



**Haines Borough
Planning Commission
Regular Meeting Agenda**

COMMISSIONERS:

ROB GOLDBERG, CHAIR
LEE HEINMILLER, VICE-CHAIR
LARRY GEISE
DON TURNER III
BRENDA JOSEPHSON
ROB MILLER

Thursday, December 8, 2016 - 6:30 p.m.

Assembly Chambers, 213 Haines Hwy.

1. **CALL TO ORDER / PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES: November 10, 2016**
5. **PUBLIC COMMENTS** [Items not scheduled for public hearing]
6. **CHAIRMAN'S REPORT**
7. **STAFF REPORT**
 - A. **Planning & Zoning Report**
8. **PUBLIC HEARINGS: None**
9. **UNFINISHED BUSINESS: None**
 - A. **Height Restrictions – Discussion Item** – This item was requested by the Planning Commission during the October 10th meeting.
Possible Motion: Recommend the Assembly adopt the draft ordinance.
10. **NEW BUSINESS:**
 - A. **Historic District/Building Review: None**
 - B. **Haines Borough Code Amendments: None**
 - C. **Project Updates: None**
 - D. **Other New Business**
 1. **Chilkoot Corridor Gate – Discussion Item** – This item was request by the Planning Commission during the Nov. 10th meetings. Travis Russell, Haines District Ranger, will speak about the gate installation via teleconference.
 2. **Road Priorities – Discussion Item** – This item was requested by Brad Ryan, Facilities Manager, to address the Road Maintenance Program that specifically identifies maintenance projects and activities for the year and how anticipated resources will be allocated. It also calls for a borough-wide prioritization policy to replace the current “quadrant” approach to road maintenance/reconstruction activities.
 3. **Adopt 2017 Regular Planning Commission Meeting Agenda Preparation Calendar** – This item was requested by Planner Holly Smith.
Possible Motion: Adopt the 2017 Regular Planning Commission Meeting Agenda Preparation Calendar.
11. **COMMISSION COMMENTS**
12. **CORRESPONDENCE**
 - A. John and Lynn Nowak re: Height Restrictions
13. **SCHEDULE MEETING DATE**
 - A. **Regular Meeting – Thursday, January 12, 2016 at 6:30 p.m.**
 - B. **Workshops**
 1. **Coastal Management**
14. **ADJOURNMENT**

Haines Borough
Planning Commission Meeting
November 10, 2016
MINUTES

Draft

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:32 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL – Present:** Chairman Rob **Goldberg** (via telephone); Vice Chairman Lee **Heinmiller**; Commissioners Brenda **Josephson**, Larry **Geise**, Don **Turner III**, Rob **Miller**.
Staff Present: Jan **Hill**, Mayor; Margaret **Friedenhauer**, Assembly; Holly **Smith**, Borough Planner.
Also Present: Diana Lapham; Emily **Files**; John **Stang**; John **Norton**; Jeremy **Stephens**.

3. **APPROVAL OF AGENDA**

Motion: **Turner** moved to approve the agenda, **Miller** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – September 8, 2016 Minutes & October 13, 2016 Minutes.

Motion: **Goldberg** moved to amend the October 18, 2016 minutes to replace “10,000 s.f.” with “1 acre” on page 3. **Miller** seconded and motion carried unanimously.

Motion: **Turner** moved to approve the Oct. 18 minutes as amended and approve the Sep. 9 minutes. **Geise** seconded it and the motion carried unanimously.

5. **STAFF REPORT**

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

Holly **Smith** reported the number of permits issued and ongoing projects. **Turner**, **Heinmiller**, and **Miller** noted that a Highland Estates land use permit should be changed to conditional use if material is moved off site to a gravel pit. **Goldberg** noted that the Borough Manager makes this decision and that it would be up to the public to bring the issue to the Commission. **Smith** briefed commission on the McNamera yurt development in Letnikof Estates.

