



**Haines Borough  
Planning Commission Meeting  
September 11, 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** (called in), Danny **Gonce**, and Don **Turner III**.

**Staff Present:** Stephanie **Scott**/Mayor, Tracy **Cui**/Planning & Zoning Technician III.

**Also Present:** Don **Hess**, Karen **Hess**, Sean **Gaffney**, Margaret **Friedenauer** (KHNS), Karen **Garcia** (CVN), Eric **Kocher**, Ron **Jackson**, Glenda **Gilbert**, John **Floreske**, Vincent **Simkin**, Scott **Sundberg**, and Debra **Schnabel** (liaison), etc.

The commissioners and audience honored the victims of 9/11 with a moment of silence.

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – August 14, 2014 Regular Meeting Minutes

**Motion:** **Turner** moved to “approve the August 14, 2014 regular meeting minutes”. **Heinmiller** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS** - None

6. **CHAIRMAN'S REPORT**

**Goldberg** summarized his report.

7. **STAFF REPORTS**

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

**Cui** reported monthly land use permitting, enforcement orders, and the status of on-going projects.

8. **PUBLIC HEARINGS**

- A. **Don Simkin – Bed & Breakfast (B&B) Conditional Use Proposal**

**Goldberg** opened the hearing at 6:50 p.m.

**V. Simkin** introduced the proposal on behalf of his father Don Simkin to the commission and audience.

**Goldberg** closed the hearing at 6:51 p.m.

**Motion:** **Heinmiller** moved to “approve Simkin’s conditional use proposal”. **Hedden** seconded it. The motion carried unanimously.

- B. **John Floreske – Heliport Conditional Use Proposal**

**Goldberg** opened the hearing at 7:00 p.m.

The representative of a property owner at 9.9 Mile opposed this proposal. The owners were concerned that the heliport would make their property not able to be sold.

**Goldberg** closed the hearing at 7:05 p.m.

**Lende** asked the types of flight operation at the heliport. **Floreske** said the heliport is privately owned, and it will be for commercial use.

**Hedden** was in favor of the conditions set forth in the manager's recommendation letter except for the one-year period limitation. He felt more comfortable with three or five years.

**Turner** said nobody will invest money for development and the permit may be taken away after one year. He didn't agree with the operation hours either. The hours are not practical for commercial use, especially in the summer. He spoke in favor of Floreske's proposal.

**Venables** spoke in favor of the proposal. He said the proposed site is a proper location.

**Motion:** **Venables** moved to "approve Floreske's heliport conditional use proposal with the following three conditions: 1) Allowance of emergency use for state and federal response, medical, firefighting; and 2) Conform to the terms and conditions set forth in the Department of the Army permit; and 3) Helicopters do not fly over residences between 9 Mile and 7.5 Mile Haines Highway except for emergency use". **Turner** seconded it.

**Floreske** said he cannot provide the volume of traffic that will go in and out of the site, and he did not plan to construct fuel storages on site at this point.

Several commissioners said they have been to the proposed heliport site. More discussion ensued.

**Primary Amendment:** **Venables** moved to "accept the findings in manager's recommendation letter and approve Floreske's heliport conditional use proposal with the following three conditions: 1) Allowance of emergency use for state and federal response, medical, firefighting; and 2) Conform to the terms and conditions set forth in the Department of the Army permit; and 3) Helicopters do not fly over residences between 9 Mile and 7.5 Mile Haines Highway except for emergency use". **Turner** seconded it. The motion carried 5-2 with **Lende** and **Heinmiller** opposed.

