



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

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

Thursday, April 18, 2013 - 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: March 14, 2013
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
8. PUBLIC HEARINGS:
 - A. AP&T – 15' Building Separation Conditional Use Proposal – Action Item: AP&T has requested for the Planning Commission to approve a Conditional Use Permit to allow the construction of a 2nd building to accommodate cellular equipment. Haines Borough Code requires a 15' separation from the adjacent buildings. AP&T is requesting permission to build a new structure 5' from the existing communication building.
Possible motion: Approve AP&T conditional use proposal.
 - B. James & Shannon Green – Conditional Use Proposal – Action Item: Mr. Green has requested for the Planning Commission to approve a Conditional Use Permit allowing the construction of a 2nd Two Story single family dwelling to be built on his property. Haines Borough Code 18.70.040 allows multiple residential structures on one lot upon approval of a conditional use permit.
Possible motion: Approve James & Shannon conditional use proposal.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review:
[The Planning Commission will sit as the Historic District Committee and hear the following agenda items pertaining to properties and buildings in the Significant Structures Area or Historic District zones.]
 1. Joanne Waterman – Port Chilkoot Fire Hall Restoration – Action Item – Joanne Waterman has requested for the Planning Commission to approve her restoration plan on the Port Chilkoot Fire Hall. Possible motion: Approve Joanne Waterman restoration plan on Port Chilkoot Fire Hall.
 - B. Haines Borough Code Amendments:
 1. Possible Changing Parking Regulations in HBC 18.80.040 – Discussion Item: This item is up for discussion at the request of James Studley.
 2. Temporary Residence Permit in HBC 18.60.020 – Discussion Item: This item is up for discussion at the request of Ira Henry.
 - C. Project Updates: None
 - D. Other New Business: None
12. CORRESPONDENCE: None
13. SCHEDULE MEETING DATES
 - A. Regular Meeting – Thursday, May 9th, 6:30 p.m.
14. ADJOURNMENT



**Haines Borough
Planning Commission Meeting
March 14, 2013
MINUTES**

Draft

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**, and Robert **Venables** (Call-in).

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

Also Present: Albert **Sacks**, Pam **Long**, Jan **Van Dort** (Call-in), James **Studley**, Tim **Mullikin** (Call-in), Lenise **Henderson**, Ady & Stan **Milos**, Maria **Paquet**, Chip **Strong**, Ron **Jackson**, Nick **Trimble**, Chris **Brooks**, Diane **Lacourse**, Leanne **Converse**, Scott **Sundberg**, Karen **Garcia** (CVN), Bill **Kurz**, and others.

3. **APPROVAL OF AGENDA**

Motion: **Turner** moved to “approve the agenda” It was seconded by **Gonce**. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – February 14, 2013 Regular Meeting

Motion: **Gonce** moved to “approve the February 14, 2013 Regular Meeting Minutes.” It was seconded by **Hedden**. The motion carried unanimously.

5. **PUBLIC COMMENTS** – None

6. **CHAIRMAN'S REPORT** - None

7. **STAFF REPORTS**

Cui reported recent permitting and enforcement activities.

8. **PUBLIC HEARINGS**

A. Albert Sacks – Vacation-Purchase of Borough-Owned Real Property

Goldberg opened up the public hearing at 6:35 p.m.

Long stated that she is working as an agent on behalf of **Sacks** who is seeking to obtain a vacation-purchase of a portion of the Borough right-of-way directly to the north of his property. His existing structure (Summer Inn) encroaches into the Borough right-of-way by approximately 0.73 feet along the length of his building (approximately 68.57 feet). The building maintains a current lease allowing the continued location of the northerly wall encroachment dated August 11, 1986, and the duration of this lease was established for 30 years. Mr. **Sacks** is seeking a permanent solution to this issue through the Vacation-Purchase of 0.73 feet of the northerly alley right-of-way along the entire 117.42 feet of the property's northern lot line.

Goldberg closed the public hearing at 6:37 p.m.

Goldberg mentioned we had a similar situation before. **Comerford's** house encroaches into the Borough right-of-way, and the Borough approved an easement lease with **Comerford** for the encroachment area with another 30-year lease term. **Goldberg** repeatedly stated that **Sacks** requested to purchase a portion of the Borough right-of-way, but he was concerned that there is no guarantee that the house will remain forever, therefore it is better to continue a lease of the easement for another 30 years.

Motion: **Miller** moved "not to sell a portion of the Borough right-of-way to **Sacks**, but instead to negotiate a 30-year lease of an easement for the portion of his building that encroaches into the Borough right-of-way." It was seconded by **Gonce**. The motion passed unanimously.

B. Lynnvista Estates – Preliminary Plat Review

Goldberg opened up the public hearing at 6:51 p.m.

Converse questioned what the purpose of this preliminary plat is. She is concerned about the traffic issues. If the upper portion will be accessed by Barnett Dr.; and the lower portion will be accessed by Oceanview Dr., then no one will be required to build a loop through the whole subdivision.

Van Dort stated that this Lynnvista Estates Phase II plat is to subdivide lot 4 into 2 lots. Subdividing lot 4 makes it easier for the future developers to do further subdivision of the land.

Studley commented that the property will be re-subdivided in the near future, and it still has to go through the Planning Commission review process. He believes that the public safety issues, access issues and water/drainage issues will be considered at some point of time.

Heinmiller questioned **Earnest** if there is any drainage plan in the PND Engineering Report proposed in Jan **Van Dort's** Subdivision.

Earnest answered that the Borough may need drainage easement running across the subdivision. The PND proposed drainage plan is to increase the flow in the existing drainage by diverting large quantities of water through the relatively small ditches.

Van Dort said the culvert he will install eventually under the Barnett extension is 48 inches in diameter and will be large enough to handle the flow.

Goldberg closed the public hearing at 7:02 p.m.

Turner mentioned that the potential of developing the loop through the subdivision is his only concern. If only one of the lots is sold, then it will be difficult to develop the loop. But other than that, the whole idea of this plat meets the Borough code.

Motion: **Turner** moved to "approve the Lynnvista Estates preliminary plat." It was seconded by **Miller**. The motion passed unanimously.

C. Haines Borough – Excursion Inlet Municipal Selection Preliminary Plat

Goldberg opened up the public hearing at 7:04 p.m.

Earnest stated that the Borough is requesting the Planning Commission to approve this revised preliminary plat, in order to permit the long-delayed conveyance of this land selection from the State to the Borough to move ahead.

Mullikin stated that the preliminary plat was approved in March, 2011 and the final approval plat was approved in June, 2011. After the final approval by Haines Borough

Planning Commission and Alaska DNR Survey Division, the final plat was sent to Ocean Beauty for their signature. Ocean Beauty would not sign the plat, requesting that easements over their water lines be added to the ASLS plat. However, DNR Survey Section has been consistent in the past of not allowing the utility easement to be created by the ASLS plat. Since summer of 2011, Haines Borough, Ocean Beauty and DNR have debated the easement issue. The ASLS survey was put on hold pending the outcome of those easement negotiations. After conferring with the Attorney General's office, the DNR Survey Section issued a letter authorizing the Haines Borough as future landowner to proceed with final filing of the ASLS plat without Ocean Beauty's signature. **Mullikin** continually stated that the current plat has been modified as Ocean Beauty has been removed as a signatory from the Index Sheet, the ADL designations for Tracts M and N have been removed, and a portion of the easement along Neva Lake has been removed. However, according to Haines Borough Code 18.100.090, it requires the depiction on the plat of existing utilities. The Borough proposes to comply with the Borough code, by obtaining the Planning Commission's approval, but also obtaining a maximum delay of 180 days in the effective date of Commission approval, to permit the Borough to reach a possible mutual agreement with Ocean Beauty Seafoods regarding the location and extent of utility easements that need to be depicted on plat before its recording.

Goldberg closed the public hearing at 7:16 p.m.

Motion: Gonce moved to "approve the Excursion Inlet Municipal Selection Plat, to take effect not later than 180 days following tonight's meeting. If no mutual agreement is reached within the requested 180 days, the approval would be made effective on the 180th day, and the Borough would thereafter be authorized by that approval to record the plat with those utilities it believes should be depicted." It was seconded by **Heinmiller**. The motion passed unanimously.

9. **UNFINISHED BUSINESS** - None

10. **NEW BUSINESS**

A. **Historic District/Building Review**

1. **Henderson Family Properties – Historic Pryor Drug Building Front Remodel**

Henderson stated that she is requesting for the Planning Commission to approve front remodeling on the Pryor Drug building. Originally she tried to repair the concrete, but it kept falling off. She went to the Sheldon Museum, did research on this building to figure out what it looked like back to 1916. **Henderson** is seeking the Planning Commission's permission to restore the building by installing cedar siding, new moldings for windows, new trim board, a new door, and replacing the windows.

Motion: Heinmiller moved to "approve the Henderson front remodeling on the Pryor Drug building." It was seconded by **Miller**. The motion passed unanimously.

B. **Haines Borough Code Amendments** - None

C. **Project Updates** – None

D. **Other New Business**

1. **Possible Rezoning of the Eagle Vista Area and the Carr's Cove Area**

Goldberg stated that tonight the Planning Commission is still not going to take any actions, he just wanted to provide information and answer the questions/comments from the audience.

Milos mentioned that the Master Declaration of Covenants, Conditions and Restrictions (CCRs) for Eagle Vista Subdivision was recorded in Haines Borough on August 28, 2000. The Borough in effect signed off and accepted these CCRs. The University of Alaska could not have sold property under those CCRs if the Borough did not agree to them. Based on property tax assessments, the Borough accepted and endorsed those CCRs by accepting the tax from those properties. If the CCRs are more restrictive than the Borough regulations, then what is the purpose of rezoning? The CCRs are binding on all parties for 25 years from the year 2000. The CCRs are legally in effect, whether or not the Planning Commission chooses to acknowledge them.

