



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
LEE HEINMILLER, VICE-CHAIR
ROBERT VENABLES
HEATHER LENDE
DON TURNER III
BRENDA JOSEPHSON
ROB MILLER

Thursday, March 12, 2015 - 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: February 12, 2015
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. ADOT&PF – Corner of Union and Allen Street – Maintenance Station Variance Proposal – Action Item: ADOT&PF requested for the Planning Commission to approve a height variance to allow the construction of a 32-foot-tall maintenance station to be built outside the Haines Borough code requirement of a 30' height restriction. **Possible Motion:** Approve ADOT&PF variance proposal.
 - B. C-208-TL-0400 – Top of 4th Ave. – Amendment to Resource Extraction Conditional Use Permit – Action Item: Property owner requested the Planning Commission amend the existing gravel pit extraction conditional use permit to allow the storage of aggregate and related material of concrete and asphalt and inert material for berm and buffer development. **Possible Motion:** Approve the proposed amendment to the conditional use permit for Property C-208-TL-0400.
 - C. C-208-TL-03A0 – Top of 4th Ave. – Resource Extraction and Material Storage Conditional Use Permit – Action Item: Property owner requested the Planning Commission approve a resource extraction conditional use permit, and allow the storage of aggregate and related material of concrete and asphalt and inert material. **Possible Motion:** Approve the proposed conditional use permit for Property C-208-TL-03A0.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments: None
 - C. Project Updates: None
 - D. Other New Business:
 1. Primary School Preliminary Plat Review – Discussion Item: The surveyor prepared a preliminary plat for commission review and comment.
 2. Classification of Borough Lands for Sale – Discussion Item: This item is scheduled as a follow-up item from February 12, 2015 Agenda.
 3. Lot Line Adjustment Involving Lots Nonconforming as to Size – Discussion Item – Two property owners within the downtown historic area proposed to adjust property lines for future development. However, a lot line adjustment will result in creating non-conforming lots, which is not allowed by the current code. Staff believes that if the existing lots do not meet minimum lot size requirements and there is no way to adjust the lot lines so that the resulting lots become conforming as to size, a lot line adjustment may be allowed as long as the resulting parcels are compatible with, and do not obstruct, the objectives and policies of zoning and the applicable plans. Staff recommends the commission consider amending the current code.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, April 9, 2015 6:30 p.m.
14. ADJOURNMENT



**Haines Borough
Planning Commission Meeting
February 12, 2015
MINUTES**

Draft

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, Commissioners Lee **Heinmiller**, Robert **Venables**, Heather **Lende**, Brenda **Josephson**, Rob **Miller** and Don **Turner III**.

Staff Present: David **Sosa**/Manager, Tracy **Cui**/Planning & Zoning Technician III, Bill **Mandeville**/Community & Economic Development Director, Phil **Benner**/Harbormaster, and Carlos **Jimenez**/Public Facilities Director.

Also Present: Mike **Case** (Assembly liaison), Norm **Hughes**, Ron **Jackson** and Annette **Smith**.
3. **APPROVAL OF AGENDA**
Motion: **Turner** moved to “approve the agenda.” **Venables** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES**– January 15, 2015 Regular Meeting Minutes
Motion: **Heinmiller** moved to “approve the January 15, 2015 minutes.” **Turner** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS** - None
6. **CHAIRMAN’S REPORT**
Goldberg welcomed the new planning commissioners, Brenda **Josephson** and Rob **Miller**. **Goldberg** discussed reasons for developing a Borough-owned gravel pit. **Sosa** stated that it is premature to discuss this. Staff will conduct a cost-benefit analysis.
7. **STAFF REPORTS**
 - A. **Planning & Zoning Staff Report**
Cui reported monthly permits, and discussed upcoming public hearing items and discussion items.
8. **PUBLIC COMMENTS** – None
9. **UNFINISHED BUSINESS** – None
10. **NEW BUSINESS**
 - A. **Historic District/Building Review**
 1. **The Port Chilkoot Company - Access Ramp for Barracks Building**
The commission performed the Historic District/Building Review of the Port Chilkoot Company’s proposed access ramp.

Motion: Venables moved to “approve the installation of an ADA compliant ramp without comment on the possible seasonal use, and the applicant must comply with all state and federal regulations regarding the proposed access ramp.” **Turner** seconded it. The motion carried unanimously with **Heinmiller** recused.

B. Haines Borough Code Amendments – None

C. Project Updates – None

D. Other New Business

1. Classification of Borough Lands for Sale

Turner, Lende, Cui and Dean Olsen met as a committee and looked at three possible Borough-owned properties. A summary was presented at the meeting. After the discussion, the commission unanimously agreed to request a more detailed report and to postpone this item until the next regular meeting.

2. South Portage Cove Harbor Expansion Project

Hughes presented the project drawings and discussed dredging degree, cost, dock infrastructures, and upland improvements in regards to the parking lot expansion.

Goldberg asked how many new slips, and **Hughes** said 50 new slips as 90 boats are waiting for slips, with only 140 slips now available. **Lende** asked why such a huge parking lot, as she foresees the area becoming more industrial and less a tourist area.

Hughes stated due to safety and cost, the parking lot will be part of dredging the whole front and will save Borough money in hauling dredge material elsewhere.

More discussion ensued.

Heinmiller asked whether the lookout park should not be removed until future funding is found to relocate the park. **Josephson** stated that people choose to launch boats elsewhere because the current boat launch area needs to be repaired. **Miller** reminded the commission the project will require a budget for maintenance.

Josephson asked if a maintenance cost schedule has been done. **Benner** stated the maintenance schedule was done a few years ago.

Goldberg thanked **Hughes** for his presentation and the commission unanimously agreed to further review the project with the 65% design completion.

11. COMMISSION COMMENTS—None

12. CORRESPONDENCE - None

13. SET MEETING DATES

A. Regular Meeting—Thursday, March 12, 2015.

14. ADJOURNMENT– 8:00 p.m.

Staff Report for March 12, 2015

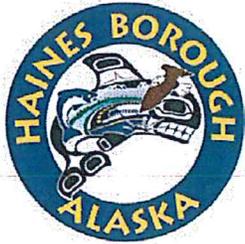
1. Permits Issued Since February, 2015

PERMIT	DATE	OWNER/AGENT	PIN	LOT	BLK	SUBDIVISION	DEVELOPMENT	ZONE
15-03	2/13/15	Annette Smith	C-PTC-0F-0000		F	Port Chilkoot Sub.	Access Ramp	SSA
15-04	2/25/15	Haines Visitor Center	Haines Borough		F	Presbyterian Mission Sub.	Sign	C

2. Enforcement Orders – None

3. Projects

- Political Signs: The 2nd attempt warning letters were sent out on 02/11/2015, all the political signs have been removed.
- Hosting Haines Imagery: Staff teleconferenced with ESRI on 02/03/2015. ESRI agreed to host the Borough imagery for free in exchange for making it available to all ESRI users. Currently staff is working on registering Haines as an official Living Atlas contributor through ESRI Community Maps.
- AK FEMA Training Opportunity: FEMA is going to provide training to the Planning Commission, Borough Assembly, and staff. An instructor will travel to the community and assist with training, technical assistance and outreach for a wide variety of people and organizations. The goal is to reduce future damages caused by flooding.
- CIA Wetland Committee Meeting: The 2nd committee meeting was held on 03/03/2015. The meeting mainly introduced the wetland mapper tool and discussed what information the committee feels would be the most valuable for this tool. The goals are to promote development within low-value, and support appropriate mitigation in high-value wetlands.
- Borough Parcels: 18 property parcels info were updated.
- Mathias ROW Survey: Survey work was completed. The next step is to notify all persons who own property within 200 feet of the proposed vacation, giving information on the location of the vacation and scheduling of a public hearing on the vacation at the next planning commission meeting.
- Excursion Inlet Maps: Property info within the Excursion Inlet area was updated. Maps have been re-organized and produced.



Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-2231 * Fax: (907) 766-2716

APPLICATION FOR VARIANCE

Permit#: _____

Date: _____

Use this form for policy variances for: Building Density, Setbacks, Building Height & Parking Regulations

I. Property Owner/Agent		Owner's Contractor(If Any)	
Name: <i>Architects Alaska Inc.</i>		Name: <i>- To Be Determined -</i>	
Mailing Address: <i>Suite 403 900 W. 5th Ave. Anchorage AK 99501</i>		Haines Borough Business License #:	
Contact Phone: Day <i>907-272-3567</i> Night		Alaska Business License #:	
Fax: <i>907-277-1732</i>		Contractor's License #:	
E-mail: <i>shenri@architectsalaska.com</i>		Mailing Address:	
		Contact Phone: Day Night	
		Fax:	
		E-mail:	
II. Property Information			
Size of Property:			
Property Tax #: <i>State-owned parcel for AK DOT&PF operations</i>			
Street Address: <i>Industrial lot @ the corner of Union & Allen streets</i>			
Legal Description: Lot (s) _____ Block _____ Subdivision _____			
OR			
Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area			
<input type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial			
<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District			
<input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> None	<input type="checkbox"/> None
<input type="checkbox"/> Commercial	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Community well	<input type="checkbox"/> Septic Tank
<i>10,800</i> sq. ft.	<input type="checkbox"/> Multi-Family Dwelling	<input checked="" type="checkbox"/> Private well	<input type="checkbox"/> Holding Tank
_____ seating	Total # of Units _____	<input type="checkbox"/> Borough Water System	<input checked="" type="checkbox"/> Borough Sewer System
capacity if eating/drinking establishment	<input type="checkbox"/> Cabin	<input type="checkbox"/> Other	<input type="checkbox"/> Pit Privy
<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Addition		<input type="checkbox"/> Other
<input type="checkbox"/> Church	<input type="checkbox"/> Accessory Structure		
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other <i>Maintenance Station</i>		

Valuation of Work: \$6.7 million (estimate)

IV. Variance

Applicant seeks a variance from the following general requirement(s):
Code Section #: 18.80.030 - Setbacks and height

Describe the problem and the minimum variation from code necessary to resolve the problem:
The development parcel is in an Industrial Light Commercial zone w/ a 30ft. height limit. The State DOT would like to construct a 32 ft. high maintenance station. We would like to exceed the max. height

Attach the following documents to the permit application:
 Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

by two feet at the roof ridge.
Drawings C1.1, A1.01, A1.02, A2.01 & A2.02 included

PREAPPLICATION (Recommended) Pre-application Conference Date: _____

- At Least two (2) days before the pre-application conference, submit the following materials to the Planning and Zoning Department:
1. A copy of a plat or other legal description of the property.
 2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

In addition to a site plan (see Attachment A), the applicant must describe how their requested variance complies with each of the following six standards listed in Section 18.80.050 of the Land Use/Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. Except in the Significant Structures Areas, the conditions upon which the variance application is based do not apply generally to properties in the zone or vicinity other than the property for which the variance is sought.

Describe how the problem is unique to your property.
This property has been in use for DOT operations since the 1950s. The height issue is particular to the operations taking place on this property because of the size and types of DOT vehicles that are being maintained.

