



**Haines Borough  
Planning Commission Meeting  
February 11, 2016  
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 Lee **Heinmiller**, Brenda **Josephson**, Rob **Miller**, Heather **Lende** and Don **Turner III**. Larry **Geise** called in.  
**Staff Present:** Brad **Ryan**, Interim Manager, and Kathryn **Friedle**, Admin. Assistant  
**Also Present:** Diana **Lapham**, Emily **Files** and Karen **Garcia**, Mike **Case**, Tim **Thomas**, Mike **Wilson**, Michelle **Wilson**, Sean **Brownell**, Annie **Humphrys**, John **Carlson**, Jack **Smith**, Eric **Forster**, Cambria **Holmes**, Leigh & Greg **Horner**, and Nicholas **Szatkowski**.
3. **APPROVAL OF AGENDA**  
**Motion:** **Miller** moved to “approve the agenda as amended.” **Josephson** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – January 14, 2016 Regular Meeting Minutes  
**Motion:** **Turner** moved to “approve the January 14, 2016 minutes.” **Heinmiller** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS**—None
6. **CHAIRMAN’S REPORT**
  - A. Add Chilkat Valley Preschool construction drawings to New Business for the March 10<sup>th</sup> PC meeting.
7. **STAFF REPORTS**
  - A. **Planning & Zoning Staff Report**  
**Friedle** reported monthly permits and updates on projects.
8. **PUBLIC HEARINGS**
  - A. **Forster/Holmes—Restaurant Conditional Use Proposal—Action Item**  
**Goldberg** opened the public hearing at 6:50 p.m.  
**Forster** explained new parking map for restaurant and discussed parking and composting issues with commissioners and public.  
**Goldberg** closed the public hearing at 7:30 p.m.  
**Motion:** **Turner** moved to “approve the conditional use permit for Pilothouse Restaurant.” **Lende** seconded it. The motion carried unanimously.
  - B. **Southern Energy, Inc.—Walker Lake Hydro Conditional Use Proposal—Action Item**  
**Floreske** stated he was at meeting to answer questions.  
**Szatkowski** stated concerns about biological impact on Little Salmon Watershed.

**Goldberg** stated that the Walker Lake Hydro project will be using Walker Creek—not Little Salmon Watershed, and that extensive reviews of the project have been done by the Federal Energy Regulatory Commission and USACE, as well as the Takshanuk Watershed Council—all of whom have approved the project as not impacting the environment.

**Motion: Lende** moved to “approve the conditional use permit for Southern Energy, Inc.” **Miller** seconded it. The motion carried unanimously.

## 9. UNFINISHED BUSINESS

### A. **Michael Wilson – Heliport Conditional Use Proposal—Action Item**

**Thomas** and **Smith** supported 35 Mile heliport for heliskiing and winter tourism.

**Brownell** discussed safety issues concerning 33 Mile and FAA approval of 35 Mile. **Brownell** stated future plans for building a ski lodge at 35 Mile.

**Turner, Josephson** and **Heinmiller** agreed to add a condition to the permit to not allow year-round use.

**Motion: Turner** moved to “approve the conditional use permit for Michael Wilson Heliport for Heli-skiing only.” **Miller** seconded it. The motion carried unanimously.

### B. **Michael Wilson – Heliport Appeal – Action Item**

**Motion: Heinmiller** moved to “send question back to attorney for additional opinion to see if conditional use permit granting for heliskiing has changed his opinion” and it was amended to “send back to Interim Borough Manager, who will ask attorney for further evaluation.” **Miller** seconded it. The motion carried unanimously.

### C. **Clarify “Building Height”**

**Motion: Josephson** moved to “adopt definitions as written for HBC 18.20 **Building Height** and **Grade Plane**, and for HBC 18.30 **Building Height**.” **Miller** seconded it. The motion carried unanimously.

## 10. NEW BUSINESS

### A. **Historic District/Building Review—None**

### B. **Haines Borough Code Amendments—None**

### C. **Project Updates--None**

### D. **Other New Business—None**

## 11. COMMISSION COMMENTS—None

## 12. CORRESPONDENCE - None

## 13. SET MEETING DATES

A. Regular Meeting—Thursday, March 10, 2016.

## 14. ADJOURNMENT– 9:00 p.m.