Paquet said that they bought property in Eagle Vista because it is in the General Use Zone and has CCRs. She does not think those CCRs are over-restrictive. CCRs are very well-drafted legal and binding documents, and also anticipate the potential for future zoning changes. She does not see any benefits to the residents of Eagle Vista in this zoning change.

More discussion ensued.

Turner said he thinks it is a done deal for now until someone comes with 51% of the property owners proposing rezoning to the Planning Commission. He does not see any reasons to change the zoning now.

Heinmiller said he appreciates people came to the meeting, and gave opinions.

No rezoning action was made.

2. Classification of Lands for Sale

Goldberg mentioned there are four properties that have been foreclosed on by the Borough. Title 14 requires that no land which the Borough owns or has an interest shall be sold until it has been classified for sale by the Planning Commission.

Motion: Venables moved to “classify for sale the four foreclosed properties that have returned to Borough ownership”. It was seconded by **Turner**. The motion passed unanimously.

3. ADOT & PF Sidewalk Project

Turner questioned if the state road maintenance crew will take the responsibility of maintaining this new sidewalk.

The Borough Manager **Earnest** will speak to ADOT&PF and pursue these issues.

No motion was made.

4. Downtown Revitalization Committee

Motion: Heinmiller moved to “recommend to the Assembly the creation of the Downtown Revitalization Committee (DRC) as an ad-hoc committee of the Borough. The DRC will have 7 members appointed by the Mayor with seats designated as follows: 1 Planning Commission, 1 Chamber of Commerce, 1

Chilkoot Indian Association, 3 Downtown Business Owners and 1 Downtown Resident.” It was seconded by **Turner**. The motion passed unanimously.

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, April 18th, 2013.
14. **ADJOURNMENT**– 8:35 p.m.

Staff Report for April 18, 2013

1. Permits Issued Since March, 2013

NO.	DATE	OWNER	PIN	LOT	BLK	SUBDIVISION	DVELOPMENT	ZONE
13-03	3/5/13	CIA		1; 1, 7, 9, 10; 1	1; 2; 3	Chilkoot Estates Sub.	New W & S Service	MR
13-04	3/4/13	Haines Assisted Living	C-TNS-08-0200 & C-TNS-08-0500	1-5	8	Townsite	Lot Line Vacation	C
13-05	3/15/13	Henderson Family Properties	C-TNS-01-1200	12	1	Townsite	Historic Building Front Remodel	C
13-06	3/15/13	Lynnvista LLC	C-SEC-26-0400	4		Lynnvista Estates Sub.	Phase II Lynnvista Estates Preliminary Plat	SR
13-07	3/18/13	Toni Dewitt	2nd Ave & Willard			Presbyterian Mission	Sign Permit	C
13-08	3/19/13	CIA		1; 1, 9, 10;	1; 2	Chilkoot Estates Sub.	Land Use Permit for 4 Houses	MR
13-09	3/20/13	Darren Schweinefus	C-ANY-01-3300	2		Anyway Sub.	Animal Husbandry_Chicken	RR
13-10	3/27/13	Chuck Hollenbeck	C-CIA-AB-0500	AB-5		Chilkoot Inlet Sub.	Driveway - ROW Permit	RR
13-11	3/27/13	Paul Nelson	C-SKY-0B-1700	17	B	Skyline Estates Sub.	New W & S Service	SR
13-12	3/27/13	Paul Nelson	C-SKY-0B-1700	17	B	Skyline Estates Sub.	Driveway - ROW Permit	SR
13-13	3/27/13	Stanley Boor	C-HGL-04-0200	2A	4	Highland Estates Sub.	Retaining Wall	SR
13-14	3/27/13	Chuck Hollenbeck	C-CIA-AB-0500	AB-5		Chilkoot Inlet Sub.	SFR prep. & Garage	RR

2. Enforcement Orders: None



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

Date: April 10, 2013

To: Haines Borough Planning Commission
From: Mark Earnest - Haines Borough Manager
Re: AP&T is requesting to allow the construction of a 2nd building to be built within Haines Borough Code requirement of a 15' separation from an adjacent building

I have reviewed with staff the building separation conditional use proposal submitted to the Borough by AP&T. According to HBC 18.80.030 B, *the distance between unattached buildings must be 15 feet unless approved as a conditional use by the planning commission. Building separation is intended for public safety; fire-related concerns must meet the approval of both the state fire marshal and local fire department.*

Plans for the 2nd building have been reviewed by Haines Borough Fire Chief Scott Bradford with no fire-related concerns. Also, it has been determined that this conditional use proposal meets the conditional use criterion per HBC 18.50 and is a reasonable request. The Borough has not received any complaints on the existing tower.

I therefore recommend for the Planning Commission to approve the AP&T building separation conditional use proposal with the stipulation that the state fire marshal approval be required prior to the Borough issuing the approval.

Thank you for considering this recommendation.

4/10/13
Julie Conzi for Mark Earnest

Xi Cui

To: Scott Bradford
Subject: RE: APT Communication Tower on FAA Rd_Building seperation conditional use proposal

From: Scott Bradford
Sent: Friday, April 12, 2013 10:58 AM
To: Xi Cui
Subject: RE: APT Communication Tower on FAA Rd_Building seperation conditional use proposal

Tracy
The Fire Department has no objections to the AP&Ts proposal to ad and additional building closer than the 15 feet separation required in code.
Scott Bradford
Fire Chief

From: Xi Cui
Sent: Mon 4/8/2013 11:41 AM
To: albadgley@usa.net; Scott Bradford
Subject: APT Communication Tower on FAA Rd_Building seperation conditional use proposal

Hi gentlemen.

AP&T has requested for the Planning Commission to approve a Conditional Use Permit to allow the construction of a 2nd building to accommodate cellular equipment. Haines Borough code requires a 15' separation from the adjacent buildings due to the fire-related concerns. AP&T is requesting permission to build a new structure less than 15' from the existing communication building. Please see attached map and docs. Please let me know if you have any concerns or questions.

The next planning commission meeting is April 18. Please send me your feedback by April 12 (the last day of agenda packet published & distributed). Thank you very much

Xi Cui "Tracy"

Planning and Zoning Technician III
Haines Borough
P.O. Box 1209
Haines, Alaska 99827
(907) 766-2231 Ext. 23



Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-2231 * Fax: (907) 766-2716

APPLICATION FOR CONDITIONAL USE PERMIT

Permit#: _____

Date: _____

Use this form for use approval by the Planning Commission for conditional uses.

I. Property Owner*		Owner's Agents (If Any)	
Name:	<i>Haines</i> <i>AP&T Lease from Borough</i>	Name:	
Mailing Address:	<i>P.O. Box 30</i>	Mailing Address:	
Contact Phone: Day	<i>766-6500</i>	Contact Phone: Day	
Night	<i>SAME</i>	Night	
Fax:	<i>766 6505</i>	Fax:	
E-mail:	<i>6me.91@aptalaska.com</i>	E-mail:	

II. Property Information	
Size of Property:	
Property Tax #:	<i>SEE ATTACHED</i>
Street Address:	
Legal Description: Lot (s) _____ Block _____ Subdivision _____	
OR	
Parcel/Tract _____ Section _____ Township _____ Range _____	
[Attach additional page if necessary.]	
Zoning: Waterfront <input type="checkbox"/>	Single Residential <input type="checkbox"/>
Rural Residential <input type="checkbox"/>	Significant Structures Area <input type="checkbox"/>
Rural Mixed Use <input type="checkbox"/>	Multiple Residential <input type="checkbox"/>
Heavy Industrial <input type="checkbox"/>	Waterfront Industrial <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial Light Commercial <input checked="" type="checkbox"/>
Recreational <input type="checkbox"/>	Mud Bay Zoning District <input type="checkbox"/>
Lutak Zoning District <input type="checkbox"/>	General Use <input type="checkbox"/>

III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family Dwelling	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Community well	<input type="checkbox"/> Septic Tank
_____ sq. ft.	<input type="checkbox"/> Multi-Family Dwelling	<input type="checkbox"/> Private well	<input type="checkbox"/> Holding Tank
_____ seating	Total # of Units _____	<input type="checkbox"/> Borough Water System	<input type="checkbox"/> Borough Sewer System
capacity if eating/ drinking establishment	<input type="checkbox"/> Cabin	<input type="checkbox"/> Other _____	<input type="checkbox"/> Pit Privy
<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition		<input type="checkbox"/> Other _____
<input type="checkbox"/> Church	<input checked="" type="checkbox"/> Accessory Structure		
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____		
Valuation of Work:			

Current use of adjacent properties:

Tower Facility, Garbage Pump, Water Plant

Attach the following documents to the permit application:

Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: _____

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

- The use is so located on the site as to avoid undue noise and other nuisances and dangers.

Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.

Fence Around Facility / Fire Suppression in Both Buildings, Buildings Full Self Contained Communication Shelters.

- Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

It's Commercial property with several HOA's Tower Facilities.

- Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

This Building Addition Allows for other services such as, GCIP, APCT, ACS, to work out of the Tower Facility. This will provide space for these services to place equipment. By moving these services out of the existing facility, will allow APCT to increase bandwidth to upper layer level from 350 mb to 900 mb.

- 4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

This was Leased to APET USA Town Facility which will need to have Comm Bldg, Facilities to House Equipment.

- 5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

There is no public Access to Facility, It is Behind a Fenced Locked Gate,

- 6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

French Drain placed around Property during Initial Construction phase Approximately 3'x3'x5'

IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.