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings, or such conditions arise out of surrounding development or conditions.

The situation behind the variance requests arise from the historical pattern of use for this property. The size of road maintenance vehicles has tended to increase over time, which has required DOT to change the design of its maintenance stations to adequately service those vehicles.

3. Describe why (because of the conditions you have described) the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made.

The property is currently being used for a DOT maintenance station. The existing station needs to be replaced w/ a new facility to better serve the Haines area, but the facility will not be able to function as well without the variance

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

The need for the height variance derives strictly from the functional requirements of the building design. The additional height is needed to appropriately maintain the road maintenance vehicles that will be serviced.

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

In order to serve the full range of maintenance vehicles in the road service fleet, the maintenance station needs enough height to accommodate a bridge crane. For that reason, the building needs a slightly taller roof than the max. allowed.

6. The variance can only be granted if the variance will not permit a land use in a zone in which that use is prohibited.

Explain what your property will be used for.
The property will continue to be used as a maintenance station in accordance with the Industrial Light Commercial Zoning designation.

IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

NOTICE

If a property qualifies for a variance under the Haines Borough Land Use/Development Code Section 18.80.050(D), the variance granted must meet the following conditions:

1. The deviation from the requirement of this chapter that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by this chapter;
3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property (i.e., snow will not be deposited on adjacent properties from areas such as roofs).

Notice of Right to Appeal: All decisions of the Borough Manager are appealable per HBC 18.30.050

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.**

Steph [Signature]
 Owner or Agent **FOR AAI**

01/30/2015
 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

<input checked="" type="checkbox"/> Applicant Notified Application is Complete and Accepted <u>02/03/2015</u> <u>Email</u> <u>XC</u> <small>(Date) (Notified via) (Initials)</small>					
Non-Refundable Building Permit Fee \$ <u>150.00</u> Receipt No. <u>021774</u> Received By: <u>C. Keller</u> Date: <u>2/3/15</u>			Information/Documentation Req'd Rec'd <input type="checkbox"/> <input type="checkbox"/> State Fire Marshal <input type="checkbox"/> <input type="checkbox"/> State DEC <input type="checkbox"/> <input checked="" type="checkbox"/> Variance/Conditional Use Permit <input type="checkbox"/> <input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
This application meets all applicable Borough policies and a permit is issued, conditional on the substantial completion of construction within two years and the following special requirements:					
Planning Commission Chair:			Date		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

ATTACHMENT A

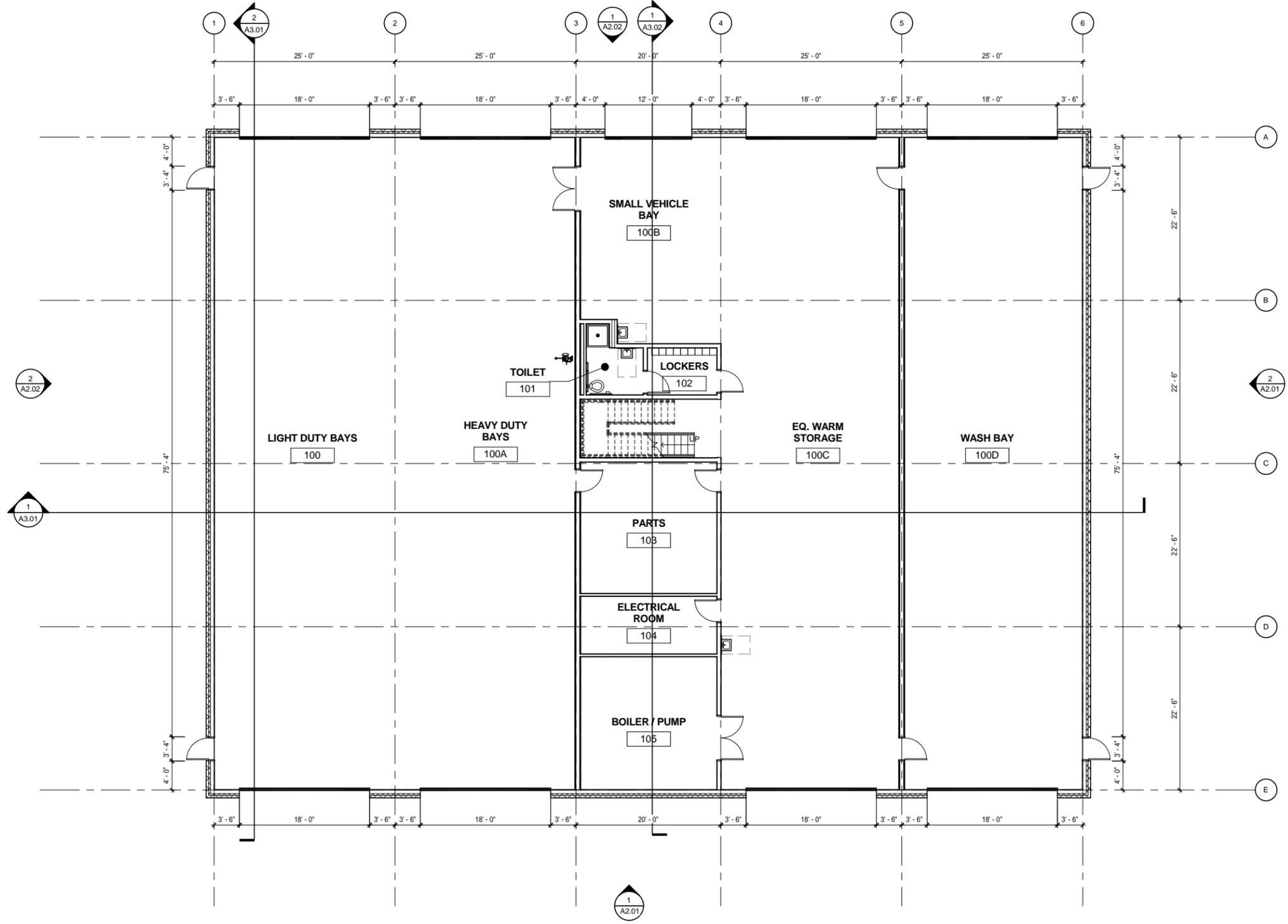
SITE PLAN REQUIREMENTS

1. Drawing showing dimensions, including elevations, of lot on which activity/construction is planned.
2. Existing streets, alleys, sidewalks, driveways, easements, including widths.
3. Existing buildings/structures on the property, their location, dimension and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
4. Proposed construction—including location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
5. Existing and proposed non-building improvements, including surface water drainage plan, driveway placement, culvert(s), off street parking (location and dimensions), on-site water and/or wastewater handling systems.
6. Shore lines, steep slopes, or other evidence of natural hazards.
7. If zero lot line construction proposed, show plan for handling snowdrop onto adjoining properties.

It is strongly recommended that an as-built survey be performed prior to submittal of the application.

C:\Users\Melissa\Documents\6055_02_DOT_Haines - Central_mmp\mmp\dwg\1

1/27/2015 11:42:41 AM



1 FIRST FLOOR
A1.01 1/8" = 1'-0"

REVISIONS	
No.	Date

PLANS DEVELOPED BY:
**PDC INC
ENGINEERS**

PLANS DEVELOPED BY:
**ARCHITECTS
ALASKA**

PROJECT:
**HAINES M&O STATION
ALASKA DOT & PUBLIC FACILITIES
PROJECT NO. 57183**

HAINES, ALASKA

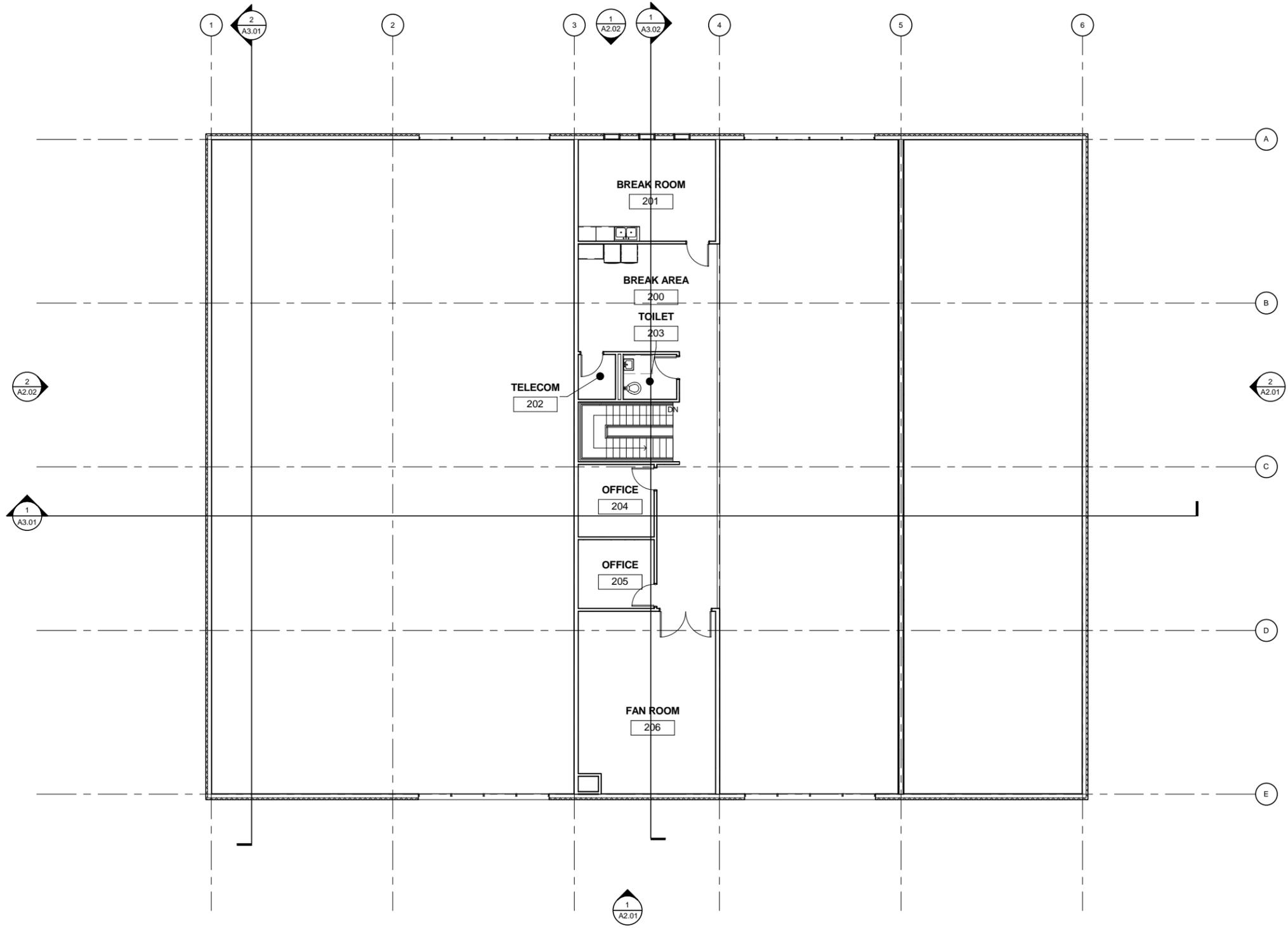
SHEET TITLE :
FIRST FLOOR PLAN

Project Status

DESIGN	Designer
DRAWN	Author
CHECKED	Checker
DATE	Issue Date

PROJECT No.
57183

SHEET NUMBER
A1.01
OF SHEETS



1 SECOND FLOOR
A1.02 1/8" = 1'-0"



REVISIONS		
No.	Date	Item

PLANS DEVELOPED BY:
**PDC INC
ENGINEERS**

PLANS DEVELOPED BY:
**ARCHITECTS
ALASKA**

PROJECT:
**HAINES M&O STATION
ALASKA DOT & PUBLIC FACILITIES
PROJECT NO. 57183
HAINES, ALASKA**

SHEET TITLE :
SECOND FLOOR PLAN

Project Status

DESIGN	Designer
DRAWN	Author
CHECKED	Checker
DATE	Issue Date

PROJECT No.
57183

SHEET NUMBER
A1.02
OF SHEETS

Xi Cui

From: Stephen Henri [SHenri@architectsalaska.com]
Sent: Tuesday, January 27, 2015 12:45 PM
To: Xi Cui
Cc: Pat Reinhard (PatReinhard@pdceng.com); Amy Mestas (AmyMestas@pdceng.com)
Subject: 14055.02 - DOT Maintenance Station at Haines - Building Height Variance
Attachments: 2-Civil - 14034AN-Haines M&O.pdf; 14055.02_DOT MO Haines -for City.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tracy,

