



Haines Borough
Planning Commission Meeting
August 14, 2014
MINUTES

Approved

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: Tracy **Cui**/Planning & Zoning Technician III.
Also Present: Kim **Chetney**, Ron **Malone**, Kip & Patty **Kermoian**, Sandra **Barclay**, Carol **Tuynman**, Tim **Wolf**, and Debra **Schnabel** (liaison).
3. **APPROVAL OF AGENDA**
Motion: **Turner** moved to “approve the agenda”. **Heinmiller** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – July 10, 2014 Regular Meeting Minutes
Motion: **Heinmiller** moved to “approve the July 10, 2014 regular meeting minutes”. **Gonce** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS**
Tuynman said later this fall, representatives from the Alaska Land Trust will come to Haines and talk to residents who are interested in learning about conservation easements.
6. **CHAIRMAN'S REPORT**
Goldberg thanked **Tuynman** for writing the grant request for installing signage at Fort Seward and Main Street.
7. **STAFF REPORTS**
 - A. **Planning & Zoning Report**
Cui reported monthly land use permitting and the status of on-going projects.
 - B. **Downtown Revitalization Committee (DRC) Report**
The commission reviewed the report and endorsed the recommendations that were made by the DRC. The commission appreciated its efforts to this community.
Motion: **Lende** moved to “support the motions in the Downtown Revitalization Committee (DRC) report and send those recommendations to the Assembly”. **Hedden** seconded it. The motion carried unanimously.
8. **PUBLIC HEARINGS**
 - A. **Kim Chetney – Lodging Rental Conditional Use Proposal**
Goldberg opened the hearing at 6:52 p.m.

Several neighbors attended the meeting and voiced concerns about noise and density.

Goldberg closed the hearing at 7:19 p.m.

The application was originally put forward as a lodge, but **Chetney** explained she is not intending to provide food for her guests, and the commissioners decided that her proposal better fit the definition of a vacation rental. Haines Borough Code (HBC) 18.20.020 defines “vacation rental” as a privately owned residential dwelling, such as, but not limited to, a single-family residence, apartment, or room, which is rented for periods of 30 consecutive days or less, limited to a single guest or family at a time.

The commission decided to place conditions on the permit to address the neighbors’ concerns.

Motion: Venables moved to “approve Chetney’s conditional use proposal with the conditions of (1) no more accommodations be built, (2) maximum of 20 guests, (3) no off-road vehicles or jet skis be provided to guests, and (4) this permit will end with the sale of the property”. **Turner** 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. Temporary Residence in HBC 18.60.020(H)

The current code requires property owners to apply for a temporary residence permit if desiring to place a trailer, mobile home or RV on their properties even for one day. **Cui** drafted an ordinance with the purpose of clarifying the terms of temporary permits.

During the discussion, the commissioners realized there are other problems in this section of code, such as a requirement on utility connections, and clarification on the time limit of temporary residence permits. Also, the commissioners discussed the intent of a temporary residence permit. They believed it mainly applies to the property owners who live in an RV/trailer while building their permanent residences, but it seems to also apply to the seasonal workers/summer residents who live in an RV/trailer for a few months. Questions were brought up if temporary permits shall be only permitted for construction purposes.

More discussion ensued.

Cui said she will revise the draft ordinance based on the commissioners’ comments, and bring it back at the next regular meeting.

C. Project Updates – None

D. Other New Business

1. Replat of Primary School Subdivision

Cui was directed by the manager to organize a working group to advise the commission on changes to the Primary School Subdivision. The group includes commissioners, the library director, school superintendent, several Borough staff, etc. Eight recommendations were made by this group.

The commission reviewed these recommendations and asked for staff to provide detailed explanations.

The commission agreed to re-schedule this topic for the next regular meeting as an unfinished item.

11. **COMMISSION COMMENTS**

Lende mentioned the commission needs to take a look at the Port Chilkoot parking issues. The commission decided to schedule this topic for this winter.

12. **CORRESPONDENCES** - None

13. **SET MEETING DATES** – The next regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, September 11, 2014.

14. **ADJOURNMENT**– 9:41 p.m.