Owner or Agent

3/27/13

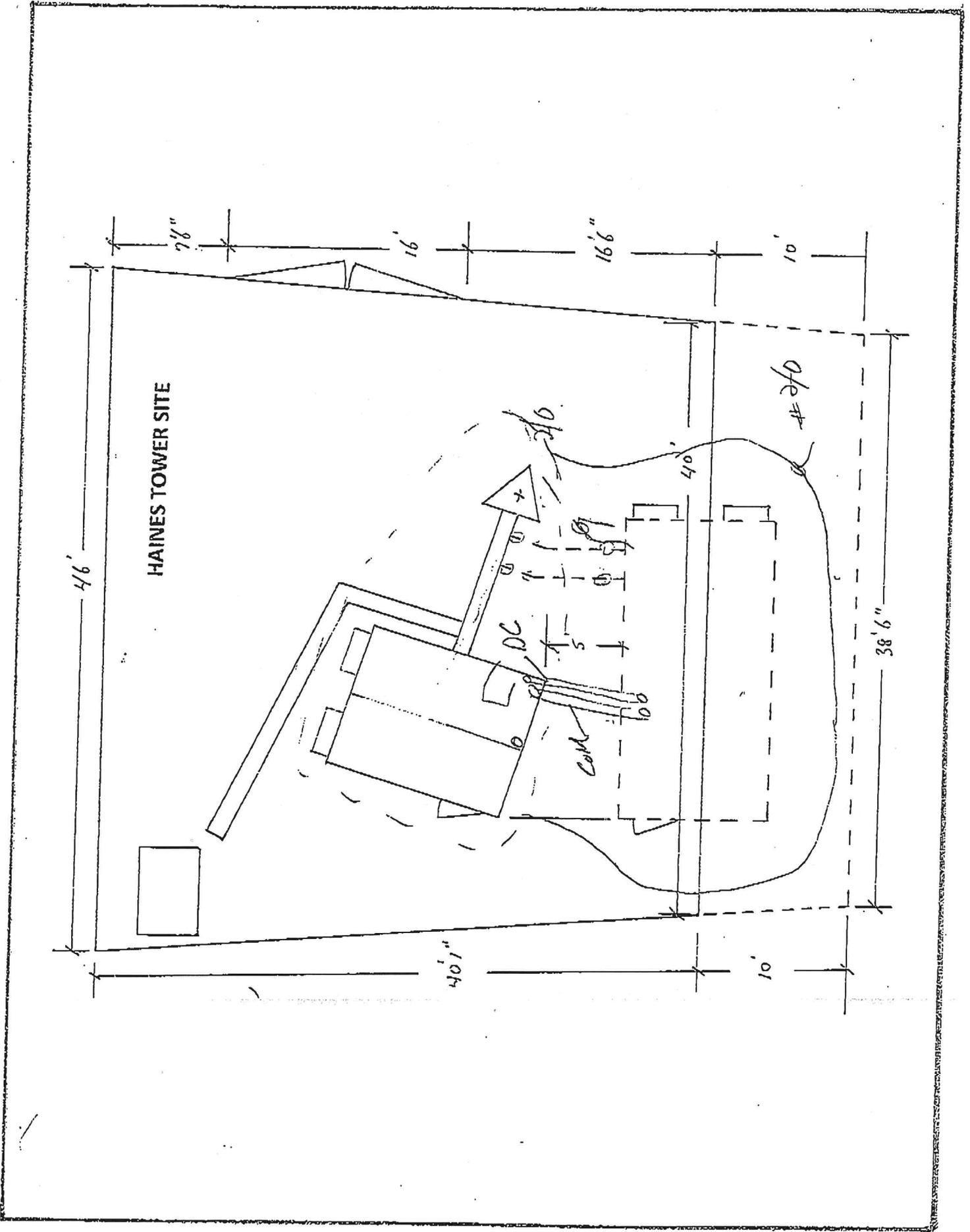
Date

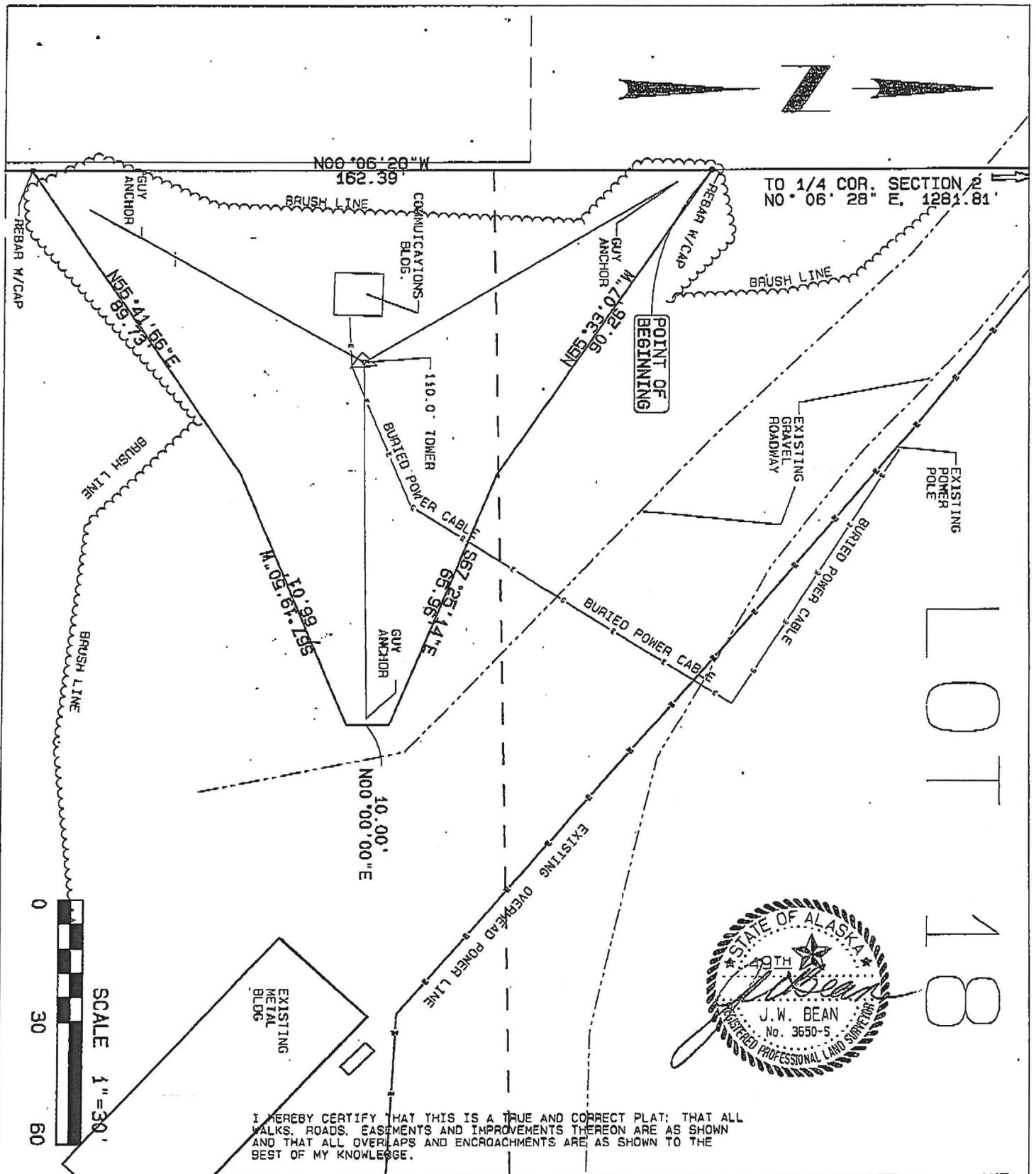
PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

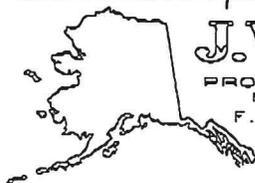
<input type="checkbox"/> Applicant Notified Application is Complete and Accepted					
		(Date)	(Notified via)	(Initials)	
Non-Refundable Permit Fee \$ <u>Invoiced APPT</u> <u>150.00</u>		Information/Documentation Req'd Rec'd			
Receipt No. _____		<input type="checkbox"/>	<input type="checkbox"/>	State Fire Marshal	
Received By: <u>TOLSON</u>		<input type="checkbox"/>	<input type="checkbox"/>	State DEC	
Date: <u>3/28/13</u>		<input type="checkbox"/>	<input type="checkbox"/>	Variance/Conditional Use Permit	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit	
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
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:					
Planning Commission Chair:			Date:		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED





I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL
 WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN
 AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE
 BEST OF MY KNOWLEDGE.



