



Haines Borough
Planning Commission Meeting
February 9, 2012
MINUTES

Adopted

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, Donnie **Turner**, Lee **Heinmiller**, Andy **Hedden**, Danny **Gonce**, and Roger **Maynard** (via teleconference) and Robert **Venables** (via teleconference).

Staff Present: Mark **Earnest**/Borough Manager, Jamie **Heinz**/Deputy Clerk, and Tanya **Carlson**/Tourism Director.

Also Present: Krista **Kielsmeier**/CVN, Joanne **Waterman**/Assembly Liaison, Bill and Libby **Kurz**, Tom **Hall**, Darsie **Culbeck**, Debra **Schnabel**, Burl **Sheldon**, Sue **Waterhouse**, and others.

3. **APPROVAL OF AGENDA**

Motion: **Gonce** moved to “approve the agenda with the addition of a report from Schnabel regarding the Mining Industry Roundup in Vancouver at Chairman’s report,” and the motion carried unanimously.

4. **APPROVAL OF MINUTES** – None

5. **PUBLIC COMMENTS:**

Schnabel spoke about a conceptual idea proposed to the Chairman for a location of a heliport on state forest property along Chilkat State Road. She explained that she has visited with Alaska Department of Natural Resources who identified a parcel with no timber values and that she presented the concept at a Commerce Committee meeting with the original idea of the borough applying for a land use permit and developing a heliport, but was reminded that anyone can identify an area, apply for a land use permit and have a heliport. She added that she would like to have a place for a heliport, community sanctioned. She explained that she would like to advance this proposal now, so that should the Planning Commission take it on to zone the area necessary steps could be taken. She pointed out that a heliport could be used for health/safety and mining in addition to heliskiing.

6. **CHAIRMAN’S REPORT**

Goldberg gave the floor to Schnabel who reported on her trip to Vancouver for the ‘Mineral Industry Roundup’. **Schnabel** explained that many people were there representing mining interests worldwide but primarily focused on Yukon, British Columbia and Alaska. She said she attended informational sessions highlighting infrastructure for existing and future mining needs and came away from the event with a much more focused idea of how Haines is best positioned for responding to the needs of the industry now by utilizing the Lutak Dock and to develop a transfer facility for Liquid Natural Gas which is the energy source that the industry is looking to, to power their mines for future development.

7. **STAFF REPORTS:** none

8. **PUBLIC HEARINGS** - None

9. **UNFINISHED BUSINESS** - None

10. **NEW BUSINESS**

A. Historic District/Building Review – None

B. Haines Borough Code Amendments

1. Review of Long Plat Language

Turner pointed out that current code requires preliminary plats be submitted at 25 – 30% and that the 100% preliminary plat is omitted and he would like to see that put back in. He explained the need for a mechanism for staff approval when minor plans change and to require that major decisions come back to the Planning Commission. **Heinmiller** suggested separating what specifically the manager can approve and what comes back to the commission. He suggested broad changes go back to the commission, but small details can be made by staff with a report to the commission about what has changed. **Hedden** pointed out that if there is deviation from the original plan, a paper trail gives accountability and prevents decisions being made off the cuff. **Goldberg** said he would work with Earnest to draft some code changes and will bring them back to the next meeting. **Heinmiller** agreed that a 100% preliminary plat is needed, that any changes need to be seen, and that everything should be documented. **Turner** pointed out that it would be hard to put the approval scenarios in code.

C. Project Updates

1. Review of Port Chilkoot Dock Improvements Phase II

Goldberg explained that the current plan isn't the one that had been chosen previously and that the plan chose itself after the existing structure was analyzed and found to be inadequate. He also explained that several pilings can be reused but that there wasn't enough money to replace everything out to the cruise ship dock pointing out that a future project would be required. It was explained that the new trestle would very gently ramp down hopefully correcting the steep gangway problem. **Earnest** explained that there were only enough funds to cover construction costs of the access trestle and gangway in the current grant funds. He also explained that the current gangway serving the lightering dock can be relocated to Letnikof. **Earnest** said that the people mover cart would be able to drive down the gangway to pick people up.

D. Other New Business

1. Land Use in the 26 Mile Area

Goldberg said he added this item because of the heliport request and the rezoning effort and believes the Planning Commission should step in and do something. He pointed out that there was a lot of misinformation and not a real knowledge of what zoning is about and would like to appoint a committee to design a mail out, explaining what zoning is, as well as a survey to see if the residents want their area rezoned or not. **Heinmiller** said he would like to see building permits, setbacks, etc. included in the mail out. **Goldberg** asked Venables if he was interested in joining him on the committee and he agreed. Venables said he appreciates a cautious approach and is hopeful that if the planning commission gets out that way with a comprehensive plan meeting they would have the opportunity to talk then as well. **Waterman** suggested DCRA could help as well organize the meeting. **Goldberg** explained that he opted for a survey because people would voice their opinions more freely that way. **Turner** encouraged the information to be sent to land owners. **Goldberg** said the committee will design some documents and come back at the March meeting. **Earnest** pointed out a deficiency in the zoning code which currently points to Conditional Use Permit procedures and offers no instructions about how to go about zoning. **Heinmiller** agreed pointing out that an incredible amount of time was spent on the failed effort. **Goldberg** said suggested standardizing zones and encouraging choosing an existing zone and mimicking it.

2. Community Waste Solutions Proposal to Purchase Borough Property

Sheldon explained the situation regarding the waste too close to the property line as well as the inadequacies of the leachate system. He also explained the development to the leachate system and the access required by Alaska Department of Environmental Conservation (DEC) pointing out that the remaining 15 acres would be held as a buffer. Additionally, he explained that the development plans include diverting water so it doesn't have to be treated. Finally, he asked for Planning Commission approval so they could go to the Assembly for completion of a negotiated land sale.

Portions of the leachate system currently on borough property, what DEC is requiring of Community Waste Solutions (CWS) to remedy issues, timber on the property and potential values, the minimum acreage CWS needs to remedy issues, slope and water drainage, the need for a buffer, restrictions to include in a potential contract and lease options were topics discussed.

Motion: **Turner** moved to "recommend to the assembly to sell the 150 foot, 5 acre 'L' shape to Community Waste Solutions," and the motion carried unanimously.

Buffer area, survey requirements and the remaining property being discussed in the future were additional topics discussed.

3. Snow Storage Lots

Turner pointed out that there aren't many lots to put snow and would like to discover the private lots that are being used. He asked if it would be in the best interest of the borough to buy empty lots for sale in the townsite to pile snow and let it compact in the rain before trucking it to the dump sites. **Heinmiller** pointed out that dedicated roads that don't exist could be cleared and utilized for snow storage. **Turner** said he would talk to the Public Works Superintendent and ask about all of the locations he is pushing snow.

11. COMMISSION COMMENTS

Venables said the Coastal Zone Management is not getting a lot of traction and suggested that it may go to the voters.

Earnest pointed out that code requires all costs, surveying, platting, appraisal, timber, etc. shall be paid by the proposer.

Heinmiller pointed out a problem with not putting restrictions on the buffer zone.

Gonce said he would be absent on 3/8.

12. COMMUNICATION

13. **SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, March 8th.

14. **ADJOURNMENT**– 8:20 p.m.