Thanks for your help this morning with navigating the Borough website and the process for working with the Planning Board. As I mentioned over the phone, my company, Architects Alaska, and PDC Engineering are working with the state DOT to design a maintenance station to be located in Haines. This would be a new building to replace an existing facility. The building site would be located on a parcel close to the intersection of Main and Union Streets. I have attached a preliminary civil site plan with this e-mail. The new building will provide a warm protected environment in which DOT maintenance and operations staff can work on road maintenance vehicles like snow plows and front end loaders.

From the parcel viewer on the Borough's website, it looks as if the parcel proposed for the building is zoned Industrial Light Commercial. My review of the Borough's zoning code indicates the maximum permitted building height in an I/L/C zone is 30 feet. We would like to request a waiver from that requirement so that the height of our sloped roof at the ridge can be 32 feet.

The reason for our particular roof height is the size of the maintenance vehicles that the crew at the building will need to work on. The DOT is standardizing the height of overhead sectional doors for these stations at 16 feet high because of past experience of vehicle damage to overhead doors with lower opening heights of 14 feet. This in turn impacts the overall height of the building because the building users need a crane rail over the maintenance bays accessed by these overhead doors. The bottom of the hook on the crane rail needs to be even with the top of the overhead door opening, which ends up setting the minimum steel height we need to fit everything under the sloped roof of the building. We end up needing about 23 feet 6 inches at the low end of the roof to make everything fit. At a 1.5 to 12 slope, we will be at about 32 feet by the time we get to the roof ridge.

We feel that the construction of the new maintenance station as designed would be a benefit to the community of Haines. The slightly higher roof will allow the building to handle a wide variety of maintenance vehicles and help prevent damage to the structure, and it will allow the building to last longer and be of greater service in maintaining roads and other infrastructure in the local area. If this reasoning is acceptable to the Planning board, we would apply for a waiver from the height restriction for this parcel.

Thanks

Stephen Henri



900 West Fifth Ave., Suite 403
Anchorage, Alaska 99501-2029



HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-2231 FAX (907) 766-2716

March 3rd, 2015

«PRIMARYOWNER»

«ADDRESS»

«CITY», «STATE» «ZIPCODE»

Re: ADOT&PF Maintenance Station – Height Variance

Lot at the corner of Union and Allen Streets; Light Industrial Commercial Zone

Dear Land Owner,

Haines Borough records show that you own property in the vicinity of the above-listed property, which is owned by the Alaska Department of Transportation and Public Facilities. (Please see enclosed map.) PDC Engineering is working with ADOT&PF to design a 32' tall maintenance station, and applied for a variance to allow the station to be built within the Haines Borough requirement of a 30' height restriction. This is on the agenda of the next Planning Commission meeting. The meeting will be held at the Haines Borough Assembly Chambers on March 12, 2015 at 6:30 p.m. As an owner of property in proximity to this development you are being notified that you are invited to attend and comment at the meeting. If you have any questions on the matter please contact the Borough.

Sincerely,

Tracy Cui
Planning and Zoning Tech III
xcui@haines.ak.us
(907) 766-2231 Ext. 23

PRIMARYOWNER	ADDRESS	CITY	STATE	ZIPCODE
ALAGNAK HOLDINGS	P.O. BOX 3757	SEATTLE	WA	98124
CLINT ACQUISTAPACE	4177 CHASE AVE.	LOS ANGELES	CA	90066
JAMES JURGELEIT	BOX 872	HAINES	AK	99827
N.S.R.A.A.	1308 SAWMILL CREEK RD.	SITKA	AK	99835
KALEE ANN CLAYTON	BOX 1675	HAINES	AK	99827
DAVID PETERS	BOX 152	HAINES	AK	99827
DANIEL L. HARRINGTON	BOX 711	HAINES	AK	99827
THOMAS QUINLAN	BOX 130	HAINES	AK	99827
DON HESS	BOX 556	HAINES	AK	99827
DAVE HOFFMEISTER	P.O. BOX 304	GLENNALLEN	AK	99588
JAMES B. AXSOM	BOX 1372	HAINES	AK	99827
WILLIAM N. HARRIS	HC 60, BOX 3300	HAINES	AK	99827
PATRICIA CAMPBELL	BOX 37	HAINES	AK	99827
FRED BRETTHAUER	BOX 383	HAINES	AK	99827
VICTORIA E. COX	BOX 518	HAINES	AK	99827

HBC 18.80.050 Variance.

A variance is the relaxation of the density, setback, height or parking standards of this chapter beyond those provided for by this chapter. A variance is designed to allow the adjustment of regulations of this chapter in special cases where unusual physical features of a particular parcel involved would make a strict application of the zoning regulations unreasonable. Under no circumstances shall a variance be granted to permit a use of land or structure which is not otherwise permitted in the zone involved. The intent of the policies for which variances may be granted follows:

Density: The intent of density regulation is to prevent over-building on a lot that could cause property devaluation, to protect the aesthetic value of the property and provide for fire safety.

Setbacks: The intent of setback regulation is to allow for a certain amount of privacy and outdoor living space around a structure, promote fire safety, prevent snow depositing on adjacent properties, allow room for snow removal, promote safe conditions for off-street parking and vehicular access to public rights-of-way, and provide an adequate sight triangle for the safe approach of vehicles to intersections.

Height: The intent of height regulation is to promote fire safety, protect views and maintain “small town” aesthetic values.

Parking: The intent of the parking regulation is to allow for adequate, convenient and safe parking by all users of developments. Variances will only be authorized if a developer can show quantifiably that the regulation requires more parking than is necessary for the development, i.e., developer can show, based upon how space in the development is used, that the development’s potential capacity requires less parking than that identified by the general parking chart guideline.

Prior to submission of a variance application, the property owner or duly authorized agent or representative is encouraged to attend a pre-application conference with the manager. The purpose of the pre-application conference is to permit the applicant to explain the situation that gives rise to the need for a variance and for the manager to explain the standards that must be met before a variance may be granted and to indicate the types of information that will be necessary to justify the variance. The variance pre-application conference may be combined with a permit pre-application conference.

A. Application. An application for a variance must be submitted to the manager. The application must be accompanied by all supporting material and the permit fee. The application shall state the variance request, contain an elevation drawing and a plot plan indicating the date, north arrow, the scale used for the plot plan, exterior property boundaries and approximate dimensions, location of significant, unique or unusual physical features of the property and the approximate dimensions; location of all existing and proposed buildings on the property and their approximate distance from lot lines; access for ingress and egress; all easements on the property; construction details; approximate dimensions of parking areas and spaces; if applicable, a narrative describing the reasons for the requested variance, and other information as necessary to illustrate the need for the variance. The manager may require that the plans be produced by a registered professional engineer or land surveyor. The manager shall certify the application when it is complete and immediately forward the certified application to the planning commission.

B. Public Hearing/Notice. All variances require a public hearing by the commission. The notice, comment period and hearing procedure shall be the same as those for conditional uses in Chapter [18.50 HBC](#).

C. Variance Standards. A variance may be granted only if:

1. Except for significant structures areas, the conditions upon which the variance application is based do not apply generally to properties in the zone or vicinity other than the property for which the variance is sought; and

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings, or such conditions arise out of surrounding development or conditions; and

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made; and

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

5. The variance is not sought solely to relieve financial hardship or inconvenience; and

6. The variance will not permit a land use in a zone in which that use is prohibited.

D. Conditions on Approval. If a property qualifies for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this chapter that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

2. The variance will not permit a land use that is prohibited by this chapter;

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

4. The variance will not be detrimental to the public health, safety or welfare; and

5. The variance will not significantly adversely affect other property (i.e., snow will not be deposited on adjacent properties from areas such as roofs).

E. Issuance or Denial. The commission shall, after notice and hearing, from the evidence presented to it, make written findings of fact which support the standards set forth above (in the case where a variance is granted) or which show that the evidence does not support the standards set forth above (in the case where the variance is not granted). Such written findings shall be permanently retained within the minutes of the meeting at which the findings were drafted. (Ord. 11-03-259 § 7)



Haines Borough

Planning and Zoning
 103 Third Ave. S., Haines, Alaska, 99827
 Telephone: (907) 766-2231 * Fax: (907) 766-2716

8B
 RECEIVED
 FEB 20 2015
 HAINES BOROUGH

APPLICATION FOR CONDITIONAL USE PERMIT

Amendment to Permit#: 14-41
 Date: 5/29/14

Use this form for use approval by the Planning Commission for conditional uses.

I. Property Owner/Agent		Owner's Contractor(If Any)	
Name: Roger J. Schnabel		Name: Southeast Road Builders, Inc.	
Mailing Address: HC 60 Box 4800, Haines, AK 99827		Haines Borough Business License #: 140.1	
Contact Phone: Day Night (907) 766-2833/(907) 766-2578		Alaska Business License #: 228340	
Fax: (907) 766-2832		Contractor's License #: 23987	
E-mail: roger@seroad.com		Mailing Address: HC 60 Box 4800, Haines, AK 99827	
		Contact Phone: Day Night (907) 766-2833	
		Fax: (907) 766-2832	
		E-mail: roger@seroad.com	
II. Property Information			
Size of Property: 21.05 Acres Rural Mixed Use Portion			
Property Tax #: C-208-TL-0400			
Street Address: North of Oslund Drive			
Legal Description: Lot (s) <u>4</u> Block _____ Subdivision <u>USS 208</u>			
OR			
Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area			
<input checked="" type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial			
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District			
<input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
Type of Application (Check all that apply) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial _____ sq. ft. _____ seating capacity if eating/drinking establishment <input type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	Project Description (Check all that apply) <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Accessory Structure <input checked="" type="checkbox"/> Other Material Storage _____	Water Supply Existing or Proposed <input checked="" type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input type="checkbox"/> Borough Water System <input type="checkbox"/> Other _____	Sewage Disposal Existing or Proposed <input checked="" type="checkbox"/> None <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Borough Sewer System <input type="checkbox"/> Pit Privy <input type="checkbox"/> Other _____

Valuation of Work: Unknown
Current use of adjacent properties: Vacant land surrounds this site. One land owner, Debra Schnabel is nearby with a residence.
Attach the following documents to the permit application: <input checked="" type="checkbox"/> Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: _____

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

- The use is so located on the site as to avoid undue noise and other nuisances and dangers.

Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.

See attached
- Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

See attached
- Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

See attached

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

See attached

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

See attached

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

See attached

IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

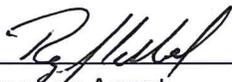
NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.**



 Owner or Agent

02/20/2015

 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

<input type="checkbox"/> Applicant Notified Application is Complete and Accepted _____ <div style="display: flex; justify-content: space-between; font-size: small;"> (Date) (Notified via) (Initials) </div>					
Non-Refundable Permit Fee \$ _____ Receipt No. _____ Received By: _____ Date: _____			Information/Documentation Req'd Rec'd <input type="checkbox"/> <input type="checkbox"/> State Fire Marshal <input type="checkbox"/> <input type="checkbox"/> State DEC <input type="checkbox"/> <input type="checkbox"/> Variance/Conditional Use Permit <input type="checkbox"/> <input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
This application meets all applicable Borough policies and a permit is issued, conditional on the substantial completion of construction within two years and the following special requirements:					
Planning Commission Chair:			Date:		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

ATTACHMENT A

SITE PLAN REQUIREMENTS

1. Drawing showing dimensions, including elevations, of lot on which activity/construction is planned.
2. Existing streets, alleys, sidewalks, driveways, easements, including widths.
3. Existing buildings/structures on the property, their location, dimension and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
4. Proposed construction—including location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
5. Existing and proposed non-building improvements, including surface water drainage plan, driveway placement, culvert(s), off street parking (location and dimensions), on-site water and/or wastewater handling systems.
6. Shore lines, steep slopes, or other evidence of natural hazards.
7. If zero lot line construction proposed, show plan for handling snowdrop onto adjoining properties.

It is strongly recommended that an as-built survey be performed prior to submittal of the application.

Highland's Estates, Inc.
c/o Roger Schnabel
Location: C-208-TL-0400
Application for Conditional Use Permit
Material Storage

Background: This application is for development of a berm and pad, including the storage and processing of concrete and asphalt for recycling.

Please note that The Comprehensive Plan supports responsible handling of inert materials. The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment "B"

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

1. b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:

Approval of the use permit for aggregate and recycled material storage and buffer development is a positive step towards meeting the highest priority goals of the Comprehensive Plan.

Following is the required written narrative explaining how the project will meet the permit requirements. A site plan is also attached (**Attachment "A"**).

1. **The use is so located on the site as to avoid undue noise and other nuisances and dangers. Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.**

The berm and buffer development and establishment of a pad and will provide additional safeguards to protect the surrounding areas. This site is located at an established aggregate source and the source has been in activity dating back to the 1950's. The first conditional use permitting was approved in 2001. This source exists as portions of an established talus pile on the mountainside towards the north of Haines (extension of 4th Avenue towards the west). As

indicated, this development will create a pad and with the development of a berm a protection zone will be established.

Traffic patterns are established for this source. There are three potential routes depending upon the source of the materials. Fourth Avenue is an outlet to/from the south. Heading east to Second Avenue is another outlet and the third route is towards the west, intersecting with Allen Road at "The Saw Shop." The route is grubbed only at this point. Dust is controlled with water and this will be applied as needed, similar to past activity. Southeast Roadbuilders will be the operator for the source and has equipment readily available.

Days and hours of operation will be between 8:00 AM and 5:00 PM, Monday to Saturday. No fencing and/or screening are anticipated. The property is private. No public access exists. The area is shielded with timber and brush.

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

The trend towards land use in the area appears residential in nature. The development will not change the value of the surrounding area as a more protective barrier will result. This site is not appropriate for a housing development. A six acre pad with a protective berm will exist once complete. Whether this pad is used in the future for a baseball park, soccer field, parade grounds, etc. is something we cannot predict. However, we feel confident the area will provide for a greater opportunity in the future than exists today, other than that of the gravel source. Once extraction is complete, the pad will be finished to a 1% slope and if active water exists, it will be channeled and controlled. At this point in time there are no other uses for this property. This property is a privately owned 21 acre parcel.

Permittee is also an adjacent property owner. The adjoining property has potential for residential development. The activity that is occurring on this property does not detract from the residential development on the adjacent properties. The pad development will also provide the benefit of acting as a catch in the event of a slide. Vegetation has been maintained to protect the view shed of neighboring properties.

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

No public services are required for the storage of material, berm and pad development. Upcoming projects in the Haines area, requiring this type of material will dictate the term and demand of the active site. Based upon past volume requirements the source should be active for 20 years. Pad and berm development and recycling will continue during the extraction phase. This area has been an active source for the past 50 years.

As previously mentioned, traffic patterns are established for this source. There are three potential outlets depending upon the source of the materials. Fourth Avenue is an outlet to/from the south. Heading east to Second Avenue is another outlet and the third route is towards the west, intersecting with Allen Road at "The Saw Shop." Dust is easily controlled with water and this will be applied as needed. Southeast Roadbuilders will be the operator for the site and has equipment readily available.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

This application is to import material to develop a berm and pad. This request is consistent with any all land development in the Haines Borough. Storing and recycling of concrete and asphalt is also part of this application.

(Attachment "C")

Section 5.9 of The Haines Comprehensive Plan lists Implementation Plan goals to include:

Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.

Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resource that will enable them to develop and expand their businesses.

Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.

Section 7.3.5 Resource-Based Development Opportunity make a large point to state:

GOAL - Support responsible development of renewable and non-renewable resources within Haines Borough. **(Attachment "D")**

Section 7.4.7 Light Industrial Close to Town also references the benefits that Haines receives from these as states the following: "Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use changes to ensure it has enough land allocated to these important uses, to provide buffers for neighboring

residential development, to protect Sawmill Creek tributaries in this area, and to prevent “junk yards” from taking over. **(Attachment “E”)**

As mentioned in the opening paragraphs it is important to note that The Comprehensive Plan supports responsible handling of inert materials. The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment “B”

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

1.b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:

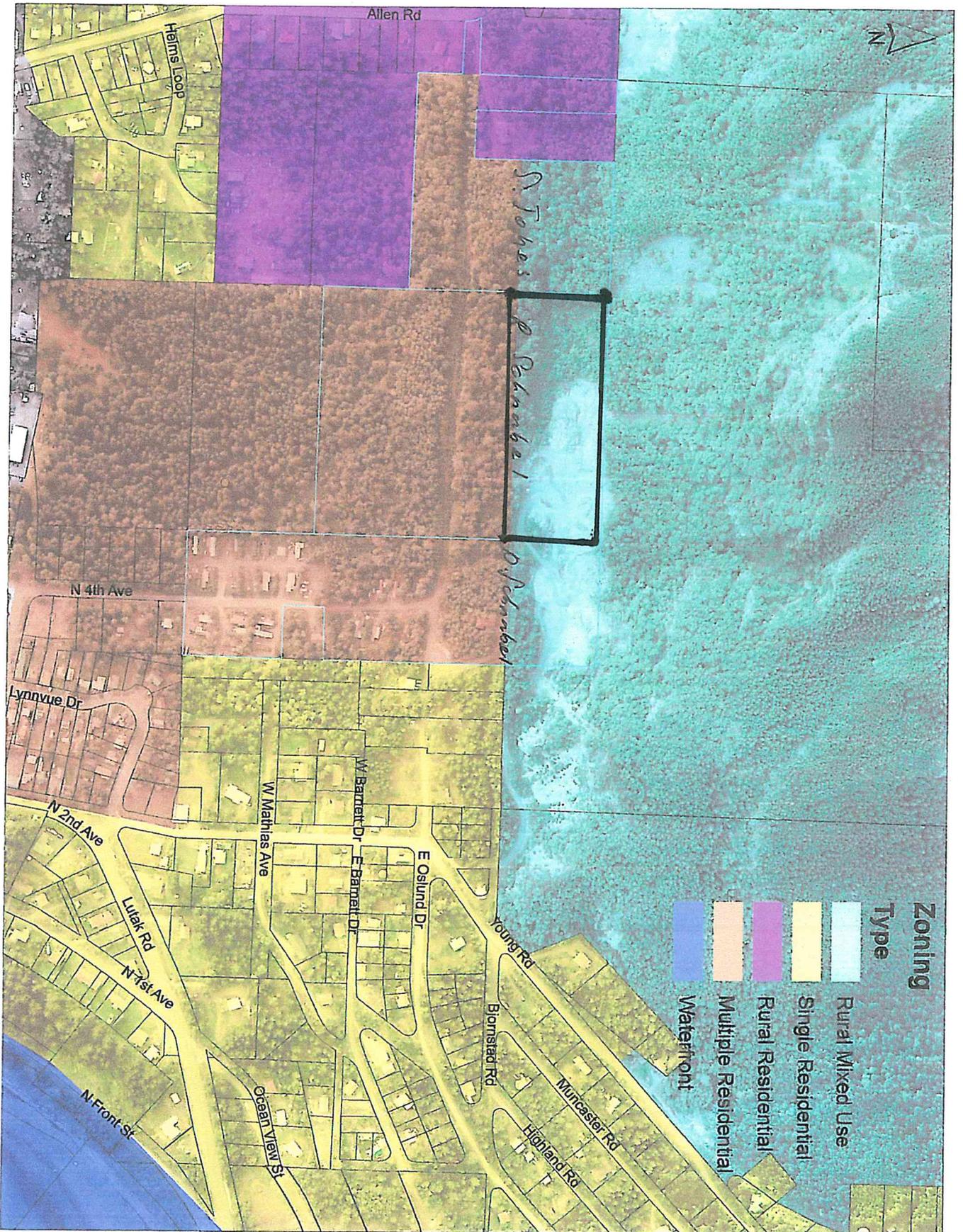
5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

All material stored on site will be inert materials. Experience in this area indicates a cut bank remains stable at ½:1. As indicated, this development will create a pad with berm, which will act as a catch in the event of a slide. As mentioned, the traffic for hauling materials will come from 3 inlet/outlet areas. All drivers will be CDL certified and trucks will be in compliance with all safety devices in working condition.

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to the state identified anadromous streams.

The area has been developed for extraction and importing materials has been ongoing for the past 50 years. There are no active streams, creeks or apparent run-off issues. The gravel appears porous and run-off from the mountain (towards the south) moves as ground water. We have not experienced water penetrating out of the cut banks, therefore do not see water quality as a concern at this point. If groundwater becomes exposed, settling basins and check dams will be developed accordingly to allow for settlement and flood control. Water will be directed into established drainages towards the west. A berm on the sought portion (parallel and adjacent to existing pipeline corridor), will be developed which will provide a “catch” protecting the land towards the south.