J.W. BEAN
 PROFESSIONAL SURVEYOR
 N-2-31-59
 F.B. _____ JOB NO. MNS 05-11-07
 SCALE AS-SHOWN
 DATE 04-12-09

AS-BUILT SURVEY AND
 LEASE AREA OF APS T TOWER

FR. LOT 18 AND N1/2, NW 1/4, SW 1/4
 NE 1/4, SEC. 2 T31 S. R. 59 E.,
 C.. R.M. HAINES, ALASKA

Lease Description

Lease Area within in the Fraction of
Lot 18, Section 2, T 31 S, R 59 E, Q. 1 M and the
~~the~~ N¹/₂, NW¹/₄, SW¹/₄, NE¹/₄ Section 2, T 31 S
R 59 E Q. 1 M. Described as follows

Basis of Bearing is between to U.S. 660
monument set 1950, NE Section Corner of Section
2, T. 31. S., R 59 E., Q. 1 M. and the U.S 660
monument set 1950, 1/4 CC Section Corner of
Section 2 being a Bearing of S 89° 24' 04" W
and a Distance of 2637.76 feet; Thence
S 0° 06' 28" W, 1281.81 feet to the point
of beginning;

Thence continuing along the line of
~~Section~~ S 0° 06' 28" W, 162.39 feet
thence N 55° 41' 56" E, 89.73 feet;
Thence N 67° 19' 50" E, 66.01 Feet;
Thence North, 10.00 feet;
Thence N 67° 25' 14" W, 65.96 feet;
Thence N 55° 33' 07" W, 90.26 feet;
to the point of Beginning;
Contains 10,442.7 Square feet





HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

April 5, 2013

FLOYD THOMAS HALL
P.O. BOX 290
SKAGWAY, AK 99840

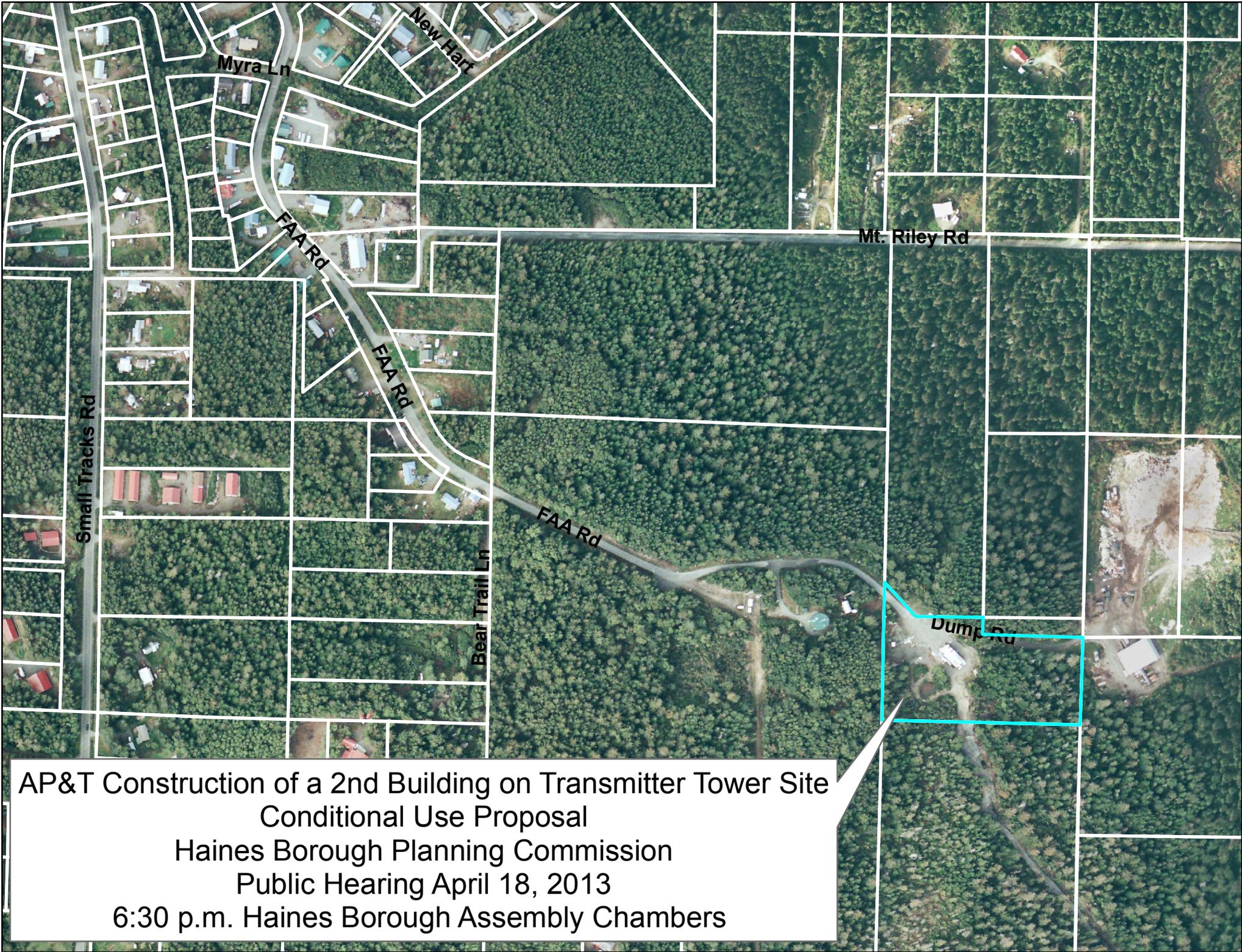
Re: Conditional Use Permit-Construction of a 2nd Building on the Transmitter Tower Site
Haines Borough Property on FAA Road (Section 2, T31S, R59E, CRM)

Dear Land Owner,

Haines Borough records show that you own property within 200 feet of the above listed property. Alaska Power & Telephone has requested for the Planning Commission to approve a Conditional Use Permit to allow the construction of a 2nd building to accommodate cellular equipment. Haines Borough Code requires a 15' separation from the adjacent buildings. AP&T is requesting permission to build a new structure less than 15' from the existing communication building. The Haines Borough Planning Commission will hold a public hearing on the matter at the next regular Planning Commission meeting. The meeting will be held at 6:30 p.m. at the Haines Borough Assembly Chambers on Thursday April 18th. As an owner of property within 200 feet of the above listed property you are being notified that you are invited to attend and comment at the meeting. If you have any questions on the matter please contact the Borough.

Sincerely,

Xi Cui "Tracy"
Haines Borough Planning and Zoning Technician
Phone: (907)766-2231 Ext 23
Fax: (907) 766-2716
xcui@haines.ak.us



Myra Ln

New Hart

FAA Rd

Mt. Riley Rd

Small Tracks Rd

FAA Rd

Bear Trail Ln

FAA Rd

Dump Rd

AP&T Construction of a 2nd Building on Transmitter Tower Site
 Conditional Use Proposal
 Haines Borough Planning Commission
 Public Hearing April 18, 2013
 6:30 p.m. Haines Borough Assembly Chambers

18.80.030 Setbacks and height.

B. Height is measured from the average grade of the footprint of the structure to the highest point on the structure, measured at the center of each of the four exterior walls.

Setbacks and Height Restrictions by Zone								
Zoning District	Height Limit (in feet)	Industrial Setbacks (in feet) ***		Commercial Setbacks (in feet)		Residential Setbacks (in feet)		
		From Street Lot Lines	From Residential Lots	From Street or Alley Lot Lines	From Other Lot Lines	From Street Lot Lines	From Alley Lot Lines	From Other Lot Lines
RMU	30	0	50	0	0	20	10	10

The distance between unattached buildings must be 15 feet unless approved as a conditional use by the planning commission. Building separation is intended for public safety; fire-related concerns must meet the approval of both the state fire marshal and local fire department.

Chapter 18.50

CONDITIONAL USE

18.50.040 Decision.

The commission shall hold a public hearing on the conditional use permit application. The commission may adopt the manager’s recommendation on each requirement unless it finds, by a preponderance of the evidence, that the manager’s recommendation was in error and states its reasoning for such finding with particularity. In addition, for good cause, the commission may alter the conditions on approval or requirements for guarantees recommended by the manager.

A. Before a conditional use permit is approved, the commission must find that each of the following requirements is met:

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;
2. The development of the use is such that the value of the adjoining property will not be significantly impaired;
3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;
4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;
5. The granting of the conditional use will not be harmful to the public safety, health or welfare;

6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;
7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;
8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

If the commission finds that the development implements all relevant requirements of this title, it shall issue a conditional use permit and the conditions and requirements shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

B. The commission may alter the manager's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

Date: April 10, 2013

To: Haines Borough Planning Commission
From: Mark Earnest - Haines Borough Manager
Re: James Green is requesting to allow the construction of a 2nd Two-Story single family dwelling to be built on his property.

I have reviewed with staff the multiple residential structures conditional use proposal submitted to the Borough by James & Shannon Green. Haines Borough Code 18.70.040 allows multiple residential structures on one lot upon approval of a conditional use permit. This conditional use proposal appears to meet the Haines Borough Code 18.50 Conditional Use criteria and 18.60.010 General Approval criteria. The Borough has not received any complaints on his proposal.

I recommend for the Planning Commission to approve James & Shannon Green conditional use proposal.

Thank you for considering this recommendation.

4/10/13
Julie Cozzi for Mark Earnest



Haines Borough

Planning and Zoning
 103 Third Ave. S., Haines, Alaska, 99821
 Telephone: (907) 766-2231 * Fax: (907) 766-2716

RECEIVED
 MAR 26 2013
 HAINES BOROUGH

APPLICATION FOR CONDITIONAL USE PERMIT Permit#: _____
 Date: _____

Use this form for use approval by the Planning Commission for conditional uses.

I. Property Owner*	Owner's Agents (If Any)
Name: James & Shannon Green	Name:
Mailing Address: PO BOX 309, Haines	Mailing Address:
Contact Phone: Day Night 766-2599 314-3084 766-2920	Contact Phone: Day Night
Fax: 866-385-8527	Fax:
E-mail: jim.green@williwaw.com	E-mail:

II. Property Information
Size of Property: 1.62 acre
Property Tax #: C-TUR-00-0200
Street Address: 328 W Fair Dr
Legal Description: Lot (s) <u>2B</u> Block _____ Subdivision <u>Turner</u> <u>OR</u> Parcel/Tract _____ Section _____ Township _____ Range _____ [Attach additional page if necessary.]
Zoning: Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area <input type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District <input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use <input type="checkbox"/>

III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial _____ sq. ft. _____ seating capacity if eating/ drinking establishment <input type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Accessory Structure <input checked="" type="checkbox"/> Other <u>2nd single</u>	<input type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Borough Water System <input type="checkbox"/> Other _____	<input type="checkbox"/> None <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input checked="" type="checkbox"/> Borough Sewer System <input type="checkbox"/> Pit Privy <input type="checkbox"/> Other _____
Valuation of Work: \$75,000 family residence			

Current use of adjacent properties:

E: SE AK State Fairgrounds

S: sawmill

SW: residential

W: AP&T shop & storage yard

N: residential

Attach the following documents to the permit application:

Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: _____

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.

Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.

The residential use will not produce unusual noises, nuisances or dangers. Trees and the large distances (greater than 200 ft) to neighboring residences will buffer any normal residential sounds.

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

The new single family residence will meet or exceed local standards of construction quality and aesthetic appeal, so adjoining property values should not be adversely affected.

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

Use of public services and facilities will be no more than a normal residential level, so should not pose a significant increase in usage.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

Surrounding land uses in the neighborhood are varied, and considerably spread out. This development is similar in size and character to the other nearby residential uses, and the two residential structures are far enough apart to appear as though on separate lots.

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

The permitting of a 2nd residential dwelling on this 1.6 acre lot with 470 feet of street frontage will not result in any unusual housing density, traffic, noise or other negative situations.

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

The existing soil percolates well and is sloped gently to the north. We will minimize the footprint of disturbed soil and make sure disturbed areas are returned to a similar permeability and/or ground cover to minimize erosion.

IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.**

[Signature]
 Owner or Agent

3/26/2013
 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

<input type="checkbox"/> Applicant Notified Application is Complete and Accepted _____ <small>(Date) (Notified via) (Initials)</small>					
Non-Refundable Permit Fee \$ <u>#50⁰⁰</u> Receipt No. <u>14058</u> Received By: <u><i>[Signature]</i></u> Date: <u>3/26/13</u>			Information/Documentation Req'd Rec'd <input type="checkbox"/> <input type="checkbox"/> State Fire Marshal <input type="checkbox"/> <input type="checkbox"/> State DEC <input type="checkbox"/> <input type="checkbox"/> Variance/Conditional Use Permit <input type="checkbox"/> <input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
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:					
Planning Commission Chair:			Date:		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Lot 1A

Lot 2B
C-TUR-00-0200

Lot 3C



AP&T

W Fair Dr

SEAK State Fair

new driveway/
parking area
~40 x 50 ft

new culvert
~70 ft

new shed
~12x18 ft

new 2-story house
~30x50 ft plus covered
steps & lean-to carport

existing barn
~16x32 ft

existing single-story
mobile home ~24x56 ft

existing shed
~16x20 ft

161.88 ft

~70 ft

~25 ft

~95 ft

~25 ft

~55 ft

~100 ft

60 ft

470.70 ft

470.09 ft

137.98 ft

legend

-  wooded
-  open
-  gravel
-  existing buildings

scale ~1:600
or 1" = approx 50'





Construction of a 2nd Two-Story Single Family Dwelling
Conditional Use Proposal
Haines Borough Planning Commission
Public Hearing April 18, 2013
6:30 p.m. Haines Borough Assembly Chambers



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

April 5, 2013

«First_Name» «Last_Name»
«Address»
«City» «State» «Postal_Code»

Re: Conditional Use Permit-Construction of a 2nd Two-Story Single Family Dwelling
C-TUR-00-0200, 328 W Fair Dr.

Dear Land Owner,

Haines Borough records show that you own property within 200 feet of the above listed property. Mr. James Green has requested for the Planning Commission to approve a Conditional Use Permit allowing the construction of a 2nd Two-Story single family dwelling to be built on his property. Haines Borough Code 18.70.040 allows multiple residential structures on one lot upon approval of a conditional use permit. The Haines Borough Planning Commission will hold a public hearing on the matter at the next regular Planning Commission meeting. The meeting will be held at 6:30 p.m. at the Haines Borough Assembly Chambers on Thursday April 18th. As an owner of property within 200 feet of the above listed property you are being notified that you are invited to attend and comment at the meeting. If you have any questions on the matter please contact the Borough.

Sincerely,

Xi Cui "Tracy"
Haines Borough Planning and Zoning Technician
Phone: (907)766-2231 Ext 23
Fax: (907) 766-2716
xcui@haines.ak.us

First Name	Last Name	ADDRESS	CITY	STATE	ZIP
	AP & T	BOX 30	HAINES	AK	99827
ARTHUR L.	JESS	BOX 885	HAINES	AK	99827
DON,III/STACIE	TURNER	BOX 628	HAINES	AK	99827
JAMES M.	GREEN	BOX 309	HAINES	AK	99827
JOHN	ORR	50412 COLUMBIA RIVER HWY	SCAPPOOSE	OR	97056-4312
NICHOLAS S.	MOONEY	BOX 376	HAINES	AK	99827
REBECCA S.	MALONE	BOX 1144	HAINES	AK	99827

18.70.040 Zoning Use Chart

General Classification	Commercial/Residential Uses
Specific Zoning Districts	Commercial
USES ↓	
Multiple Single-Family Residence	CU

Chapter 18.50

CONDITIONAL USE

18.50.040 Decision

The commission shall hold a public hearing on the conditional use permit application. The commission may adopt the manager's recommendation on each requirement unless it finds, by a preponderance of the evidence, that the manager's recommendation was in error and states its reasoning for such finding with particularity. In addition, for good cause, the commission may alter the conditions on approval or requirements for guarantees recommended by the manager.

A. Before a conditional use permit is approved, the commission must find that each of the following requirements is met:

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;
2. The development of the use is such that the value of the adjoining property will not be significantly impaired;
3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;
4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;
5. The granting of the conditional use will not be harmful to the public safety, health or welfare;
6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;
7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;

8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

If the commission finds that the development implements all relevant requirements of this title, it shall issue a conditional use permit and the conditions and requirements shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

B. The commission may alter the manager's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.

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4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.

5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.

6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.

7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.

8. Design. The conditions may require the adoption of design standards specific to the use and site.



Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-2231 * Fax: (907) 766-2716

APPLICATION FOR LAND USE PERMIT

Permit#: _____

Date: _____

I. Property Owner*	Contractor (If Any)
Name: <u>JOANNE WATERMAN</u>	Name:
Mailing Address: <u>P.O. Box 853</u>	Mailing Address:
Contact Phone: Day <u>766-2111</u> Night <u>766-2483</u>	Contact Phone: Day _____ Night _____
Fax:	Fax:
E-mail: <u>blackdoghp@yahoo.com</u>	E-mail:

II. Property Information
Size of Property:
Property Tax #: <u>C-PTC-OB-0200</u>
Street Address: <u>SEWARD DR.</u>
Legal Description: Lot (s) <u>2</u> Block <u>B</u> Subdivision <u>PORT CHILKOOT</u> OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area <input type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/>

III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial _____sq. ft. _____seating capacity if eating/ drinking establishment <input type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input checked="" type="checkbox"/> Other <u>RESTORATION</u>	<input type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Public Water System <input type="checkbox"/> Other _____	<input type="checkbox"/> None <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input checked="" type="checkbox"/> Public Sewer System <input type="checkbox"/> Pit Privy <input type="checkbox"/> Other _____
Valuation of Work:			

Written Explanation:

Attach the following documents to the permit application:

- Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

IV. FEE

A non-refundable fee of \$50 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

IV. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.

Joanne D. Waterman
Owner or Agent

April 4, 2013
Date

Wetlands
water

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

<input type="checkbox"/> Applicant Notified Application is Complete and Accepted					
		(Date)	(Notified via)	(Initials)	
Non-Refundable Building Permit Fee \$ <u>50.00</u>			Information/Documentation		
Receipt No. <u>020999</u>			Req'd	Rec'd	
Received By: <u>T. Olsen</u>			<input type="checkbox"/>	<input type="checkbox"/> State Fire Marshal	
Date: <u>4/4/13</u>			<input type="checkbox"/>	<input type="checkbox"/> State DEC	
			<input type="checkbox"/>	<input type="checkbox"/> Variance/Conditional Use Permit	
			<input type="checkbox"/>	<input type="checkbox"/> Sign Permit	
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
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			Date		

Notice of Right to Appeal: All decisions of the Borough Manager are appealable per HBC 18.30.050

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Port Chilkoot Fire Hall Project

Box 853 • Haines, Alaska 99827
Phone: 907-766-2483 • E-Mail: blackdoghp@yahoo.com

Date: April 4, 2013

Haines Borough Planning Commission
PO Box 1209, Haines, Alaska 99827

Dear Commissioners:

I am submitting a work plan for the Port Chilkoot Fire Hall in the significant structures area.

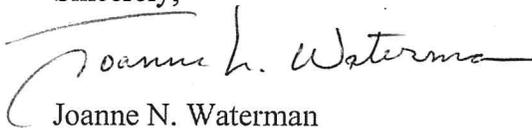
As you can see by the pictures provided there is rot all around the bottom of the building. I will be working with Terry Jacobson to address this. We plan to jack up the building and pour a 16-inch stem wall for the entire building and replace any rotten portions.

We plan to pay close attention to materials used in the entire project so that the historic value is respected. We will use as much of the original materials as possible.

The siding will be uniform for the whole building

We would like to discuss the height of the tower. As you see in the pictures it is currently less than half of what it once was. We would like to add at least another 15 feet to the existing structure. We did an estimation of the height currently at just under 26 feet with the addition we would go to 41 feet total. We estimated the original height to be 60 feet.

