



Haines Borough Planning Commission
April 11, 2024 Regular Meeting
AGENDA
Location: Assembly Chambers and on ZOOM

Zoom Meeting Information

Webinar ID: 817 6867 0412

Passcode: 729271

Brian O'Riley
Planning Commissioner

Dan Schultz
Planning Commissioner

Derek Poinsette
Planning Commissioner

Eben Sargent
Planning Commissioner

Erika Merklin
Planning Commissioner

Rachel Saitzyk
Planning Commissioner

Patty Brown
Planning Commissioner

Craig Loomis
Assembly Liaison

Annette Kreitzer
Borough Manager

Kiersten Long
Deputy Clerk

1. CALL TO ORDER/ PLEDGE TO THE FLAG/ LAND ACKNOWLEDGEMENT/ROLL CALL

2. APPROVAL OF AGENDA & CONSENT AGENDA

[The following Consent Agenda items are indicated by an asterisk () and will be enacted by the motion to approve the agenda. There will be no separate discussion of these items unless a planning commission member or other person so requests, in which event the asterisk will be removed and that item will be considered by the planning commission on the regular agenda.]*

Consent Agenda:

3 – Approve Minutes from 3-14-24 Regular Planning Commission

***3. APPROVAL OF MINUTES – 3-14-24 Regular Planning Commission Meeting**

4. PUBLIC COMMENTS – [For any topics not scheduled for public hearing. Individual comments are limited to 3 minutes unless another yields 3 minutes to the speaker in advance] *Note: during this section of the agenda, the commission will listen and take notes. No official action will be taken at this time. Please address the planning commission at the podium provided, use the microphone, and state your full name for the record and the topic of your comment.*

5. CHAIR REPORT

- A. Geotechnical Conversation**
- B. Bear/Human Conflict Taskforce**

6. COMMISSIONER COMMENTS

7. SUBCOMMITTEE REPORTS - None

8. ASSEMBLY LIAISON REPORT – Assembly Member Loomis

9. STAFF REPORT

- A. Planner Report**
- B. Comprehensive Plan Update**
- C. Discussion Regarding Planning Commission Meeting Schedule**

10. PUBLIC HEARINGS

- A. Haines Borough Clean Metal Project Conceptual/35% Designs**
The Borough is exploring the creation of a clean metal staging yard to support a junk car and other scrap metal removal project.
- B. Conditional Use Permit #24-001 Extension of permit #19-03 Resource Extraction – Highland's Estates Inc. & St. James Place C-208-0400 & C-208-TL-03A0 – Rural Mixed Use Zone – Continued from the March 11, 2024 Planning Commission Meeting. On 3-14-19 conditional use permit #19-03 was approved by a previous planning commission. The permit was valid for five (5) years. After expiration of a permit, the applicant must reapply. Public comments shall be taken prior to the applicant's presentation.**

11. UNFINISHED BUSINESS - None

12. NEW BUSINESS

** Reminder HBC 18.30.040 requires commission review for Borough projects at the conceptual stage of design. At that time, the commission shall decide whether additional design review are required at the 35 percent, 65 percent and 95 percent stages of design.*

A. 5th to 6th Ave Drainage Project 35% Design

35% designs were approved at the December 14, 2023 Planning Commission Meeting. This plan represents an amendment to the preferred option 1 previously chosen by the Planning Commission.

Proposed Motion: Approve 35% Design for the 5th to 6th Avenue Drainage Project [and bring it back at 65% or 95%?]

B. Haines Borough Visitor Center Parking Lot 65% Design

35% designs were approved at the January 11, 2024 Planning Commission Meeting.

Proposed Motion: Approve 65% Design for the Haines Borough Visitor Center Parking Lot [and bring it back at 95%?]

C. Piedad, Library, and Admin Generator Project 65% Design

35% designs were approved at the January 11, 2024 Planning Commission Meeting.

Proposed Motion: Approve 65% Design for the Piedad, Library and Admin Generator Project [and bring it back at 95%?]

D. Request for Planning Commission Action – Peter Dohrn

Peter Dohrn wants the planning commission to move forward with the Mathias Road project. The project consists of moving the road and utilities off of private property.

E. Land Use Permit #24-012 – June Haas & Kay Dunning – C-PTC-0I-0200 – Significant Structures Area Zone

The Planning Commission is acting as the Historic District Committee per HBC 18.70.050(C). The commission must first determine if the development is: a) one of the surveyed historic structures, or b) the development has a material effect upon the general character of the district and any of the individual structures. If either of these conditions are met, the commission must apply the 9 specific approval criteria contained in 18.60.020(G).

Public comments shall be taken prior to the applicant’s presentation.

13. PUBLIC COMMENTS

14. COMMISSION COMMENTS

15. CORRESPONDENCE

16. SCHEDULE MEETING DATE

A. Set Comprehensive Plan Work Session

17. ADJOURNMENT