



Haines Borough
Planning Commission
Regular Meeting Agenda

COMMISSIONERS:

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

Thursday, February 9, 2017 - 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: December 8, 2016
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. Height Restrictions – Possible Code Amendment – This item was requested by the Planning Commission during the December 8th meeting. Current height limits are generally set at 30 feet, but the amendment would increase limitations for some zones and give residents an option to apply for a conditional use permit to increase a building's height beyond the limitation. **Possible Motion:** Recommend the Assembly adopt the draft ordinance.
 - B. Conditional Use Permit – Highland Estates, Inc. - Resource Extraction near Skyline Subdivision (# C-SEC-26-0100). Highland Estates has a land use permit for site preparation on this 65 acre parcel, which permits clearing of land and providing access for survey work and future development. Highland Estates requests that a CUP be issued to allow removal of aggregate material from the site – approximately 7,500 cubic yards over a two-year period – for staging at a permitted 4th Avenue gravel site and for sale or personal use on waterfront properties. Routes, schedules, and mitigation plans are attached to the application. **Possible Motion:** Approve the permit with conditions.
9. UNFINISHED BUSINESS: None.
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments: None
 - C. Project Updates:
 1. February 1st Lutak Dock Joint PC and PHAC Workshop Outcomes
 - D. Other New Business:
 1. Election of Officers. HBC 18.70.030 (A) directs the commission to annually elect a chair who has the ability to vote on any question and is considered as part of a constituted quorum and other such officers as it deems necessary or desirable in the discharge of its powers and duties. **Possible Motion:** We elect (Name) as (Position) for the 2017 Planning Commission.
11. COMMISSION COMMENTS
12. CORRESPONDENCE: None
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, March 9th, 2017 at 6:30 p.m.
 - B. Workshops
 1. Coastal Management Plan Revision Workshop – ?
 2. Comprehensive Plan Revision Workshop – Thursday, April 13th, 2017 at 5:30 p.m.
14. ADJOURNMENT