

HANIES BOROUGH
ASSESSMENT & PLANNING DEPARTMENT
PLANNING & ZONING STAFF REPORT
2/8/24 PLANNING COMMISSION MEETING

BOROUGH PROJECT REVIEWS

PROJECT NAME	CONCEPT	35	65	95	MOTIONS
Waste Oil Shed	12/14/2023	n/a	2/8/2023		Hearings Required: 65%
5th to 6th Avenue Drainage Improvements	12/14/2023				Recommend Alternative #1
Administration & Piedad Generators	1/11/2024	n/a		n/a	Hearings Required: 65%
Visitor Center Parking Lot	1/11/2024	n/a		n/a	Hearings Required: 65%

STATE PROJECT REVIEWS

PROJECT NAME	REVIEW DATE	NOTICE OF DECISION	CONDITIONS and/or MODIFICATIONS
None			

STAFF UPDATES

Borough Projects:
 5th to 6th Avenue Drainage Improvements Reviewing conceptual alternatives with adjacent property owners
 Citywide Culverts & Minor Road Repairs Establishing (6) Utility Easements, (12) Temporary Access Easements
 Other PC Business:
 3-BBC-00-1500, Proposed Land Use: Rec. DBAC application due 2/15/2024. Applying for Analysis of Cleanup Alternatives and Cleanup

ACTIVE PERMIT LIST

STATUS	PERMIT			ZONE	OWNER/APPLICANT	PROPERTY TAX ID	PRIMARY LAND USE
	#	TYPES					
PENDING	22-91	PAV		SR	Jacob Tideman Makayla Coping	C-MEA-02-3700 -3800	
HOLD	22-93	LUP		MR	Haines Development	C-USS-A2-2716	
2023							
PENDING	23-11	PAS		W	Haines Borough	Harbor Park no tax ID	
PENDING	23-19	CUP		SR	David Ricke	C-MEA-02-3500	Accessory Apartment
APPROVED	23-24	PAS		SR	Jacqueline Funkhouser	C-HEM-23-0100	Single Unit Dwelling
APPROVED	23-31	CUP		RMU	Robert Hufford	C-DTA-02-13N0	Multi-Unit Dwelling
HOLD	23-34	SIGN		I/L/C	Jordan Badger	C-785-00-05A0	
COMPLETE	23-44	W/S		RMU	Paul Peters	C-STR-02-1230	Single Unit Dwelling
COMPLETE	23-50	SIGN		C	Haines Christian Center	n/a	Church
APPROVED	23-51	PAA		W	Stickler, Schnabel	C-HLR-00-0200_C-COV-00-0100	Vacant
HOLD	23-52	LUP		I/W	Lapeyri-Smith	C-LTR-05-1400	Industrial, Heavy
APPROVED	23-53	LUP		C	Delta Western / Peterson	C-MIS-0A-0100	Commercial, Light – Less than 500 sf
EXPIRED	23-54	ROWD	SD	SR	Anderson	C-NUK-00-0900	Single Unit Dwelling
APPROVED	23-55	CUP		MR	Highlands Estates Inc.	C-USS-A2-2716	Multiple Single-Family Residences
APPROVED	23-56	SD		I/H	Thompson	2-MUL-00-0B20	Vacant
APPROVED	23-57	LUP		SR	Demitto, McDonald	C-MEA-01-0800	Single Unit Dwelling
APPROVED	23-58	ROWU		RMU	Swaner	C-TBS-00-3300	Single Unit Dwelling
APPROVED	23-59	CUP		SR	Hannon	C-PTC-05-1100	Vacation Rental
APPROVED	23-60	LUP		C	Thorgesen	C-TNS-01-0900	Commercial, Light – Less than 500 sf
APPROVED	23-61	LUP		C	Olerud	C-TNS-04-0700	Accessory Uses
APPROVED	23-62	LUP		SR	Kreitzer	C-YNG-05-0900	Accessory Uses
EXPIRED	23-63	ROWD		RR	Hirsh	C-CIA-AB-0100	Vacant
APPROVED	23-64	PAS		RR	Faverty	4-MBR-07-0300	Single Unit Dwelling
APPROVED	23-65	PAS		RR	Boyd	C-MCK-00-01A0	Vacant
APPROVED	23-66	TEMP_R		W	Ordonez	C-PTC-0L-0900	Single Unit Dwelling
APPROVED	23-67	LUP		RMU	Olreud	C-HHY-02-0605	Single Unit Dwelling
APPROVED	23-68	VAR		MR	Highlands Estates Inc.	C-USS-A2-2716	Multiple Single-Family Residences
EXPIRED	23-69	W/S		I/L/C	Peters	C-ALL-01-0800, C-ALL-01-1000	Single Unit Dwelling
APPROVED	23-70	LUP		SR	Swinton	C-SKY-0A-0600	Accessory Uses
APPROVED	23-71	LUP	EO	I/W	Southeast Roadbuilders	C-LTR-04-1000; C-LTR-04-0800; C-LTR-04-2940; C-LTR-04-0900	Industrial, Heavy
APPROVED	23-72	LUP		C	Campbell	C-MIS-0A-0510	Commercial, Light – Less than 500 sf
EXPIRED	23-73	ROWU		C	Miller	C-MIS-0A-0510	Single Unit Dwelling
HOLD	23-74	LUP		SR	Russel Ransom	C-MEA-01-0400	Single Unit Dwelling
COMPLETE	23-75			SR	Haines Real Estate	C-HGL-03-0400	Single Unit Dwelling
HOLD	23-76	SIGN		C	Lechtworth	C-TNS-03-02W0	Commercial, Light – Less than 500 sf
APPROVED	23-77	LUP		RR	Hirsh	C-CIA-AB-0100	Accessory Uses
APPROVED	23-78	W/S		SR	Cha	C-690-05-0300	Single Unit Dwelling
APPROVED	23-79	LUP		SR	Miller	C-690-08-0E20	Single Unit Dwelling
APPROVED	23-80	LUP		RMU	Pollan	C-STR-02-4500	Accessory Uses
HOLD	23-81	W/S		W	Forester	C-PTC-0L-03A0	Single Unit Dwelling
HOLD	23-82	LAND		RMU	Hyatt	C-SEC-11-0200	Vacant
APPROVED	23-83	W/S		W	Jensen	C-HAY-00-0300	Single Unit Dwelling
APPROVED	23-84	ROWD	LUP	SR	Jamison	C-SKY-0B-1100	Single Unit Dwelling
APPROVED	23-85	LUP		SR	Kistler, Guinn	C-PTC-0R-1000	Accessory Uses
ACCEPTED	23-86	W/S		SR	Jacqueline Funkhouser	C-HEM-23-0100	Single Unit Dwelling

