



HAINES BOROUGH
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September 11, 2014

To: Haines Borough Planning Commission
From: Tracy Cui, Planning & Zoning Tech III

Re: Replat of Primary School Subdivision

The manager directed me to organize a working group to advise the Planning Commission on changes to the Primary School Subdivision. The meeting was held on July 15, 2014. The group includes Mayor Stephanie Scott, Public Facilities Director Carlos Jimenez, Commissioner Heather Lende, School Superintendent Ginger Jewell, Public Safety Committee Member Judy Erekson, and Library Assistant Director Rebecca Heaton. Several recommendations were made during the discussion. I am listing these recommendations with reasons for your review, as following:

1. Vacate a portion of ROW on Fifth Ave.

Reasons:

- Prevent traffic flow directly from Main St. to the school parking lot for public safety concerns. (Vehicular accesses to Aspen Hotel come from Fourth and Fifth Avenues)
- Increase the acreage of lot 5 for snow storage.

2. Shift western property line of lot 2 approximately 50 feet to the west, and eliminate the common lot line between lot 1 and lot 2. (combine the admin building lot and parking lot)

Reasons:

- Admin Building may need more space for future expansion. For example, the temporary trailer office is encroaching into lot 4.
- Many municipalities require parking spaces to be on the same parcel with the main building or structure.

3. Shift western property line of lot 3 approximately 50 feet to the west and make lot 3 into a rectangular-shaped lot

Reasons:

- Library will gain more space for future expansion.
- Rectangular lots with good frontage on the road and good depth behind the structure are always highly encouraged for subdivision development.

4. Connect Admin Building parking lot and library parking lot, and make it a one-way parking access.

Reasons:

- Easier for parkers to enter/exit parking spaces.
- Good visibility.
- Less circulation conflict and reduced potential for accidents.
- The intended traffic flow is self-enforcing.

5. Develop a safe walking route.

Reasons:

- The comprehensive plan encourages a master plan to be developed in this area. It states *“A critical component will be deciding where and committing to connecting destinations (schools, the library, other buildings, downtown) with lighted, landscaped paths that create a way for pedestrians and bicyclists to cross town – to get from the School to the Library to Downtown – without being on a street. A well-marked crossing of Old Haines highway will further connect the Southeast Fairgrounds (which eventually will connect to an educational trail through the Chilkoot Estates subdivision mitigation area and beyond. A ‘destination’ open space with benches in a town square like setting on a portion of the campus can host summer Farmer’s Markets and spill over events from the Southeast State Fair and Downtown celebrations”*.
- Possibilities of seeking and requesting funding to achieve goals in the comprehensive plan.

6. Request 20’ wide underground utility easement that goes along southern property line of remaining lot 8.

Reasons:

- Install water and sewer services to the Haines Brewing Company’s future building site.

Additionally, the working group would like the commission to discuss and designate the future uses of lot 4 and remaining lot 8.