6. **PUBLIC HEARINGS**

- A. **Parks Code Definitions**

Motion: **Josephson** moved to amend Section 12.30.030(C) to say: **Cutting standing trees, either live or dead, is prohibited.** **Turner** seconded and the motion carried unanimously.

Motion: **Turner** moved to recommend the assembly adopt the draft Parks ordinance as amended. **Miller** seconded and the motion carried unanimously.

- B. **Planning Commission Seat B & E Appointments**

Heinmiller suggested that a code amendment be made to HBC 18.30.040 that would replace the word “committee” with “commission” in the second sentence.

Norton spoke of his qualifications and commission recessed to finish score sheets for applicants.

Finally tally:

	DUBBER	GOLDBERG	LAPHAM	NORTON	STEPHENS
Josephson	50	40	10	30	20
Heinmiller	30	50	10	20	40
Miller	10	50	20	30	40
Goldberg	20	50	30	10	40
Geise	10	50	20	40	30
Turner	10	50	40	20	30
TOTAL	130	290	130	150	260

Motion: **Turner** moved to recommend that the Mayor and Assembly appoint Jeremy Stephens for Seat B and reappoint Rob Goldberg for Seat E. **Miller** seconded and the motion carried unanimously.

A Record of Decision was submitted by **Heinmiller** to **Smith** for the Mayor's review.

7. UNFINISHED BUSINESS

A. Approval of Findings of Fact

Motion: **Turner** moved to approve the findings of fact for the Oct. 13 Nelson appeal. **Geise** seconded and the motion carried unanimously.

Motion: **Turner** moved to approve the findings of fact for the Oct. 13 Waterhouse appeal and **Miller** seconded. The motion carried 5-0 with **Josephson** abstaining as she was a standing "no" vote during the appeal

B. Review of Public Projects Ordinance # 16-01-429

This ordinance had come back to the Commission from the Assembly because members did not agree with the set dollar amount that activates Planning Commission review. **Josephson** and **Goldberg** agreed that \$25,000 review of new borough projects was an acceptable amount, but **Miller**, **Heinmiller**, and **Geise** disagreed with the term "structures. **Miller** explained that the term 'structure' may be too specific; it includes buildings, roads, sheds, breakwaters, anything that can be analyzed for forces and loads. A 'facility' is a broader definition that encompasses more projects. For example, a playground is a facility that has multiple structures (a maintenance shed, a picnic shelter, a swingset). Also, a park is not a structure, but can be considered a facility. **Friedenauer** noted that the Assembly was confused about how Commission/Staff determined the \$100K amount and requested that someone from either body be at the next Assembly meeting to comment.

Motion: **Josephson** moved to amend Draft Ordinance #16-01-429(l) to replace \$100,000 to \$25,000 and **Miller** seconded. The motion passed 4-2, with **Geise** and **Turner** opposed.

Motion: **Miller** moved to amend Draft Ordinance #16-01-429(I) to replace **other public facility to borough projects**. **Josephson** seconded and the motion passed unanimously. *Note: **Goldberg** had departed just before the vote.*

Motion: **Josephson** moved to recommend the assembly approve Draft Ordinance #16-01-429(I) as amended and **Turner** seconded. The motion carried unanimously.

8. NEW BUSINESS

A. Project Updates:

1. **Haines Coastal Management Workshop Report – Heinmiller** discusses Nov. 3 workshop progress, noted that much of the plan had been cribbed from the comprehensive plan. Going forward, commissioners would like to plan to encompass entire borough instead of just townsite. **Miller** also noted the importance of setting guidelines that the Corps have been weak to set or enforce. An estimated two more workshops are needed to prepare code, which will be held sometime in January 2017.
2. **Haines Comprehensive Plan Review – Smith** remarked on action summary markup, comments received so far, and the Borough contract with Sheinberg. A workshop with the Commission in December will update them on public comments / progress. Materials for workshop will be posted Dec. 1st, workshop held Dec. 8th for Assembly review on Dec. 11th, 2016 during the strategic planning session. Public comments live on December 14th.