PERMIT CODE	PERMITS TYPES
PAV	Platting, Vacation
PAA	Platting, Adjustment
PAS	Platting, Short Plat
PUD	Platting, PUD
PAL	Platting, Long Plat
SD	Site Development
CD	Construction Declaration
LUP	Land Use
CUP	Conditional Use
ROWS	ROW, Street/Sidewalk Use
ROWU	ROW, Utility/Excavation
ROWD	ROW, Driveway
TEMP_RES	Temporary Residence
SIGN	Sign
W/S	Water/Sewer Service
VAR	Variance
EO	Enforcement Order

ZONE CODE	ZONE
I/H	Heavy Industrial
I/L/C	Light Industrial/Commercial
I/W	Waterfront Industrial
C	Commercial
W	Waterfront
SSA	Significant Structures Area
SR	Single Residential
MR	Multiple Residential
RR	Rural Residential
MBRR	Mud Bay Rural Residential
RMU	Rural Mixed Use
REC	Recreational
LPD	Lutak Planning Dist.
GU	General Use

APPROVED	23-87*	CUP			I/W	Southeast Roadbuilders	Site A: C-LTR-04-0090/0700/0010, Site B: C-LTR-04-1000/2940/0900/0800	Resource Extraction/ Proc.	*NOTE: APPEAL IN PROGRESS
APPROVED	23-88	CUP			I/H	Hedden	C-WES-0A-0200	Industrial, Light	
APPROVED	23-89	ROWD	LUP		MBRR	Mummey, Powell	4-CVS-00-00C0	Single Unit Dwelling	*STAFF REVIEW
APPROVED	23-90	PAS			W	Ordonez	C-PTC-0L-0900	Single Unit Dwelling	
ACCEPTED	23-91	W/S			W	Highland's Estates Inc.	C-TNS-21-1600	Combination R/I/C	
APPROVED	23-92	LUP	ROW		SR	Thomas	C-HGL-07-0200	Single Unit Dwelling	
COMPLETE	23-93	EO			RR	Johnson	C-ANY-01-1600	Animal Husbandry	
HOLD	23-94	LUP			I/W	Verizon Wireless	C-LTR-04-2700	Communication Equipment/ Commercial	
APPROVED	23-95	PAV				Eugene Kennedy		Single Unit Dwelling	
APPROVED	23-96	ROWD				Smith		Vacant	
APPROVED	23-97	W/S				Demicco, McDonald		Single Unit Dwelling	
ACCEPTED	23-100	LUP			SR	Forester	C-NUK-00-0500	Accessory Uses	
ACCEPTED	23-101	LUP	W/S		SSA	Forester	C-PTC-0C-0600	Multi-Unit Dwelling	
ACCEPTED	23-102	LUP			I/L/C	Takshanuk Watershed Council	C-SMR-00-0600	Recycling Facility	
DENIED	23-103	LUP	VAR		W	Jensen	C-HAY-00-0300	Accessory Apartment	
ACCEPTED	23-104	PAS			RR	Barbara Mulford, Nettetton	2-MUL-00-0110		
2024									
PENDING	24-01	CUP			RMU	Highlands Estates	C-208-TL-0400 , C-208-TL-03A0	Resource Extraction/ Proc.	