



Haines Borough
Planning Commission Meeting
October 11, 2012
MINUTES

Approved

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 Rob **Miller**, Lee **Heinmiller**, Don **Turner III**, Danny **Gonce**, Andy **Hedden**, Robert **Venables** (Via Teleconference).

Staff Present: Steve **Ritzinger**, Xi “Tracy” **Cui**/Borough Planning and Zoning Technician

Also Present: Mayor Stephanie **Scott**, Borough Manager Mark **Earnest**, Tom **Morphet** (CYN), Greg **Podsiki**, David **Wilfong** (DNR) (Via Teleconference), Eric **Hosford** (Via Teleconference), Bill **Kurz**, Jack **Wenner**, Ron **Jackson**, Norman **Hughes** and others.

3. **APPROVAL OF AGENDA**

Gonce requested to add a discussion about Chilkat River Bridge.

Goldberg suggested adding it under other new business (10D4).

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

4. **APPROVAL OF MINUTES** – August 9, 2012 & September 13, 2012 Regular Meeting

Motion: **Miller** moved to “approve the August 9, 2012 Regular Meeting Minutes” and “approved the September 13, 2012 Regular Meeting Minutes.” It was amended to correct the September 13, 2012 Regular Meeting Minutes to remove “Absent: Rob Miller” from Roll Call. The motion carried unanimously.

5. **PUBLIC COMMENTS** –

Earnest mentioned that he welcomed Cui and introduced her to the Planning Commission. She is the new Planning and Zoning Technician in Haines Borough.

Earnest also mentioned that he appreciated Ritzinger for assisting Cui during the transitional phase.

6. **CHAIRMAN’S REPORT** –

Goldberg mentioned that he had a meeting with Debra Schnabel and Jean Smith. He requested for commissioners to think about a way to resolve the cul-de-sac and Oslund Drive issue. Smith’s property was on the plat Schnabel submitted, and there was no Right-of-Way for future Oslund Drive to go through.

Goldberg also mentioned that the Planning Commission should be getting a long plat from Schnabel which doesn’t have Smith’s property on it, and a separate short plat from Smith. Both of the plats will have the Oslund Drive right-of-way up to the eastern property line.

7. **STAFF REPORTS**

Ritzinger reported recent permitting and enforcement activity.

Ritzinger mentioned that the Borough got new ortho-imagery of Haines from Department of Commerce, Community, and Economic Development. The imagery was flown on September 11, 2011. The core area around Haines has a six inch pixel resolution and the regional area has two foot pixel resolution. The previous imagery of Borough was from 2003.

Ritzinger also mentioned that the Borough would get updated shapefiles and Geodatabases from Gary Greenberg who made the maps for the comprehensive plan.

8. PUBLIC HEARINGS

A. Greg and Teri Podsiki - Bed and Breakfast Conditional Use Proposal

Goldberg opened up the public hearing at 6:45 p.m.

Podsiki expressed that he would like to open two rooms at his home at Carr's Cove as a Bed and Breakfast, and that he will bring in a 9% sales and bed tax for the Borough.

Podsiki mentioned that he had followed all regulations in accordance with Haines Borough Code, and he requested an exemption from the requirement to hook-up to public utilities since his lot is one and a half miles from the nearest public sewer and water service.

Podsiki also mentioned that he had never had any problems in regard to his septic tank and drain field in 15 years, and that he contacted Brian Lemcke who was the subcontractor who built his house in 1985. Lemcke said that all septic work was completed according to DEC standards, and the on-site ground was excellent for the drain field.

Goldberg closed the public hearing at 6:47 p.m.

Motion: **Heinmiller** moved to "approve the Greg and Teri Podsiki – Bed and Breakfast Conditional Use Proposal" and the motion carried unanimously.

9. UNFINISHED BUSINESS - None

10. NEW BUSINESS

A. Historic District/Building Review - None

B. Haines Borough Code Amendments - None

C. Project Updates – None

D. Other New Business

1. Mount Riley Mining Claim

Goldberg mentioned that there was an application for mining exploration along Mud Bay Road south of Haines. There were obviously concerns over this application, and potential for major impacts to the adjacent residential neighborhood. The Planning Commission would hold a public forum to take comments from the residents on Mount Riley.

Wilfong mentioned that Mr. Hosford had been granted 9 mining claims. He was not granted a permit to do any mechanized work on any of his claims. Mr. Hosford submitted an annual hardrock exploration application to the Alaska Department of

Natural Resources requesting authorization to dig two exploration trenches on two of the nine mining claims. Two of the nine claims were found to be valid. One of the claims was on an estate where the surface belonged to the Haines Sportsman's Association while the mineral rights belong to the Bureau of Land Management. Mr. Hosford was required to get a permit through the Bureau of Land Management for subsurface exploration. The other claim was on the state Right-of-Way along Mud Bay Road. Mr. Hosford was required to get a permit from the AKDOT&PF, which may not be approvable by DOT.

Hughes questioned who owned subsurface rights on his property. Wilfong said the mineral rights belong to the state unless the property was purchased before Alaska became a state.

Goldberg questioned whether the zoning regulations would protect property owners from subsurface exploration on their properties if a mining claim is approved by the state.

Further discussion ensued.

2. Rezoning Survey Results

Goldberg mentioned that he sent out the survey to 60 property owners along Chilkat Lake Road, and to 13 Carr's Cove's property owners. The letters were sent out to gauge public interest in changing the zoning from general use to rural residential. The Borough received good responses to the rezoning survey. For the Carr's Cove area, the Borough received seven surveys; three property owners wish to remain in the general use zone, and three property owners wish to rezone. One Carr's Cove resident requested more information. For the Chilkat Lake Road area the Borough received 43 surveys; 22 property owners wish to remain in the general use zone, 19 property owners wish to rezone. Two property owners requested more information. The survey results are almost 50/50.

Hughes brought up the point that the Borough does not have parks identified in code.

The commission agreed to let Goldberg send letters to property owners explaining the results of the survey, and give the property owners' options to choose.

3. West Lynn Canal Highway

Wenner mentioned that the Assembly inserted a statement of support for a Juneau access road on the west side of the Lynn Canal into the comprehensive plan. He expressed the road plan on west side is more competitive than any plans on the east side.

4. Chilkat River Bridge

Goldberg mentioned that the Planning Commission would discuss this topic at next regular meeting because the topic was requested as an agenda item after the deadline.

11. COMMISSION COMMENTS

Scott questioned whether there are arrangements to improve parking in the downtown area, especially during the snow season. Cars parked on the street during snow removal are problematic for Haines Borough Public Works and for the state.

Earnest discussed the slump issue on Lutak Road. A proposed suggestions from PND Engineers is to establish policies through land use planning for clearing trees

Venables mentioned that he attended the recent Port Steering Committee meeting and the next Port committee meeting would be on October 25th.

12. **COMMUNICATION**

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

14. **ADJOURNMENT**– 9:13 p.m.