B. Other New Business

1. **Draft Amendment to HBC 18.30.040(C)** – to clarify the publishing of planning commission agendas and packets.

Motion: **Josephson** moved to amend the Draft amendment to 18.30.040(C) to say: “and provided to the commissioners **and the public** five calendar days in advance of the meeting, and to approve as amended. **Miller** seconded and the motion passed unanimously.

9. Commissioners Comments

Josephson and **Heinmiller** would like an update on the gate at Chilkoot Lake at the December 8, 2016 PC meeting. **Giese** and **Heinmiller** requested paper copies of the Comprehensive plan.

10. SET MEETING DATES

- A. Regular Meeting — **Thursday, December 8, 2016 6:30 p.m.**
- B. Workshops
 1. **Comprehensive Plan Review — Thursday, December 8, 5:30 p.m.**
 2. **Coastal Management Plan — TBA at 12/8/16 meeting**
(for a date in January)

11. ADJOURNMENT– 8:13 p.m.

Staff Report for December 8, 2016

1. Permits Issued Since December 5, 2016: None

2. Planner's Projects November 2016

PRIORITY	PROJECT	SCOPE / TIMELINE	DESCRIPTION
	Heliski Map 2016	Complete	Proposals sent to Manager for Assembly Review
	Learning HBC	4 months	Familiarizing myself with Title 18 and other parts of HBC – ongoing
	Comp Plan Phase II	Complete	First round of comments received from Staff and Committee Members, Consolidation of Comments
3	Comp Plan Phase III	Dec 20	Public comments consolidated, sent to Sheinberg for final report
5	ROW of FAA Road / Braaten Property	?	Email requesting update sent to Joanne Schmidt (DOT ROW) Nov 2
	GIS Needs Assessment	Complete	Sent to Gary Greenberg, requesting addressing, parcel viewer layers, linking plats, updating/fixing parcels, DEM from STRM, fixing roads, streams, adding various public works info
2	Property Descriptions	Ongoing	For borough lands, utilities, borough wireless project
7	Tiny House / ADU Code	1 month	Delayed item: Presentation / Draft amendments to zoning code to allow accessory dwelling units with section on tiny house building code (affordable housing)
	HEDC Support / Borough Coordination	Complete	
	Broadband RFP	Complete	Sent to Warren Johnson for review – a request for partnership in improving broadband in the Haines Borough, emphasis on townsite.
10	Grantwriting: CEDS	1 month	
	Height Restriction Research	?	Creating “height zones” by identifying grade >30% where height variations would not impact viewsheds. On hold – no DEM, LiDAR for Haines
6	Public Transportation	3 months	Working with TAB: Fill needed transportation gaps by coordinating with industry, AMHS, DOT, Rep. Kito.
8	E911 addressing	1 month	Match APT phone numbers with existing addresses from borough records
	Haines Coastal Trail & Uplands Design	1	Coordinating with Corvus Design – First public meeting in January
4	DNR—Follow up to transfer lands	1-2 months	Lands that were given to the borough, but never officially transferred, such as large parcels in Excursion Inlet and Lynn Sisters. Ed Fogels DNR Deputy Commissioner
9	Participatory Budgeting	3 months	Aid Finance with creating budget scenarios for FY18
1	Permitting / Nuisance/Other		
	Borough Wastewater Treatment Plant	1 week	Facilities manager has submitted LUP application for increasing building footprint
	Highland Estates	Ongoing	Campbell Subdivision: Short Plat for nonconforming lot dimension for commercial runway (Waiting for mylar)
	Highland Estates	Ongoing	Frontstreet LUP for dredge and fill of lots 1 & 2; Waterfront; MOU with Ward. (Approval pending attorney opinion)
	Highland Estates	Ongoing	Lot line vacation of waterfront properties (parcel consolidation) (waiting for mylar)
	Dave Button	?	Several complaints about “junkyard” on Helms Loop – no way to notify
	Shawn McNamera	Complete	Meeting with Neighborhood Association yields no further action at this time. Will continue to monitor site for possible conditional use violation.
	No bathroom at airport	?	Wings lease agreement revisited, working with attorney and Manager

HAINES BOROUGH, ALASKA
 ORDINANCE No. 16-xx-xxx

Draft

An Ordinance of the Haines Borough amending Haines Borough Code Title 18 Subsection 18.80.030(B) to change the height restriction from 30 feet to 35 feet.

