

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
May 8, 2008**

1. **CALL TO ORDER:** 6:40 p.m. by Chairman Lee Heinmiller
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL:**
Planning Commission Members Present: Chairman Lee **Heinmiller**, Vice Chairman Rob **Goldberg**, Harriett **Brouillette**, Don **Turner III**, Dawne **Thomsen**
Planning Commission Members Absent: Greg **Brask**, Jack **Smith**, Deborah **Vogt** (Borough Assembly Liaison)
Visitors Present: Scott Hansen (Chilkoot Indian Association) Greg Stuckey (CIA), Jan Hill (CIA), Kelly Hostetler (South East Alaska State Fair), Paul Wheeler, Lawrence Strawbridge, Tom Morphet (CVN)
Staff Present: John Wurst
4. **APPROVAL OF AGENDA**
M/S: Brouillette/Goldberg: to approve the agenda. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** April 10 and 17, 2008 Regular
M/S Goldberg/Turner: to approve the minutes with the following corrections:
 10. "He" shall be changed to "Heinmiller"
 9. "As the Historic District Committee" shall be added to the last sentence before the motion. "Fort Seward Historic Area" shall read "...Historic District".
 - 11D. "Research" shall be changed to "find and develop". "Week" shall be changed to "Meeting".
 7. "Meade Glacier" will now say "Meade and Ferrebee Glaciers". "Serving as chairman during the hearing" shall say "voting during the introduction of the zoning change request".
 - 8 and 8A. "Lots 6 and 7" shall say "lots 7 and 8"
 - 8A #2 shall say a "10 foot easement"
 11. The motion shall say "water and sewer mains stubs"Motion carried unanimously.
6. **PUBLIC COMMENTS** [Items not scheduled for public hearing]
Lawrence Strawbridge spoke disapprovingly about the process of permitting to build a driveway to his property at 7 mile Mud Bay Road. Scott Hansen spoke to clarify for the record that item **#8A Long Plat Review of Chilkoot Estates Subdivision** at the April 17th Planning Commission meeting the first stipulation of the motion is for an *easement* to connect Chilkoot Loop at a 90 degree angle with Fair Drive for future development.
7. **CHAIRMAN'S REPORT:** Heinmiller mentioned that a Record of Decision will be submitted to the Assembly regarding the

approval of the setback variance requested by the CIA for a walking path to come within the 25 foot setback of an anadromous creek, which was part of the previous Planning Commission meeting.

8. **PUBLIC HEARINGS:** There were no public hearings at this meeting.

9. **STAFF REPORT:** Three permits were presented in addition to the four listed. Dan Harrington is permitted to move dirt and fill for a single family residence in Ocean View Subdivision, Dave Pahl is permitted to install a new sign on the Hammer Museum, and Bob Grant is permitted to rebuild a porch at his Whiting Subdivision home. There were minor points of clarification on the Hammer Museum permit.

10. **COMMUNICATION**

11. **OLD BUSINESS:**

Chilkoot Estates Subdivision

A. Chilkoot Loop - Fair Drive Connection

B. Fair Drive Right of Way

Goldberg expressed concern about logging trucks driving from the industrial area of Major road through the subdivision to get to the Haines Highway, and mentioned that another commercial rout needs to be developed. He proposed extending East Fair Drive. There is a 60 foot easement on the Fair Property that meets with Major Road. **Greg Stuckey** mentioned that once the connection from East Fair Drive is made with Major Road that it is sensible and acceptable to the CIA to have Chilkoot Loop meet Fair Drive at a 90 degree angle. At this point the CIA is not in favor of it. **Goldberg** asked what costs the CIA would incur by creating a 90 degree intersection now. **Scott Hansen** said that they would have to redraw, change utility rout. He said that 90 degree turns add more danger to driving and should be avoided unless necessary. **Kelly Hostetler** mentioned that in December of 2007 the CIA agreed to include a stop sign on their property as traffic enters Fair Drive. **Turner** asked **Hostetler** what the future plans for the fair are. **Hostetler** said that the topic would be on the agenda at the next Fair Board meeting. **Goldberg** said that executing planned development is a slow process and he did not see a problem with the proposed angle until a commercial rout is developed. Signage would be necessary to direct truck traffic. **John Wurst** that putting in signage will require the assembly to include it in the code.

M/S Goldberg/Thomsen to connect West Fair Drive with Fair Drive as initially platted across borough property. Motion passed unanimously.

12. **NEW BUSINESS:**

A. Protection of Drinking Water Sources:

Goldberg mentioned that he talked with John Dunker of the DNR Division of Mining, Land and Water about protecting the area springs. **Goldberg** said that Dunker pointed out that water quality comes under the jurisdiction of the Department of Environmental Conservation. If Mud Bay Spring is within the right-of-way and the borough takes ownership of it, if any water contacts the ground

surface, then the borough could be required to treat it. **Heinmiller** suggested having a registry by the spring to record water taken could possibly be beneficial. **Goldberg** pointed out that if the State Mental Health Trust learned that the spring is being heavily used for drinking water, then they could be concerned with liability and potentially shut it down. Tom Morphet pointed out that he has seen development contaminate a spring before, and that if something isn't done to protect the Mud Bay spring that it will eventually suffer the same fate. He said that the Taylor brothers have been asked to stop cutting trees by the Mud Bay spring, but they have been unrepentant.

13. COMPREHENSIVE PLAN REVIEW

14. COMMISSION COMMENTS:

Goldberg requested to include three items on the agenda for The June Planning Commission meeting:

1. The rezoning of the Port Chilkoot property adjacent to the proposed Chilkoot Estates subdivision.
2. Revision of the code requiring a preliminary plats to be presented to the planning commission at about 25% planned.
3. Development of borough right-of-way standards.

15. NEXT MEETING DATE:

- A.** Comprehensive Plan Review - Thursday, May 22, 2008, 6:30 pm
- B.** Regular meeting - Thursday, June 12, 2008, 6:30 pm

16. ADJOURNMENT

Respectfully submitted:

Steve Ritzinger
Haines Borough Planning and Zoning Technician