



Haines Borough  
Planning Commission Meeting  
April 19, 2012  
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 7:05 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**, Roger **Maynard** and Robert **Venables**.

**Staff Present:** Kathy **Friedle**/CCAP Local Administrator, Meredith **Pochart**/CYD Director, Jerrie **Clarke**/Museum Director

**Also Present:** Tom **Morphet**/CVN, Joanne **Waterman**/Assembly Liaison, Debra **Schnabel**/Assembly Member, Darsie **Culbeck**/Parks and Recreation Advisory Committee Member, Bill **Kurz**, Douglas **Olerud**, Jim **Studley**, Brian **O’Riley**, Diane **LaCourse**, Ron **Jackson**, and others.

3. **APPROVAL OF AGENDA**

**Motion:** **Turner** moved to “approve the agenda,” and the motion carried unanimously.

4. **APPROVAL OF MINUTES**

**Motion:** **Turner** moved to “approve the 3/22/12 minutes,” and the motion carried unanimously.

5. **PUBLIC COMMENTS:**

There were no public comments.

6. **CHAIRMAN’S REPORT**

**Goldberg** reported that the borough had conducted interviews for the Planning and Zoning Technician III position, offered the position to someone from Oregon who declined and then offered the position to someone in Florida who needed to get the necessary documents to work in the United States which will likely take until October. In the meantime, the borough hired Steve Ritzinger back temporarily for the summer.

7. **STAFF REPORTS:**

There were no comments.

8. **PUBLIC HEARINGS**

- A. **Classification of the Former Primary School Lots**

Chairman **Goldberg** opened the public hearing at 7:10pm.

**Schnabel** asked the Commission to consider the double “Y” entrance at the north end of the community and how this property on Main Street might affect the traffic patterns. She added that she would like to see main entrance to community come down the highway and then turn into community on Second Avenue for safety, and aesthetic reasons. She also added that MRV and McDowell have noted that the entrance to Main Street from north is problematic.

**Kurz** suggested leaving the property for public use while deciding what its best use is.

**Culbeck** reiterated the Parks and Recreation Advisory Committee’s letter in packet, also pointed out that there is contaminated soil on two of the lots which is expensive to remediate.

**Olerud** recommended that one block be retained and the other put back into private sector. He said that some of the property on the tax rolls would be a positive outcome.

**Jackson** said he was also on the Parks and Recreation Advisory Committee and suggested that it was premature to do anything at this point pointing out that there was no demand for Main Street property right now.

**Studley** encouraged including parking because it is such a big problem downtown.

**Morphet** pointed out that the question of what to do with these lots prompted the downtown plan and MRV showed these lots as being commercial use.

**Schnabel** asked about the wood heat feasibility study and would that require a large utility structure for storage of wood product or pellets.

**Culbeck** said that the study is looking at pellets and both centralized and decentralized storage, but nothing enormous as pellets are dense.

**Kurz** said that the CIA building will be heated with pellets and that there will be a pellet mill in town within the next year.

**Culbeck** pointed out that the school building is facing a shortage and suggested that the property should be retained for expansion.

**Olerud** said after looking at the plat, recommended not doing anything because the subdivision doesn't make sense.

**O'Riley** said that the architectural firm working on the Community Center RFQ encouraged looking at costs to fix and maintain buildings and also that European towns are built with an open space in middle of town with public buildings surrounding. He encouraged consideration of what was wanted in the next 10-20 years, and in 50 years. He said there is a lot of potential to do something grand.

**Kurz** reiterated O'Riley's comments about municipal buildings being in core of town.

**Goldberg** closed the public hearing at 7:30pm.

**Heinmiller** pointed out that the wood heat feasibility study is a separate study from the pellet plant study which CIA is currently working on. He also said that there could potentially be a tribal agreement between Yukon and CIA.

**Motion: Venables** moved to "recommend for classification, Lots 6 & 7 for sale in the near-term, the development of Fourth Avenue and a portion of Lot 8 along with the alley to a sufficient standard to support parking for RV and short-term downtown parking, retention of lot 8 for at least 10 years during which time its use as a "town-square" as envisioned by the Downtown Revitalization Committee and the retention by the borough of lot 5 for public uses, including winter snow storage and/or biomass heat support infrastructure," and the motion carried 4-3 with **Goldberg, Hedden** and **Heinmiller** opposed.

Main Street lots being sold and put on the tax roll, the Comprehensive Plan's call for a downtown corridor, long range planning and orderly disposal of borough property, fact that the borough has received over 2,000 acres of land and sold virtually none, the need for RV and other downtown parking, the Downtown Revitalization Committee and Chamber of Commerce recommendations to develop a "Town Square" on Lot 8, the need for snow storage sites, the current inventory of parks, the potential need for additional school classrooms, support for biomass heating opportunities, selling for under value and requiring development within a specific amount of time for downtown revitalization, and traffic patterns were topics discussed.

## 9. UNFINISHED BUSINESS - None

## 10. NEW BUSINESS

### A. Historic District/Building Review – None

## **B. Haines Borough Code Amendments**

### **1. Ordinance amending types of permits**

**Goldberg** explained the need for streamlining the permit process so that the applications can be specifically geared to the different types of permits.

**Motion: Hedden** moved to “Authorize the use of the newly designed permits and recommend the assembly adopt the ordinance amending the types of permits,” and the motion carried unanimously.

**Heinmiller** pointed out that the elevation requirements in the site plan should be clarified.

## **C. Project Updates – None**

## **D. Other New Business**

### **1. Carrs Cove Subdivision Re-zoning Request**

**Goldberg** explained that the state required the third class borough to zone the property, but the third class borough couldn't because it didn't have the power at the time, and at consolidation it fell into the General Use zone, which is inconsistent with the contract requirements on the property. **LaCourse** explained that the rural residential requirements were in the contract, but some didn't have contracts because they paid cash. She also explained that a lot of effort was put into creating covenants that mimicked Letnikof Cove Subdivision, but the Assembly felt it was restrictive, so it was thrown out. **Goldberg** explained that code allowed for the Planning Commission to initiate a zoning change, or suggested that if the Planning Commission wanted more information, a survey similar to that being sent to the residents out the road could be mailed out to these residents.

It was agreed that polling the property owners would be beneficial.

### **2. Comerford Property – Easement Application**

**Studley** explained that in 1972 Martin Comerford applied for and was granted a 10 year lease for an encroachment for his deck. He pointed out that the applicant requested a 35-year lease which is the longest period code will allow, and also pointed out that this is not an uncommon situation in Haines.

**Motion: Gonce** moved to “Recommend to the assembly that they grant an easement lease to the Comerford Estate for a term of 30 years,” the motion carried 6-1 with **Turner** opposed.

A long-term lease, a 10-year period to provide time to alleviate the encroachment, matching the lease term to the likely term of a mortgage loan, conditions that no new construction should take place within the borough's right of way were topics discussed.

## **11. COMMISSION COMMENTS**

There were no comments.

## **12. COMMUNICATION**

**13. SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, May 10<sup>th</sup>.

**14. ADJOURNMENT**– 8:55 p.m.