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 is effective upon adoption.

Section 4. Amendment of Subsection 18.80.030(B). Subsection 18.80.030(B) of the Haines Borough Code is hereby amended as follows:

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

18.80.030(B) Setbacks and height.

B. Building height is measured from the grade plane to the highest point on the building, but not including chimneys, radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features.

Setbacks and Height Restrictions by Zone								
Zoning District	Height Limit (in feet)	Industrial Setbacks (in feet) ***		Commercial Setbacks (in feet)		Residential Setbacks (in feet)		
		From Street Lot Lines	From Residential Lots	From Street or Alley Lot Lines	From Other Lot Lines	From Street Lot Lines	From Alley Lot Lines	From Other Lot Lines
I/H	<u>35</u> *	0	50	0	0	N/A	N/A	N/A
I/L/C	<u>35</u> *	0	50	0	0	20	10	10
I/W	<u>35</u> *	0	50	0	0	20	10	10
C	<u>35</u> *	0	50	0	0	20	10	10
W	<u>35</u> *	0	50	0	0	20	10	10
SSA	<u>35</u> * **	N/A	N/A	10	5	20	10	10
SR	<u>35</u> *	N/A	N/A	N/A	N/A	20	10	10
MR	<u>35</u> *	N/A	N/A	0	0	20	10	10
RR	<u>35</u> *	N/A	N/A	0	0	20	10	10
RMU	<u>35</u> *	0	50	0	0	20	10	10
MU	<u>35</u> *	0	50	0	0	20	10	10
REC	<u>35</u> *	N/A	N/A	N/A	N/A	20	10	10
GU	N/A	20	10	20	10	20	10	10
MBRR****	N/A	N/A	N/A	N/A	N/A	25	25	25
LUTAK RR*****	<u>35</u> *	N/A	N/A	N/A	N/A	10	10	10

* May exceed ~~30~~35 feet limitation only by provisions of a conditional use permit granted by the planning commission.

** May be up to 40 feet under the provisions of a conditional use permit granted by the planning commission, but only if for a replica building replacing a building of that height that has been destroyed, and if all special provisions of the historic district and all other provisions of this title are met.

*** As long as all requirements of the state fire code or other applicable regulations are met.

**** The Chilkat State Park Road right-of-way is exempt from the setback requirements.

***** Exception: Properties located along the Lutak Spur road (from the Chilkoot River bridge to the end of the road) where there will be no minimum setback along the road front right-of-way. Setbacks will apply for all other property lines along the Lutak Spur road.

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS ____
DAY OF _____, 2016.

ATTEST:

Janice Hill, Mayor

Julie Cozzi, MMC, Borough Clerk

Date Introduced: _/_/_
Date of First Public Hearing: _/_/_
Date of Second Public Hearing: _/_/_

**HAINES BOROUGH PUBLIC WORKS
DEPARTMENT ROAD
MAINTENANCE/RECONSTRUCTION
PRIORITIZATION POLICY**

BACKGROUND

Adequate maintenance of Haines Borough roadways is critical for public safety and economic development. In the long term, it is much less expensive to maintain the surface and integrity of a roadway than to do inadequate maintenance and have to replace it prematurely.

Haines Borough maintains 175 miles of roadway. Historically, funding for maintenance of the system has fallen short of the need, although Department practices have kept the Borough paved roads in relatively good condition. Road maintenance is funded by property taxes.

Maintaining the roadway system, including unimproved portions of the right-of-way, includes a wide range of activities. These include relatively minor activities, such as replacing signs, to major and more costly activities, such as replacing a deteriorating roadway surface.

