



Haines Borough
Planning Commission Meeting
December 13, 2012
MINUTES

Approval

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** (Call-in).

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

Also Present: Toni **Dewitt**, Victoria **Moore**, Josh **Moore**, Liz **Heywood**, Karen **Garcia** (CYN), Bill **Kurz**.

3. **APPROVAL OF AGENDA**

Motion: **Miller** moved to “approve the agenda as amended,” it was seconded by **Gonce**. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – November 8th, 2012 Regular Meeting

Motion: **Turner** moved to “approve the November 8th, 2012 Regular Meeting Minutes.” It was seconded by **Miller**. It was amended to correct the November 8th, 2012 Regular Meeting Minutes to add “The Borough Manager will speak to DOT and pursue these issues.” in 10D6. The motion carried unanimously.

5. **PUBLIC COMMENTS** – None

6. **CHAIRMAN’S REPORT** - None

7. **STAFF REPORTS**

Cui reported recent permitting and enforcement activity.

8. **PUBLIC HEARINGS**

A. Turner Construction – Resource Extraction Conditional Use Permit Renewal

Goldberg opened up the public hearing at 6:42 p.m.

Dewitt mentioned she and her husband have owned the property, directly lying under Turner’s gravel pit since February of 1990. The gravel pit has caused her too much emotional stress, but for years Haines Borough has supported it being there. She showed several pictures to the Planning Commissioners. Those pictures document water damage in her yard which is caused by the development of this gravel pit. Some pictures were taken mid-November and some were taken at the end of May, early June 2012 to show water flow in her yard. **Dewitt** stated that she likes the Turners. Her opinions are just about the bad situation of the gravel pit.

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

Miller questioned what the main complaints from the residential neighborhoods are.

Dewitt answered the jake brake noise issue was the main issue at the beginning, but she thinks that the water issue is the main issue right now.

Goldberg mentioned that the east side of the gravel pit was within the old city boundary, but that the west side of the gravel pit was outside of the old city boundary. The operation of the gravel pit on the east side requires conditional use permit, but the operation of the gravel pit on the west side does not.

Miller questioned if the commission were to deny the conditional use permit (east side of the gravel pit), how much it would really affect the level of the jake brake noise from the other side of the gravel pit.

Goldberg pointed out that the root of the conflict is the Rural Mixed Use zoning which allows for industrial activity right above a residential zoning area, and that ideally that would not be the case. He said that this was the same discussion with the same people that occurred three years earlier.

Heywood stated that she has no problem with the jake brake noise issue, but she pointed out that the drainage system on her property has been affected by the gravel pit.

More discussion ensued.

Motion: **Venables** moved to “approve Turner Construction’s Resource Extraction conditional use permit renewal” with the same conditions issued on the previous permit to address concerns raised by the public. It was amended to replace “...within the pit” with “...associated with the gravel pit operation” in the last paragraph of the Borough Manager’s recommendation letter. It was seconded by **Gonce**. The motion carried unanimously. (**Turner** recused himself.)

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. **Lutak Road Slump Area**

Goldberg mentioned that he was hoping that there would be an engineering report, but unfortunately the report had not been finished yet. What he did hear from the engineers is that they are recommending that the hillside should be vegetated as much as possible, to try hold the water and the soil. The recommendation from the engineers is to plant trees, and not to allow the trees to be cut except by emergency purpose.

Josh **Moore** mentioned that the slump area is all vegetated, and he personally thought that hiring engineers is completely wasting money. He pointed out that the Planning Commission should be focused on the drainage issue. He also mentioned that the water system on the hillside is old, and that it leaks a lot.

Gonce agreed that the drainage is the main issue in slump area.

Turner also stated that he did not think that it is the tree cutting problem. The drainage issue needs to be addressed first.

Further discussion ensued.

Goldberg stated that he would talk to the Borough Manager about the commissioners' opinions on slump area.

2. Planning Commission Chair and Deputy Chair Appointment – Action item

Motion: **Venables** moved to “Recommend Rob **Goldberg** as Planning Commission Chair for the next coming year.” It was seconded by **Miller**. The motion carried unanimously.

Motion: **Miller** moved to “Recommend Daniel **Gonce** as Planning Commission Vice Chair for the next coming year.” The motion carried unanimously.

3. 2013 Regular Planning Commission Meeting Agenda Preparation Calendar

The commission agreed to approve 2013 Regular Planning Commission Meeting Agenda Preparation Calendar.

11. **COMMISSION COMMENTS** - None

12. **COMMUNICATION** - None

13. **SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, January 17th, 2013.

14. **ADJOURNMENT**– 7:53 p.m.