

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
July 20, 2006**

1. **CALL TO ORDER:** 6:30pm by chairman **HEINMILLER**.
2. **PLEDGE TO FLAG**
3. **ROLL CALL:**

Members present: Lee **HEINMILLER**, Doug **OLERUD**, Jack **SMITH**, Harriet **BROUILLETTE**, Rob **GOLDBERG**, Kathleen **MENKE**, Deborah **VOGT** (**Assembly liaison**)

Absent: Bob **CAMERON**

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

Visitors: Chris **SCHELB**, Don **MULLIKIN**, Lee **ROBERTS**, Donny **TURNER**

4. **APPROVAL OF AGENDA**

M/S OLERUD/SMITH to approve the agenda.
Motion carried unanimously.

5. **APPROVAL OF MINUTES: NONE**
6. **PUBLIC COMMENT:**

SCHELB spoke regarding the disposal of school property on Main Street. He said that few commercial properties are selling and questioned the need for new commercial property, particularly with restrictions on the property. Economic investment shouldn't be restricted. He suggested that it might pay off better to give away the property, with the building, for a dollar and let the market guide what happens.

7. **PRESIDING OFFICER REPORT:**

HEINMILLER said that a Juneau Empire article had quoted him regarding the Juneau Access project. His comments were aimed at having the state include the borough in the project review rather than send the borough post-review information.

8. **PUBLIC HEARINGS: NONE**
9. **STAFF REPORT:**
 - A. **Land Use Permits (attached to end of minutes)**
 - B. **Enforcement: NONE**

MENKE asked if development on Folletti-owned native allotment land is being regulated by the borough. **HANSEN** said that federal lands do not characteristically fall under borough regulatory oversight unless that agency has administrative code requiring it to participate in local regulations. **MENKE** suggested that the area would benefit from oversight due to its proximity to the state park and the Chilkoot River corridor.

10. COMMUNICATION:

A. Louie Nelson Subdivision Lot Line Vacation

M/S GOLDBERG/BROUILLETTE to approve the vacation of the Louie Nelson subdivision lines in concept.

HANSEN said that the Borough Board of Equalization agreed to categorize Nelson's 118 acres as raw land if Nelson would vacate property lines in the next year so that the property would have as few parcels as possible. The Nelson Trust has requested that the Commission vacate interior lot lines of plat #96-31 by reverting them to their original description as issued on the patent. **HANSEN** noted that the legal process for doing so is for Nelson to complete a borough land use permit and hire a surveyor to generate a mylar according to the code, place the appropriate monuments in the ground, and, after recording, the lot lines would be legally vacated. All concurred that the current code process as the method for Nelson to vacate lot lines.

GOLDBERG gave a short history of the subdivision timing relative to former Mud Bay Service Area government. **OLERUD** noted that since the process doesn't require Commission approval there shouldn't be a motion.

Motion carried, **OLERUD** opposed.

B. Assembly Action Item Response - Juneau Access Comment

HEINMILLER said that the borough should be interested in commenting on the Juneau Road Access project, particularly since several road projects in Haines have lost funding to the Juneau Road project.

**C. Assembly Action Item Response - Special Conditions
Permit Ordinance**

HANSEN said that Special Conditions ordinance language is going through public hearings.

**D. Assembly Action Item Response - Sebens Easement
Resolution**

HANSEN said that the Sebens easement request had been granted by the Assembly via resolution, and the Jones easement request from last meeting also was granted.

11. OLD BUSINESS: NONE

12. NEW BUSINESS:

A. Setbacks in the Commercial Zone

HEINMILLER said that a 15-foot building separation currently exists for all development. He also talked with the borough fireman, who noted that 15 feet was not a very workable dimension when a building is on fire, and he wouldn't send personnel into that tight of quarters. 20 feet is also not a very safe distance in a fire, so the best building separation distance is rather elusive. The proposed ordinance language could complicate this issue by diminishing the allowed distance from property lines. **GOLDBERG** noted that residential uses in the Commercial zone are the cause of this problem, but it might be less complicated to just handle each variance as it comes along. **OLERUD** agreed. The Commission took no action on the proposed ordinance language.

**B. Haines Borough/Ocean Beauty Memorandum of Understanding
(MOU)**

HANSEN explained the basic agreement between the borough and Ocean Beauty Seafoods, Inc., who operates the Excursion Inlet Fish Processing facility. The borough encourages the commercial fishing industry and is proposing to enter into a contract with Ocean Beauty so they will can continue operations unabated when the Borough receives title to some of the land on which they operate. The borough manager is wanting Commission comment over the MOU, which is very close to completion.

The specific points of the MOU were discussed. The agreement consists of land sales, easements, the assumption of leases currently managed by the state, and other commitments to promote the fish processing industry.

MENKE asked if land transfers were to be give-aways or purchases. **HANSEN** said that land purchases would be made at market value. **MENKE** asked if lease terms would ensure responsibility for fish habitat, wetlands management, and other coastal concerns. **HANSEN** said that when DNR hands over leases

to the borough all the other state agencies involved with these issues still exercise their regulatory authority within the lease areas.

HEINMILLER noted the Commission's agreement with this proposed Memorandum of Understanding. If substantive changes were made to the MOU the Commission would like to see those changes prior to finalization.

7:37 BREAK

7:43 RESUMED MEETING

C. Classification of Certain Borough Lands

HEINMILLER said that the manager is asking the Commission to consider approval, by motion, of several options for classifying and potentially disposing of certain borough lands.