This policy and implementing strategies address maintaining roadway conditions at certain base-level standards, and establishing priorities for determining how available resources will be allocated to achieve and maintain these condition levels. This policy calls for continuing the practice of developing an annual Road Maintenance Program that specifically identifies maintenance projects and activities for the year and how anticipated resources will be allocated. It also calls for a borough-wide prioritization policy to replace the current “quadrant” approach to road maintenance/reconstruction activities.

DEFINITIONS

Road classifications and maintenance activities are defined below and are prioritized in Table 1.

“Arterial Road” is a road that carries substantial travel to provide interregional or inter-borough services.

“Borough Road” means a public road under the jurisdiction of a borough that has been designated as a borough road.

“Emergencies” are occurrences that cause a road to become impassable, or which require prompt action in order to protect human life. Examples of activities that may be required in response to emergency situations include, but are not limited to, sanding, snow removal, flooding, slides and washouts.

“General Maintenance” includes preventative activities required to keep a road in good condition. Typical maintenance activities include pothole patching, grading graveled roads, cleaning drainage facilities (pipes and ditches), mowing roadside grass and clearing brush, maintaining traffic control devices and replacing damaged signs. More intensive forms of general maintenance include heavy patching and sealing, asphalt overlays, and repair of damage caused by ice, snow, flooding or landslides.

“Hazards” are existing or pending conditions which may cause the operator of a vehicle to lose control, enter another travel lane, or could otherwise lead to an emergency situation in which a person or property is at risk of injury or damage. Examples of maintenance to eliminate hazards include, but are not limited to, pothole patching on high speed roads, gravel road reshaping, eliminating sight obstructions, cleaning up chemical spills, and replacing damaged or missing safety equipment such as guardrails.

“Local/Resource Road” is a road that accommodates travel over short distances as compared to collectors or arterials and primarily provides access to adjacent land and important natural resource land.

“Major Collector Road” is a road that serves important intra-borough travel corridors, including smaller road maintenance service areas not served by higher classified roads, and other traffic generators of equivalent borough importance, such as schools, borough parks, and important economic areas.

“Mandated Services” are activities required by Federal, State or local laws. Specific authorization varies for each type of activity. Examples of such activities include, but are not limited to, installation and maintenance of traffic control devices, signs, road striping and stenciling, and traffic analysis related specifically to road safety problems.

“Minor Collector Road” is a road that collects traffic from local roads, provides service to road maintenance service areas, and links locally important traffic generators with rural destinations.

“Minor Improvements” include what might be considered limited and relatively low cost projects that go beyond general maintenance but are often done in conjunction with general maintenance to address a specific problem that would not be addressed by general maintenance activities. Examples include widening shoulders, improvement of sight distance at intersections, intersection improvements, large culvert replacements, and drainage improvements.

“Public road” means a road over which the public has a right of use that is a matter of public record.

“Reconstruction” projects rebuild substandard or deteriorated roads to Borough design standards. These projects are sometimes considered a comprehensive form of maintenance with a purpose to improve the roadway base rather than to address a

safety or capacity problem, although building to Borough design standards generally has beneficial effects on safety and capacity. This includes rebuilding a gravel road as a paved road.

ROAD MAINTENANCE/RECONSTRUCTION PRIORITIZATION POLICY

It is the policy of Haines Borough to establish annual road maintenance and reconstruction programs that protect public safety and property, make effective use of available funds, and preserve the Borough’s investment in its transportation system.

Implementation Strategies

1. Confine borough road maintenance and reconstruction program activities to roads that have been formally accepted as “Borough Roads”. Borough funds will not be expended for the maintenance or improvement of federal, state or private roads. Emphasis will be placed upon maintaining those Borough roads that were constructed to Borough structural standards.
2. Prioritize road maintenance and reconstruction expenditures annually in a resolution and order adopted by the Assembly, using Table 1 as a guide.

