



# 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, August 14, 2014 - 6:30 p.m.

Assembly Chambers, 213 Haines Hwy.

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1. CALL TO ORDER / PLEDGE TO THE FLAG
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: July 10, 2014
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
  - A. Planning & Zoning Report
  - B. Downtown Revitalization Committee 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 with the condition of not allowing of any new construction of accommodations unless the lot is further re-subdivided.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
  - A. Historic District/Building Review: None
  - B. Haines Borough Code Amendments:
    1. Temporary Residence in HBC 18.60.020(H) – **Action Item:** Rewording the code to clarify the terms of temporary residences. This is scheduled at the request of the Borough staff. **Possible Motion:** Recommend the Assembly adopt the draft ordinance.
  - C. Project Updates: None
  - D. Other New Business:
    1. Replat of Primary School Subdivision – **Discussion Item:** The manager directed staff to organize a working group to advise the Planning Commission on changes to the Primary School Subdivision. A list of recommendations is provided to the commission for further considerations.
11. COMMISSION COMMENTS
12. CORRESPONDENCES
13. SCHEDULE MEETING DATE
  - A. Regular Meeting – Thursday, September 11, 2014 6:30 p.m.
14. ADJOURNMENT



**Haines Borough  
Planning Commission Meeting  
July 10, 2014  
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**, Heather **Lende**, Andy **Hedden**, Robert **Venables**, Danny **Gonce**, and Don **Turner III**.  
**Staff Present:** Stephanie **Scott**/Mayor and Tracy **Cui**/Planning & Zoning Technician III.  
**Also Present:** Timothy **Wolf**, Tiana **Taylor**, Jeanne **Kitayama**, Paul **Wheeler**, Jan **Hill**, and Debra **Schnabel** (liaison).
3. **APPROVAL OF AGENDA**  
The applicant for Item 8A requested a postponement of her conditional use proposal. The reason for the postponement was that her application was incomplete. The commission decided to remove Item 8A from the agenda.  
**Motion:** **Venables** moved to “approve the agenda as amended”. **Gonce** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – June 12, 2014 Regular Meeting Minutes  
**Motion:** **Venables** moved to “approve the June 12, 2014 regular meeting minutes as amended”. The motion was amended to add details on Item 8A Chilkat Lake Road Rezoning Petition, add explanations about “temporary residences” on Item 7A Planning & Zoning Report, and reword the motion of Item 10D1 Classification of Borough Lands for Sale. **Heinmiller** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS**  
Mayor **Scott** thanked the commissioners for attending the Energy Round Table.  
Surveyor **Wolf** introduced himself to the commission.
6. **CHAIRMAN’S REPORT**  
**Goldberg** said 34 planners from Alaska’ largest to some of its smallest communities responded to a 5-question survey about Alaska Downtowns that Barbara Sheinberg initiated. He read the survey report and realized a lot of small communities have the same problems we do. The report also provides some successful solutions on downtown improvements.  
**Goldberg** encouraged the commissioners to attend the Fort Seward Wayside Interpretation Workshop between July 15 and 17.
7. **STAFF REPORTS**
  - A. **Planning & Zoning Report**  
**Cui** reported monthly land use permitting, enforcement activities, and the status of on-going projects.

**Cui** said recently an RV park owner requested placement of a moveable dry cabin in his RV Park for renting purposes. The property is zoned light industrial commercial. After checking the Borough code, it appears that the proposed use does not perfectly fall under any of the categories in the Borough zoning chart. **Cui** asked for commissioners' thoughts on this issue. The commission directed **Cui** to work with the Borough manager on interpretation of code, and make the final decision.

**Lende** asked the status on George Edwards' junk yard abatement order. **Cui** said in consideration of Mr. Edwards' physical and financial situation, the manager offered Mr. Edwards an additional six months to correct the violation.

## 8. PUBLIC HEARINGS

A. **Kim Chetney – Lodging Rental Conditional Use Proposal** (postponed)

B. **Tiana Taylor – Guest House Conditional Use Proposal**

**Motion:** **Lende** moved to “approve Taylor’s conditional use proposal with the condition of requiring code-compliant water & sewer connections to the cabin”.

**Heinmiller** seconded it. The motion carried unanimously.

## 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**

**Goldberg** said the current code requires that construction of fences within the required setback is subject to a permit. The commissioners discussed this requirement and decided that it is not a good idea to require land use permits to construct fences Borough wide because the Borough does not have land use permit applications outside of the townsite service area. Therefore, the commission determined to add “fences outside of the townsite service area” on the list of exemptions to the setback requirements.

**Motion:** **Turner** moved to “recommend the Assembly adopt substitute ordinance 13-12-358”. **Venables** seconded it. The motion carried unanimously.

The commission approved the new construction declaration form that comes with an information sheet that will explain the zoning regulations and setbacks for the applicant’s location.

C. **Project Updates** – None

D. **Other New Business**

### 1. **Primary School Subdivision, Portion of Lot 8**

**Motion:** **Lende** moved to “recommend the Assembly further consider the proposal from Haines Brewing Company”. **Turner** seconded it. The motion carried unanimously.

The site is currently zoned Commercial. The Brewing Company is defined as “light industrial commercial” in the code. They propose to construct an apartment in the building, so the use of the property is classified as “Combination,

residential/industrial/commercial (R/I/C)” which allows “Use-By-Right” in a commercial zone, per HBC 18.70.040.

11. **COMMISSION COMMENTS**

**Venables** said he would like to see a drawing showing the inventory of vacant lots and buildings within the downtown area. It will be helpful to determine how to make those properties useful and marketable, especially the Borough-owned properties.

More discussion ensued.

12. **CORRESPONDENCES** - None

13. **SET MEETING DATES** – The next regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, August 14, 2014.

14. **ADJOURNMENT**– 8:00 p.m.

## Staff Report for August 14, 2014

### 1. Permits Issued Since July, 2014

Number	Date	Owner/Agent	PIN	Lot	Block	Subdivision	Development	Zone
14-49	7/1/14	Kristopher Miller	C-CAV-0B-0800	8	B	Cathedral View Sub.	New Water Service	SR
14-50	7/9/14	Phillip Ness	C-TNS-10-0700	7-11	10	Townsite	Container	C
14-51	7/10/14	Haines Residences LLC		6&7		Primary School Sub.	Driveways_ROW	C
14-52	7/10/14	Haines Residences LLC		6&7		Primary School Sub.	New Water & Sewer Services	C
14-53	7/11/14	Tiana Taylor	C-PTC-0N-0200	2	N	Port Chilkoot Sub.	Guest House	SR
14-54	7/11/14	SE AK Fair				296 Fair Drive	Open Pavilion & Carnival Game Booths	ILC
14-55	7/11/14	Paul Carpenter	C-CAV-0C-0400	4	C	Cathedral View Sub.	SFR	SR
14-56	7/14/14	Kristopher Miller	C-CAV-0B-0800	8	B	Cathedral View Sub.	Carport	SR
14-57	7/17/14	Mark Mitcheltree	C-USS-03-1400	14		USS 3 Amended	Driveway_ROW	SR
14-58	7/21/14	Nick Schlosstein	C-ANY-06-0200	2	6	Anway Sub.	Driveway_ROW	RR
14-59	7/21/14	AP&T	C-ANY-06-0200	2	6	Anway Sub.	Utility_ROW	RR
14-60	7/22/14	Nick Schlosstein	C-ANY-06-0200	2	6	Anway Sub.	New Water & Sewer Services	RR
14-61	7/23/14	Nick Schlosstein	C-ANY-06-0200	2	6	Anway Sub.	Deck to Support Yurt	RR
14-62	7/24/14	Paul Carpenter	C-CAV-0C-0400	4	C	Cathedral View Sub.	New Water Service	SR

### 2. Enforcement Orders - None

### 3. Projects

- Public Utility & Road Mapping – I have been working with Public Works Superintendent Ralph Borders, Public Facility Director Carlos Jimenez, and Water-Sewer Plant Operator Scott Bradford to develop public water & sewer and road maps by using ArcGIS, which is an organized collection of computer hardware, software, geographic data to efficiently capture, store, update, manipulate, analyze and display all forms of geographically referenced information. The Borough will benefit from this data management when planning and coordinating utility and road improvement projects and repairs. For example, the data contains locations of water & sewer mains, fire hydrants, manholes, cleanouts, pump stations, valves, also type and size of the service lines and so on. I develop those maps that help the Borough to improve its productivity and efficiency when maintaining the Borough road and utility network.
- Section Line Easement Vacation – Land Surveyor George Horton within the DNR, Survey Section, Easement Vacation Unit contacted the Borough regarding a proposed section-line easement vacation within Tract 2 per the Subdivision Plat of Lot 40, Section 2, Township 31S, Range 59E, Copper River Meridian. In order to ensure that the public interest is addressed at the local level, DNR requests that the applicant apply for the vacation with the Borough platting authority. The local comments and concerns will have a great impact on DNR's decision to approve or deny this proposal. Therefore, a public hearing will be held at the next regular meeting.

## Downtown Revitalization Committee Report:

### **Vision Statement:**

A downtown core that is clean, well maintained, vibrant, and provides a variety of services, retail choices, and housing.

### **Goal Statement:**

Economic development, increase in foot traffic, and infrastructure development in the downtown improvement district.

### **Defined Downtown Improvement District Phase 1:**

Main Street from the harbor to 6<sup>th</sup> Avenue and a block east & west.

### **Current Recommendation to the Planning Commission:**

#### 1. Trash Management:

**Motion:** Committee moved to recommend that the Borough instigate a comprehensive waste management program for the Downtown Business District.

#### 2. Signing:

**Motion:** Committee moved to recommend to the Manager the investigation of “Downtown Business District” directional signs from all the ports of entry.

#### 3. Brewery on Main Street:

**Motion:** Committee moved that the DRC recommend to the Assembly the borough sale of downtown property to the Haines Brewing Company.

#### 4. Year round access:

**Motion:** Committee moved to recommend the Borough to make the downtown business district walk able and friendly to foot traffic year-round. (Including researching feasibility of sidewalk snow removal)

More discussion will take place on the feasibility of downtown businesses being open year-round and strategies to support that.

Ideas that will be up for discussion in the next few meetings:

Well Maintained:

- ❖ A regular maintenance schedule for downtown borough assets.
- ❖ A garbage can and pet waste disposal center every two blocks.
- ❖ Litter and lack of garbage management fine enforcement.
- ❖ An ordinance to fine for lack of maintenance of vacant buildings.
- ❖ An ordinance to fine for buildings remaining vacant for more than one year.
- ❖ Tax incentive program for new paint, trim or façade improvement in the downtown improvement district.
- ❖ Tax incentive program for flowers and landscaping improvement in the downtown improvement district.

Retail Choices & Housing:

- ❖ Tax incentive program for new construction of approved multi-family housing within the downtown improvement district.
- ❖ Tax incentive or grant program for development of approved new or unique retail businesses within the downtown improvement district.
- ❖ Tax incentive or energy grant program for retail businesses remaining open year round in the downtown improvement district.