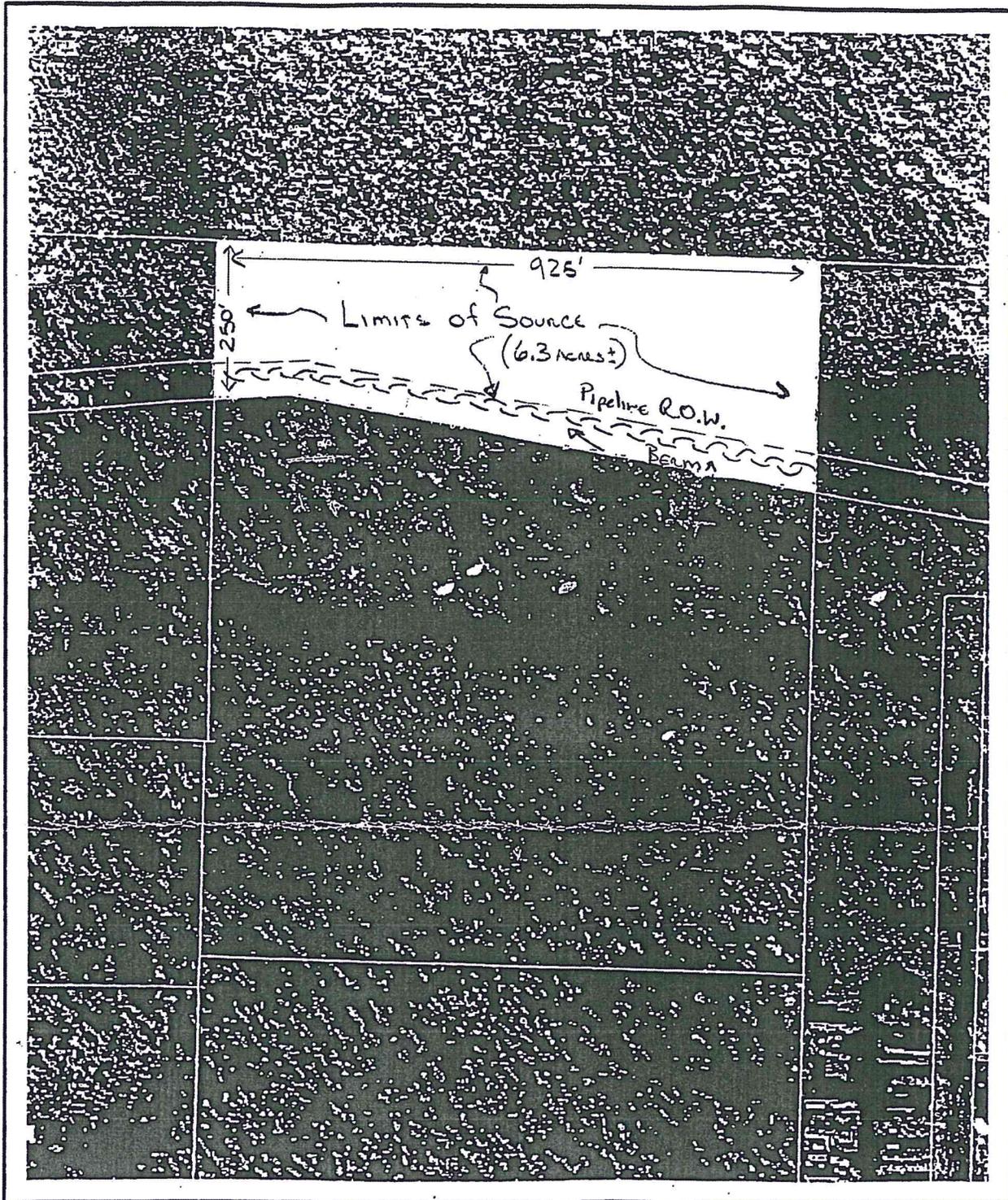
ATTACHMENT A



Schnabel Resource Extraction

NORTHERLY T... USS-208 - PARTIAL TLA
PROPOSED RESOURCE EXTRACTION

ATTACHMENT A



300 0 300 600 900 Feet



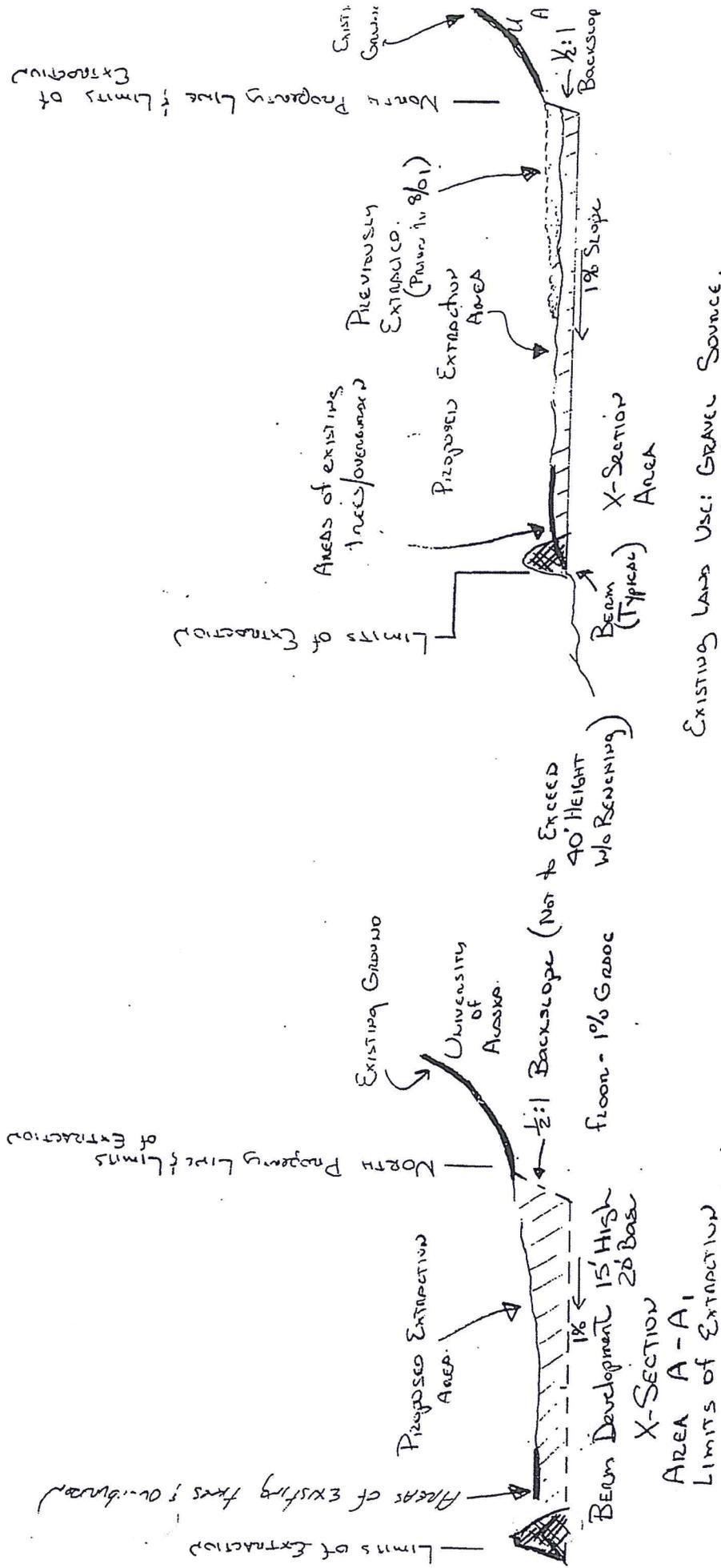
KE: USS-208 PARTIAL TLA

Resource Extraction - Commercial Use Permit

Owner: HIGHLANDS ESTATES.

Operator: SOUTHEAST RECREATIONERS INC.

ATTACHMENT A



EXISTING LAND USE: GRAVEL SOURCE.

VEGETATION: NON. (NEW ZONING REQUIRES CONTINUOUS USE PER - EXCEPT AS SHOWN IN DRAWING)

SOILS: GRAVEL - LOOSE ROCK - 24" MINUS

HYDROLOGY: JOE CREEK / STREAMS or FUTURE WATER SOURCE WITHIN 100' DISTANCE EXISTING WATERWAY DRAIN

SCALE: 1" = 100 FT.
(HORIZ & VERTICAL)

ATTACHMENT B

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
side, and off of the Parade Grounds.				
3. Reestablish Dalton Trail and promote all season multi-use. Add interpretative signage and establish remote campsites. <i>Cross reference with Econ Dev 30 (5)</i>	X	X	X	CVHS, PRAC, State, Commercial Tour providers
Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.				
Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities. Also see related objectives at Econ Dev 3(C, M, N) and 6(A) with implementing actions.				
1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority: a. Existing, approved upland sand and gravel pits; b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area; c. New upland sites approved for the purpose; and d. Streams that do not provide fish habitat.	X	X	X	ADOT&PF, ADNR, Borough
2. Where appropriate, couple sand and gravel extraction with salmon habitat improvement.	X	X	X	Private businesses, TWC, Borough
3. Consolidate access to mineral exploration sites and mines with other access routes where feasible.	X	X	X	Borough, producers
Goal 11. Promote compact development and infill where water and sewer infrastructure exists in order to maximize return on public infrastructure investments, promote energy efficiency, and reduce carbon emissions.				
Objective 11A: Base decisions about utility extension on Borough costs, whether policy changes could instead result in infill, if willing Local Improvement District payers are present, and on landowner interests.				
1. Over time, extend roads as shown on Figure 6-3 and Table 6-5, and, extend utilities to one or more areas shown on Figure 7-4 to facilitate residential development.	X	X	X	Borough, select property owners
2. Evaluate possible roles for Borough to facilitate orderly utility extension on private land, such as conducting engineering studies to accurately determine location, design, and LID costs; assisting to prepare or review Master Development Plans for large parcels; or other.	X	X	X	Borough
Goal 12. Use Borough-owned land, a limited resource, to accomplish public goals.				
Objective 12A: Develop a Master Campus Plan on the 15-acre Borough-owned parcel that has the				

location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits.

A Haines ultramafic occurrence, listed by the U.S. Bureau of Mines, contains iron and titanium mineralization in the townsite area; prospects for use have never been sufficiently quantified.

Chilkat Peninsula Prospects -The Chilkat Peninsula and Chilkat Island area was studied as a cooperative effort between the State of Alaska, Division of Geological and Geophysical Surveys and the U.S. Bureau of Mines as part of the larger Juneau Mining District study. Six prospects of gold, copper, silver, zinc, barite, and cobalt were identified.

Coast Range and Chilkat Range - Both sides of Lynn Canal south of Haines have substantial mineral prospects quantified overtime by various mineral exploration companies. Mineralization includes gold, silver, copper, lead, zinc, cobalt and radioactive prospects.