Sincerely,

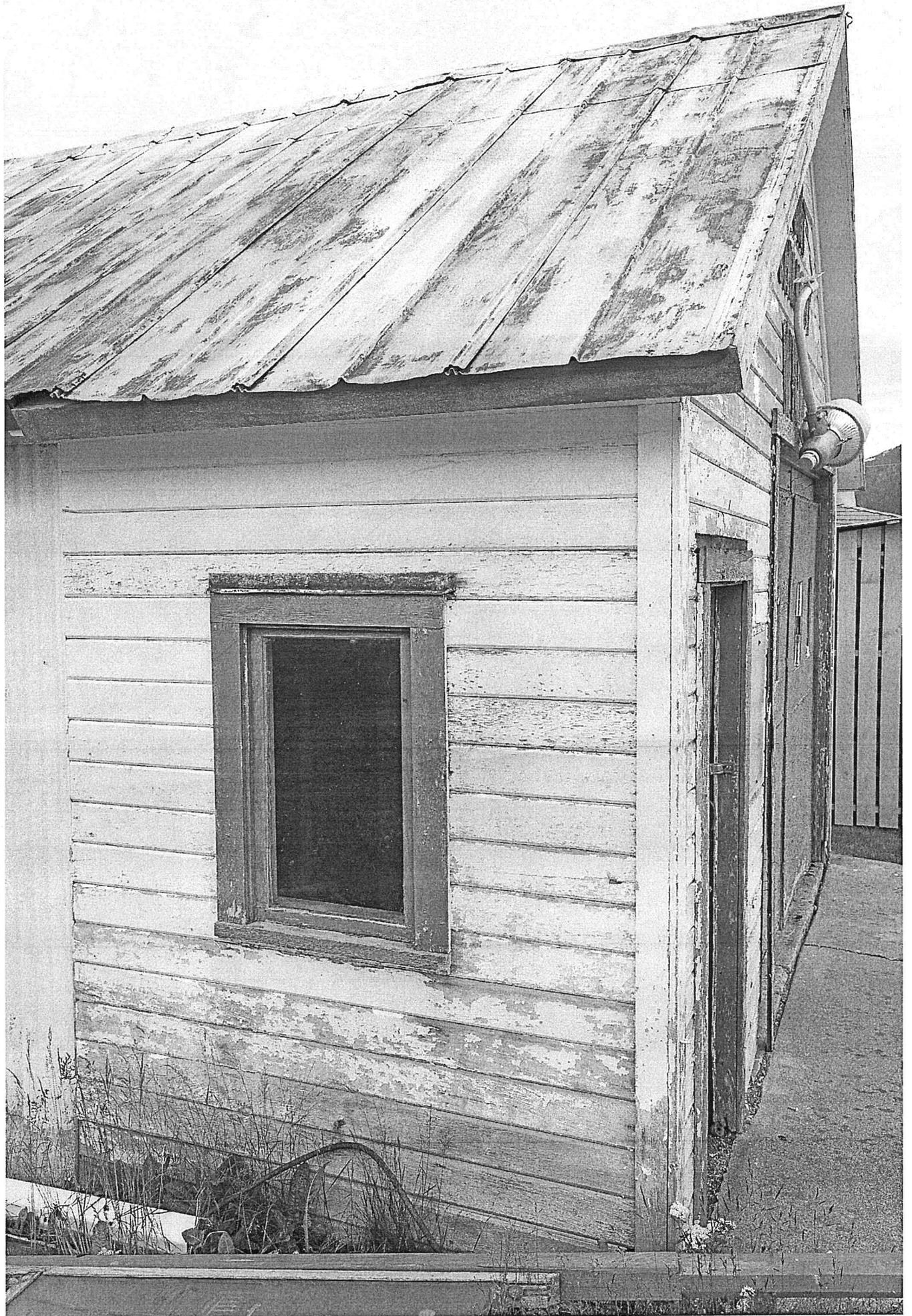


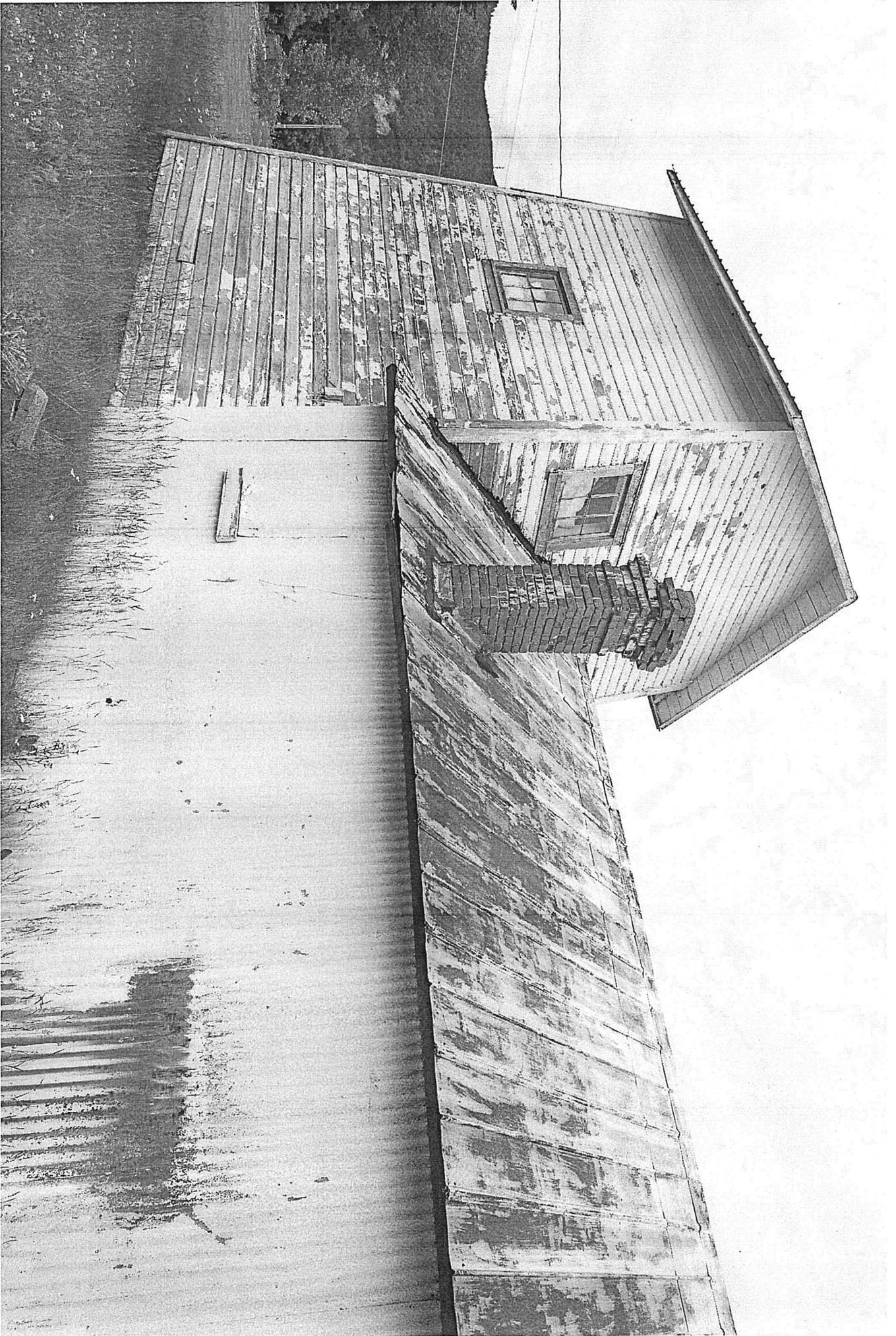
Joanne N. Waterman

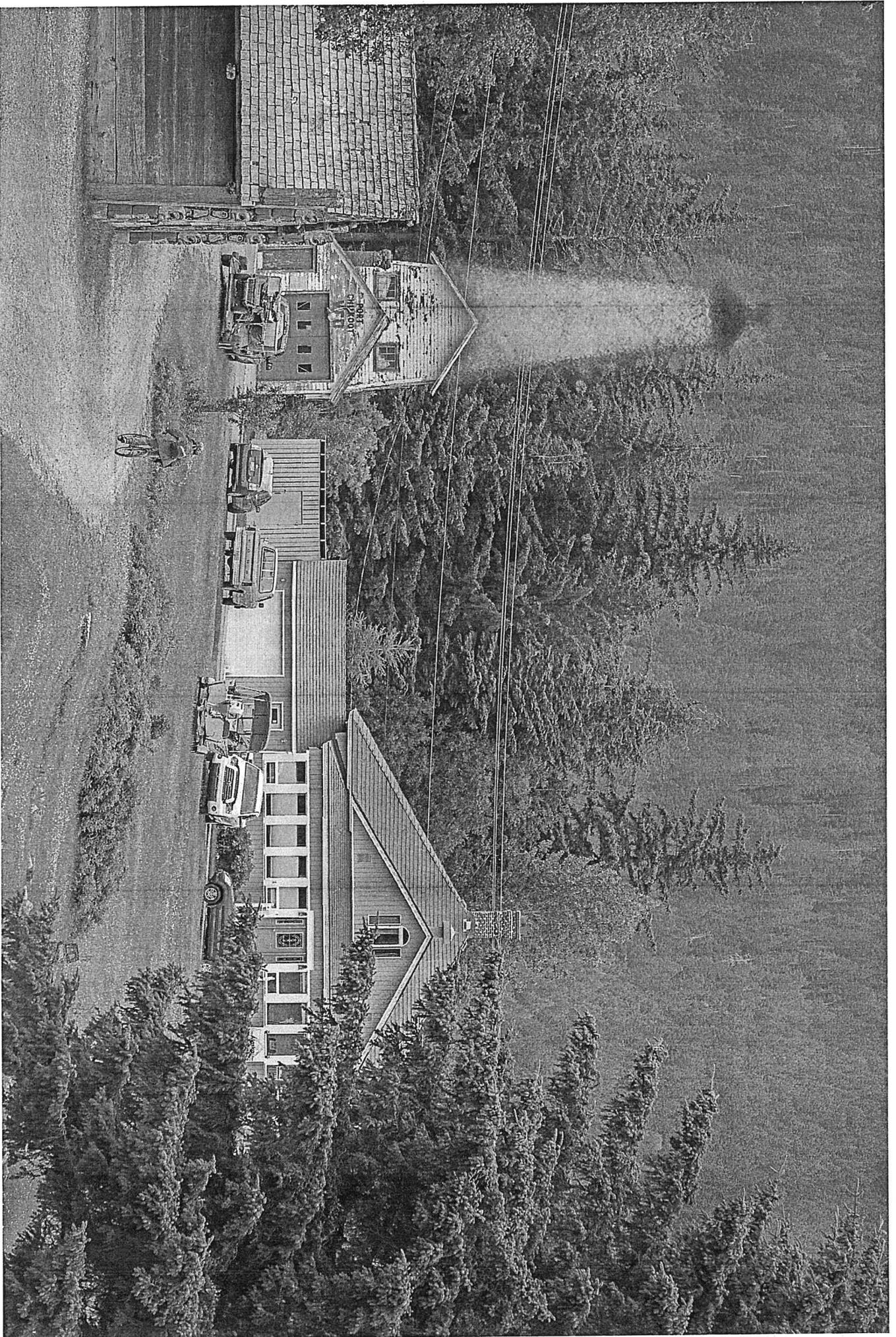


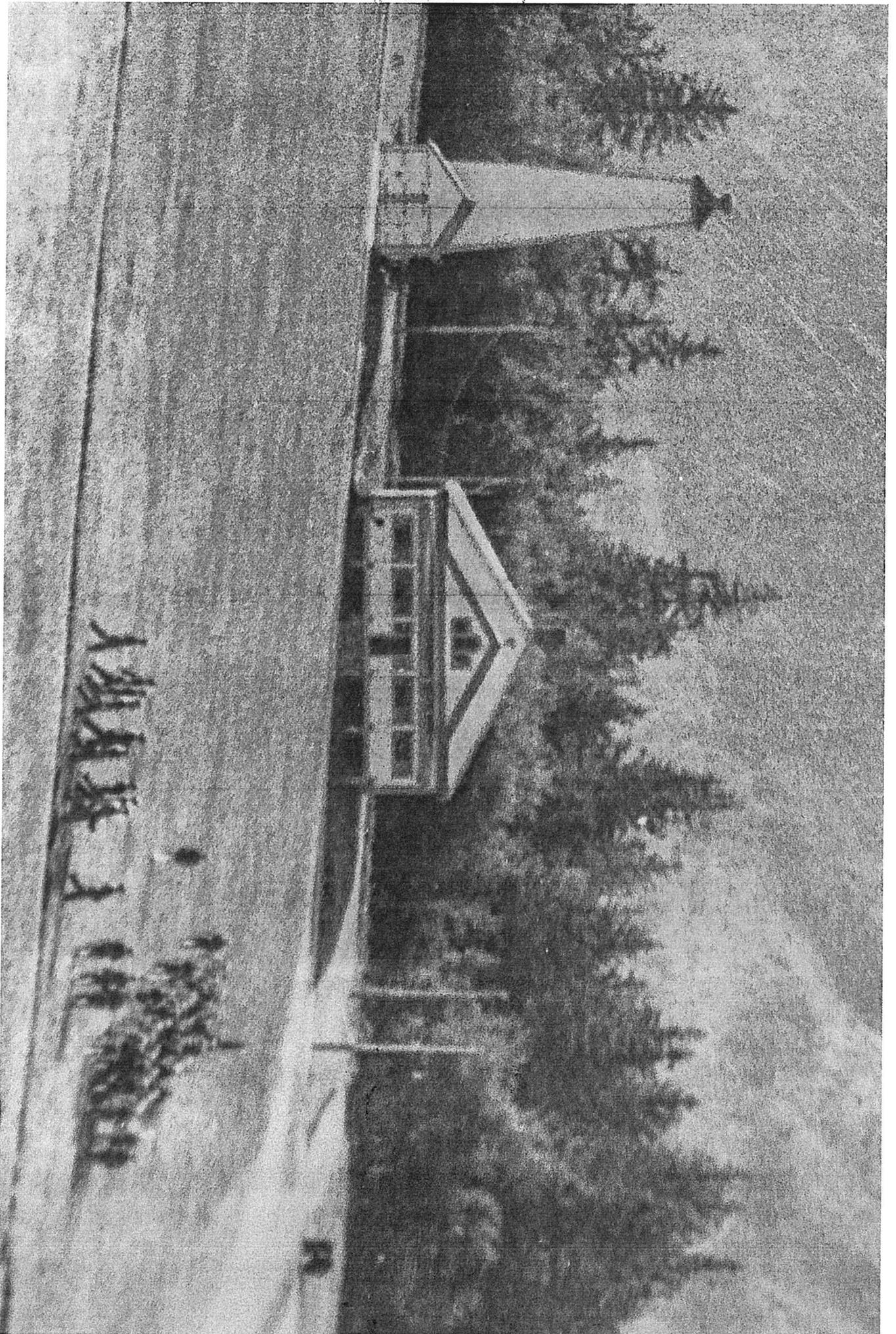












人類の歴史と文明の発展

18.70.050 Historic buildings – Districts.

1. Fort William H. Seward Local Historic District.

a. Description of Appearance. The principal structures are: the barracks, officers' homes, quartermasters, hospital, fire hall, warehouses and the Port Chilkoot Dock. The structures are situated around the parade grounds set against a backdrop of majestic mountain peaks of the Chilkat Range, overlooking the scenic beauty of the waters of Portage Cove, a portion of the upper Lynn Canal.

b. Statement of Significance. Fort William H. Seward was established in 1898 and garrisoned in 1904; the principal buildings of Fort William H. Seward are the best surviving structures of the 11 military posts erected in Alaska to police the gold rushes of 1897 to 1904. The United States was involved in the boundary dispute with Canada and Fort William H. Seward was the only army post in Alaska between World Wars I and II. In 1945 the fort was closed and declared surplus. On April 4, 1947, a group of veterans arranged under the Port Chilkoot Company, through the War Assets Act, to purchase the fort. In the ensuing three years, it was determined that the quitclaim deed provided by the U.S. government was exercised three days after the expiration of the War Assets Act. An act of Congress was then required to formalize the transaction with Port Chilkoot Company. The act was passed in 1952. Fort William H. Seward was listed as part of the National Historic Site Register in 1972 and thereafter became a national historic landmark in 1978.

c. Geographical Area Defined. The boundaries of the Fort William H. Seward local historic district shall be defined as the exact boundaries certified by the United States National Park Service under authority of the Historic Sites Act adopted by Congress in 1935 and designated as a national landmark in 1978.

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](#).)

Xi Cui

To: James Studley
Subject: RE: Parking

From: James Studley [<mailto:thebrokerinhaines@gmail.com>]
Sent: Friday, March 15, 2013 12:54 PM
To: Rob Goldberg
Cc: Xi Cui; Julie Cozzi; Mark Earnest
Subject: Parking

Rob,

Thank you for allowing me to speak to this issue at the Planning Commission meeting last evening regarding parking. I missed the first few minutes of the meeting and did not know that the item "10 B." referencing "Borough Ordinances" had been removed from the agenda.

My feeling is a general one and it references the requirement of parking over all. I believe the current code is excessive in this requirement for the number of vehicle spaces necessary to the ratio of building space or occupancy. The only solution I can offer is a close look to actual vehicle traffic numbers. I know we do not want to be crammed together but a closer look may be warranted. Juneau as a less restrictive requirement than Haines and they have 30,000 people (about).