Signing:

- ❖ Design for simple directional signs to be developed leading to **Downtown Business District** from ports of entry:
  - Ferry
  - Cruise ship dock
  - Small boat harbor
  - Highway
  - Airport

8/5/14  
Lenise Henderson Fontenot  
Chair



HAINES BOROUGH  
 Planning & Zoning  
 P.O. Box 1209  
 Haines, AK 99827-1209  
 907-766-2231 Ext. 23  
 907-766-2716 (fax)

**August 7, 2014**

To: Haines Borough Planning Commission

Re: Kim Chetney Lodging Conditional Use Proposal  
 7 Mile Mud Bay Road; 4-MBR-07-0600; Mud Bay Rural Residential Zone

Property owner Kim Chetney requested the Planning Commission approve a Conditional Use Permit to allow the operation of a lodging rental business on her property. HBC 18.70.030(B)(3)(e)(4) allows "lodges" in rural residential zone of the Mud Bay Planning/Zoning District with a conditional use permit. The application has been determined to be complete because it contains substantially all of the information required by HBC 18.40.030(A) (1)-(8).

Under HBC 18.50.040, there are eight criteria to be considered in deciding whether to grant a conditional use permit. Before a conditional use permit is approved, the commission must find that each of the following is met. I have provided my thoughts on each one.

1. This use is so located on the site as to avoid undue noise and other nuisances and dangers.

The property is one 11.07 acre lot and has an approximate 450 feet long private driveway off the Mud Bay Road. There are two lots directly adjacent to Chetney's property. The one immediately to the northwest is a 4.04 acre lot owned by Sandra Barclay as residential use; the other one immediately to the southwest is a 2.79 acre lot owned by Sizemore Trust as residential use. The existing accommodations on Chetney's property are surrounded by natural obstacles. Some neighbors have expressed concerns about noise from helicopters. Per HBC 18.70.030(B)(3)(h)(1), heliports are prohibited in the Mud Bay District. I believe this condition has been met.

2. The development of the use is such that the value of the adjoining property will not be significantly impaired.

Real estate appraisal guidelines indicate the value of the adjoining property is not affected due to a single, dominant land use (lodging). Any observed negative impact on residential properties may be due to the combined effects of the various factors – not just lodging business. The value is based on sales in the area.

3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.



This property is not served by municipal water and sewer. The existing septic system is not functioning well, but the owner has decided to install a new one. The engineering plans of the new septic system have been reviewed and approved by ADEC. The owner has provided the Borough with written proof. Additionally, according to the information provided in the application, there is a private well and a 10,000 gallon water tank to serve the accommodations. I believe this requirement is met.

4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

The Haines Borough Comprehensive Plan currently classifies the area as Rural Settlement. The section of Haines Borough 2025 Comprehensive Plan pertaining to the Rural Settlement land use classification states... *“The Rural Settlement Land Designation is large-lot residential living outside of downtown where the lack of public water and sewer requires large lots so that wastewater discharge does not harm neighboring properties or the environment. In these areas a more rural lifestyle is valued and protected (through zoning) from incompatible and disruptive activities.”* (Haines Borough 2025 Comprehensive Plan, Page 153). Additionally, under current zoning, home businesses are encouraged and there are many. The proposed use as a lodging business is compatible with the current zoning regulations and in harmony with the comprehensive plan. I believe this requirement is met.

5. The granting of the conditional use will not be harmful to the public safety, health or welfare.

The comprehensive plan reads: *“Mud Bay residents are concerned with preserving the scenic, rural residential character of their neighborhood...The area is served by Alaska State Troopers for police protection but within a Borough fire service area with protection by the Haines Fire Department”*. The property will be continually used as residential. The proposed use does not seem to be harmful to the public safety, health or welfare. Additionally, some Mud Bay residents may be concerned that the proposed use will increase the traffic flow. The applicant has attempted to mitigate this issue. The majority of clients will be businessmen who will be flying into Haines. Some will rent cars and for the rest, Chetney will provide a shuttle service.

6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

According to the 2014 GIS data provided by Alaska Department of Fish and Game, Chetney’s property is not within or nearby any state-identified anadromous streams.

7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved.

There are total four accommodations on Chetney’s property:

<b>Accommodation</b>	<b>Bedroom</b>	<b>Gross Floor Area</b>	<b>For Rental</b>
Primary House	Four	4300 s.f.	No
Cabin A - Raven	One	1400 s.f.	Yes
Cabin B - Bear	Two	280 s.f.	Yes
Cabin C - Orca	One	864 s.f.	Yes

Per HBC 18.80.040(B), Parking Chart:

Uses	Spaces Required
Single-Unit, duplex or multi-unit uses	2 spaces per dwelling unit
Motels, hotels, bed & breakfast	For 3 rooms and over, 2 spaces for every three guest rooms

Borough staff Kathy Friedle conducted a site visit on July 31, and it has been confirmed there are a total of 10 parking spaces, not including Orca cabin, which has its own parking spaces. I believe the parking spaces are adequate to serve the proposed use.

Additionally, per HBC 18.70.030(B), "one single family dwelling and one guest house per lot are use-by-right, and multiple single family dwellings are prohibited in rural residential zone of the Mud Bay Planning/Zoning District". HBC 18.20.020 defines "guest house" means a secondary dwelling not larger than 800 square feet of gross building area used primarily for guests, family, or transient occupancy. Therefore, it appears that Cabin A and C are "nonconforming buildings", which were lawful at the time of construction but which do not presently conform to the provisions and standards of the zone in which they are located. However, nonconformities are not subject to fines or remedial actions.

In order to avoid creating new nonconformities of the existing lot, I recommend that any new construction of accommodations shall be prohibited unless the lot is further re-subdivided.

8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

As of today, the Borough has not received any written citizen complaints and comments.

Therefore, I recommend the Planning Commission approve Chetney's conditional use proposal with conditions of not allowing of any new construction of accommodations unless the lot is further re-subdivided. Thank you very much for considering this recommendation.

Sincerely,



Tracy Cui  
Planning & Zoning Technician

JUNE 26<sup>th</sup>  
JULY 10<sup>th</sup>



# Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-2231 \* Fax: (907) 766-2716

## APPLICATION FOR CONDITIONAL USE PERMIT

Permit#: \_\_\_\_\_

Date: \_\_\_\_\_

Use this form for use approval by the Planning Commission for conditional uses.

I. Property Owner/Agent		Owner's Contractor(If Any) <u>RON MALONE</u>	
Name: <u>WILLIAM AND KIM CHETNEY</u>		Name: <u>DARK HORSE CONSTRUCTION</u>	
Mailing Address: <u>PO BOX 596</u>		Haines Borough Business License #: _____	
Contact Phone: Day _____ Night _____		Alaska Business License #: <u>ON FILE</u>	
Fax: _____		Contractor's License #: _____	
E-mail: _____		Mailing Address: _____	
		Contact Phone: Day _____ Night _____	
		Fax: <u>766.314.0049</u>	
		E-mail: <u>dhcw@aptalaska.com</u>	
II. Property Information			
Size of Property: <u>11.6 ACRES</u>			
Property Tax #: <u>#4-MBR-01-0600</u>			
Street Address: <u>7 MILE MVD BAY ROAD</u>			
Legal Description: Lot (s) <u>5B+</u> Block _____ Subdivision _____			
<u>OR</u> Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area			
<input type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial			
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input checked="" type="checkbox"/> Mud Bay Zoning District			
<input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
<b>Type of Application</b> (Check all that apply)	<b>Project Description</b> (Check all that apply)	<b>Water Supply</b> Existing or Proposed	<b>Sewage Disposal</b> Existing or Proposed
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> None	<input type="checkbox"/> None
<input type="checkbox"/> Commercial	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Community well	<input checked="" type="checkbox"/> Septic Tank
_____sq. ft.	<input checked="" type="checkbox"/> Multi-Family Dwelling	<input checked="" type="checkbox"/> Private well	<input type="checkbox"/> Holding Tank
_____seating	Total # of Units _____	<input type="checkbox"/> Borough Water System	<input type="checkbox"/> Borough Sewer System
capacity if eating/drinking establishment	<input type="checkbox"/> Cabin	<input type="checkbox"/> Other _____	<input type="checkbox"/> Pit Privy
<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition		<input type="checkbox"/> Other _____
<input type="checkbox"/> Church	<input type="checkbox"/> Accessory Structure		
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____		

Valuation of Work:
Current use of adjacent properties: <i>RESIDENTIAL</i>
Attach the following documents to the permit application: <input type="checkbox"/> Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: \_\_\_\_\_

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.

Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.

*NO CHANGE FROM WHAT EXISTS. NON ISSUE.*

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

*NON ISSUE FROM PREEXISTING CONDITIONS*

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

*NON ISSUE. SIZE + SCALE SAME AS USUAL.*

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

*IT WILL CONTINUE TO BE A LIVING QUARTERS BUT FOR VACATION RENTAL/ CORPORATE RETREATS IN ADDITION TO OUR PRIVATE RESIDENCE.*

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

*VACATION RENTAL/ CORPORATE RETREATS FOR VISITORS. WILL NOT IMPACT PUBLIC SAFETY, HEALTH OR WELFARE.*

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

*NON ISSUE. PLEASE CONTACT OUR CONTRACTOR FOR ANY INFO YOU MAY NEED.*

#### IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

#### NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

## Haines Borough

*Application for Conditional Use Permit – Chetney*

*Committee Meeting*

*August 14, 2014*

1. The house and existing structures are isolated and far from neighboring lots on over eleven acres of land. There is a long private road and parking areas that already exist for eight cars. The home is surrounded by natural obstacles such as the marsh in Mud Bay, trees, boulders, rocks and water to help prevent disturbance.
2. The existing property and structures are all set well back and not visible from the road with the exception of only one cabin, (which has already been rented out year round by the previous owner). Ingress and egress of cars on the road to our home will be minimal as space is purposely limited by the owner (to no more than the existing parking for eight) to keep the private road clear and atmosphere pleasant.
3. The design of the existing property and structures already house the proposed number of people planned for the lodge. The current septic system is old and outdated and a cleaner more efficient and environmentally friendly system is being installed August 5th. There is a private well. There is a 10,000 gallon water tank and fire hose meeting the requirements in the event of fire. There is police protection equivalent and afforded to any citizen of Haines.
4. *In the comprehensive plan, Objective 5G under 7.13 Implementation Plan States: To promote efficient land use, good neighbors, and protect homeowner investments and lifestyles, require buffers between residential and non-residential land uses, between differing types/densities of residential development, or when home occupations or light (approved) commercial uses are adjacent. Depending on the situation, common measures could be landscaping, retained or additional vegetation, setbacks, fences, sound barriers, restriction on hours of operation of noise-generating equipment or activity, control of traffic speeds and requiring off-street parking.*

The lodge is separated from Mud Bay Road and its nearest neighbors by its topography. It is essentially a peninsula (point) with a cove to its right and a bay to its left and the on the beautiful wide canal, situated on over 11 acres of land. There is vegetation, rocks

and a forest of trees to insulate sound and provide a visual barrier. The property has off street parking. The proposed use of the property as a lodge is in harmony with the comprehensive plan.

The use of the property as a lodge will provide tourism and economic growth for the Borough of Haines and its citizens with its appeal to the independent traveler demographic. It is in keeping with the comprehensive plan *“to support and grow the local businesses, industries and economic sectors already providing employment and income in Haines. In addition to more employment, this will also increase capture of spending that could otherwise escape the community.”*

The demographic of the lodge guests will rent cars, buy gas, eat in the local restaurants, shop in local stores, buy groceries and liquor, rent bicycles or kayaks, take guided tours by plane, boat or bus for fishing, sightseeing and sports. The lodge will also pay Borough sales tax, lodging tax, and property tax, contributing to the support of the Haines Borough. The lodge is consistent with surrounding land uses in that the residence is situated in an area of Haines that has existing vacation rentals, an art gallery, Rainbow Glacier Camp and the Chilkat State Park, all of which support tourism in Haines.