Table 1. Road Maintenance Priority Matrix

Activity	Road Classification/Priority ^a			
	Arterial	Major Collector	Minor Collector	Local/Resource Road
Mandated	1	1	1	1
Emergencies	1	1	1	1
Hazards	1	1	1	1
General Maintenance ^b	2	3	4	7
Minor Improvements	5	6	10	12
Reconstruction	8	9	11	13

a. 1 is the highest priority; 13 is the lowest priority

b. Surface maintenance of paved roads will be in conformance with the base condition concept described in strategy 4.

3. The Director of Public Facilities will review procedures and response times for dealing with emergency and non-emergency requests for road maintenance service annually. The Director will recommend revisions as needed to the Borough Manager to ensure the most effective use of available maintenance funds. Implement a “Base Condition” concept for the maintenance of paved roads under which the average Pavement Condition Index (PCI) of all paved roads within a functional class are at or above the levels shown in Table 2.

Table 2. Pavement Condition Index (PCI) Base Condition

Functional Class	Average PCI	Road Miles
Arterial	80	90% of road miles greater than or equal to 70
Major Collector	75	90% of road miles greater than or equal to 65
Minor Collector	70	90% of road miles greater than or equal to 55
Local/Resource Road	65	90% of road miles greater than or equal to 50

4. Develop a “Base Condition” concept for gravel roads that will provide a systematic measurement and reporting of their condition.
5. Limit expenditures for major reconstruction projects to those Borough roads that are not identified as needing capacity improvements, identifying and prioritizing these projects in the Capital Improvement Program.
6. Except as noted in Strategy #4, finance reconstruction and minor improvement activities for borough roads through localized funding mechanisms, such as the creation of Road Maintenance Service Areas (RMSAs) or Local Improvement Districts (LIDs) established exclusively for maintenance of these roads.

PRIVATE FINANCING FOR ROAD IMPROVEMENTS

Cooperative road improvement projects may be considered by the Director of Public Facilities. Contingent upon the approval of the Assembly, private parties may be allowed to fund major road improvements if they pay 100 percent of the design and construction costs, with the Borough share limited to administrative costs for inspection and contract administration. Where private contribution is less than 100 percent of all project costs, the proposal will be considered on a case-by-case basis and the applicant must address total project cost, funding, public importance of the project, effect on jobs and enhancement of economic vitality in the area, effect on road maintenance costs, impact on the overall Borough road system, projected traffic volumes, and the effect of redirecting borough resources to the proposed project. More information is available from the Haines Borough Public Facilities Department.

For a map of road types throughout Haines Borough, please click on the link: [“Roadway Types Map”](#).

2016 ROAD PRIORITIES LIST:

Replace Pavement	Replace Water Line and Pave	Sidewalks	Parking Lots to Pave	New Pavement
Dalton (Second to Front Street)	Young Road (start to Barnett)	Fair Drive	Senior Center	Fair Drive and West Fair
Union	Front Street (Union to west end of line)	Second (Main to Willard)	Visitor Center	Young Road
Totem		Valley Gutters on Tower	Fire Hall	Muncaster
Matthias			Picture Point	Bjornstad
Third (Main to Union)				Skyline
Second (Main to Haines Highway)				Oslund
Tower (FAA to Beach Road)				Helms Loop
Second (Haines Highway to Mud Bay Road)				Fourth (View to top)
				First North
				Beach Road
<p>Other new pavement priorities: Old Hart, New Hart, Matrix, North Sawmill, Major, Spruce Grove, Gruening, Upper Piedad, Sunshine, Moose, Anway, Chestnut, Vermiere, Haven Court, River Road, Chilkoot Trails, Turner Subdivision</p>				