## **9. UNFINISHED BUSINESS**

### **A. Replat of Primary School Subdivision**

After reviewing the memo provided by **Cui**, the commission made the following recommendations:

- 1) Keep the 5th Avenue Right-of-Way, but place a barrier so that cars cannot drive from Main Street into the school parking lot; and
- 2) Shift western property line of Lot 2 approximately 50 feet to the west and eliminate the lot line between Lots 1 and 2; and
- 3) Shift western property line of Lot 3 approximately 50 feet to the west and make Lot 3 rectangular. A Memorandum of Understanding should be written to allow a portion of the running track to remain on Lot 3; and
- 4) Connect Admin Building parking lot with the Library parking lot and make it one way; and

- 5) The commission supports the idea of a safe walking route through this property, but recommends that it be postponed until after the property is re-platted; and
- 6) Reserve a 20-foot wide easement for utilities along the southern boundary of Lot 8A; and
- 7) Plat a new line from the northeast corner of Tract A-2 paralleling the north side of the running track and ending at a point on the western boundary of Lot 3. This will create a new Lot 4. Eliminate all lines south and west of this new line such that the southwest portion of Lot 4 and Lots 12, 13, 14, 15 and 16 become part of Tract A-2. This would make the running track part of the school property.

#### **B. Temporary Residence in HBC 18.60.020(H)**

**Cui** revised this ordinance based on the comments from the commission. She split off the temporary residence for construction use from the people who own a piece of property and park their RVs on it during the summer. **Goldberg** spoke in favor of it.

**Lende** was against allowing temporary residence permits to be granted for vacation purposes on private property. She said she didn't see any reason to allow this in the townsite service area. She said people who desire to live in RVs can choose to stay in RV parks.

**Venables** said he does not think it is a problem to allow temporary dwellings to be placed on private properties. He was in favor of the draft ordinance as written by **Cui**.

**Motion:** **Gonce** moved to "change '180 days in any 12-month period' to '45 days in any 18-month period'". **Heinmiller** seconded it. The motion failed 3-4 with **Venables**, **Hedden**, **Lende**, and **Heinmiller** opposed.

**Lende** said it will be an economic problem if the Borough allows temporary dwellings to be placed on vacant private properties, which will cause low occupancy of designated commercial RV parks.

**Hedden** spoke in favor of **Lende's** idea. He said this is a planning issue. In order to protect the integrity of neighborhoods, he believes it is the right thing to disallow that.

**Motion:** **Hedden** move to "recommend the Assembly adopt the draft ordinance as proposed by staff with the following changes: 1) Replace 3 in the first section with 2 from the second section; and 2) Strike 7; and 3) Delete the second section". **Lende** seconded it. The motion carried 5-2 with **Venables** and **Turner** opposed.

During the discussion, the commission wanted to make it clear that this applies only within the Townsite Service Area.

**Motion:** **Gonce** moved to "request for staff to check the Borough code to clarify HBC 18.60.020(H) applies only within the Townsite Service Area". **Heinmiller** seconded it. The motion carried unanimously.

#### **10. NEW BUSINESS**

**A. Historic District/Building Review – None**

**B. Haines Borough Code Amendments – None**

**C. Project Updates – None**

**D. Other New Business**

## **1. Vacation Rentals**

**Hess** said there are existing structures that are already for residential use, and there are rentals that are already going on in the light industrial/commercial (LIC) zone. She requested for the commission to consider allowing vacation rentals in this zone. Operation of vacation rentals is a type of business; it should be allowed in LIC zone.

**Goldberg** said before the consolidation of the City of Haines and Haines Borough, the city planning commission did a broad-brush rezoning of this whole area. They put a lot of residences in the industrial zone, which currently does not allow any residential development.

The commission agreed to change the zoning use chart to allow vacation rentals as a conditional use in LIC zone. **Cui** will draft the ordinance and bring it to the commission for review at the next regular meeting.

## **2. Classification of Borough Lands for Sale**

The commission discussed various Borough properties as possible future land sales. These properties included land across Mud Bay Road from the Carr's Cove subdivision, Carr's Cove and lower Small Tracts Road area, at the end of FAA road, north of the Skyline subdivision, at the end of Lutak Road and at Excursion Inlet. The next step is to investigate these properties on foot with Borough land department staff to determine their suitability for development.

11. **COMMISSION COMMENTS** – None

12. **CORRESPONDENCES** - None

13. **SET MEETING DATES** – The next regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, October 9, 2014.

14. **ADJOURNMENT**– 10:20 p.m.