The lodge is a home business and intends *“to preserve the scenic, rural residential character of Mud Bay.”* *“Under current zoning, home businesses are encouraged and there are many”* (7.6 of comprehensive plan) on the Chilkat Peninsula.

5. Providing accommodations for guests of the lodge and visitors to Haines will have no impact on the environment. Visitors enjoying Haines in a pleasant scenic surrounding while spending time and money on the local businesses will unlikely create any threat or harm to public safety, health or welfare.
6. The lodge is installing a brand new environmentally friendly contained septic system to replace the outdated one as of August 5th. The lodge has a private well, established vegetation, and is separated from a state-identified anadromous stream. There will be documents meeting state standards with an official DEC Stamp of approval.

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.**

  
 Owner or Agent

6/19/14  
 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

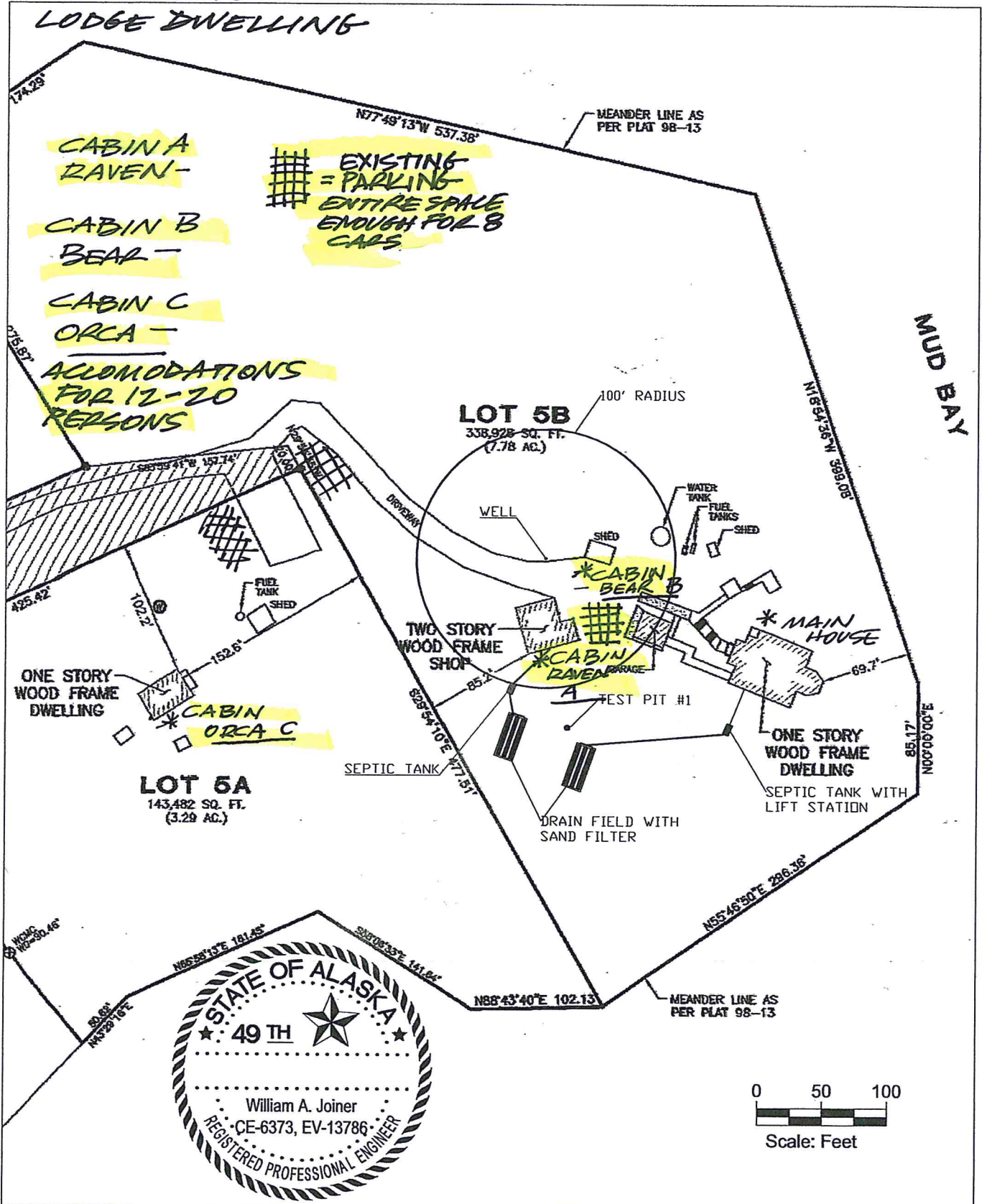
Office Use Only Below This Line

<input type="checkbox"/> Applicant Notified Application is Complete and Accepted <small>(Date) (Notified via) (Initials)</small>					
Non-Refundable Permit Fee \$ <u>150.00</u> Receipt No. <u>22318</u> Received By: <u>J. Badger</u> Date: <u>6-20-14</u>			Information/Documentation Req'd Rec'd <input type="checkbox"/> <input type="checkbox"/> State Fire Marshal <input type="checkbox"/> <input type="checkbox"/> State DEC <input type="checkbox"/> <input type="checkbox"/> Variance/Conditional Use Permit <input type="checkbox"/> <input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
This application meets all applicable Borough policies and a permit is issued, conditional on the <b>substantial completion of construction within two</b> years and the following special requirements:					
Planning Commission Chair:			Date:		

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



# VIKING COVE LODGE DWELLING



Date: 5/26/2014	<b>JOINER ENGINEERING</b> <small>Civil &amp; Environmental Engineering</small>	<b>CHETNEY PLAT</b> <b>LOT 5B, WINDY POINT/SERIGHT III SUBDIVISION</b> <b>HAINES, ALASKA</b>	Drawn by: WAJ	Sheet 2 of 5
			Checked by: WAJ	Project No: 12-007

**LEGEND**

- PRIMARY MONUMENT SET THIS SURVEY
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY



TYPICAL SECONDARY MON.  
1-1/2" ALUM. CAP  
5/8" REBAR, 36" LONG

**STATEMENT OF OWNERSHIP:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND THAT I DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Date April 26, 2005

Owner Nancy Seright  
NANCY SERIGHT  
P.O. BOX 230  
HAINES, ALASKA 99827

**NOTARY'S ACKNOWLEDGEMENTS:**

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) S.S.

THIS IS TO CERTIFY THAT ON THIS 26<sup>th</sup> DAY OF April, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED;

Nancy Seright, Mark Sizemore, and Joan Sizemore

KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska Julie Copp  
My Commission Expires 1-29-2008

**STATEMENT OF OWNERSHIP:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND THAT I DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Date April 26, 2005

Owner Mark Sizemore Owner Joan Sizemore  
MARK SIZEMORE P.O. BOX 475 HAINES, ALASKA 99827  
JOAN SIZEMORE P.O. BOX 475 HAINES, ALASKA 99827

**NOTARY'S ACKNOWLEDGEMENTS:**

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) S.S.

THIS IS TO CERTIFY THAT ON THIS 26<sup>th</sup> DAY OF April, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED;

Nancy Seright, Mark Sizemore, and Joan Sizemore

KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

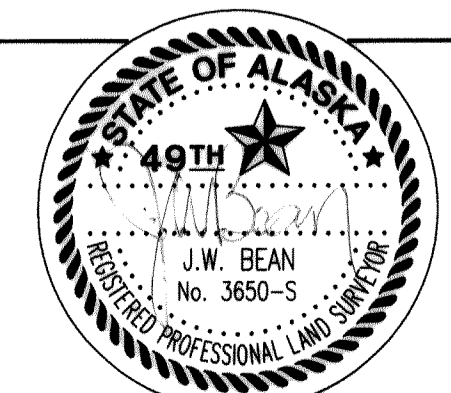
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska Julie Copp  
My Commission Expires 1-29-2008

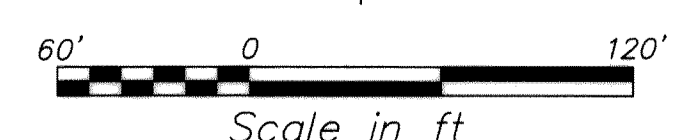
**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN AND THAT ALL EASEMENTS AND RIGHT OF WAYS APPEARING ON THE LAND ARE AS SHOWN.

Date 1-18-05



DRAWN BY: GDM Graphics
CHECKED BY: J.W.B.
DRAWING DATE: 1-04-2005
FIELD BOOK:
SCALE: 1" = 60'
JOB No.: MUDBAY-SERIGHT2
GRID

