906	0.39	
		11	17,257	0.40	
		12	17,609	0.40	
		13	17,961	0.41	
		14	18,313	0.42	
		15	18,663	0.43	
		16	19,016	0.44	
		17	17,647	0.41	
		18	20,017	0.46	
		19	18,259	0.42	
		20	16,516	0.38	
		21	18,681	0.43	
		22	15,934	0.37	
		23	14,607	0.34	
		24	13,350	0.31	
		25	20,466	0.47	
		26	16,628	0.38	
		27	20,739	0.48	
		28	21,762	0.50	
		29	19,271	0.44	
		30	15,324	0.35	
		31	14,920	0.34	
		32	15,372	0.35	
		33	17,555	0.40	
		34	21,321	0.49	
		35	18,078	0.42	
		36	11,187	0.26	

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## Lot Size Chart

	LOT #	LOT SIZE	
		Sq. Ft.	Acres
<b>Block 3</b>	1	17,522	0.40
	2	15,213	0.35
	3	15,325	0.35
	4	16,496	0.38
	5	15,242	0.35
	6	15,242	0.35
	7	13,866	0.32
	8	17,966	0.41
	9	17,575	0.40
	10	17,024	0.39
	11	15,032	0.35
	12	15,487	0.36
	13	15,487	0.36
	14	15,487	0.36
	15	15,487	0.36
	16	14,585	0.33
	17	16,240	0.37
	18	12,956	0.30
	19	14,798	0.34
	20	14,798	0.34
	21	14,798	0.34
	22	14,798	0.34
	23	15,158	0.35
	24	18,848	0.43
	25	19,878	0.46
	26	20,280	0.47
	27	16,119	0.37
	28	17,188	0.39
	29	16,613	0.38
	30	16,607	0.38
	31	16,914	0.39
<b>Totals</b>	<b>72</b>	<b>1,388,016</b>	<b>31.86</b>
<b>Averages</b>	*	<b>16,763</b>	<b>0.38</b>
	*	<b>(Excludes Lots 1-3, Block 2)</b>	

## Lot Size Comparables

PORT CHILKOOT SUBDIVISION						
		<u>Lot #</u>	<u>Lot Size</u>			
			Sq.Ft.	Acres		
<b>Block 1</b>		1	17,519	0.40		
		2	14,093	0.32		
		3	21,207	0.49		
		4	13,804	0.32		
		5	20,650	0.47		
		*	6	23,158	0.53	
		*	7	23,158	0.53	
<b>Block 2</b>		1	24,972	0.57		
		2	25,807	0.59		
<b>Block 3</b>		1				
		2				
		3	19,710	0.45		
		4	17,996	0.41		
		5	23,465	0.54		
		6	24,403	0.56		
<b>Block 4</b>		1	18,724	0.43		
		2	19,730	0.45		
		3				
		4			these	
		5			lots	
		6			combined	
		7			for	
		8			church	
		9	17,821	0.41	property	
	*	10	17,821	0.41		
	*	11	17,821	0.41		
<b>Block 5</b>		1B	15,130	0.35		
		1A	21,019	0.48		
		2	17,830	0.41		
		*	3	20,507	0.47	
			4	24,080	0.55	
			5	23,497	0.54	
		*	6	20,507	0.47	
<b>Block S</b>		1	22,378	0.51		
		*	2		0.46 combined	
		*	3		0.47 lots	
		*	4		0.47 for	
		*	5		0.47 church	
			6	20,554	0.47	
			7	23,446	0.54	
			8	22,879	0.53	
			9	20,581	0.47	
			10	19,483	0.45	
			11	23,931	0.55	
<b>Totals</b>		<b>36</b>	<b>657,681</b>	<b>16.97</b>		
<b>Averages</b>			<b>20,553</b>	<b>0.47</b>		
	*	(Average size of combined lots)				