5.9 Implementation Plan

Over the next 20 years the Haines Borough, its citizens, businesses, local organizations and others will systematically work to accomplish the Economic Development goals, objectives and actions listed.

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.				
Objective 3A: Attract and retain Location-Neutral workers, income earners, and business owners to Haines (i.e. Kensington or Greens Creek workers, internet based jobs and businesses, artists and writers, retirees).				
1. Conduct a survey to learn which community assets attract Haines's Location-Neutral workers, income earners and business owners to Haines and what causes them to leave.	X			Borough, Chamber
2. Based on survey results, take action to fill identified gaps and develop a marketing plan that highlights assets that bring these individuals to Haines. (For example, actions might include business incubator that provides office space, business machines, possible staff, etc.).	X	X		Borough, Chamber
Objective 3B: Maintain and enhance subsistence resources and opportunities for all citizens.				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
events, and similar promotions that bring residents and visitors to downtown to make local purchases.				Chamber, business owners
13. Establish metrics defining economic conditions in DBD and identify indicators to use to evaluate and measure result of incentives program and changing conditions. <i>(see Haines Downtown Revitalization Plan)</i>	X	X	X	
Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resources that will enable them to develop and expand their businesses				
1. Identify and work to address infrastructure and services that meets entrepreneur's needs. For example, it has been suggested that there is a need for a functioning (winterized, bathrooms, running water) downtown Office Building with offices for rent, possibly with shared business services available. Formally investigate demand and if it exists, identify options to satisfy, including public investment or incentives, private-public partnerships, etc. <i>see similar objective at 2E</i>	X			DRVC, Borough, business owners, Chamber
2. Enact a low-interest small-loan program for businesses in Haines (establish goals, terms, loan criteria, other).	X	X		Borough, CIA
3. Periodically provide entrepreneurship education classes to sow the seeds of economic diversification.		X		Chamber, JEDC
4. Provide regular customer service training for front-line employees at start of every summer.	X	X	X	Business owners, Chamber, HCVB
5. Update Haines economic indicators every two years to maintain current on understanding of economy, business diversity and interdependencies, leading industries, employment, wages, personal income, and local revenue to track changes and measure result of efforts.	X	X		Borough, Chamber
Objective 3G: Haines Borough residents need access to reliable, fast, and affordable internet as this increasingly is a necessity for business, education, and services. Cross reference with Utilities Objective 15 J				
1. Pursue grant and other opportunities to provide internet access to rural areas; make current Open Skies (starband) program for rural Alaska known to citizens.	X	X	X	Borough, Chamber
2. Work with cell service and internet providers, regulators, Southeast Conference, and others to inventory infrastructure, coverage, gaps and rates in Borough. Collaborate on ideas to fill gaps and address needs.	X	X		Borough, SEC, cell/internet providers, USDA- RD, DCCED, RCA
Objective 3H: Haines Borough should work with local electric utilities to achieve a rate of 15 cents per kWh or lower. Support actions to reduce power, heating, and fuel costs. Cross reference with Utilities Objective 15 L. Also review Utilities Objectives 15 K, L and M and implementing				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
<i>actions for full review of Power</i>				
1. Identify any actions that could lower rates. Focus on opportunities to benefit commercial and industrial users. <i>Cross reference with Utilities 15 L(1)</i>	X	X		Borough, AP&T, RCA
Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.				
1. Study the costs and benefits for requiring a Borough business license in addition to a state license. If costs exceed benefits, eliminate.	X			Borough
2. Examine the effectiveness of the Borough Tour Permit system.	X			Borough
3. Provide for internet based sales tax reporting/return program.	X			Borough
Objective 3J: Capitalize on Haines's position as a transportation hub to increase transfer and shipment of cargo, supplies, fuel, and other commodities with the Yukon, northern British Columbia, and Interior Alaska. <i>Cross reference with Transportation 4(A)</i>				
1. Ensure that Haines Highway and its bridges are capable and certified to handle load/weights necessary to transport ore, LNG and similar loads to and from Yukon, northern British Columbia, and interior Alaska. a) Identify current load certification of Haines Highway and Bridges. b) Identify industrial load roads must bear. c) Upgrade and recertify as needed, including allocating funding to accomplish.	X	X	X	Borough, ADOT&PF, commodity producers, State Legislators
2. Actively market Haines port and highway facilities and capacities.	X	X	X	Borough, Chamber
3. Prepare Port Development Plan (Identify transshipment opportunities for which Haines is competitive, estimate revenue and jobs to community, risks, and identify infrastructure, marketing and other investments needed to capture increased market share by Haines Borough and private partners).	X			Borough, Port Steering Committee, Chamber
4. Based on Port Development Plan's recommendations, identify decision-making sequence, strategic investments and funders, and timeline. Take systematic action.	X	X		Borough, Port Steering Committee, Chamber
5. Investigate options, pros and cons, to meet Yukon Liquid Natural Gas (LNG) transshipment demand.	X	X		Borough
6. Identify measures to avoid or minimize impacts from industrial truck traffic along Highway to Lutak Dock (e.g., noise, operation of engine brakes, routes, hours of operation, etc.).	X			Borough

ATTACHMENT D

6. Yandeist'akye' historic Native settlement
7. Chilkat River and Chilkoot River and Lake historic sites such as cache and house pits, hooligan pits, garden areas and graves
8. Dalton Cache and Dalton Trail
9. Eldred Rock Lighthouse

Objectives and actions in this chapter's implementation plan identify specific ways to protect these assets.

GOAL
Recognize historic and cultural resources and values and develop in a manner that protects these assets.

7.3.5 Resource-Based Development Opportunity

Harvest, extraction and adding value to the renewable and non-renewable resources in Haines Borough is a primary activity that brings money from outside the community into the local economy. Haines Borough is fortunate to have commercially viable salmon, timber and minerals all within its boundaries. Development of these resources must be done in a manner that protects the recreational and scenic values and places in the Borough upon which tourism, as well as quality of life, is based. The Borough's objective is to achieve responsible development, which is defined as complying with environmental regulations, ensuring fisheries resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintains scenic viewsheds, and buffers operations from adjacent land uses and activities.

Working on a project by project basis to balance among competing interests and needs is a major Borough regulatory responsibility, as seafood and tourism are two of the community's three primary economic drivers and must be protected, while timber and potentially minerals, offer future opportunity.

GOAL
Support responsible development of renewable and non-renewable resources within Haines Borough.

ATTACHMENT E

military post in Alaska between 1925 and 1940, and was closed at the end of World War II. Shortly after the fort was deactivated in 1945-1946, the land was sold to a private enterprise, the Port Chilkoot Company.

In addition to the stately fort buildings and interior parade grounds, the area now serves as an entertainment area with several private visitor-oriented establishments and commercial ventures run by Alaskan Indian Arts. Several commercial businesses and restaurants catering to visitors have opened between the cruise ship dock and the Fort Seward area, and, within the fort itself two buildings were constructed to depict a Chilkat tribal community house and gold rush era construction that are today used by visitors. Many buildings in the fort area host lodging establishments providing income to help with the considerable overhead of maintaining the structures in the Fort. A former cannery, originally located at Pyramid Harbor, was relocated to the Fort Seward area in 1926 and is now the Chilkat Center for the Performing Arts owned by Haines Borough. The center has a complete theatrical stage, excellent acoustics, a Steinway Grand Piano and seats 350 people. Unfortunately the building's age and lack of maintenance have accumulated and critical improvements are estimated at \$5 million (with building replacement cost at \$11 million).

7.4.7 Light Industrial Close to Town

Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use challenges are to ensure it has enough land allocated to these important uses, to provide buffers for neighboring residential development, to protect Sawmill Creek tributaries in this area, and to prevent "junk yards" from taking over.

7.5 Lutak and Northeast Borough

Marine transshipment facilities in this area include the Borough's Lutak Dock, AMHS Ferry Dock, federal tankfarm (POL) Dock, and private Chilkoot Lumber dock. These facilities are shown on Figures 7-5 and 6 and detailed in Chapter 6 – Transportation.

Most land in this part of the Borough is state land within the Haines State Forest; other parcels are Borough-owned (by Lutak Dock and a parcel at the mouth of Chilkoot Lake), University or Mental Health Trust land, or private land including Native Allotments (see Figure 7-5).

Lutak Road begins in town and parallels the west side of Lutak Inlet to just past the outlet of Chilkoot Lake. This very scenic two-lane road has a wide shoulder on the waterside for walking and biking to the AMHS Ferry Terminal, which should be continued for the full length of the road. Lutak Road is the access route to Haines' industrial waterfront port and uplands where most barged products, including fuel, are transferred and stored. Ensuring use for waterfront industrial and commercial purposes at this deep water port area and associated uplands



HAINES BOROUGH
Planning & Zoning
P.O. Box 1209
Haines, AK 99827-1209
907-766-2231 Ext. 23
907-766-2716 (fax)

A
May 29, 2014

Roger Schnabel
HC 60, Box 4800
Haines, AK 99827

Re: Resource Extraction Conditional Use Permit #14-41
C-208-TL-0400

Dear Mr. Schnabel:

A
Thank you for your participation in the April 17th Planning Commission meeting. Your conditional use permit to continue a resource extraction operation for aggregate on the above-listed property in the previously used area and to the west of that area has been approved per plans submitted. The location of the gravel pit requires restrictions on pit operations to mitigate negative impacts related to noise, dust, and traffic. In addition to the information provided in the permit application this permit only allows operations in the gravel pit between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Pedestrian traffic, especially children, along entry and egress routes necessitates additional attention to safety briefs for vehicle operators acquainting them with the considerations of operating commercial vehicles in a residential area. All operators associated with the resource extraction must always drive within the speed limit and exercise extreme caution.

This conditional use permit is valid for three years. You will be required to apply to renew this conditional use permit if you wish to continue to the resource extraction operation after April 17, 2017. If you have any questions on the matter, please contact the Borough.

Respectfully,

A handwritten signature in cursive script, appearing to read "Tracy Cui".

Tracy Cui
Planning & Zoning Technician III



**Haines Borough
Planning Commission Meeting
April 17, 2014 *
MINUTES Draft**

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman **Rob Goldberg**, Commissioners **Don Turner III**, **Lee Heinmiller**, **Danny Gonce**, **Heather Lende** and **Andy Hedden**; **Excused Absence:** **Robert Venables**.
Staff Present: **Stephanie Scott**/Mayor, **David Sosa**/Borough Manager, **Carlos Jimenez**/Director of Public Facilities, and **Kathryn Friedle**/Admin Assistant.
Also Present: **Tara Bicknell**, **Roger Schnabel**, **Jim Stanford** and **Joanne Waterman**.
Rob Goldberg welcomed new Borough Manager, **David Sosa**, on behalf of the Planning Commission.

3. **APPROVAL OF AGENDA**

Motion: **Goldberg** moved to postpone Agenda Item 10D5, Jones Point Green Space, until the May 8, 2014 Planning Commission Meeting, provided documents are submitted in the required time by **Brad Ryan**. **Heinmiller** seconded it. The motion carried unanimously.