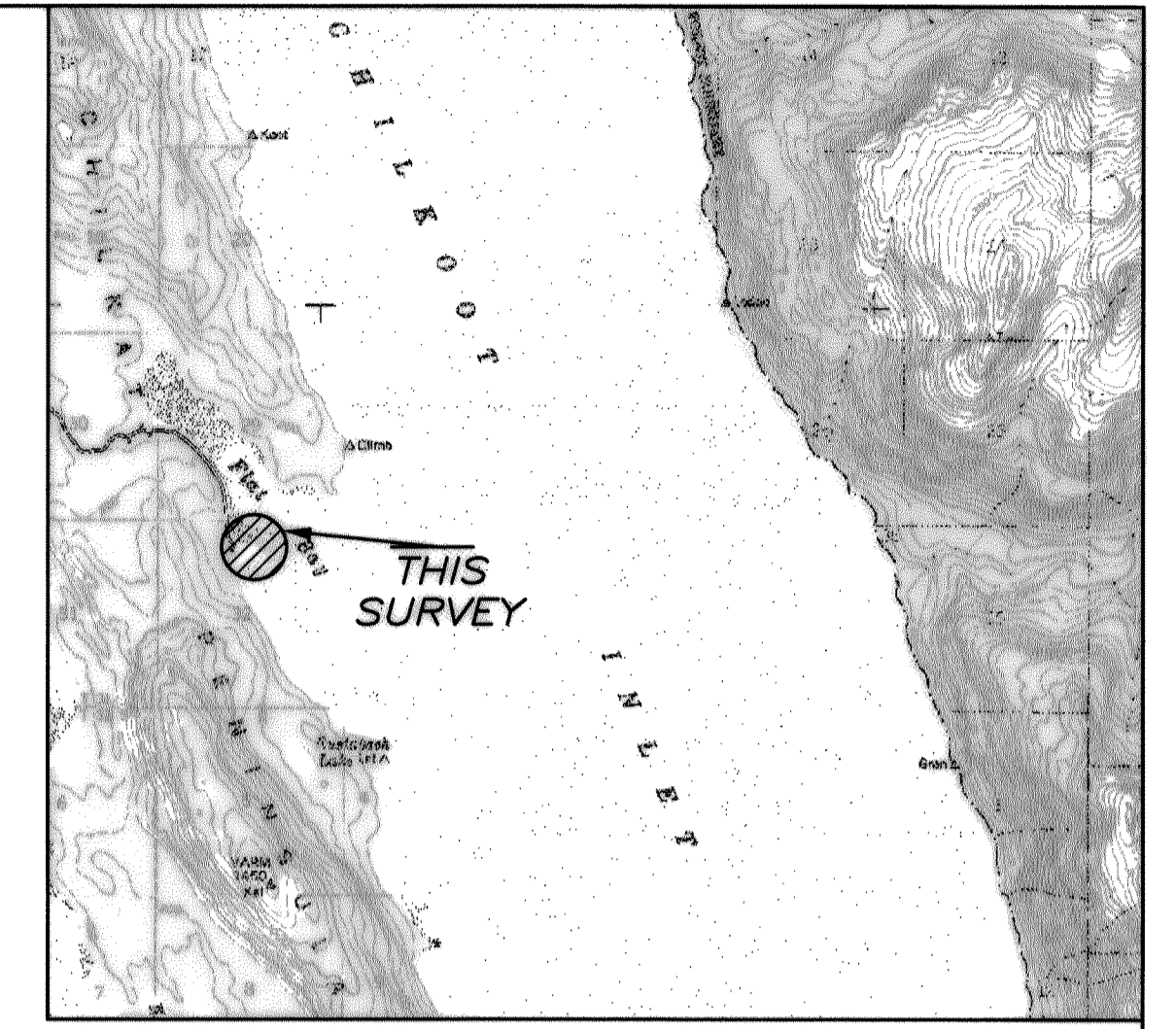


**NOTE:**  
THIS PLAT IS IN THE MUD BAY RURAL RESIDENTIAL LAND USE ZONE

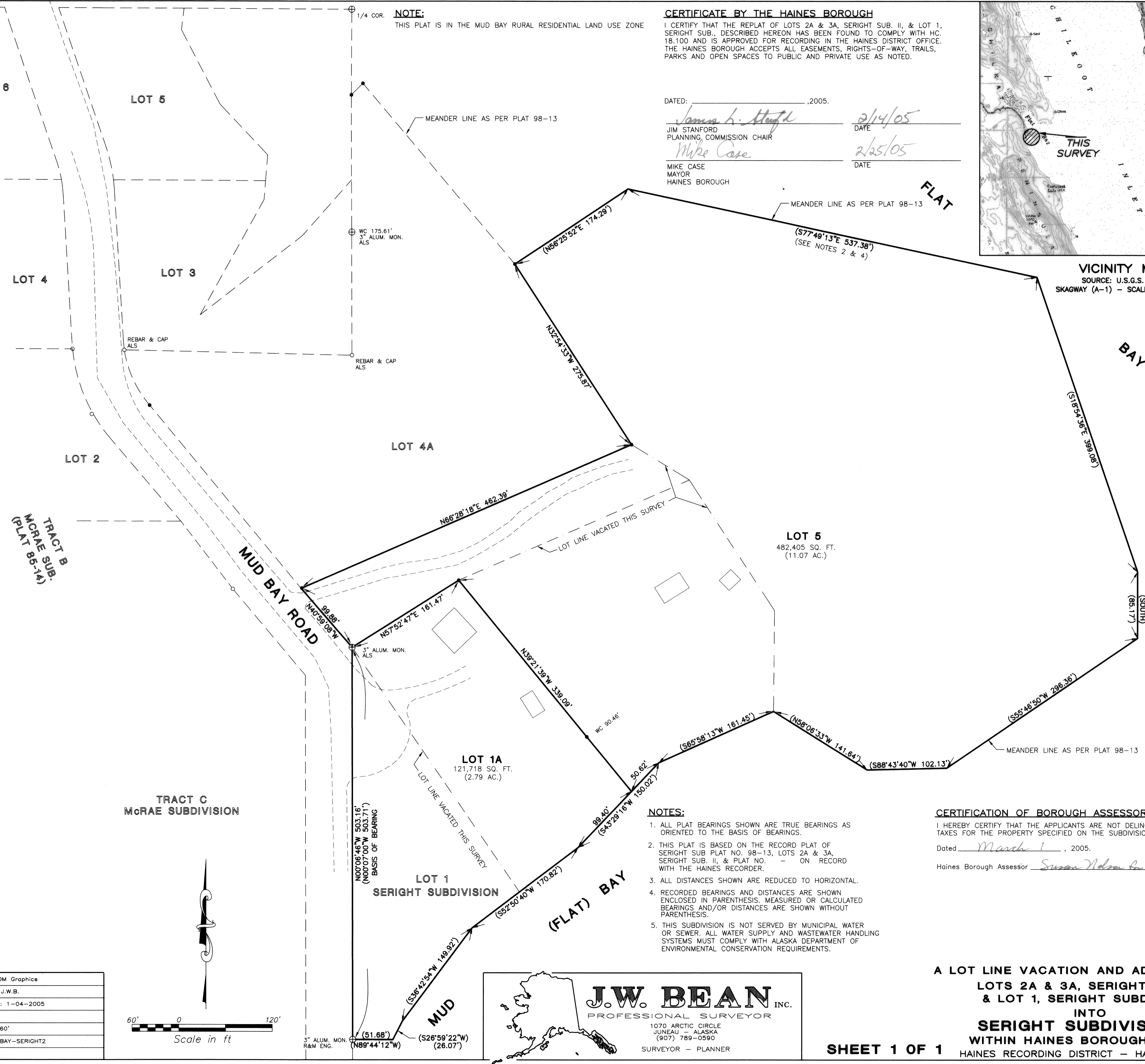
**CERTIFICATE BY THE HAINES BOROUGH**

I CERTIFY THAT THE REPLAT OF LOTS 2A & 3A, SERIGHT SUB. II, & LOT 1, SERIGHT SUB., DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH H.C. 18.100 AND IS APPROVED FOR RECORDING IN THE HAINES DISTRICT OFFICE. THE HAINES BOROUGH ACCEPTS ALL EASEMENTS, RIGHTS-OF-WAY, TRAILS, PARKS AND OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATED: \_\_\_\_\_, 2005.  
James L. Hafford 2/14/05  
JIM STANFORD DATE  
PLANNING COMMISSION CHAIR  
Mike Case 2/25/05  
MIKE CASE DATE  
MAYOR  
HAINES BOROUGH



VICINITY MAP  
SOURCE: U.S.G.S. QUAD  
SKAGWAY (A-1) - SCALE: 1"=1 MILE



2005-3  
Haines REC DIST  
DATE 5/6 2005  
TIME 1:40 P.M.  
Requested By CB Haines  
Address \_\_\_\_\_

- NOTES:**
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
  2. THIS PLAT IS BASED ON THE RECORD PLAT OF SERIGHT SUB PLAT NO. 98-13, LOTS 2A & 3A, SERIGHT SUB. II, & PLAT NO. - ON RECORD WITH THE HAINES RECORDER.
  3. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
  4. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.
  5. THIS SUBDIVISION IS NOT SERVED BY MUNICIPAL WATER OR SEWER. ALL WATER SUPPLY AND WASTEWATER HANDLING SYSTEMS MUST COMPLY WITH ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION REQUIREMENTS.

**CERTIFICATION OF BOROUGH ASSESSOR**  
I HEREBY CERTIFY THAT THE APPLICANTS ARE NOT DELINQUENT ON PROPERTY TAXES FOR THE PROPERTY SPECIFIED ON THE SUBDIVISION PLAT SHOWN HEREON.  
Dated March 1, 2005.  
Haines Borough Assessor Susan Nelson R. Wayne Haines  
Assessor

**J.W. BEAN** INC.  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU - ALASKA  
(907) 789-0590  
SURVEYOR - PLANNER

G:\Bean\HNS-Mud Bay\MudBay-Seright2.dwg 1/4/2005 11:21:53 AM AST

## Engineer's Report

### Chetney House Onsite System

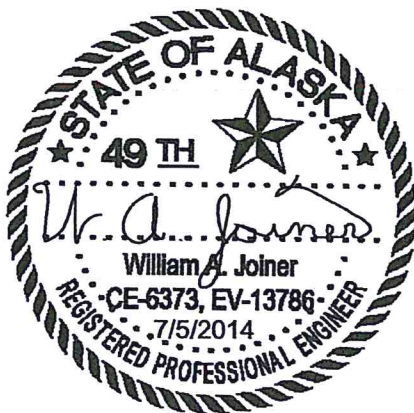
This wastewater system will serve an existing four-bedroom house with a failed septic system. The tank has failed structurally and the drain field details are unknown. The well was drilled in 1983, and the wastewater system is likely of the same vintage and has not been maintained.

The bedrock is shallow in this area, so a mound system with a sand filter will be constructed. It will maintain adequate separation distance between the existing well and the Mean High Water. According to the Army Corps of Engineers, Mean High Water is at 15.8 feet in this area.

The drain field will consist of scraping away the organics and gravel, and creating a level area below the septic tank. A rock wall will be constructed on the downhill side of the drain field to minimize the footprint of the field and minimize the number of trees to be removed. Field adjustments may be required once the extent of buried bedrock has been determined.

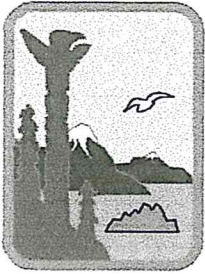
Two feet of Heinmiller (Floreske) or Wolverine Pit Sand will be imported for the sand filter, plus leach chambers, drain rock, Tytar fabric and covered by 3 feet of fill or equivalent insulation. See Sheets 2 through 7 of 7 and the sand analyses for details.

The well was drilled in 1983 – see attached Well Logs by Wallace Drilling from the Alaska Department of Natural Resources web page. There are two well logs attached. It is unclear which well log is associated with this facility since the original property was sold and subdivided multiple times.



Chetney Shop Onsite System, Lot 5B, Windy Point / Seright Subdivision III, Haines, AK

(revised 3/16/2006)



State of Alaska  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
OWNER'S STATEMENT/DATA SHEET  
For  
Domestic Wastewater Plan Submittal



PLEASE TYPE OR PRINT IN INK

OWNER'S STATEMENT section

1. Project Name:

Chetney Shop Onsite System

2. Legal Description/ physical address: (also include nearest community name)

Lot 5B, Windy Point / Seright Subdivision III

Haines, Alaska

3. I submit the enclosed items concerning the above referenced proposed project for review. By my signature, I certify that I have authority to sign this application as required under 18 AAC 15.030, and that the project is (check one):

- privately owned and that I am the owner.
- owned by a sole proprietorship and that I am the proprietor.
- owned by a partnership of which I am a general partner.
- owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this project.
- owned by a municipal, state, federal, or other public agency of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

*William & Kim Chetney*  
Signature (please sign in ink)

7/11/14  
Date

*WILLIAM & KIM CHETNEY*  
Name and Official Title

William & Kim Chetney

Company or Agency (if applicable)

35705 Beach Road, Capistrano Beach, CA 92624

Mailing Address

kim@vikingcove.com

e-mail address

Chetney Shop Onsite System, Lot 5B, Windy Point / Seright  
Subdivision III, Haines, AK

**5. Proposed Treatment Type-** *This application is based on the indicated type of project(s).*

**Alternate:**

Innovative technology system

Mound system

Other : (explain treatment type) \_\_\_\_\_

**Collection & Pumping System:** (check all that apply):

Collection

Tank, pump and haul

Pump Station

Utilidor

Other : (explain treatment type) \_\_\_\_\_

**Conventional Soil Absorption System:**

Bed with no sand liner

Bed with sand liner

Deep Trench

Leach Pit

Shallow trench with no sand liner

Shallow trench with sand liner

Other : (explain treatment type) \_\_\_\_\_

**Gravelless:**

Infiltrator

SB2

Other : (explain treatment type) \_\_\_\_\_

**Outfall:**

Land surface outfall

Surface water outfall

Other : (explain treatment type) \_\_\_\_\_

**Stabilization pond:**

Tundra pond

Lined pond (synthetic, clay seal)

