



Haines Borough
Planning Commission Meeting
November 8th, 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**.

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

Also Present: Borough Manager Mark **Earnest**, Karen **Garcia** (CYN), Bill **Kurz**.

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – October 11th, 2012 Regular Meeting

Motion: **Heinmiller** moved to “approve the October 11th, 2012 Regular Meeting Minutes.” It was amended to correct the October 11th, 2012 Regular Meeting Minutes to remove the second paragraph in 10D3, and to correct “James Smith” with “Jean Smith” in the Chairman Report. The motion carried unanimously.

5. **PUBLIC COMMENTS** – None

6. **CHAIRMAN’S REPORT** –

Goldberg mentioned that he received an email from Mr. Wilfong who is from ADNR. In the last regular meeting, the Planning Commission questioned whether the zoning ordinances would protect property owners from subsurface exploration on their properties if a mining claim is approved by the state. Mr. Wilfong said that zoning ordinances have no protections to the property owners from subsurface exploration on their properties.

7. **STAFF REPORTS**

Cui reported recent permitting and enforcement activity.

8. **PUBLIC HEARINGS** - None

9. **UNFINISHED BUSINESS** - None

10. **NEW BUSINESS**

A. **Historic District/Building Review** - None

B. **Haines Borough Code Amendments – Park Governance**

Earnest mentioned that there is no general section or chapter of “Park Governance” in the Borough code. Borough Assembly introduced a draft ordinance to generally provide for the governance of Borough parks. It is required for Planning Commission to review, provide suggestions and make comments.

Goldberg mentioned that the Parks and Recreation Advisory Committee (PRAC) was having meeting at the same time, and discussing the same topic. Ron Jackson said they have suggestions that need to be added into the proposed draft.

Goldberg suggested adding “park is specifically designated for recreation use” in Chapter 12.30.010.

Motion: Gonce moved “to postpone this item until the Planning Commission receives the comments from PRAC,” and the motion carried unanimously.

C. Project Updates – None

D. Other New Business

1. Rezoning Survey

Goldberg mentioned that a draft letter to property owners explaining the results of the survey is ready for Planning Commission to review. Most property owners who live on the Eagle Vista side of Chilkat Lake Road prefer a change of zoning from General Use to Rural Residential or Rural Mixed Use; while the majority of property owners on the west side of Chilkat Lake Road prefer to stay in the General Use Zone.

Goldberg suggested standardizing the Borough zoning code for the different zoning areas. For example, RR-3 means Rural Residential Zoning with three acres minimum. Goldberg said he would start to work on the language of zoning code.

Venables suggested removing “The results were interesting” in the letter. More mirror changes had been made.

The commission agreed to discuss a possible change of zoning for Eagle Vista at its January meeting.

2. Chilkat River Bridge

Earnest stated that the resolution will ask Governor, the Legislature, and the ADOT&PF to support the Chilkat River Bridge project. The Chilkat River Bridge will be designed and constructed to the highest possible industrial standard. The Chilkat River Bridge will be designed for 75 years of bridge life, and the Haines Highway will be designed for 20 years of highway life. These upgrades will provide a safe, consistent and efficient roadway. The Haines Highway Chilkat River Bridge project is very important for economic development opportunities that could provide a benefit to the Borough.

Motion: Miller moved to “Recommend the Assembly to adopt this resolution.” The motion carried unanimously.

3. Federal and State Priorities

Earnest gave a briefly introduction to the FY 2014 Legislative Priorities list. Earnest mentioned that this resolution is adopted annually in advance of submitting legislative funding requests for capital projects. Some projects need to be reviewed by engineers to estimate the cost. The Legislative Priorities list is based on history. It can be re-ordered and re-numbered. He also mentioned that the list was a working draft. A more detailed priorities list will be finished soon.

Venables suggested that the list needs to be refined and in compliance with the Comprehensive Plan. He mentioned that the list is more focused on the townsite development, and that areas outside of the townsite need to be considered as well.

Further discussion ensued.

4. Downtown Parking

No concrete recommendations had been made.

5. Lutak Road Slump Area

Earnest said that currently the Borough has not received recommendations from PND engineers about the surveys within the slump area. The possible ordinance and reports/recommendations will be ready for the next regular planning commission meeting.

6. DOT&PF Sidewalk Project

Turner questioned if the state road maintenance crew will take the responsibility of maintaining and clearing the snow on the new sidewalk.

Venables recommended a wide shoulder level with the road instead of a raised sidewalk with a curb. If that is not possible, a rolled curb instead of a stepped curb would be preferable.

The Borough Manager **Earnest** will speak to DOT and pursue these issues.

Turner mentioned that the area to the south of the road is a swamp. He raised concerns about the drainage issue. If the ditch along the north side of the road is filled to create the sidewalk there must be adequate drainage for surface water to flow to the swamp.

Heinmiller mentioned that currently the caution lights do not extend to the area in front of the school. The lights should be timed to come on earlier, as students are walking to school before 8am, and also at lunchtime.

11. **COMMISSION COMMENTS** - None

12. **COMMUNICATION**

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

14. **ADJOURNMENT**– 8:01 p.m.