

**HAINES BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 6, 2006**

**Approved**

1. **CALL TO ORDER:** 6:37pm by chairman **HEINMILLER**.
2. **PLEDGE TO FLAG**
3. **ROLL CALL:**

Members present: Harriet **BROUILLETTE**, Rob **GOLDBERG**, Lee **HEINMILLER**, Kathleen **MENKE**, Doug **OLERUD**, Jack **SMITH**

Absent: Bob **CAMERON**

Staff Present: Scott **HANSEN** (Planning and Zoning Tech II)

Visitors: Matthew **GILBERT(KHNS)**, Darsie **CULBECK**

4. **APPROVAL OF AGENDA**

**M/S OLERUD/GOLDBERG** to approve the agenda.

Motion carried unanimously.

5. **APPROVAL OF MINUTES** - March 2, 2006, regular meeting

**M/S OLERUD/GOLDBERG** to approve the above minutes.

Motion carried unanimously.

6. **PUBLIC COMMENT: NONE**

7. **PRESIDING OFFICER REPORT:**

**HEINMILLER** announced a revised approach for transmitting Action Requests, Records of Decision, and Clarification of Issues to the Assembly. He and staff together are negotiating sometimes competing Commission and Assembly schedules to ensure that Commission business is carried efficiently between the two bodies.

The Boy Scouts of America (BSA) is interested in establishing a remote camp facility in Haines to handle 150-200 youths per week in the summer. Letters were sent to Assembly members and the Planning Chair. To accomplish this project BSA seeks to acquire some borough-owned land. If the concept continues the Commission can expect formal direction from the Assembly/manager to consider the issue.

The Assembly is still considering a prior Commercial zone setback issue they received from the Commission. There is a concern that timing and space competition may force out good commercial development. Commercial developers may need to request a variance to construct what would normally be approved development. The Commission will receive further direction in this area as the issue progresses.

An Allen Road resident complained about "jake" brakes along that road and was directed to the Manager, who handles all potential permit violations.

**8. PUBLIC HEARINGS:**

**a. Variance: Residential Setback - Darsie CULBECK**

Public hearing opened 6:56pm.

**CULBECK** submitted a variance application to build into the setback to redesign an old, inadequate roof on a structure built prior to the setback regulations. The design proposed pier footings two feet into the setback, at the same time proposed the reduction of several feet of an old garage built in the setback, and a roof elevation to allow for an upstairs room. The design proposed is 28.5 high on the downhill side and is a pagoda-style roof within the footprint of the house, except for above the proposed footers in the setback. Snow would fall off the sides of the house not toward the road. **HEINMILLER** noted that the footers are needed so as not to compromise the existing, somewhat tenuous foundation construction. One resident expressed support of the upgrade project, as he owns a neighboring structure built by the same person long ago.

**M/S OLERUD/GOLDBERG** to approve the variance.

**MENKE** expressed thanks for a well-documented application. She cited noise and viewshed concerns stated in letters from two other residents.

Public hearing closed 7:03pm.

Motion carried unanimously.

**HEINMILLER** noted that noise and height issues are not specifically handled within the setback variance process, though such questions do arise during a public hearing.

**9. STAFF REPORT:**

**a. Land Use Permits**

- i.** Harold Bieleski - C-ANY-S1/2 - Anway Five Acre Garden Tracts - short plat
- ii.** Leonard Dubber - C-785-00-0100 - oil change and lube shop
- iii.** Crystal Cathedrals - Floreske - Western Subdivision - utility installation
- iv.** Stephen Shaffer - B-EXN-11-0600 - Excursion Inlet area - short plat
- v.** Gerard Garland - C-SKY-0D-0800 - Skyline Estates - SFR
- vi.** Dan Hanson - C-MEA-02-3300 - Meadowland #2- SFR
- vii.** Fred Folletti - C-MIS-0F-0400 - Haines Townsite - temp espresso stand
- viii.** Tom Cosgrove - 4-MBR-06-2200 - south Mud Bay Road - short plat
- ix.** State of Alaska Mental Health Trust - 25.5 mile - short plat

**b. Enforcement - NONE**

**10. COMMUNICATION: NONE**

**11. OLD BUSINESS: NONE**

**12. NEW BUSINESS: NONE**

**13. TITLE 18 REVISIONS:**

**a. TITLE 18 REVISIONS - NONE**

**14. COMMISSION COMMENTS**

**15. NEXT MEETING DATE:**

**a. Regular Meeting** - Thursday, May 11, 2006, 6:30pm in the Assembly Chambers.

**16. ADJOURNMENT**

**M/S OLERUD/SMITH** to adjourn.

Motion carried unanimously at 7:12 pm.

Respectfully submitted:

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**SCOTT HANSEN**, Haines Borough Planning and Zoning Tech II