



**Haines Borough  
Planning Commission Meeting  
August 11, 2016  
MINUTES**

**Draft**

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:35 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, and Commissioners Lee **Heinmiller**, Don **Turner** III, Heather **Lende** and Rob **Miller**. Larry **Geise** and Brenda **Josephson** absent.

**Staff Present:** Bill **Seward**, Manager; Jan **Hill**, Mayor; Kathryn **Friedle**, Interim Planning and Zoning Technician; and Holly **Smith**, Planner.

**Also Present:** Diana **Lapham**/Liaison, Paul **Nelson**, Michael **Case**, Margaret **Friedenauer**, Sue & Don **Braaten**, Dave **Long**, Bruce **Smith**, Karen & Don **Hess**, Kent **Dobbins**, Glenda **Gilbert**, and Emily **Files**.

3. **APPROVAL OF AGENDA**

**Motion:** **Heinmiller** moved to “approve the agenda.” **Lende** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – July 7, 2016 Regular Meeting Minutes.

**Motion:** **Turner** moved to “approve the July 7, 2016 minutes as amended,” and **Heinmiller** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS**—None

6. **CHAIRMAN’S REPORT**—**Goldberg** introduced the Borough’s new Planner, Holly **Smith**

7. **STAFF REPORTS**

A. **Planning & Zoning Staff Report**—**Friedle** reported on several land use permits issued

8. **PUBLIC HEARINGS**

A. **Sue & Otto (Don) Braaten**—**Vacation Purchase/Lease/ROW Easement Petition**—**Action Item**

**Goldberg** opened the public hearing at 6:39 p.m.

Sue **Braaten** described the problem of the 100’ ROW and 60’ ROW on FAA Road and how it changes to 30” above the Braaten property, with one corner of their property in the ROW. Sue suggested the Borough swap corners with the Braatens.

Dave **Long** discussed ROW problem, discrepancies in previous surveys & plats done, and problem with BIA water line on the now Bear Trails Subdivision.

Bruce **Smith** expressed his concern of the utilities, particularly the sewer line, on FAA Road and suggested the Braatens’ lease the ROW section.

**Goldberg** closed the public hearing at 7:20 p.m.

After discussion, the Commission agreed to follow the Manager's recommendation. They would also like the Borough staff to research the ROW width along FAA Road, as different plats show different widths. In some place the width is 60', in others 100', and in others 30'. The Commission suspects that a mistake was made years ago and copied in subsequent plats. Another issue is the 50' easement on the edge of the Braaten's property that goes to the Bear Trails Subdivision. Is the easement just on the Braaten's side of the property line, or is it on both side of the line?

**Motion:** Turner moved to "follow the Manager's recommendation and recommend that the Braatens be allowed to purchase part of the Borough ROW along FAA Road," and Lende seconded. Motion passed unanimously, 5-0 with 2 absent.

## 9. UNFINISHED BUSINESS—None

## 10. NEW BUSINESS

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

### B. Haines Borough Code Amendments

#### 1. **Allowing Accessory Apartments in Light Industrial/Commerical Zone—**

**Discussion Item**—Karen Hess discussed their plan to shut down and remove the car wash, and to build apartments at the same location, with no change in current businesses located on each side. The Commission discussed zoning regulations and noise level in that area. The Commission did not take action on this topic. The discussion centered around residential uses and industrial uses being incompatible. Changing the Code to allow more residential uses in the LIC zone is not a good idea at this time.

**Motion:** No action taken—no change in code.

#### 2. **Reviewing Haines Coastal Zone Management Plan in Chapter 18.110 –**

**Action Item**—Goldberg read and discussed the Haines Borough Attorney's memorandum in regards to the State repeal of all ordinances related to the Coastal Zone Mgt. Plan (CZMP) in 2011. After discussion, the Commission decided to deal with the Code revisions regarding the Coastal Management Plan separately from the review of public projects. A workshop will be scheduled for November to extract what they think is valuable from the plan and inset it into Code as per the recommendation from the Borough attorney. The Commissioners felt that if the plan were eliminated it might be more difficult to put parts of it into Code.

**Motion:** Goldberg moved to "not change anything in Code regarding the Haines Coastal Management Plan at this time. However, the Commission would like the portion of the proposed ordinance that deals with the Commission's review of the Borough projects to go to the Assembly." Heinmiller seconded the motion and motion passed unanimously 5-0 with 2 absent.

### C. Project Updates—None

### D. Other New Business

#### 1. **Right-of-Way for Roads in Rainbow Acres III Subdivision – Action Item—**

Kent Dobbins discussed the problem of a neighbor's cabin in the ROW, road maintenance, and lot-line identification. Bill Seward discussed his tour of the area with Kathryn Friedle, notification of property owners for possible

variances and code enforcement, financial problems with getting a scrap barge to Haines, and the on-going civil matter.

**Motion: No action taken**—civil matter that will be handled by the Borough Manager.

11. **COMMISSION COMMENTS**—None

12. **CORRESPONDENCE**

13. **SET MEETING DATES**

A. Regular Meeting — **Thursday, September 8, 2016 6:30 p.m.**

14. **ADJOURNMENT**– 9:00 p.m.