

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
March 15, 2007**

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

Members present: Harriet **BROUILLETTE**, Lee **HEINMILLER**, Kathleen **MENKE**, Donny **TURNER III**

Absent: Rob **GOLDBERG**, Jack **SMITH**, Dawne **THOMSEN**

Staff Present: Deborah **VOGT** (Borough Assembly liaison), John **WURST** (Assessor/Land Manager), Scott **HANSEN** (Planning and Zoning Tech II), Bruce **SMITH** (Public Works Superintendent)

Visitors: Dave **AMMON**, Tony **MALONE**

4. **APPROVAL OF AGENDA**

M/S TURNER/BROUILLETTE to approve the agenda as submitted.

Motion carried unanimously.

5. **APPROVAL OF MINUTES:**
A. **February 8, 2007 Regular Meeting Minutes**

M/S MENKE/BROUILLETTE to approve the minutes with minor changes.

Motion carried unanimously.

6. **PUBLIC COMMENT:**

AMMON said that the 3rd Avenue Project design has changed from sidewalks to rumble strips - no other design changes to the state project. He also noted that, based on discussion with the Manager, Lutak Dock frontage is no longer being considered for disposal. He handed out a concept drawing titled "Site 3 Concept 1A", dated 2/15/07, for a boat launch on the south side of the Small Boat Harbor - this issue may be presented to the Commission, so it might be a good idea to look for information before a bid is advertised.

SMITH said that road construction standards require wider road width into consideration than proposed. This snow season is a clear example of how because narrowly-constructed roads are a significant hazard to the public. Buried water and sewer lines

also need coverage to avoid freezing. He recommended that rights-of-way be completely cleared when building a road. Otherwise future maintenance costs are high - clearing in two stages takes much more money. He said that many people forget that roads require regular maintenance and the resulting space for heavy equipment to operate. He also recommended making sure that road construction material requirements are described and inspected by the Borough through the project.

7. CHAIRMAN'S REPORT:

o **Alaska Public Offices Commission (APOC) Reports**

HEINMILLER said that Commissioner **SMITH** still needs to return his paperwork - fines begin tomorrow.

o **Moody property offering**

MENKE said that a recent advertisement in the newspaper reveals a planning issue the Commission should consider. 160 acres of inholding up the Chilkoot River may be sold and developed - there would be more roads and residential uses in the Chilkoot River valley. She brought forward a detailed watershed map. She recommended refining the vision for the area. **HANSEN** said that the current zoning vision is the Lutak zoning district, and the designation is "Rural Residential" from the road system north to the Canadian Border, from mountain peak to mountain peak of the valley. **VOGT** said that private corporations have been formed to purchase inholding land for conservation purposes - they may be interested. **TURNER** said that a subdivision there is unrealistic because of access and construction complications, so the area will not reasonably be developed anytime soon. **HEINMILLER** noted that the Chilkoot River Corridor group is expected to meet next week to discuss bears and signage, and, as that discussion will probably revolve around that issue, their discussion information will be helpful for next meeting.

8. PUBLIC HEARINGS: NONE

9. STAFF REPORT:

o **Pending Local Improvement District - Mt. Riley Road
Electrical Utility**

Much work has been done on this project, and the Commission is expected to have a public hearing in early summer. **TURNER** noted that viewsheds will be compromised by an overhead power line. **AMMON** said that the Assembly determined that costs were

too high to include underground utilities to serve Borough properties at the top of the hill.

o **Kroschel Right-Of-Way (Row) Vacation Request**

HANSEN said that when Kroschel realized the cost of a ROW vacation he stepped back from his vacation request and accepted a road closure deal from the Manager. There is still an open easement issue connecting Mental Health land with the Valley Court ROW, and Kroschel will need to vacate that easement through the state vacation process.

o **Joint Meeting With Assembly**

The joint meeting previously slated for March 27 to discuss the CIP list has been moved to March 20 at 6:30pm in the library conference room.

VOGT said that the Assembly didn't pass the Haines Coastal Management Plan Amendment. **HEINMILLER** noted that the only comment was that there was not enough time to look hard enough at the plan prior to adoption. He recommended slating the plan for the next regular meeting.

10. COMMUNICATION:

11. OLD BUSINESS:

A. Haines Borough Capital Improvement Project (CIP) List

HEINMILLER said that the Commission needs to be very ready for next week's joint CIP meeting with the Assembly and recommended a short list. **VOGT** said that budget CIP lists allow last-minute legislative appropriation to have local targets for funding. **MENKE** said she's been looking hard at water/sewer projects, and the 2004 Carson-Dorn report identifies a high priority health/safety issue in the routinely overflowing force sewer main on Mission Street. She cited a January 11 police blotter in the newspaper where the street was closed next to Senior housing, Senior Center, and sole Tlingit Park access because untreated sewage was pumped above ground. This is a public health issue. She questioned the rationale for adding more services higher in elevation than that point when it'll be pumped out too. After much discussion the following CIP priorities emerged to bring to the 3/20 joint meeting:

- o Mission Street Force Main Replacement
- o Fix water/sewer problems before extending the system
- o Piedad water source acquisition and addition into existing water tank system
- o Morgue improvements

- o Harbor/waterfront transportation planning

B. Cemetery Regulations

VOGT explained her work on the language, and several changes were proposed. **HANSEN** said he'd get the proper spelling for the Yandeist 'akye' native community from the Comprehensive Plan.

12. NEW BUSINESS:

A. Goat Ridge Subdivision II

HANSEN said that HC 18.100.100 allows for an extension of an approved preliminary plat by the Commission by agreement.

HEINMILLER said that **JENSEN** indicated from the beginning that this project was not on the "fast track." **TURNER** noted that the Borough cannot hold the developer to a set of future standards, but he should be expected to conform to existing standards.

M/S TURNER/BROUILLETTE to extend the Goat Ridge Subdivision II preliminary plat approval through December 2009.

Motion carried unanimously.

13. TITLE 18 REVISIONS:

A. Road Construction Standards

HEINMILLER noted that few commissioners have spent time constructing roads, and he said there would be great value in seeing local contractors' rationale for road widths. **VOGT** noted that such information is available in the administration office.

AMMON commented that state road construction materials standards differ slightly but significantly from the proposed standards, and the Borough should go with the state materials standards. **TURNER** suggested that the state standards are too strict and would elevate road construction costs too high. **AMMON** said he'd asked the same question but the state said they hold a high standard for areas prone to frost heaving. **MENKE** said that runoff and drainage issues are significant for road construction. **AMMON** cited a recent project where inadequate materials were used to complete the job, but now it must be corrected. Using inadequate materials ultimately costs taxpayers more.

M/S MENKE/BROUILLETTE to continue the discussion of Road Standards at the next regular meeting.

Motion carried unanimously.

14. COMMISSION COMMENTS:

15. NEXT MEETING DATE:

- A. Joint Meeting with Assembly** - Tuesday, March 20, 2007, 6:30pm in the library.
- B. Regular Meeting** - Thursday, April 5, 2007, 6:30pm in the Assembly Chambers.

16. ADJOURNMENT

The meeting was adjourned at 8:50pm.

Respectfully submitted:

SCOTT HANSEN, Haines Borough Planning and Zoning Tech II