Unlined (natural seal)

Other : (explain treatment type) \_\_\_\_\_

**Storage (holding tank):**

Buried tank

Vaulted pit privy

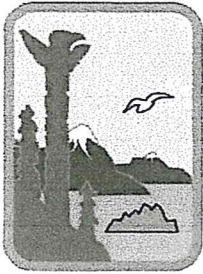
Other : (explain treatment type) \_\_\_\_\_

**Treatment Plant:**

Biologic

Physical/Chemical

Other : (explain treatment type) \_\_\_\_\_



Chetney House Onsite System, Lot 5B, Windy Point / Seright Subdivision III, Haines, AK

(revised 3/16/2006)

State of Alaska  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
OWNER'S STATEMENT/DATA SHEET  
For  
Domestic Wastewater Plan Submittal



PLEASE TYPE OR PRINT IN INK

OWNER'S STATEMENT section

1. Project Name:

Chetney House Onsite System

2. Legal Description/ physical address: (also include nearest community name)

Lot 5B, Windy Point / Seright Subdivision III

Haines, Alaska

3. I submit the enclosed items concerning the above referenced proposed project for review. By my signature, I certify that I have authority to sign this application as required under 18 AAC 15.030, and that the project is (check one):

- privately owned and that I am the owner.
- owned by a sole proprietorship and that I am the proprietor.
- owned by a partnership of which I am a general partner.
- owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this project.
- owned by a municipal, state, federal, or other public agency of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

*Kim H. Chetney* 7-11-14  
Signature (please sign in ink) Date

KIM H CHETNEY OWNER  
Name and Official Title

William & Kim Chetney

Company or Agency (if applicable)

35705 Beach Road, Capistrano Beach, CA 92624

Mailing Address

Kim@vikingcove.com

e-mail address

Chetney House Onsite System, Lot 5B, Windy Point / Seright  
Subdivision III, Haines, AK

**5. Proposed Treatment Type-** *This application is based on the indicated type of project(s).*

**Alternate:**

- Innovative technology system
- Mound system
- Other : (explain treatment type) \_\_\_\_\_

**Collection & Pumping System:** (check all that apply):

- Collection
- Tank, pump and haul
- Pump Station
- Utilidor
- Other : (explain treatment type) \_\_\_\_\_

**Conventional Soil Absorption System:**

- Bed with no sand liner
- Bed with sand liner
- Deep Trench
- Leach Pit
- Shallow trench with no sand liner
- Shallow trench with sand liner
- Other : (explain treatment type) \_\_\_\_\_

**Gravelless:**

- Infiltrator
- SB2
- Other : (explain treatment type) \_\_\_\_\_

**Outfall:**

- Land surface outfall
- Surface water outfall
- Other : (explain treatment type) \_\_\_\_\_

**Stabilization pond:**

- Tundra pond
- Lined pond (synthetic, clay seal)
- Unlined (natural seal)
- Other : (explain treatment type) \_\_\_\_\_

**Storage (holding tank):**

- Buried tank
- Vaulted pit privy
- Other : (explain treatment type) \_\_\_\_\_

**Treatment Plant:**

- Biologic
- Physical/Chemical
- Other : (explain treatment type) \_\_\_\_\_

Chetney House Onsite System, Lot 5B, Windy Point / Seright  
Subdivision III, Haines, AK

**DATA SHEET SECTION:**

**3. Project Description: (i.e., 4 one-bedroom cabins plus laundry facility)**  
Four bedroom house on a well

---

with sand filter drain field

---

**4. Designate a person that will serve as primary contact for all plan review issues associated with this project. You may also designate a person that will receive a copy of all written correspondence issued by ADEC.**

**Contact Person:** (if other than the owner)

Name: Bill Joiner, P.E., BCEE

Company: Joiner Engineering LLC

Street Address: PO Box 295

City/State/Zip: Skagway, AK 99840

Telephone: 907-314-3242

E-mail: bjoiner@gci.net

**Person to be copied on correspondence:** (if other than the owner)

Name: Tony Malone

Company: Dark Horse Custom Woodworking

Street Address: PO Box 1144

City/State/Zip: Haines, AK 99827

Telephone: 907-766-3677

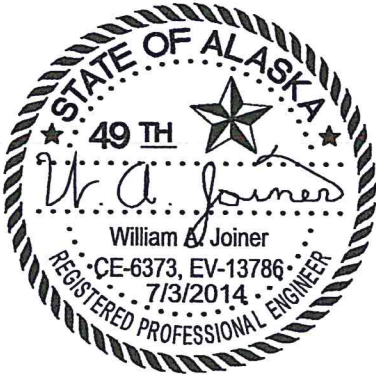
E-mail: dhcw@aptalaska.net

**4. Estimated design flow in gallons per day:** 600



		Borehole Excavation Method: BACKHOE
		Water Level (feet BGS): Dry
		Northing: 2,675,819.8
		Easting: 2,371,147.8
		Zone: Alaska 1
		Ground El. (LAVD ft):
		Latitude: 59.147,374
		Longitude: 135.343,075
		Datum: NAD 83
	Installation ID: Chetney TP #1	
	Site ID : Lot 5B, Windy Pt. Sub.	
	Location ID: Haines	
	Test Date: 6/22/2014	
	Total Depth (feet BGS): 7 FEET	
	Logged By : DW/WAJ	

Depth in Feet	Sample Interval	Sample ID	Sampler Type	Blow Count	Recovery (%)	PID (ppm)	Water Levels	Graphic Log	USCS	DESCRIPTION
0										THIN LAYER OF ORGANIC AND GRASS
1								GP		
2										
3										POORLY GRADED GRAVEL FILL
4										
5										
6										
7										FRACTURED BEDROCK
8										
9										
10										
11										
12										
13										
14										
15										
16										



TEST PIT LOG	<b>JOINER ENGINEERING</b> <small>Civil &amp; Environmental Engineering</small>	<b>CHETNEY TEST PIT #1</b> <b>LOT5B WINDY POINT/SERIGHT III SD</b> <b>HAINES, ALASKA</b>	Date: 6/22/2014	Sheet: 6 of 7
			Drawn By: WAJ	Project No: 12-007
			Checked By: WAJ	

8317

DAILY DRILLING REPORT

43 BOX 800 TULSA OK 74104

CONTRACTOR

Wallace Drilling Co Inc

DATE

10-27-83

COMPANY

Erick Olson

LEASE

WELL NO.

RIG NO.

DISTRICT

Haines

COUNTY

STATE

D. P. STRING NO.

SIZE

FROM	TO	FORMATION	ROTARY SPEED	WEIGHT ON BIT	PUMP PRES.	NAME	HRS.
0	16	Gravel Clay & Boulders				DM	
16	26	Clay & Gravel				EM	
SLOPE TEST		ACCIDENT: (GIVE NAME)				H	
@	FT.					H	
DEG. OFF						DRLR	

BIT AND COREHEAD RECORD		MUD RECORD		TIME RECORD		DRILL STEM RECORD	
RUN NO.		WEIGHT		DRILLING		SIZE D. P.	
SIZE		VISC.		CORING		SIZE COLL.	
MAKE		WTR. LOSS-C.C.		OTHER		JTS. D. P.	FT.
SERIAL NO.		FILTER CAKE		REPAIRS		KELLY DOWN	FT.
DEPTH IN		PH.		TRIP		COLLARS	FT.
HOURS RUN		MTL. ADDED (REMARKS)				TOTAL	FT.

REMARKS: 28' of 6" casing

FROM	TO	FORMATION	ROTARY SPEED	WEIGHT ON BIT	PUMP PRES.	NAME	HRS.
26	275	Slate w/ Green Stone Some Red Rock				EM	
SLOPE TEST		ACCIDENT: (GIVE NAME)				H	
@	FT.					H	
DEG. OFF						DRLR	

BIT AND COREHEAD RECORD		MUD RECORD		TIME RECORD		DRILL STEM RECORD	
RUN NO.		WEIGHT		DRILLING		SIZE D. P.	
SIZE		VISC.		CORING		SIZE COLL.	
MAKE		WTR. LOSS-C.C.		OTHER		JTS. D. P.	FT.
SERIAL NO.		FILTER CAKE		REPAIRS		KELLY DOWN	FT.
DEPTH IN		PH.		TRIP		COLLARS	FT.
HOURS RUN		MTL. ADDED (REMARKS)				TOTAL	FT.

REMARKS:

FROM	TO	FORMATION	ROTARY SPEED	WEIGHT ON BIT	PUMP PRES.	NAME	HRS.
SLOPE TEST		ACCIDENT: (GIVE NAME)					
@	FT.						
DEG. OFF							
BIT AND COREHEAD RECORD							

CD 30-59

8318

DAILY DRILLING REPORT

43 BOX 809 TULSA OK 74101

CONTRACTOR

Wallace Drilling Co Inc 10-29-83

DATE

COMPANY

Eric Olson

LEASE

WELL NO.

RIG NO.

COUNTY

STATE

D. P. STRING NO.

SIZE

Druses

FROM	TO	FORMATION	ROTARY SPEED	WEIGHT ON BIT	PUMP PRES.		NAME	HRS.
0	05	Gravel					DM	
5	127	Green stone + Slate					EM	
SLOPE TEST		ACCIDENT: - (GIVE NAME)					H	
@	FT.							
DEG. OFF								

BIT AND COREHEAD RECORD		MUD RECORD		TIME RECORD		DRILL STEM RECORD	
RUN NO.		WEIGHT		DRILLING		SIZE D. P.	
SIZE		VISC.		CORING		SIZE COLL.	
MAKE		WTR. LOSS-C.C.		OTHER		JTS. D. P.	FT.
SERIAL NO.		FILTER CAKE		REPAIRS		KELLY DOWN	FT.
DEPTH IN		PH.		TRIP		COLLARS	FT.
HOURS RUN		MTL. ADDED (REMARKS)				TOTAL	FT.

REMARKS: 6' of 6" casing

FROM	TO	FORMATION	ROTARY SPEED	WEIGHT ON BIT	PUMP PRES.		NAME	HRS.
127	160	Slate					DM	
160	165	Green Stone + Red Rock					EM	
SLOPE TEST		ACCIDENT: - (GIVE NAME)					H	
@	FT.							
DEG. OFF								

BIT AND COREHEAD RECORD		MUD RECORD		TIME RECORD		DRILL STEM RECORD	
RUN NO.		WEIGHT		DRILLING		SIZE D. P.	
SIZE		VISC.		CORING		SIZE COLL.	
MAKE		WTR. LOSS-C.C.		OTHER		JTS. D. P.	FT.
SERIAL NO.		FILTER CAKE		REPAIRS		KELLY DOWN	FT.
DEPTH IN		PH.		TRIP		COLLARS	FT.
HOURS RUN		MTL. ADDED (REMARKS)				TOTAL	FT.