MAIN STREET

GOLDBERG suggested that the Commission determine whether or not the primary school building needs to be torn down, whether or not it's prudent to sell the parcels, and whether or not to rearrange lot lines. He noted that the building was built originally in a substandard manner, and a former superintendent has voiced concern about the structural stability of the roof, particularly during heavy snow times. He recommended removing the building.

OLERUD said that there'd be much less work involved selling the building as a whole, and, when purchased, the building would become the responsibility of the purchaser. The buyer could spend money on fixing or demolishing the structure. He suggested sending out an RFP to see if someone might have good ideas for the structure. He also noted that in his memory there are still sealed areas with asbestos insulation.

HEINMILLER noted that the building straddles three property lines. **OLERUD** suggested option (C), a removal of the building with land rearrangement into a single lot.

HEINMILLER suggested a consideration of sun angles, which are very valuable once buildings are in place. **OLERUD** said that many people have expressed thoughts on improving the existing building. **BROUILLETTE** suggested obtaining a cost estimate prior to demolishing the building.

M/S GOLDBERG/BROUILLETTE to recommend a cost estimate for the removal of the building.

Donny **TURNER** noted that the existing project has included a cost estimate for the removal. It originally included the cost of the primary school demolition, before budget constraints omitted that option.

Motion withdrawn by **GOLDBERG** and **BROUILLETTE**.

OLERUD noted that a larger lot would allow for a larger commercial venture, particularly one involving parking. **GOLDBERG** suggested public parking. **OLERUD** noted that parking regulations would still require parking on each individual parcel. **MENKE** agreed that the building should be demolished and suggested a public meeting to gather more suggestions.

HEINMILLER noted that the Commission seems to agree that the building should come down.

HEINMILLER said that selling off property in the middle of town is a bad idea - the borough has a rare opportunity to plan and redesign the downtown area.

HEINMILLER reminded the Commission that the Assembly needs a decision on some concept regarding these parcels. **VOGT** agreed, saying that the Assembly wants the Commission's vision for the area.

HEINMILLER noted that traffic patterns are important to a downtown redesign. **GOLDBERG** said that the zoning is currently Commercial. **MENKE** suggested that the Commission consider open space, parking and sun angle. **HEINMILLER** recommended having the existing project architects weigh in on the design.

OLERUD suggested that the Commission needs to work toward a decision that brings the greatest revenue to the borough. **MENKE** suggested that revenue is not the only bottom line for the borough - healthy design needs to be a high priority.

VOGT noted that the architects would be in town in August. **HEINMILLER** noted that the construction schedule may bring changes relative to traffic flow, viewshed, and overall use of this acreage. He also noted that the Commission would

like to know the cost of primary school demolition. He also mentioned the sale of Excursion Inlet property could have an effect on the immediate need for revenue-boosting land sales needed to compensate for the Schafer property purchase.

No further action in the proposed disposal was taken.

SKYLINE ESTATES AREA

HEINMILLER suggested not using this property for development or residential sale, as government land sales typically keep private landowners from subdividing and selling profitably. Also, Skyline Estates will have high-end costs involved with development, and the last development took more money than the borough had been ready to put away for the project. **SMITH** recommended selling the larger parcel to a developer, who would manage all the high construction costs. **HEINMILLER** recommended a buffer zone along Lutak Road in a future design. **SMITH** noted the Ripinsky trail access as a public asset.

No further action in the proposed disposal was taken.

MT. RILEY ROAD/SMALL TRACTS ROAD

HEINMILLER said that the Boy Scouts have looked at some of this property, too. **OLERUD** noted that the rising terrain coming off the Boy Scout Camp is an asset, affording privacy as well as view, and they could still consider a transaction. **GOLDBERG** recommended keeping land in Borough ownership and leasing it out if possible. If done that way the land wouldn't be sold, and a certain amount of revenue would come to the borough from the transaction. **HEINMILLER** noted that this area is the last large, marketable area owned by the Borough, and it is already zoned Rural Mixed Use.

HEINMILLER said he would contact the Manager with the discussion results.

No further action in the proposed disposal was taken.

13. TITLE 18 REVISIONS: NONE

14. COMMISSION COMMENTS:

MENKE suggested that the ferry system, particularly the mainline ferries, should be a topic on a future agenda, as the

Comprehensive Plan devotes an entire section to Transportation, and the ferry system affects quality of life and business issues. She also asked that AP&T's Chilkoot Lake area hydro should be on an upcoming agenda.

15. NEXT MEETING DATE:

A. **Regular Meeting** - Thursday, August 10, 2006, 6:30pm in the Assembly Chambers.

16. ADJOURNMENT

M/S OLERUD/SMITH to adjourn.

Motion carried unanimously at 8:50 pm.

Respectfully submitted:

SCOTT HANSEN, Haines Borough Planning and Zoning Tech II

LAND USE PERMITS - through June 2, 2006			Parcel Number					
	6/15/06	Leonard Dubber	C-785-00-0100					COU - food service
06-33	6/19/06	Ralph Swinton	C-SKY-0C-1400	14	C	Skyline Estates		Driveway and storage sheds
06-34	6/19/06	Kenneth Ewald	C-STR-02-28B0			742 Small Tracts Rd.		storage sheds
06-35	6/19/06	William Aronson	C-SEC-35-0830	8		371 Beach Rd.		storage shed
06-36	6/26/06	Steven McAllister	C-WHT-0B-0700	7	B	Whiting		Fill for parking
06-37	6/26/06	Irv Oleson	C-STR-03-12A0	12A		Small Tracts Rd.		SFR
06-38	7/3/06	Gary Jackson						site prep
06-39	7/5/06	Drake Olson						signs