Motion: **Goldberg** moved to move Agenda Item 10D4, Haines Memorial Winter Recreational Area, to immediately after Staff Report on the Agenda due to a conflict of time request made by presenter, **Jim Stanford**. **Hedden** seconded it. The motion carried unanimously.

Motion: **Turner** moved to approve the agenda. **Heinmiller** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – March 13, 2014 Regular Meeting Minutes will be submitted at the May 8, 2014 Planning Commission Meeting.
5. **PUBLIC COMMENTS** – None
6. **CHAIRMAN'S REPORT** - None
7. **STAFF REPORTS** - None
8. **PUBLIC HEARINGS**

- A. **Tara Bicknell – Appeal to the Planning Commission – Action Item**

Land use permit for **Tara Bicknell** to build a dry cabin on her property was approved unanimously by the Planning Commission due to **Goldberg's** telephone discussion with **Jess Parker** at ADEC regarding water use and disposal on **Bicknell's** property. **Goldberg** will e-mail **Jess Parker** at ADEC and ask her to send written verification of water use and disposal on dry cabin properties.

Planning Commission agreed to add to Haines Borough code more detailed information on dry cabins.

- B. **Yngve Olsson – Appeal to the Planning Commission – Action Item**

Roger Schnabel represented Yngve Olsson, who was unable to attend the meeting.

Motion: Turner moved to approve Yngve Olsson's appeal. The placement of concrete slabs on the property do not designate a landfill, with Roger Schnabel's verbal promise to level, clear, and fill in Olsson's property in the near future. Heinmiller seconded it. The motion carried unanimously.

C. Roger Schnabel – Resource Extraction & Material Storage Conditional Use Permit – Action Item

Motion: Hedden moved to approve Roger Schnabel's conditional use permit for a resource extraction operation for three years. Turner seconded it. The motion carried unanimously.

Lende discussed adding a condition for truck movement (i.e., time of day, days of week, etc.).

The issue of whether Schnabel is permitted to bring fill and recyclable construction materials to the site will be resolved with a search of the zoning history of the property.

D. Joanne Waterman – Port Chilkoot Fire Hall Height Variance – Action Item

Motion: Gonce moved to approve Joanne Waterman's height variance to allow the construction of an additional 40' to the existing Port Chilkoot Fire Hall. Turner seconded it. The motion carried unanimously.

9. UNFINISHED BUSINESS - None

10. NEW BUSINESS

A. Historic District/Building Review – None

B. Haines Borough Code Amendments – None

C. Project Updates – None

D. Other New Business

1. Possible Rezoning of Sawmill Road Area – Discussion Item

Goldberg said he will work with the Borough Planning & Zoning Technician Tracy Cui to come up with a revised zoning map. A rezoning public hearing will be held at the next regular meeting.

2. Plan for Borough Land Sales – Discussion Item

Planning Commission unanimously agreed to postpone this item until fall 2014.

3. Picture Point Wayside Project – Discussion Item

Motion: Hedden moved to send to the Assembly approval of Phase 1 and not to go beyond the existing budget by listing items from most important to least important. Heinmiller seconded it. The motion carried 5-1 with Gonce opposed.

4. Jim Stanford – Haines Memorial Winter Recreational Area – Discussion Item

Motion: Heinmiller moved to recommend the Assembly write a letter of support for the grant application. Jim Stanford will be submitting in support of the Haines Memorial Winter Recreational Area at 25 mile Haines Highway. Hedden seconded it. The motion carried unanimously.



Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-2231 * Fax: (907) 766-2716

APPLICATION FOR CONDITIONAL USE PERMIT

Permit#: _____

Date: _____

Use this form for use approval by the Planning Commission for conditional uses.

I. Property Owner/Agent		Owner's Contractor(If Any)	
Name: Roger J. Schnabel		Name: Southeast Road Builders, Inc.	
Mailing Address: HC 60 Box 4800, Haines, AK 99827		Haines Borough Business License #: 140.1	
Contact Phone: Day Night (907) 766-2833/(907) 766-2578		Alaska Business License #: 228340	
Fax: (907) 766-2832		Contractor's License #: 23987	
E-mail: roger@seroad.com		Mailing Address: HC 60 Box 4800, Haines, AK 99827	
		Contact Phone: Day Night (907) 766-2833	
		Fax: (907) 766-2832	
		E-mail: roger@seroad.com	
II. Property Information			
Size of Property: 21.05 Acres			
Property Tax #: C-208-TL-0400			
Street Address: North of Oslund Drive			
Legal Description: Lot (s) <u>4</u> Block _____ Subdivision <u>USS 208</u>			
OR			
Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area			
<input checked="" type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial			
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District			
<input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
Type of Application (Check all that apply)	Project Description (Check all that apply)	Water Supply Existing or Proposed	Sewage Disposal Existing or Proposed
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family Dwelling	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Community well	<input type="checkbox"/> Septic Tank
_____ sq. ft.	<input type="checkbox"/> Multi-Family Dwelling	<input type="checkbox"/> Private well	<input type="checkbox"/> Holding Tank
_____ seating	Total # of Units _____	<input type="checkbox"/> Borough Water System	<input type="checkbox"/> Borough Sewer System
capacity if eating/drinking establishment	<input type="checkbox"/> Cabin	<input type="checkbox"/> Other	<input type="checkbox"/> Pit Privy
<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition		<input type="checkbox"/> Other
<input type="checkbox"/> Church	<input type="checkbox"/> Accessory Structure		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other Aggregate Source & Material Storage		

Valuation of Work: Not Applicable
Current use of adjacent properties: Vacant land surrounds this site. One land owner, Debra Schnabel is nearby with a residence.
Attach the following documents to the permit application: <input checked="" type="checkbox"/> Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: _____

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.

Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition. See attached.

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

See attached.

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

See attached.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

See attached.

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

See attached.

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

See attached.

IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.**

[Signature]
 Owner or Agent

3/21/14
 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

<input type="checkbox"/> Applicant Notified Application is Complete and Accepted					
		(Date)	(Notified via)	(Initials)	
Non-Refundable Permit Fee \$ _____ Receipt No. _____ Received By: _____ Date: _____			Information/Documentation Req'd Rec'd <input type="checkbox"/> <input type="checkbox"/> State Fire Marshal <input type="checkbox"/> <input type="checkbox"/> State DEC <input type="checkbox"/> <input type="checkbox"/> Variance/Conditional Use Permit <input type="checkbox"/> <input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
This application meets all applicable Borough policies and a permit is issued, conditional on the substantial completion of construction within two years and the following special requirements:					
Planning Commission Chair:			Date:		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

ATTACHMENT A

SITE PLAN REQUIREMENTS

1. Drawing showing dimensions, including elevations, of lot on which activity/construction is planned.
2. Existing streets, alleys, sidewalks, driveways, easements, including widths.
3. Existing buildings/structures on the property, their location, dimension and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
4. Proposed construction—including location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
5. Existing and proposed non-building improvements, including surface water drainage plan, driveway placement, culvert(s), off street parking (location and dimensions), on-site water and/or wastewater handling systems.
6. Shore lines, steep slopes, or other evidence of natural hazards.
7. If zero lot line construction proposed, show plan for handling snowdrop onto adjoining properties.

It is strongly recommended that an as-built survey be performed prior to submittal of the application.

Highland's Estates, Inc.

c/o Roger Schnabel

Renewal Conditional Use Permit #11-21

Location: C-208-TL-0400

Application for Conditional Use Permit

Resource Extraction and Material Storage

Background: Gravel extraction has occurred in this area for several decades. A conditional use permit resource extraction was first approved on October 22, 2001. The current permit requires renewal prior to April 28, 2014. This application requests renewal of our current plan, plus the addition of allowing storage of aggregate and related recycled materials of concrete and asphalt and inert material for berm and buffer development.

Please note that The Comprehensive Plan supports responsible handling of inert materials. Section 9.4 Solid Waste states, "Solid waste services in Haines are in flux as this plan goes to print and signs are mounting that the current system is not sustainable." The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment "B"

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority:
 - a. Existing, approved upland sand and gravel pits
 - b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:
 - c. New upland sites approved for the purpose; and
 - d. Streams that do not provide fish habitat.

 Approval of the renewal of the conditional use permit to include aggregate and recycled material storage and buffer development is a positive step towards meeting the highest priority goals of the Comprehensive Plan.

Following is the required written narrative explaining how the project will meet the permit requirements. A site plan is also attached (Attachment "A").

- 1. The use is so located on the site as to avoid undue noise and other nuisances and dangers. Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.**

This is an established aggregate source and the source has been in activity prior to the first conditional use permitting that was approved in 2001. This source exists as portions of an established talus pile on the mountainside towards the north of Haines (extension of 4th Avenue towards the west). Extraction will continue to move towards the west with the northerly cut not exceeding 40 feet. Once the western border is reached the second and final lift will take place, not exceeding an additional 20 foot depth. Benches will develop as needed. We estimate total reserves to be around 20,000 cubic yards. Based upon present demand this source should remain active for 20 years.

No cut banks will extend beyond 40 ft unless a 15-ft bench is established per MSHA standards. Experience in this area indicates a cut bank remains stable at 1/2:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling and blasting is anticipated. As indicated, this development will create a pad, and with the development of a berm a protection zone will be established. All extraction/mining will occur per MSHA guidelines.

Traffic patterns are established for this source. There are three potential outlets depending upon the customers. Fourth Avenue is an outlet to/from the south. Heading east to Second Avenue is another outlet and the third route is towards the west, intersecting with Allen Road at "The Saw Shop." Dust is controlled with water and this will be applied as needed, similar to past activity. Southeast Roadbuilders will be the operator for the source and has equipment readily available. There are other sources operating in the area.

Days and hours of operation will be between 8:00 AM and 5:00 PM, Monday to Friday. No fencing and/or screening are anticipated. The property is private. No public access exists. The area is shielded with timber and brush.

- 2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.**

The trend towards land use in the area appears residential in nature. The development will neither add to nor subtract from this trend. This site is not appropriate for a housing development. Once extraction is complete a 6 acre "pad" with a protective berm will exist. Whether this pad is used in the future for a baseball park, soccer field, parade grounds, etc. is

something we cannot predict. However, we feel confident the area will provide for a greater opportunity in the future than exists today, other than that of the gravel source. Once extraction is complete, per the plans, the pad will be finished to a 1% slope and if active water exists, it will be channeled and controlled. At this point in time there are no other uses for this property. This property is a privately owned 21 acre parcel. The aggregate extraction and storage area consists of 6 acres on the northern most portions and vegetation has been maintained.

Permittee is also an adjacent property owner. The adjoining property has potential for residential development. The aggregate source activity that is occurring on this property does not detract from the residential development on the adjacent properties. The pad development will also provide the benefit of acting as a catch in the event of a slide. Vegetation has been maintained to protect the view shed of neighboring properties.