REMARKS: 20 gal. Per Min @ 165

FROM	TO	FORMATION	ROTARY SPEED	WEIGHT ON BIT	PUMP PRES.		NAME	HRS.
SLOPE TEST		ACCIDENT: - (GIVE NAME)						
@	FT.							
DEG. OFF								

BIT AND COREHEAD RECORD

CD 30-59



THE STATE  
of ALASKA  
GOVERNOR SEAN PARNELL

Department of Environmental  
Conservation

DIVISION OF WATER  
Wastewater Discharge Permit Program

410 Willoughby Avenue, Suite 303  
Post Office Box 111800  
Juneau, Alaska 99811-1800  
Main: 907.465.5300  
Fax: 907.465.5274  
[www.dec.alaska.gov/water](http://www.dec.alaska.gov/water)

August 6, 2014

William A. Joiner, P.E.  
Joiner Engineering, LLC  
Post Office Box 295  
Skagway, Alaska 99840-0295

Re: Conditional Approval to Construct Authorization  
Windy Ridge Point/Seright Subdivision III, Lot 5B, Haines, Alaska  
ADEC Plan Tracking Number 10988

Dear Mr. Joiner:

Thank you for the onsite wastewater treatment system application filed with the Department. The Department reviewed the engineering plans and supporting documentation submitted for this wastewater treatment system serving a four bedroom single family residence with a design wastewater production rate of 600 gallons per day. In accordance with 18 AAC 72.225, Conditional Approval to Construct the proposed onsite domestic wastewater treatment system is hereby granted. A *Construction and Operation Certificate* is enclosed for your records. Main system components are as follows:

- Primary Treatment: A NORWESCO Bruiser Model 1250 (2/3-1/3) septic tank.
- Disposal: A 525 square foot subsurface soil absorption system (SSAS) including a two foot thick sand liner.

**This approval is contingent on the following conditions:**

1. The record drawings shall be revised to detail only the work completed under this application.
2. Sheet 5 of 7 shall be revised to identify a four bedroom single family residence as identified elsewhere in the application.
3. The Engineer's Report indicates, "Field adjustments may be required once the extent of buried bedrock has been determined." **The engineer shall field locate and stake the exact location of the SSAS prior to construction.** A test pit shall be completed within 25 feet of the field-located SSAS and results reported with the record drawings; including the maximum annual water table elevation, if any, and depth to bedrock, clay, or other impermeable strata. The final installation must provide for all separation distances specified in 18 AAC 72.020, and all requirements outlined in Table 6 of the August 1, 2000 *Installer's Manual*. The minimum vertical separation between the lowest part of a SSAS and the annual high water table elevation, if any, shall be four feet. The minimum vertical separation between the lowest part of a SSAS and underlying bedrock, clay, or other impermeable strata must be at least six feet. The minimum required 100 foot separation distance between SSAS and mean annual high water level of

coastal waters shall be satisfied. The minimum required 100 foot separation distance between SSAS and private drinking water sources shall be satisfied.

4. Excepting the field adjustments authorized above, 18 AAC 72.230 outlines the procedure for revisions to approved plans.

**Advisories and Recommendations:**

1. This construction approval is valid for two years. If the project is not constructed within two years, new plans and associated fees must be submitted to ADEC for review and approval.
2. This approval is contingent upon compliance with the conditions of Wastewater Disposal Regulations, 18 AAC 72.235, Construction Certification. The noted section of the regulations requires that a "Certification of Construction" be completed and submitted to the Department within ninety (90) days of completion of construction. Record drawings, submitted by your engineer, must indicate any changes or deviations from the approved plans to facilitate final review. A "Certification of Construction" form is enclosed for your use.
3. This approval is contingent upon your receipt of any other state, federal or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project.
4. You are advised that if this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Fish and Game may be required. A Coastal Projects Questionnaire will help you identify other permits and approvals that may be required for your project.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501, within 15 days of receipt of the plan review decision. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Please call me at 907-465-5167 if you have comments or questions.

Sincerely,



Robert E. Kimble  
Engineering Associate I

Enclosure: *Construction and Operation Certificate*  
*Certification of Construction for Domestic Wastewater Systems*

cc: Kim H. Chetney, Owner, w/o enclosure



STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
**CONSTRUCTION AND OPERATION CERTIFICATE**  
FOR  
**DOMESTIC WASTEWATER DISPOSAL SYSTEMS**

ADEC PTN#: 10988

**A. APPROVAL TO CONSTRUCT**


Plans for the construction or modification of the following domestic wastewater disposal system:

A 1250 gallon NORWESCO septic tank and 525 square foot subsurface soil absorption system

located at Windy Point/Seright Subdivision III, Lot 5B, Haines, Alaska,

submitted in accordance with 18 AAC 72.210 by William A. Joiner, P.E. have been reviewed and are

- approved.
- conditionally approved (see attached conditions).

  
BY Robert E. Kimble

Engineering Associate I  
TITLE

8/6/2014  
DATE

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

**B. APPROVED CHANGE ORDERS**

Change (contract order number or descriptive reference)	Approved by:	Date:
_____	_____	_____
_____	_____	_____
_____	_____	_____

**C. APPROVAL TO OPERATE**

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the \_\_\_\_\_ domestic wastewater disposal system was completed on \_\_\_\_\_ (date). The system is hereby granted **interim** approval to operate for 90 days following the completion date.

\_\_\_\_\_  
BY TITLE DATE

As-built/record drawings, submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. **The system is hereby granted final approval to operate.**

\_\_\_\_\_  
BY TITLE DATE

- Distribution:
1. Retain original for project file
  2. Make copies for distribution



## HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-2231 FAX (907) 766-2716

August 4, 2014

«First\_Name» «Last\_Name»

«Address»

«City», «State» «Zip»

Re: Conditional Use Permit – Lodging Rental Business  
7 Mile Mud Bay Road

Dear Land Owner,

Haines Borough records show that you own property within 200 feet of the above-listed property. Mrs. Kim Chetney has requested for the Planning Commission to approve a Conditional Use Permit allowing the operation of a lodging rental business on her property. Haines Borough Code 18.70.030(B)(3)(e) allows lodges upon approval of a conditional use permit. The Haines Borough Planning Commission will hold a public hearing on the matter at the next regular Planning Commission meeting. The meeting will be held at 6:30 p.m. at the Haines Borough Assembly Chambers on Thursday, August 14, 2014. As an owner of property within 200 feet of the above-listed property you are being notified that you are invited to attend and comment at the meeting. If you have any questions on the matter, please contact the Borough.

Sincerely,

Kathryn Friedle  
Administrative Assistant  
Planning and Zoning  
Phone: (907)766-2231 Ext 22  
Fax: (907) 766-2716  
[kfriedle@haines.ak.us](mailto:kfriedle@haines.ak.us)

<b>First Name</b>	<b>Last Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
IAN A.	SEWARD	BOX 1644	HAINES	AK	99827
JANICE	HILL	BOX 541	HAINES	AK	99827
MARK/JOAN	SIZEMORE TRUST	BOX 475	HAINES	AK	99827
SANDRA A.	BARCLAY	BOX 26	HAINES	AK	99827
WILLIAM/KIM	CHETNEY	35705 BEACH ROAD	CAPISTRANO BEACH	CA	92624



### **HBC 18.20.020 Definitions.**

“Bed and breakfast (B&B)” means an owner-occupied residential dwelling with up to three guest rooms, and includes residential uses offering overnight accommodations to registered transient guests.

“Lodge” means a rental accommodation with furnished quarters that provides, or is associated with, services such as meals and/or guiding, and accommodates one or more guests at a time.

“Hotel” means a commercial use in a building containing more than three guest rooms intended, used, designed to be used, rented out or occupied for sleeping purposes on a temporary basis.

“Vacation rental” means a privately owned residential dwelling, such as, but not limited to, a single-family residence, apartment, or room that is rented for periods of 30 consecutive days or less limited to a single guest or family at a time.

### **HBC 18.70.030(B)(3) Mud Bay Planning/Zoning District – Rural Residential Zone (MBRR).**

e. Conditional Uses. Conditional uses in the rural residential zone are:

- (1) Public parks, public recreation sites, and nonprofit camps;
- (2) Schools;
- (3) Fire stations;
- (4) Lodges;
- (5) Commercial or public radio and television transmitters and towers;
- (6) Public utility facilities;
- (7) Commercial Enterprise. “Commercial enterprise” means any commercial, manufacturing, sale or service that occurs on a person’s private property. A commercial enterprise shall be conducted only by a member or members of a family residing in a residence on the property and with up to six additional employees at any one time. Terms of a conditional use permit for commercial enterprise shall eliminate or mitigate adverse effects to air quality, noise, traffic, parking, waste and sewage, signs, lighting and burdens on any community utilities and resources that may result from such commercial enterprise;
- (8) Cemetery;
- (9) Vacation rentals.

### **HBC 18.50.040 Conditional Use – Decision**

The commission shall hold a public hearing on the conditional use permit application. The commission may adopt the manager’s recommendation on each requirement unless it finds, by a preponderance of the evidence, that the manager’s recommendation was in error and states its reasoning for such finding with particularity. In addition, for good cause, the commission may alter the conditions on approval or requirements for guarantees recommended by the manager.

A. Before a conditional use permit is approved, the commission must find that each of the following requirements is met:

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;
2. The development of the use is such that the value of the adjoining property will not be significantly impaired;
3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;

4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;
5. The granting of the conditional use will not be harmful to the public safety, health or welfare;
6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;
7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;
8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

If the commission finds that the development implements all relevant requirements of this title, it shall issue a conditional use permit and the conditions and requirements shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

B. The commission may alter the manager's proposed permit conditions, impose its own, or both.

Conditions may include one or more of the following:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

**Xi Cui**

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**Subject:** FW: Code Amendment

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**From:** Xi Cui  
**Sent:** Tuesday, August 05, 2014 11:46 AM  
**To:** Rob Goldberg; Julie Cozzi  
**Cc:** David Sosa  
**Subject:** Code Amendment

Rob.

Julie brought this up last week to consider revising/clarifying HBC 18.60.020(H):

*“H. Temporary Residence. Persons desiring to place a temporary residence, or a trailer or mobile home outside of a mobile home or RV park for a temporary or interim occupancy, shall apply for a temporary residence permit. Permits for seven days or less will be at no charge and will not require connection to or payment for public water and sewer. Temporary residences remaining over 30 days will require a land use permit and where applicable, the standard monthly water and sewer charges will be levied, except by prior arrangement with the borough.”*

If I interpret the code correctly, it indicates:

- Anyone desiring to place a temporary residence...shall apply for a temporary residence permit (even for one day);
- A temporary occupancy less than seven days is still subject to a temporary residence permit, but no charge for the application and no requirement for utility connections;
- A temporary occupancy more than 30 days is subject to a temporary residence permit, and an application fee (\$50) and utility connections are required;
- The current code does not address interim occupancy between seven day and 30 days. Will be a charge for the application? And will utility connections be required in this circumstance?

In my opinion, the most practical way to enforce and clarify this section of code, I suggest to make the following changes:

H. Temporary Residence. Persons desiring to place a temporary residence, or a trailer or mobile home outside of a mobile home or RV park for a temporary or interim occupancy over 30 days, shall apply for a temporary residence permit and where applicable, the standard monthly water and sewer charges will be levied, except by prior arrangement with the borough. Temporary residences for 30 days or less will be at no charge and will not require connection to or payment for public water and sewer.

Please let me know what you think. If you agree, I would like to put this on the agenda for our next meeting. Thanks for your time.