2017 Regular Planning Commission Meeting Agenda Preparation Calendar					
PC Meeting 6:30pm	Public Hearing (PH) Items to PZ Tech 5:00pm	PH notice to CVN & Notification Letters out 5:00pm	Other Agenda Topics & Items to PZ Tech 8:00am	PC Chair Approval - Agenda & Packet Documents FINAL 10:00am	Agenda Packet Published & Distributed 5:00pm
	<i>[Thursday - 2 weeks before PC Meeting]</i>	<i>[Monday - 11 days prior to PC Mtg]</i>	<i>[Tuesday - 10 days prior to PC Mtg]</i>	<i>[Thursday prior to PC Mtg.]</i>	<i>[Friday prior to PC Mtg.]</i>
Jan 12	Dec 29	Tues Jan 3 ¹	Jan 3	Jan 5	Jan 6
Feb 9	Jan 26	Jan 30	Jan 31	Feb 2	Feb 3
Mar 9	Feb 23	Feb 27	Feb 28	Mar 2	Mar 3
Apr 13	Mar 30	Apr 3	Apr 4	Apr 6	Apr 7
May 11	Apr 27	May 1	May 2	May 4	May 5
Jun 8	May 25	Tues May 30 ²	May 30	Jun 1	Jun 2
Jul 13	Jun 29	Jul 3	Wed Jul 5 ³	Jul 6	Jul 7
Aug 10	Jul 27	Jul 31	Aug 1	Aug 3	Aug 4
Sep 14	Aug 31	Tues Sept 5 ⁴	Sep 5	Sep 7	Sep 8
Oct 12	Sep 28	Oct 2	Oct 3	Oct 5	Oct 6
Nov 9	Oct 26	Oct 30	Oct 31	Nov. 2	Nov 3
Dec 14	Nov 30	Dec 4	Dec 5	Dec 7	Dec 8

¹ Day adjusted due to the New Year Holiday

² Day adjusted due to the Memorial Holiday

³ Day adjusted due to the July 4th holiday

⁴ Day adjusted due to the Labor Day Holiday

Haines Borough Planning Commission
Rob Goldberg – Chair
Commission Members

October 21, 2016

Subject: Discussion of building height code revision

Dear Mr. Goldberg and Planning Commission Members:

It is our understanding that the Planning Commission is having discussions regarding a possible change to the building height code of 30' to a higher measurement.

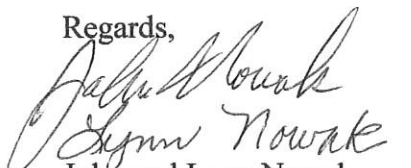
While we are not against change, it is our fervent belief that residential limits should be strictly maintained at the current 30' limit. It would be an injustice to existing homeowners who have adhered to this code only to have a new standard in force. Heights above 30' would create the very real potential to blot out a view or natural light they once had or could have had. It not only encompasses views but also an overall "feel of residential cohesiveness to now have an overheight structure in its midst.

At what point would any new standard be deemed obsolete and then seek to be raised even higher in the future? The current 30' height is appropriate for residential construction and should remain so. Homes can be built quite nicely within this limitation.

Please refer to the attached document regarding code issues last year in our neighborhood.

Thank you for considering the concern of us and many residents.

Regards,



John and Lynn Nowak
Property owners below 30'

Haines Borough Planning Commission
September 10, 2015 Meeting

Subject: Appeal on Skyline Estates Lot 1, Block C by John Sickman concerning 30' height limit

Dear Planning Commission Members:

The Borough's determination of Mr. Sickman's home project exceeding the Code of a 30' height should be upheld.



Mr. Sickman should be applauded for having architectural plans for his proposed home. Now would be the time to adjust those plans to meet Code and not to "tweek" Code as the building has not yet been started.

It would be prudent to recall the fiasco of 2013 and 2014 of another Skyline Estates building project, namely Paul Nelson's, that brought great concernation to both neighbors and the Borough. While we by no means are comparing the two projects, the issue of non-height compliancy remains.

We're sure that that Mr. Sickman and his home will be a valued addition to the neighborhood, but please remember that any exceedence of the 30' height limit by Code will not visually nor physically disappear once built.

Thank you for our concerns regarding this matter, and we truly hope that Mr. Sickman does not feel this a personal attack as we welcome him to Skyline Estates.

Regards,



Lynn and John Nowak
Skyline Estates home owners