



Haines Borough
Planning Commission Meeting
January 17, 2013
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** (Call-in).

Staff Present: Xi “Tracy” **Cui**/Borough Planning & Zoning Technician III, Borough Manager Mark **Earnest**,

Also Present: Becky **Hunt**, Scott **Sundberg**, Josh & Victoria **Moore**, Paul **Nelson**, Karen **Garcia** (CVN), Bill **Kurz**.

3. **APPROVAL OF AGENDA**

Motion: **Turner** moved to “approve the agenda as amended,” It was amended to remove “10 D2 - Haines Hockey Proposal”. It was seconded by **Hedden**. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – December 6th, 2012 Special Meeting & December 13th, 2012 Regular Meeting

Motion: **Miller** moved to “approve the November 8th, 2012 Regular Meeting Minutes.” It was seconded by **Heinmiller**. The motion carried unanimously.

5. **PUBLIC COMMENTS** – None

6. **CHAIRMAN’S REPORT**

Goldberg mentioned he had a meeting with Mr. Jan **Van Dort**, who is proposing to submit a new preliminary plat on Lynnvista Estates Subdivision. He said that the Borough Manager Mark **Earnest**, the Director of Public Facilities Carlos **Jimenez**, and the Borough Clerk Julie **Cozzi** also attended the meeting. **Van Dort** is very concerned about the slump issue on his property, and his new proposal is to reduce the number of lots. There will be no extension of Oceanview Drive and the access to all lots will be from Barnett Drive. **Van Dort** questioned why Haines Borough Code (HBC) requires a cul-de-sac that shall not be longer than 500 feet from the center of the intersection to the radius point of the cul-de-sac. In addition, **Van Dort** stated that the public water will be constructed along the new Barnett Drive extension, but the public sewer will be used where gravity permits (otherwise, on-site disposal will be employed). **Goldberg** stated that HBC requires the developer to connect to the public systems if the property on which a use is proposed is within 200 feet of an existing, adequate public water and sewer system.

7. **STAFF REPORTS**

Cui reported recent permitting and enforcement activities.

Earnest mentioned the Borough had received a draft report from PND engineers. The report identifies the options for remediation and surface/groundwater controls in the Lutak Road/Oceanview Slump area. The surveys have been done, and are very accurate. PND is working on the final reports which will get finished by next month.

Earnest continually stated that PND also made recommendations regarding tree cutting in the “slump” area.

8. **PUBLIC HEARINGS**

A. **Bigfoot Auto Service Inc. – 15’ Building Separation Conditional Use Proposal**

Goldberg opened up the public hearing at 6:47 p.m.

Nelson mentioned that he wants to put a canopy over the existing gas pump island. The construction of the canopy will be built within HBC requirement of a 15 feet separation from his Parts Store. Plans for the canopy have been reviewed and approved by both the state fire marshal and the local fire department.

Goldberg closed the public hearing at 6:48 p.m.

Motion: Gonce moved to “approve Bigfoot Auto Service conditional use proposal”. The motion carried unanimously.

Gonce mentioned that he is in favor of approving the building separation conditional use proposal based on the comments from Fireman/Training Officer Al Badgley, as the Planning Commission has done with other similar proposals.

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. **Federal Legislative Priorities:**

Earnest briefly introduced the federal legislative priority List, which is created based on the status report from the Borough’s lobbyist on federal issues in Washington, D.C. The Assembly is seeking the commission’s recommendations and comments. There are only few changes from the last year’s resolution. **Earnest** mentioned that he would recommend for the Assembly to add “Liquified Natural Gas (LNG)” as Item No.7, and add “the federal recognition of historic sites” as Item No. 8.

Gonce moved to “Recommend the Assembly to adopt this resolution.” It was seconded by **Hedden**. The motion carried unanimously.

2. **Possible Rezoning of the Eagle Vista Area:**

Goldberg mentioned that rezoning is a very contentious issue and tonight the Commission is not going to take any actions. **Goldberg** stated that he just wanted to provide the information and answered the questions/comments from the audiences. The letter was amended to correct “seventy surveys” with “sixty surveys” in the “Survey Results” section. The survey result shows that the owners of lots in Eagle Vista subdivision, many of which already build houses on them, would prefer residential zoning, while the owners of large, undeveloped lots would prefer to remain in General Use zoning. **Goldberg** said this letter would be sent out to those residents. The Planning Commission looks forward to working with

the public to discuss about the various options on the March 14th Planning Commission regular meeting.

Venables stated that rezoning both sides of Chilkat Lake Road as Rural Mixed Use could be considered as an option.

More discussion ensued.

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, February 14th, 2013.
14. **ADJOURNMENT**– 7:35 p.m.