*Tracy Cui*

Planning and Zoning Technician III  
Haines Borough  
P.O. Box 1209  
Haines, Alaska 99827  
(907) 766-2231 Ext. 23  
Fax: (907) 766-2716

HAINES BOROUGH, ALASKA  
ORDINANCE No. xx-xx-xxx

Draft

**AN ORDINANCE OF THE HAINES BOROUGH AMENDING HAINES BOROUGH CODE TITLE 18 SECTION 18.60.020(H) TO CLARIFY THE TERMS OF TEMPORARY RESIDENCES**

BE IT ENACTED BY THE HAINES BOROUGH ASSEMBLY:

Section 1. Classification. This ordinance is of a general and permanent nature and the adopted amendment shall become a part of the Haines Borough Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held to be invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This ordinance shall become effective immediately upon adoption.

Section 4. Purpose. This ordinance amends Title 18 Section 18.60.020(H) to clarify the terms of temporary residences.

NOTE: **Bolded/UNDERLINED** ITEMS ARE TO BE ADDED  
~~STRIKETHROUGH~~ ITEMS ARE DELETED

**HBC 18.60.020 Specific approval criteria.**

The following uses are subject to the preceding general criteria and these additional specific approval criteria:

...

H. Temporary Residence. Persons desiring to place a temporary residence, or a trailer or mobile home outside of a mobile home or RV park for a temporary or interim occupancy **over 30 days**, shall apply for a temporary residence permit **and where applicable, the standard monthly water and sewer charges will be levied, except by prior arrangement with the borough.** ~~Permits **Temporary residences** for seven 30~~ days or less will be at no charge and will not require connection to or payment for public water and sewer. ~~Temporary residences remaining over 30 days will require a land use permit and where applicable, the standard monthly water and sewer charges will be levied, except by prior arrangement with the borough.~~

Temporary residence permits may be granted for a period of one year. One six-month extension of the temporary residence/trailer permit may be granted by the planning commission as long as the developer is complying with all requirements. Any temporary residence, trailer, recreational vehicle or mobile home being occupied by a person must be connected to public water and sewer, **where applicable**, and may be required to connect to the local electrical service. Garbage disposal facilities are required. A minimum of one off-street parking space will be required for a temporary residence. The area surrounding the temporary residence/trailer shall be kept in a clean and sanitary condition.

Xi Cui

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**From:** Xi Cui  
**Sent:** Tuesday, July 15, 2014 5:29 PM  
**To:** Stephanie Scott; Carlos Jimenez; Heather Lende; 'judysclothing@hotmail.com'; 'operations@haineslibrary.org'; 'gjewell@hbsd.net'; Christina Baskaya  
**Cc:** David Sosa; Julie Cozzi; Scott Bradford; Debra Schnabel; 'Sara Chapell'; Ralph Borders; Library Director; Rob Goldberg  
**Subject:** RE: Replat of Primary School Subdivision  
**Attachments:** Primary School Subdivision Plat Map.pdf

Dear all,

Thanks very much for your participation and I appreciate all of your input & thoughts on this project! The meeting was very productive, and I am making this summary for your review, as following:

- We are in favor of the suggestion that vacating a portion of the right-of-way on Fifth Ave. It will prevent traffic flow directly from Main St to the school parking lot for public safety concerns, and it will also increase the acreage of lot 5 for snow storage;
- Shift western property line of lot 2 approximate 50 feet to the west, and eliminate the common lot line between lot 1 and lot 2 (combine the admin building and parking lot);
- Shift western property line of lot 3 approximate 50 feet to the west and make lot 3 into a rectangular-shaped lot (the library will have more space for future expansion, and rectangular lots with good frontage on the road and good depth behind the house are always highly encouraged for development);
- Connect admin parking lot and library parking lot, make it a loop. In order to make lots 1 & 2 have legal access to library's parking lot (lot 3), an access easement needed to be granted stating that the lots 1 & 2 & 3 share common access and parking lot (the working group also discussed the possibility of combining lots 1, 2 and 3, but the Borough requires that "lot depth should not exceed two and one-half times the width");
- When we were discussing about possible development of a safe walking route to the school site, the Mayor pointed out that Debra has suggested and drew a proposed walking path in the past. I will work with Debra to move this forward;
- Since a portion of lot 8 is going to be sold to the Brewing company, the working group would like the planning commission to discuss and determine the designated use of remaining lot 8;
- Also, the working group also would like the planning commission to determine the designated use of lot 4 in the future. It appears the group is in favor of designating lot 4 for recreational activities;
- The Public Works requested for a 20 feet wide water/sewer utility easement that goes along southern property line of remaining lot 8. The working group has not objection of this request.

I may miss some points. Please feel free to add and correct. Thanks again, everyone. Don't hesitate to contact me if you have questions or additional suggestions.

Tracy

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**From:** Xi Cui  
**Sent:** Wednesday, July 09, 2014 10:21 AM  
**To:** Scott Bradford; Carlos Jimenez; Debra Schnabel; Heather Lende; 'judysclothing@hotmail.com'; Sara Chapell; Ralph Borders; Library Director; Rob Goldberg  
**Cc:** David Sosa; Julie Cozzi; Stephanie Scott  
**Subject:** Replat of Primary School Subdivision

Dear all,

Sorry for not getting back to you sooner. I would like to schedule our first working group meeting at 2:00 pm on July 15 in the Borough's conference room. Please let me know if that will work for you. I summarize a list of possible changes to the plat as following:

- Currently 5<sup>th</sup> Avenue extends to the end of the school parking lot, lot 5 is reserved as snow storage, and lot 6 & 7 is going to be Aspen Hotel. In order to address the public safety & traffic pattern concerns, one suggestion was made to vacate portion of the right-of-way on 5<sup>th</sup> Ave (west side of lot 5). On one hand, lot 5 will gain space for snow storage; on the other hand, it will prevent traffic flow directly from Main Street to the school parking lot.
- Currently lot 1 is Borough Admin Building parking lot, and lot 2 is Borough Admin Building. Placement of a temporary office trailer raised issues about encroachment. If the Borough Admin Building has a need for expansion or need more space for future development, it is the time to think about shifting lot line 50 feet to the west in order to avoid encroaching to lot 4.
- 20' alley access was originally requested by the fire department. Maintenance of the alley access shall be considered during this planning stage and installation of Fire Department access roadways, fire hydrants, or connections. This also includes the potential growth of trees and/or other vegetation over the years.
- Currently lot 3 is the Haines Library. Discussions will determine if the library needs more space for future expansion.
- Possible development of a safe walking route to the school site. (reserve a trial easement for public use)
- If portion of lot 8 is going to be sold to the Brewing company. Lot 8 will be subdivided into two lots.
- I also need the input from the Public Works to determine if there are any utility easements that need to be reserved and platted in the subdivision.

The purpose of the meeting is

- To set priorities by creating goals;
- To obtain community input;
- To find a way to communicate what the different boards' needs and wants;
- To combine talking about what people want with information they have about their area.

Look forward to your participation. Thanks very much!

*Tracy Cui*

Planning and Zoning Technician III  
Haines Borough  
P.O. Box 1209  
Haines, Alaska 99827  
(907) 766-2231 Ext. 23  
Fax: (907) 766-2716

---

**From:** Xi Cui

**Sent:** Monday, June 16, 2014 12:31 PM

**To:** Scott Bradford; Carlos Jimenez; Debra Schnabel; 'Heather Lende'; 'judysclothing@hotmail.com'; Sara Chapell; Ralph Borders

**Cc:** David Sosa; Julie Cozzi; Stephanie Scott; Rob Goldberg

**Subject:** Re: Replat of Primary School Subdivision

Dear all,

The manager has directed me to identify and organize a working group to advise the Planning Commission on changes to the Primary School Subdivision Plat (please see attached plat map). As you may know, lots 6 & 7 has been sold for Aspen Hotel, and portion of lot 8 will be potentially sold for Haines Brewing Company in the near future. As development of the downtown core area continues to grow, several issues are certain to arise, such as traffic patterns, parking, safety,

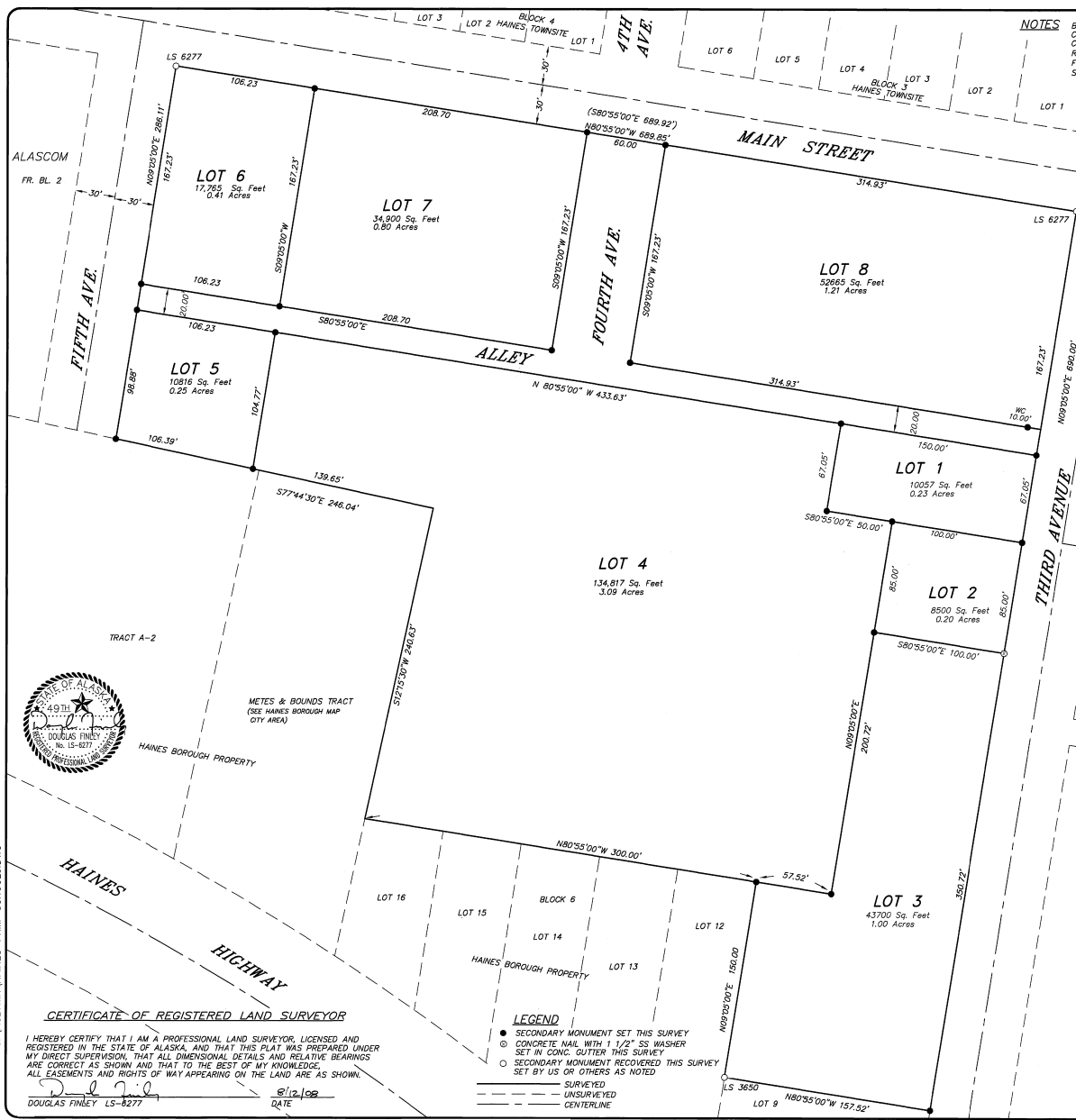
access, etc. I think the most practical and beneficial way to handle this is providing the different committees with flexibility and options. The goal of this group is to collect input from different committees and come up with a recommendation for plat modification to the Planning Commission. The recommendation will reflect the needs and hopes of different committees and lead us progressively toward the Primary School Subdivision we want to become.