As example Haines Assisted Living and St. Lucy Inc. had a very large required number of parking spaces based on the tenant occupancy and employees. Currently there are only 3 tenants out of 13 units with vehicles. This has pretty much been the case since we've opened. Even with the employees parking on site, there are empty spaces and ample street parking as well.

Commercial real estate is extremely expensive. Looked at the tax assessor values recently? Using this valuable space for parking more than for building occupancy just seems to not be in balance for the traffic and pedestrian load in Haines. I hope the commission will take a moment to look at this closer.

On a related issue, I am opposed to the development of the old school site with out a good plan for the property, however part of that plan could be commercial parking for all of Haines down town area. Having the municipality build or develop a general parking area in this location is a great way to help revitalize down town area.

Just some thoughts. It is my hope the planning commission is looking at these type of issues as a planning body not just responding to random commercial development or whimsical ideas.

HBC 18.80.040 Parking.

Off-street parking facilities must be provided as hereinafter specified. Off-street parking facilities for residential uses must be on the same lot with the building that they are required to serve. Off-street parking facilities for nonresidential uses must be on the same lot or on a lot of common ownership within 200 feet of the building they serve. Off-premises parking must be dedicated by signage, limited to two one-and-one-half by three-foot signs, and covenants must be included in the deeds for both properties stating that the required parking must continue to be so dedicated as long as the building these parking spaces serve exists. An exception to this regulation may be granted only per subsection (A)(5) of this section.

All parking, except that which serves residences, shall be arranged so that ingress and egress are possible without backing over a sidewalk area or onto a collector or larger street designation.

Turning and maneuvering space shall be located entirely on private property; provided, that the usable portion of an alley may be credited as turning and maneuvering space. In the case of two or more uses on the same lot, the total requirement for off-street parking facilities is the sum of the requirements for the several uses computed separately. Changes of use with an increase in gross floor area must provide for parking, loading and storage area in conformance with this section. The parking, loading and storage space requirements for uses not listed may be established under the provisions of a conditional use permit under Chapter [18.50](#) HBC.

Parking areas shall connect conveniently to surrounding pedestrian facilities and where practicable, shall be landscaped. The manager, subject to commission review, may require, as a condition of any permit issued, that buffering be provided. Buffering may consist of a fence, natural vegetation, or other aesthetically pleasing construction.

