



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
LEE HEINMILLER, VICE-CHAIR
ROBERT VENABLES
ROGER MAYNARD
ANDY HEDDEN
DON TURNER III
DANIEL GONCE

Thursday, May 10, 2012 – 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: - None
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORTS - None
8. PUBLIC HEARINGS - None
9. UNFINISHED BUSINESS: - None
10. NEW BUSINESS:
 - A. Historic District/Building Review:
 1. Miner Siding Replacement – Action Item

Property owner Ronald Miner has applied to remove and replace the siding on his residence which is located in the significant structure area. **Suggested Motion in order to discuss:** Approve the Miner request to remove and replace the siding on his residence at 11 Fort Seward Drive as proposed.
 - B. Haines Borough Code Amendments: - None
 - C. Project Updates: - None
 - D. Other New Business: - None
11. COMMISSION COMMENTS
12. UPCOMING MEETINGS
 - A. Regular Meeting – Thursday, June 14, 6:30 p.m.
 - B. Comprehensive Plan Update Meeting – Thursday, May 31, 6:00 p.m.
13. ADJOURNMENT

HAINES BOROUGH

Permit #

PLANNING AND ZONING/LAND USE PERMIT APPLICATION

- SIGN \$25 LAND USE AND DEVELOPMENT \$50 CHANGE OF USE \$50
- VARIANCE/CONDITIONAL USE/PUD \$150 LOT LINE VACATION/ADJUSTMENT PLAT \$50
- SHORT PLAT \$75 REZONING/LONG PLAT \$200

Land Use Zone: (circle) GU LTK MB I/H I/L/C I/W C W SSA SR MR RR RMU REC

Location of project: Lot 7 Block # Subdivision/Tract/Survey FORT CHILKOOT
 Street Address 11 FORT SEWARD DRIVE Property tax ID number CPTC-CH-0700

- Residential Development
 - Single Family
 - Duplex
 - Multi-Family (# of Units _____)
- Commercial Development
 - Type of Business _____
 - If eating or drinking establishment, give maximum seating capacity _____
 - Sign(s) How many? _____ (Attach Drawing)
 - Fire Marshal Plan Approval (Required)

If Change of Use: Existing/Proposed Property Use _____

If Subdivision: New Subdivision Name (must be unique) _____

Estimated Project Value \$ 1,000
(To nearest \$1,000)

Development: (Explain) FINISH SIDING & TRIM

PERMIT REQUIREMENTS:

- Connect to Public Water and Sewer if available [completed application required]
- Provide State approval of on-site water and/or septic system if public utilities not available - permit will not be issued without this approval
- Provide proof of legal and physical road access to property
- Provide plan for drainage, driveway(s), culvert size and placement
- Provide public access to recreational waters where required
- Provide adequate off-street parking as required
- Abide by existing height restrictions and setback requirements
- Abide by existing minimum lot size requirement
- In Highland Estates, underground utilities required where available
- If application for commercial use, written approval from State Fire Marshal's office required before Borough permit will be issued
- If permit is for a sign adjacent to a State Highway, set back a minimum of 60' from center line of the highway or applicant must notify local DOT
- If located in Historic District, permit processed by Planning Commission

I hereby request a variance from density, setback, parking or height limitations and have submitted a variance request form, attached hereto.

The information I have given in this application is true and accurate. I have been informed of the above-listed permit requirements and agree to abide by them, all Borough Codes, and all State and Federal regulations, including those regarding wetlands and tidelands. I AM AWARE THAT IF I BEGIN CONSTRUCTION PRIOR TO RECEIVING PERMIT APPROVAL I WILL BE ASSESSED A \$250.00 "AFTER-THE-FACT" FEE.

Ronald J Miner
Signature of Property Owner (Required)

RONALD J MINER
Printed Name of Property Owner

P.O. Box 1353
Mailing Address

4-23-12 766-2382
Date Submitted Phone No.

Businesses/Laborers hired (Required)

Owner Name

Mailing Address

Phone No.

HAINES BOROUGH
PLANNING AND ZONING/LAND USE PERMIT APPLICATION

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SITE PLAN

Draw your site plan, to scale, on a separate sheet of paper. The site plan must include the following:

1. Drawing showing dimensions of lot on which activity/construction is planned.
2. Existing streets, alleys, sidewalks, driveways, easements, incl. widths.
3. Existing buildings/structures on the property, their location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
4. Proposed construction--including location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
5. Existing and proposed non-building improvements, including surface water drainage plan, driveway placement, culvert(s), off-street parking (location and dimensions), on-site water and/or wastewater handling systems.
6. Shore lines, steep slopes, or other evidence of natural hazards.
7. If commercial structure include all signs planned, with a drawing showing the proposed size, lettering and dimensions, its location on the property, as well as dimensions of building wall on which or adjacent to which each sign will be placed. Maximum of 4 signs per business allowed. (See example.)
8. If variance or conditional use application, provide the names and addresses of all property owners within 200 ft. of your property (see Assessor's office)
9. If zero lot line construction proposed, show plan for handling snowdrop onto adjoining properties.