There were some good suggestions during the June 12 Planning Commission meeting, I will provide you with a list of possible changes as soon as possible. I would like to schedule a meeting next week to discuss this in greater details. Please let me know your availability. Or you are more than welcome to send me emails with any thoughts or concerns on the matter. Thanks very much and look forward to your participation.

*Tracy Cui*

Planning and Zoning Technician III  
Haines Borough  
P.O. Box 1209  
Haines, Alaska 99827  
(907) 766-2231 Ext. 23  
Fax: (907) 766-2716

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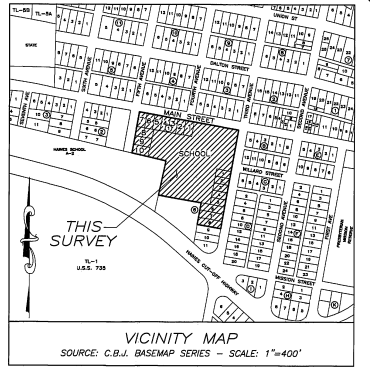


**NOTES**

BASIS OF BEARINGS THIS SURVEY, HAINES BOROUGH MAP CENTERLINE MONUMENT AT 2ND STREET & MAIN STREET TO CENTERLINE MONUMENT AT 6TH STREET & MAIN STREET RECORD BEARING S80°55'00"E, RECORD DISTANCE 1,500' FOUND DISTANCE 1,498.97' NOTE CENTERLINE MONUMENTS IN MAIN ST ARE OFFSET 5.00' N9°05'E FROM ACTUAL CENTERLINE. TIE TO NE COR LOT 8 FROM CL MONUMENT @ 2ND & MAIN: N85°31'18"W, 406.59'

LOT 2 OF THIS PLAT COMPRISES PROPERTY DESCRIBED IN HAINES BOOK 15 P.383

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, LOTS MAY BE AFFECTED BY ENCUMBRANCES NOT DEPICTED HEREON.



**STATEMENT OF OWNERSHIP:**

WE HEREBY CERTIFY THAT THE HAINES BOROUGH IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND THAT WE DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE Sept. 26, 2008

FRED SHIELDS MAYOR HAINES BOROUGH 103 THIRD AVE S HAINES, ALASKA 99827

LEE HEINMULLER CHAIR, PLANNING COMMISSION HAINES BOROUGH 103 THIRD AVE S HAINES, ALASKA 99827

**NOTARY'S ACKNOWLEDGMENTS:**

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) S.S.

THIS IS TO CERTIFY THAT ON THIS 29<sup>th</sup> DAY OF September 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Fred Shields

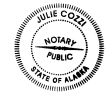
2008-21  
Haines REC DIST

DATE Oct 15, 2008  
TIME 12:37 P.M.  
Requested by Haines Borough  
Address Haines

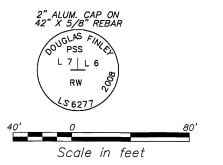
KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska  
Julie Cooze  
My Commission Expires 1-29-2011



**TYPICAL MONUMENTS SET**



**CERTIFICATE BY THE HAINES BOROUGH**

THE REPLAT OF LOTS 1 THRU 10, BLOCK 1, 1 THRU 8, BLOCK 8, AND HAINES INDEPENDENT SCHOOL METES AND BOUNDS TRACT, PRESBYTERIAN MISSION, PLAT NO. 42, AS DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE PROVISION SET FORTH IN H.C. 18.100 AND IS APPROVED FOR RECORDING WITH THE HAINES RECORDERS OFFICE DATED:

2008  
Lee Heinmuller 9/26/08  
LEE HEINMULLER PLANNING COMMISSION CHAIR DATE

Fred Shields 9/25/08  
FRED SHIELDS MAYOR HAINES BOROUGH DATE

THIS IS A PLAT OF  
**PRIMARY SCHOOL SUBDIVISION**  
A REPLAT OF LOTS 1 THRU 10, BLOCK 1, 1 THRU 8, BLOCK 8, AND HAINES INDEPENDENT SCHOOL METES AND BOUNDS TRACT PRESBYTERIAN MISSION PLAT WITHIN U.S. SURVEY NO. 735 IN THE HAINES BOROUGH, ALASKA HAINES RECORDING DISTRICT - HAINES, ALASKA

**DOUGLAS FINLEY LAND SURVEYING**

820 6TH STREET - JUNEAU, ALASKA (907) 586-4253

DATE: 8/1/08 DRAWN BY: GDM PROJ. NO.: HAINES-PRIM-SCHOOL SCALE: 1"=40'

SHEET 1 OF 1





**NOTES**  
 BASIS OF BEARINGS THIS SURVEY, HAINES BOROUGH CENTERLINE MONUMENT AT 2ND STREET & MAIN ST. RECORD BEARING S80°33'00"E, RECORD DISTANCE 1. FOUND DISTANCE 1.488.97'. NOTE CENTERLINE MONUMENT ST ARE OFFSET 5.00' N9°05'E FROM ACTUAL CENTERLINE TO NE COR. MONUMENT. MONUMENT BEARING N85°51'18"W. 408'. LOT 2 OF THIS PLAN COMPREHENSIVE IMPROVEMENTS DESCRIBED IN MAP 3363. SUBJECT TO EASEMENTS, RESTRICTIONS OF RECORD. THIS PLAN MAY BE AFFECTED BY ANY ENCUMBRANCES HEREON.



**CERTIFICATE OF REGISTERED LAND SURVEYOR**

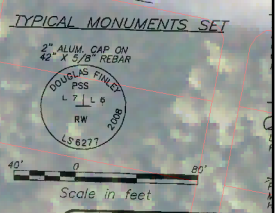
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN AND THAT TO THE BEST OF MY KNOWLEDGE, ALL EASEMENTS AND RIGHTS OF WAY APPEARING ON THE LAND ARE AS SHOWN.

Douglas Finley LS-6277 8/12/08 DATE

- LEGEND**
- SECONDARY MONUMENT SET THIS SURVEY
  - CONCRETE NAIL WITH 1 1/2" SS WASH-CK SET IN CONC. GUTTER THIS SURVEY
  - SECONDARY MONUMENT RECOVERED THIS SURVEY
  - SET BY US OR OTHERS AS NOTED

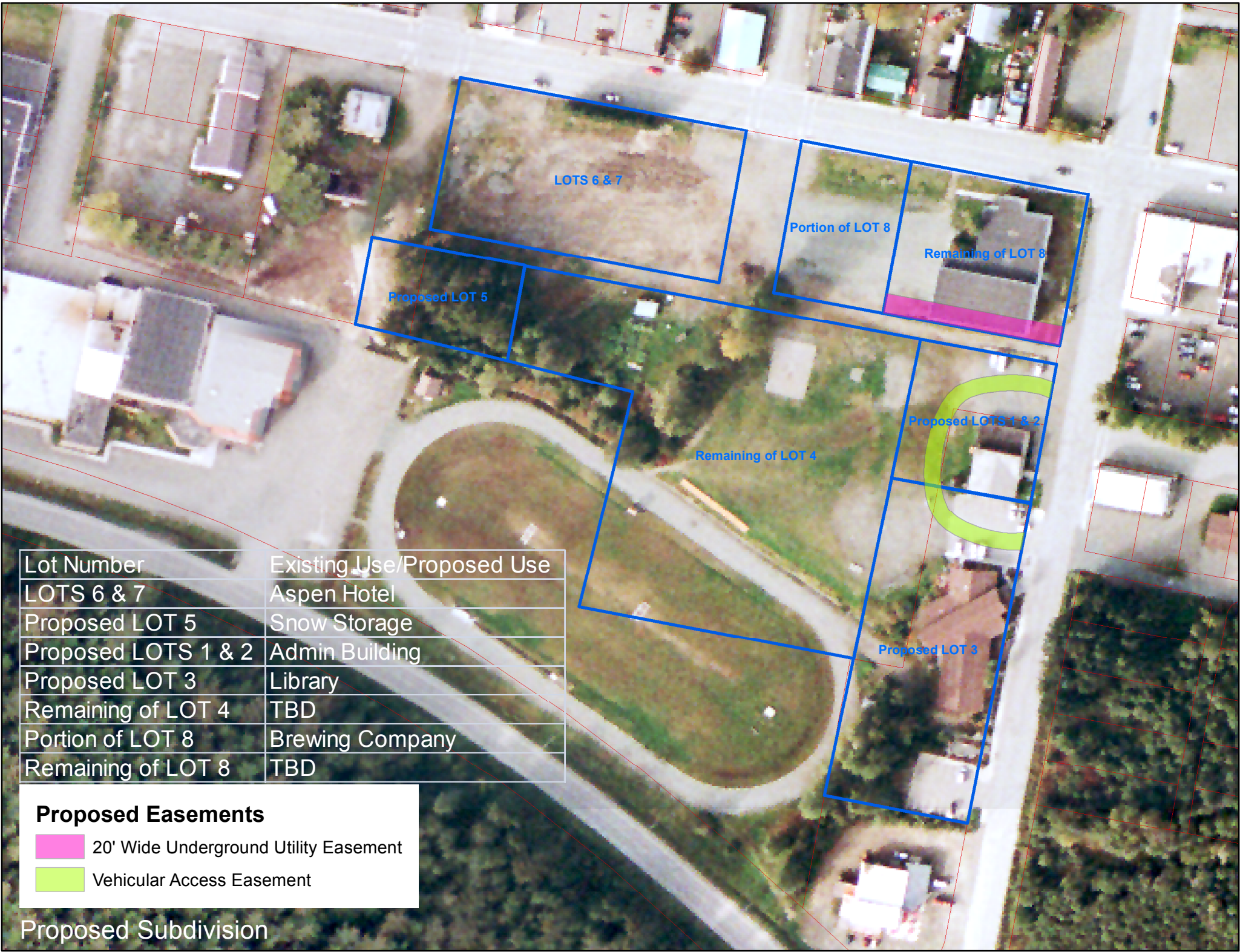
- SURVEYED
- - - UNSURVEYED
- CENTERLINE

2008-21  
 Haines RECORD  
 DATE Oct 15, 2008  
 TITLE 12337 P.M.  
 PREPARED BY Douglas Finley  
 Address Haines



PRIM  
 A REPLAT OF  
 HAINES IN  
 HAINES  
**DOUGLAS FINLEY**  
 820 6TH STREET - W  
 DATE: 8/1/08 DRAIN BY: G.D.V.

Existing Subdivision



LOTS 6 & 7

Portion of LOT 8

Remaining of LOT 8

Proposed LOT 5



Proposed LOTS 1 & 2

Remaining of LOT 4

Proposed LOT 3

Lot Number	Existing Use/Proposed Use
LOTS 6 & 7	Aspen Hotel
Proposed LOT 5	Snow Storage
Proposed LOTS 1 & 2	Admin Building
Proposed LOT 3	Library
Remaining of LOT 4	TBD
Portion of LOT 8	Brewing Company
Remaining of LOT 8	TBD

**Proposed Easements**

-  20' Wide Underground Utility Easement
-  Vehicular Access Easement

Proposed Subdivision