



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, July 11, 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: June 13, 2013
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
- A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. **Mark Sogge & Cecily Stern – 4-MBR-06-0500 – Action Item:** Appeal of enforcement order requiring the payment of \$250 after-the-fact fees for operating a lodging rental business without a conditional use permit.
 - B. **Mark Sogge & Cecily Stern – Lodging Conditional Use Proposal – Action Item:** Sogge & Stern have requested for the Planning Commission to approve a Conditional Use Permit to allow the operation of a lodging rental business on their property. **Possible Motion:** Approve Sogge & Stern conditional use proposal.
 - C. **Neil Einsbruch – 4-MAD-00-0200 – Action Item:** Appeal of enforcement order requiring the payment of \$250 after-the-fact fee for failing to file a construction declaration within 60 days of the start of construction.
 - D. **Roger Beasley – Boat Storage Setback Variance – Action Item:** Beasley has applied for a variance to allow the construction of a boat storage 15-foot into the required 25-foot setback from an anadromous fish stream. **Possible Motion:** Approve Beasley setback variance request.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. **Historic District/Building Review:** None
 - B. **Haines Borough Code Amendments:**
 1. **Setbacks and Height Restrictions in HBC 18.80.030 – Action Item:** expand "setback regulations in townsite service area" Borough wide by adding setbacks and height restrictions for General Use Zone. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.80.030(B).
 2. **Clarify "Yurt" in HBC 18.20.020 – Action Item:** add definition of temporary use dwelling. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.20.020.
 3. **Clarify "Small Information Signs" in HBC 18.90.060 – Action Item:** add size limitation for small signs. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.90.060(I).
 4. **On-Site Wastewater System Inspection in HBC 18.60.010 – Action Item:** Currently the code requires the wastewater system must be inspected by a DEC-approved inspector every two years. The Borough will consider removing this from the code since this cannot be enforced. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.60.010(I).
 - C. **Project Updates:** None
 - D. **Other New Business:**
 1. **ADOT & PF Haines Highway MP 3.5 - MP12 Project – Discussion Item:** This item is scheduled as a follow-up discussion item of June 13, 2013 Agenda.
 2. **Haines Borough – Lutak Dock Tract B & C – Action Item:** Lutak Dock Tract B and C of ATS 1464 have a confusing history. The confusion has extended to ADOT&PF, DNR and Haines Borough. The parties have regarded the Borough as the owner of Tract C, and DOT&PF as the owner of Tract B, while title documentation shows the exact opposite. ADOT&PF made an offer to purchase Tract C from the Borough, even though ADOT&PF is already the record owner of Tract C. This offer to purchase was conditioned upon the Borough simultaneously issuing a quitclaim deed to Tract B to ADOT&PF, to correct record title. **Possible Motion:** Recommend for the Assembly to further consider the proposal from ADOT&PF.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATES
 - A. **Regular Meeting – Thursday, August 8, 2013 6:30 p.m.**
14. ADJOURNMENT