



Haines Borough
Planning Commission Meeting
September 8, 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**, and Commissioners Lee **Heinmiller**, Brenda **Josephson**, Larry **Geise** (via telephone), Don **Turner III**, Heather **Lende**.
Absent: Rob **Miller**.

Staff Present: Jan **Hill**, Mayor, **Bill Seward**, Borough Manager; Brad **Ryan**, Facilities Manager; Shawn Bell, Harbor Master; Holly **Smith**, Borough Planner; and Kathryn **Friedle**, Interim Planning and Zoning Technician.

Also Present: Paul **Nelson**; Carol **Tuynman**; Joe **Parnell**; Mike **Case**; Emily **Files**; John **Stang**; Bill **McCord**; Mike **Denker**; Steve **Cunningham**; Evelynna **Vignola**; Steve **Cunningham**; Greg **Seymour**, Tresham **Gregg**; Tom **Morphet**; Jean **Pullanco**; Jerry **Ballaneo**; Ellen **Larson**; Leonard **Dubber**; Margaret **Friedenhauer**; Fred **Einsbrook**;

3. **APPROVAL OF AGENDA**

Motion Turner moved to amend agenda to move harbor discussion to beginning of agenda items and **Heinmiller** seconded. The motion carried unanimously.

Motion: Turner moved to “approve the agenda as amended.” **Josephson** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – August 11, 2016 Regular Meeting Minutes.

Motion: Heinmiller moved to “approve the August 11, 2016 minutes,” and **Turner** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS** - Carol **Tuynman** commented on the role of the planning commission in general. Pleased that **Ryan** is Facilities Director, but need the PC to have public meetings on the CIP process, enforcement, and public education, which will reduce conflict. Tom **Morphet** suggests creating code that mandates public comment or public vote when CIP project cost is at a certain dollar amount. Fred **Einsbrook** commented on the general procedure of CIP projects, that they should be aesthetically pleasing. Steve **Cunningham** thanked the planning commission for serving and thanked the audience for coming.

6. **CHAIRMAN’S REPORT**

Goldberg thanked Kathy **Freidle** for helping to staff the planning commission during the last six months and congratulated her on her retirement from the borough.

7. **STAFF REPORTS**

- A. **Planning & Zoning Staff Report**

Holly **Smith** reported the number of permits issued and ongoing projects.

8. **NEW BUSINESS**

- A. **Other New Business**

- I. **Land Use Permit: Portage Cove Harbor Expansion – Discussion Item** - A land use permit had been approved by the borough; although not required under code, this topic was up for public comment. Topics of discussion included future funding for floats and slips, moving Lookout Park, the Sportfish ramp, the steel wave barrier, and future uses of the newly created uplands area:
1. **Future Funding** - Concerns were expressed that the existing funds would only pay to build the wave barrier and fill the uplands area, and that future maintenance cost could be high. Manager Seward said that grant funds were being used to build the first phase, and that additional funding would be sought from the federal government to complete the project. He said it is not uncommon for projects to proceed with partial funding in place. Concerns were raised that the harbor would operate at a deficit, but it was pointed out that none of the services the borough provides pays for itself with user fees. It was suggested that the Borough change the Charter wording about enterprise funds, and that a cost-benefit analysis of the project be done.
 2. **Lookout Park** - There was general agreement that moving Lookout Park to a place at the southeast corner of the new uplands area is a good idea. Brad Ryan said that funding was available to do this.
 3. **Sportfish Ramp** - The Alaska Dept. of Fish and Game is willing to put up \$3 to 5 million for the sportfish ramp. There are parking requirements that come along with this grant, and these requirements are dictating the size of the uplands parking area.
 4. **Wave Barrier** - There was discussion about the harbor substrate being too soft to allow the extension of the existing rubble mound breakwater. The steel wave barrier is the only affordable option. A question was asked about the possibility of 1% for the arts funding. Decorative steel designs could be added to the top of the wave barrier to make it more attractive.
 5. **Uplands Area** - There was much discussion about future uses of this area, and how much should be used for parking, green space or parks. It was decided that a workshop will be held soon with the Planning Commission, the Parks and Rec committee and the Harbor Aesthetics committee. Date to be announced.

Motion: Josephson moved to "Recommend to the Assembly or Manager that the bid opening be delayed 30 days." Lende seconded. The motion passed 5-1 with Turner voting no. Thereafter, Manager Seward immediately extended the bid opening.

- II. **Temporary Use in the Commercial Zone — Discussion Item** – This issue is being addressed by a committee formed by Mayor Hill. They will suggest revised Code language to the planning commission.
- III. **Classification of Borough Lands for Sale – Discussion Item** – Foreclosure on property in Chilkat Acres (lots 35-37) has been finalized and deeded to the Haines Borough.

Motion: **Heinmiller** moved to to "Classify Chilkat Acres Lots 35, 36 and 37 for sale as one lot, vacating the lot lines to create one larger parcel." The motion passed 6-0.

9. Commissioners Comments

Lende expressed disappointment that the harbor expansion was not similar to the 3A concept published in the Comprehensive Plan, which is what the community agreed upon. **Lende** also commented that there has not been enough public and planning commission input in the process. **Josephson** agreed.

Goldberg notified the commission of his possible absence during the next regular meetings and workshops. **Heinmiller** affirmed that he would be available to step in if needed.

11. SET MEETING DATES

A. Regular Meeting — **Thursday, October 13, 2016 at 6:30 p.m.**

12. ADJOURNMENT– 10:18 p.m.