A. Minimum Standards. Parking required for a use must conform to the following:

1. All parking spaces shall be located far enough within the lot to prevent any portion of a parked car from extending over an adjoining lot or over a public right-of-way or sidewalk.
2. Excluding residential uses of less than five dwelling units and temporary uses, all required off-street parking areas, including ingress and egress routes, shall be surfaced with a durable gravel surface approved by the borough that is designed to control dust and be able to bear the weight of expected traffic.
3. Multi-dwelling uses of more than four dwelling units shall be required to provide a storage area for boats, recreational vehicles, off-road vehicles and trailers. This storage area must be 200 square feet for each three parking spaces. The storage area may be located on another lot of common ownership if the lot is located within 200 feet of the lot with the principal use.
4. Handicapped spaces shall be 13 feet wide. (See Table of Parking Requirements.)
5. A single parking area may be used to service more than one use if the normal hours of operation of the uses do not overlap. If a single parking area is so used, additional parking may

be required as a condition of continued occupancy at any time the hours of operation of the establishments are altered to run concurrently. Before joint use is allowed, a contractual agreement setting out the terms of the use must be created by the joint users and approved as a use permit by the manager.

6. The provision and maintenance of off-street loading, snow storage and other storage areas is a continuing obligation and joint responsibility of the owner and occupants. Each off-street loading space must be not less than 30 feet by 12 feet, have an unobstructed height of at least 14 feet, six inches and be made permanently available for such purposes. These areas are required as follows.

a. Nonresidential development over 5,000 square feet GFA must provide one loading space for each 20,000 square feet or less GFA. This requirement may be waived by the planning commission if property area constraints make this requirement impractical or if deemed unnecessary for the type of development.

b. A snow storage area of 25 square feet for each parking space shall be provided for any use except single dwelling units and duplexes. Snow storage areas must be designed to minimize drainage and runoff problems and not overload or impair the borough storm drainage system. The required snow storage area may be reduced by the manager in consultation with the public works superintendent.

7. Pick-up areas for taxis, buses and other vehicles may be required for uses that customarily need such services; including hotels, docks, major tourist facilities, auditoriums, theaters, schools, churches and other places of public gathering.

B. Parking Chart. The minimum number of off-street parking spaces required and their dimensions are set out in the following tables:

Parking Tables	
Table of Parking Requirements Uses ↓	Spaces Required (GFA = Gross Floor Area) Plus one space for each employee on the largest work-shift
Single-unit, duplex or multi-unit uses	2 spaces per dwelling unit
Motels, hotels, bed and breakfast	1 per guest room up to 3 rooms + 2 for residence. For 3 rooms and over, 2 spaces for every three guest rooms.
Hospitals, group homes, and other overnight health care facilities	1 per 4 beds based on maximum capacity or 1 per 300 sq. ft. GFA
Churches, auditoriums, theaters, mortuary and similar places of assembly	1 per 3 seats based on maximum capacity
Warehouses, storage and wholesale business	1 per each 1,000 sq. ft. GFA but not less than 4

Parking Tables	
Table of Parking Requirements Uses ↓	Spaces Required (GFA = Gross Floor Area) Plus one space for each employee on the largest work-shift
	spaces
Self storage mini-warehouses	1 per each 25 storage units
Industrial uses	1 per each employee + 2 for visitors
Restaurants, bars	1 per 150 sq. ft. GFA or 1 for every 3 seats, based on maximum capacity, whichever is greater
Offices/other commercial uses For solely retail use, GFA shall include only the retail selling and display area.	1 per 500 sq. ft. GFA
Handicapped Parking:	
Total Parking Spaces in Lot ↓	Accessible Spaces Required ↓
1 to 20	1
Each additional 10 spaces	1

**Table of Minimum Parking Space Dimensions
(Stall length is measured perpendicular to curb.)**

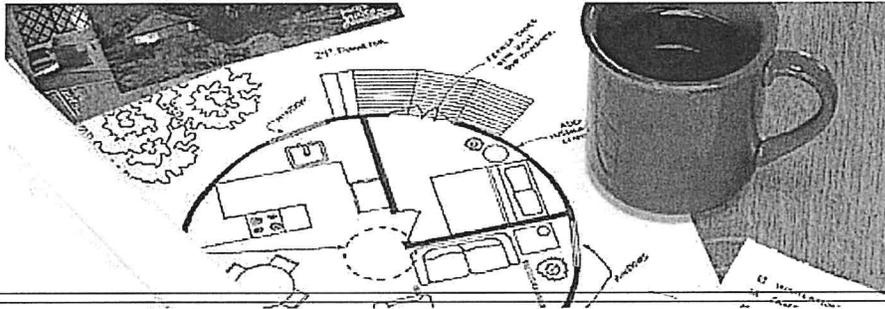
Angle →	30 degrees	45 degrees	60 degrees	90 degrees
STANDARD				
Aisle Width	11 feet	13 feet	18 feet	25 feet
Stall Length	18 feet	20 feet	21 feet	22 feet
Stall Width	10 feet	10 feet	10 feet	10 feet
HANDICAP				
Aisle Width	14 feet	16 feet	21 feet	28 feet
Stall Length	21 feet	23 feet	24 feet	25 feet
Stall Width	13 feet	13 feet	13 feet	13 feet

HBC 18.60.020 Specific approval criteria.

H. Temporary Residence. Persons desiring to place a temporary residence, or a trailer or mobile home outside of a mobile home or RV park for a temporary or interim occupancy, shall apply for a temporary residence permit. Permits for seven days or less will be at no charge and will not require connection to or payment for public water and sewer. Temporary residences remaining over 30 days will require a land use permit and where applicable, the standard monthly water and sewer charges will be levied, except by prior arrangement with the borough.

Temporary residence permits may be granted for a period of one year. One six-month extension of the temporary residence/trailer permit may be granted by the planning commission as long as the developer is complying with all requirements. Any temporary residence, trailer, recreational vehicle or mobile home being occupied by a person must be connected to public water and sewer and may be required to connect to the local electrical service. Garbage disposal facilities are required. A minimum of one off-street parking space will be required for a temporary residence. The area surrounding the temporary residence/trailer shall be kept in a clean and sanitary condition.





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Size (Diameter)	Sq. Ft.	Height At Center	Approx. Base Shipping Weight	Base Price
12'	115	8'	750 lb	\$4,445
14'	155	8'9"	850 lb	\$4,940
16'	200	9'3"	950 lb	\$5,450
20'	314	10'	1350 lb	\$6,790
24'	452	11'6"	1700 lb	\$7,790
30'	706	13'	2200 lb	\$9,785

*Platform/Floor not included.

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Dome: Durable, low maintenance, 1/4" thick clear acrylic dome. Optional opener available for extra ventilation.

HBC 18.20.020 Definitions:

“Accessory apartment” means a one bedroom or efficiency unit containing separate living, sleeping, cooking, bathroom and/or laundry facilities, not exceeding 600 square feet in area, contained within or added to a properly permitted single-family dwelling. The accessory apartment must be atop, beneath or connected by a common wall to the principal dwelling unit or within or atop a detached garage. One additional off-street parking space must be provided on the lot where such accessory apartment is permitted. The building, except as may be necessary to accommodate residents with disabilities, may have no more than one main entrance facing a street. An example of an accessory apartment is a “mother-in-law” apartment.

“Accessory use” means a use or structure customarily subordinate or incidental to, and located on the same lot with a principal use, building or structure, and specifically includes garages and required parking areas, storage structures, small parks or playgrounds, living quarters necessary for caretakers, guards or employee overnight accommodations. Small one-story structures (less than 120 square feet in floor area) for “temporary use” do not require a permit. The manager shall be authorized to require the removal of, or have removed, small structures placed within required setbacks or upon a public right-of-way.

“Dwelling unit” means a residential use consisting of a building or portion thereof providing independent living, sleeping, cooking, bathroom and accessory uses.

“Guest house” means a secondary dwelling not larger than 800 square feet of gross building area used primarily for guests, family, or transient occupancy.

“Mobile home” means a factory-assembled residence in which a chassis is an integral part of the structure. A mobile home shall continue to be classified as such regardless of its actual placement on concrete or other permanent foundation or removal of wheels, or addition of base skirts, or any combination of the foregoing. A travel trailer or recreational vehicle is not a mobile home.

“Single-family dwelling” means a structure situated on a permanent foundation which is intended for habitation by a single family. This definition does not include a mobile home.

“Temporary use” means a building or structure that is capable of being immediately moved, or a use which is for a limited time up to six months.

18.70.040 Zoning use chart.

GENERAL CLASSIFICATION ➔	INDUSTRIAL USES			COMMERCIAL/ Residential Uses			RESIDENTIAL USES ONLY	RESIDENTIAL/ Commercial Uses				RECREATIONAL USE
	Heavy Industrial	Light Industrial/ Commercial	Waterfront Industrial	Commercial	Waterfront	Significant Structures Area	Single Residential	Multiple Residential	Rural Residential	Rural Mixed Use	Multiple Use	Recreational
	I/H	IL/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	REC
Accessory Apartment	NA	NA	NA	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	NA
Accessory Uses	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR
Guest House	NA	NA	NA	CU	CU	NA	CU	CU	CU	CU	CU	NA
Multiple Single-Family Residences	NA	NA	NA	CU	CU	NA	NA	CU	CU	CU	CU	NA
Multi-Unit Dwelling	NA	NA	NA	CU	CU	UBR	NA	UBR	NA	UBR	UBR	NA
Single Unit Dwelling	NA	NA	NA	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	NA
Temporary Use	UBR	UBR	UBR	UBR	CU	CU	UBR	UBR	UBR	UBR	UBR	CU
Trailer*/Mobile Home Outside Mobile Home Park	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	UBR	NA

* Exception: Recreational trailers parked but not used for habitation or storage.