



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

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

Thursday, July 10, 2014 - 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 12, 2014
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. **Kim Chetney – Lodging Rental Conditional Use Proposal – Action Item:** Chetney requested the Planning Commission approve a conditional use permit to allow the operation of a lodging rental business on her property. **Possible Motion:** Approve Chetney's conditional use proposal.
 - B. **Tiana Taylor – Guest House Conditional Use Proposal – Action Item:** Taylor requested the Planning Commission approve a conditional use permit to allow the construction of a guest house on her property. HBC 18.70.040 allows a secondary dwelling in single residential zone upon approval of a conditional use permit. **Possible Motion:** Approve Taylor's conditional use proposal.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. **Historic District/Building Review:** None
 - B. **Haines Borough Code Amendments:**
 1. **Setback Regulations in the General Use Zone & Construction Declaration Information Sheet – Action Item:** At the June 12, 2014's meeting, the commission recommended the Borough develop a construction declaration form that will come with an informational sheet that will explain the zoning regulations and setbacks for the applicant's location. Also, they recommended the Assembly adopt the amended ordinance by adding "utilities" to the list of exemptions to the setback requirements, and adding the General Use, the Mud Bay, and the Lutak Inlet Planning/Zoning Districts to the setback chart with their respective setbacks established in the Borough code. The construction declaration information sheet and the amended ordinance are ready for review. **Possible Motion:** Approve the new construction declaration form and recommend the Assembly adopt substitute ordinance 13-12-358.
 - C. **Project Updates:** None
 - D. **Other New Business:**
 1. **Primary School Subdivision, Portion of Lot 8 – Action Item –** Haines Borough received a written proposal from Haines Brewing Company to purchase Borough-Owned property. Per HBC 14.20.100(B), the proposal shall be reviewed by the planning commission and thereafter forwarded to the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. **Possible Motion:** Recommend the Assembly further consider the proposal.
11. COMMISSION COMMENTS
12. CORRESPONDENCES
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, August 14, 2014 6:30 p.m.
14. ADJOURNMENT