It is strongly recommended that a survey of the property be performed prior to submittal of the land use permit application and site plan. Setback requirements vary by district -- check with Borough planning staff for setback requirements in your area. Ordinance enforcement as adopted by the Haines Borough Assembly is administered by the Haines Borough Planning Commission. Any violation of permit procedures or of the ordinances enforced by the Commission has both civil and criminal penalties provided by law.

===== OFFICE USE ONLY BELOW THIS LINE =====

DECISION

This application meets all applicable Borough policies and a permit is issued, conditional on the substantial completion of construction within two years and the following special requirements: _____

BOROUGH MANAGER OR PLANNING COMMISSION CHAIR

DATE

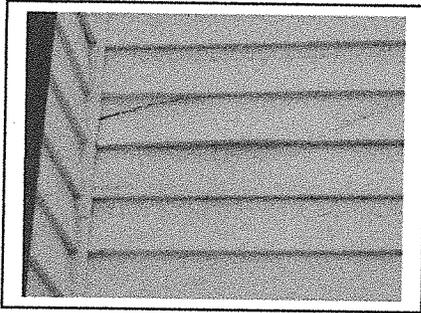
NON-REFUNDABLE PROCESSING FEES

- \$25 - Sign \$50 - Land Use \$50 - Change of Use
- \$150 - Development/Conditional/Variance
- \$50 - Lot Line Vacation/Adjustment Plat \$75 Short Plat
- \$200 - Rezoning/Long Plat
- \$250 - Fee for beginning work prior to permit being issued

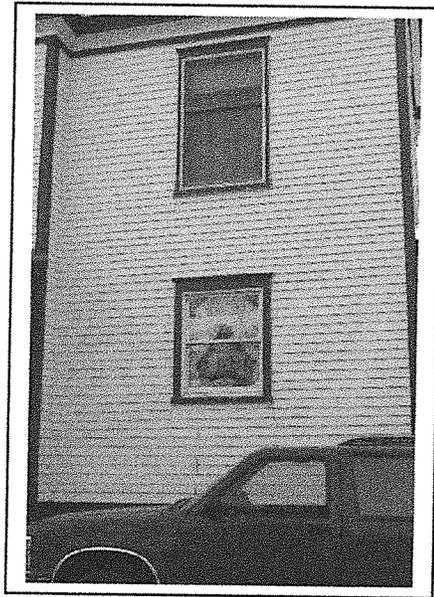
Vathyn Furdle
Fees Received By Fees paid \$ 50.00

Receipt No. 1394 *OK #*
4/23/12
Date Received *17801*

Request for permit to replace original siding at 11 Fort Seward Drive, Haines, Alaska



Condition of present siding



Section to be replaced

The siding will be replaced with Hardie Plank Lap Siding in the same width as what's currently on the building and painted white. The trim will be replaced with wood the same width as the existing trim and painted dark green.

Ronald J. Miner
Ronald J. Miner
766-2382

Historic District Committee Ron Miner Residing

18.60.020 Specific approval criteria.

G. Historic Buildings. All development occurring within the significant structures area, or changes to any of the surveyed historic buildings, shall comply with specific requirements. When the commission determines that the development is one of the surveyed historic structures or the development has a material effect upon the general character of the district and any of the individual structures therein, the following shall apply:

1. Every reasonable effort shall be made to provide a compatible use for property that requires minimal alterations of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The developer shall be encouraged to retain the distinguishing original qualities or character of a building, structure, or site and its environment. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible.
3. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
4. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site, shall be treated with sensitivity.
5. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture and other visual qualities wherever possible. Repair or replacement of missing architectural features should be based on accurate duplications rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
6. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any rehabilitation project.
7. Contemporary design and use of contemporary materials for alterations and additions to existing buildings and properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, and character of the property, neighborhood or environment.
8. Wherever possible, additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure should not be impaired.
9. The commission shall have the authority to place design standards and requirements upon the developer prior to the issuance of the permit in order to enforce the historic preservation and rehabilitation standards herein. A design review committee may be appointed by the planning commission which shall consist of the following representatives: the planning commission chair, a planning commission member appointed by the commission, one member of the borough assembly as appointed by the assembly, and one at-large member who is a property owner in the SSA, appointed by the commission chair, specific to each application. The commission shall refer to the document "Fort William H. Seward, Haines, Alaska, Design Guidelines and Standards" prepared by Ron Kasprisin of the Alaskan Northern Studies Program, Department of Urban Design and Planning, University of Washington, Seattle, 1998, when setting out the design standards to be followed for buildings in the significant structures area. (See also HBC 18.70.050.)