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

No public services are required for this source to continue to operate. We request the term of this source to be allowed until the reserves are depleted. Upcoming projects in the Haines area, requiring this type of material will dictate the term and demand. Based upon past volume requirements the source should be active for 20 years. As mentioned we feel reserves could total close to 20,000 cubic yards. This is an established source for SRI needs and it has been useful to serve the needs of Haines Borough throughout the years. This area has been an active source for the past 50 years.

As previously mentioned, traffic patterns are established for this source. There are three potential outlets depending upon the customers. Fourth Avenue is an outlet to/from the south. Heading east to Second Avenue is another outlet and the third route is towards the west, intersecting with Allen Road at "The Saw Shop." Dust is easily controlled with water and this will be applied as needed. Southeast Roadbuilders will be the operator for the source and has equipment readily available. There are other sources operating in the area.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

(Attachment "C") The Haines Comprehensive Plan makes reference to Mineral Resources and Mining in section 5.8.11 and states, "Rock, gravel and sand materials are an important resource for Haines Borough and local businesses. Gravel deposits from the area have been documented as the best in the region for hardness, thereby increasing their value for road building. Haines location on the highway system and with easy ocean barge access is another asset for its high

grade rock. Its location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits.”

Section 5.9 of The Haines Comprehensive Plan lists Implementation Plan goals to include:

Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.

Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resource that will enable them to develop and expand their businesses.

Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.

Section 7.3.5 Resource-Based Development Opportunity make a large point to state:

GOAL - Support responsible development of renewable and non-renewable resources within Haines Borough. (Attachment “D”)

Section 7.4.1 Townsite – Land Ownership, Use and Management acknowledges the historical use of the gravel operations within the townsite area stating as follows: “There are several current and former sand and gravel pits toward the Chilkat Inlet whose resources result from glacial and river outwash plains. These areas are mostly supporting light industrial and commercial uses today.” (Attachment “E”)

Section 7.4.7 Light Industrial Close to Town also references the benefits that Haines receives from these as states the following: “Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines’ related land use changes to ensure it has enough land allocated to these important uses, to provide buffers for neighboring residential development, to protect Sawmill Creek tributaries in this area, and to prevent “junk yards” from taking over. (Attachment “F”)

As mentioned in the opening paragraphs it is important to note that The Comprehensive Plan supports responsible handling of inert materials. Section 9.4 Solid Waste states, “Solid waste services in Haines are in flux as this plan goes to print and signs are mounting that the current system is not sustainable.” The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment "B"

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

- 1 Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority:
 - a Existing, approved upland sand and gravel pits
 - b Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:
 - c New upland sits approved for the purpose; and
 - d Streams that do not provide fish habitat.

5. **Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.**

No cut banks will extend beyond 40 feet unless a 15 foot bench is established per MSHA standards. Experience in this area indicates a cut bank remains stable at ½:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling and blasting is anticipated. As indicated, this development will create a pad with berm, which will act as a catch in the event of a slide. All extraction/mining will occur consistent with industry established guidelines.

6. **Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to the state identified anadromous streams.**

The area has been developed for extraction. There are no active streams, creeks or apparent run-off issues. The gravel appears porous and run-off from the mountain (towards the south) moves as ground water. We have not experienced water penetrating out of the cut banks, therefore do not see water quality as a concern at this point. If groundwater becomes exposed, settling basins and check dams will be developed accordingly to allow for settlement and flood control. Water will be directed into established drainages towards the west. A berm on the sought portion (parallel and adjacent to existing pipeline corridor), will begin to be developed which will provide a "catch" protecting the land towards the south.

Highland's Estates, Inc.
c/o Roger Schnabel
Zoning Correction
Location: C-208-TL-0400
Zone: Rural Mixed Use
Application for Conditional Use Permit
Resource Extraction and Material Storage

Recent correspondence with Borough administration has stated that this property is zoned Multiple Residential Zone. It is our understanding that this area is zoned Rural Mixed Use. Please see the attached correspondence (Attachment "G") dated October 11, 2001 from Vince Hansen, City Administrator. This letter references "In the recent rezoning, the area was zoned Rural Mixed Use, which allows resource extraction as a conditional use." The zoning of Rural Mixed Use was confirmed again in the May 12, 2005 letter from Robert Venables, Borough Manager (Attachment "H"). A third confirmation of the Rural Mixed Use zoning for this parcel is provided in the May 12, 2005 Public Notice regarding the Conditional Use Permit (Attachment "I").

Haines Borough Code 18.70.060 C states that "the planning commission shall provide public notice and hold one public hearing on the proposed zoning change and declare its finding by a formal motion". It is further stated that "A rezoning shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any rezoning, the manager shall cause the official zoning map to be changed to reflect the operation of the ordinance." (Attachment "J")

We have not received any notification that rezoning was being considered or enacted for this property. On February 21, 2014 (Attachment "K") we requested the Acting Borough Manager to provide a copy of the notice that was sent from the Borough to inform the landowner of the proposed zone change. To date we have received no reply to this request. It is our belief that the current zoning map has incorrectly included this property as Multiple Residential and that the correct zoning is Rural Mixed Use.

Per Borough Code 18.70.030 Zoning districts – Zones

RMU – Rural Mixed Use Zone. The intent of the rural mixed use zone is to allow for a broad mixture of uses including, as uses-by-right, single and multiple dwelling residential uses and, generally, commercial and light industrial uses by conditional use permit. Where public water or sewer utilities are unavailable, the size, slope, dimension and soil type of subdivision lots must be adequate to support on-site water and wastewater systems to properly serve the planned use of the property.

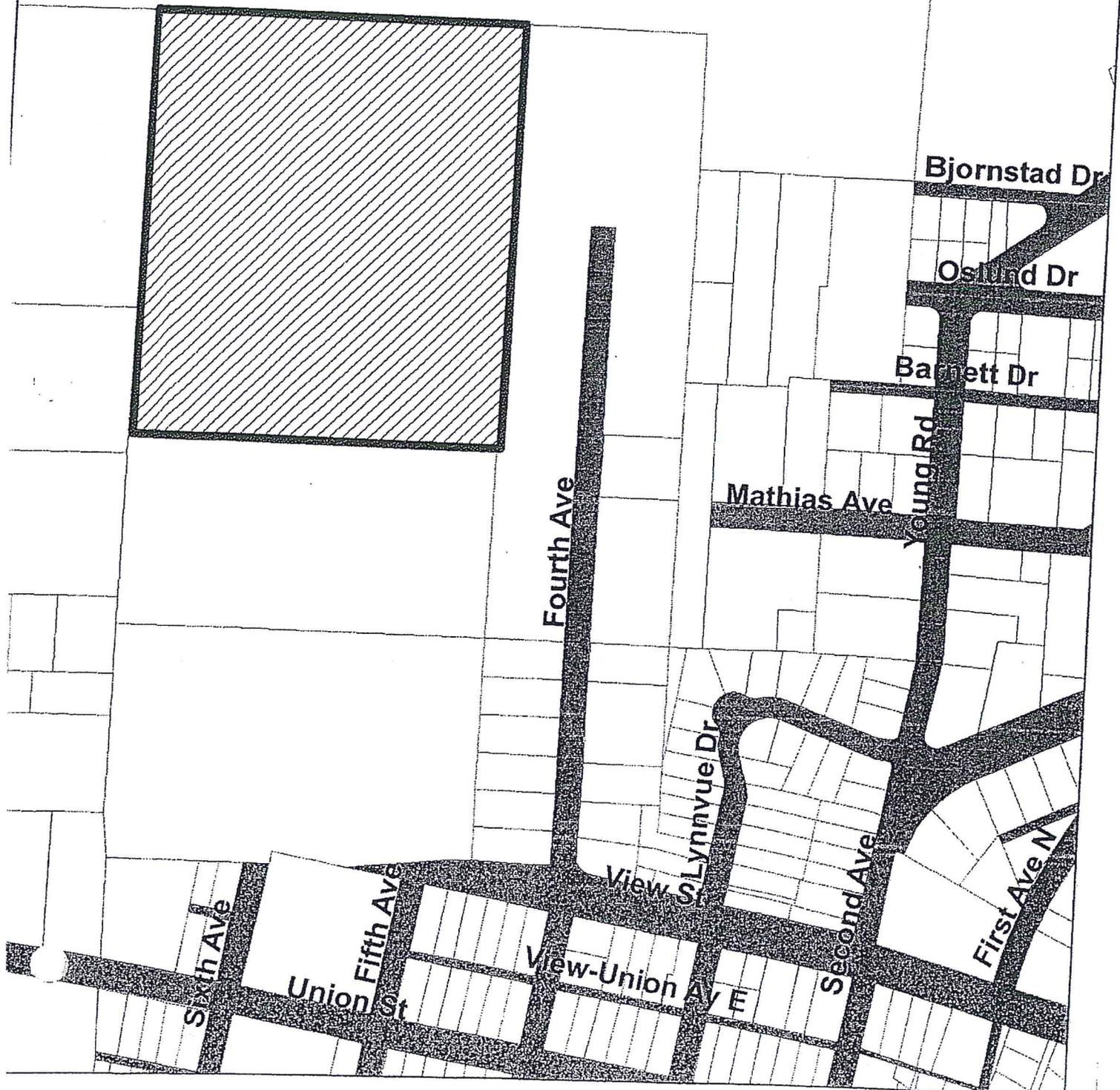
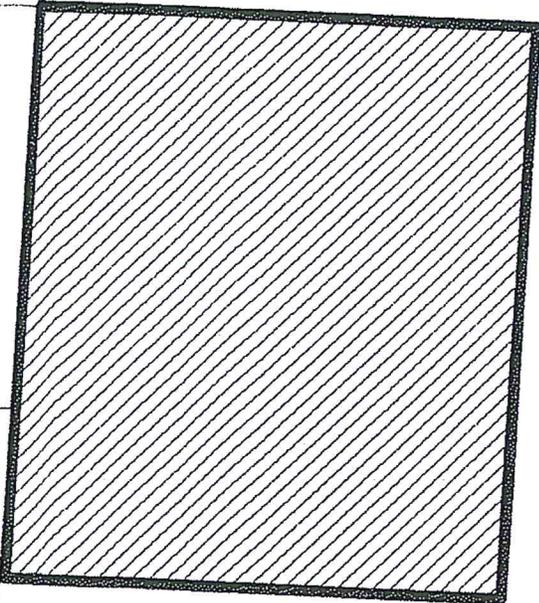
MR – Multiple Residential Zone. The intent of the multiple residential zone is to provide and protect areas for higher density residential development. Other compatible uses that are commonly associated with higher density residential areas, such as small-scale commercial uses designed to serve the neighborhood, may be allowed. The area is served by, or intended to have, the necessary level of public utilities and an adequate transportation system as deemed appropriate for the planned use.

Highland's Estates, Inc.
c/o Roger Schnabel
Zoning Correction
Location: C-208-TL-0400
Zone: Rural Mixed Use
Application for Conditional Use Permit
Resource Extraction and Material Storage

Due to the location and topography this site is not appropriate for a housing development. Rural Mixed Use zoning is the most appropriate zone for this property. Multiple Residential Zone is a zoning that allows high density housing including, condominiums, townhouses, convalescent/nursing homes, duplexes, multi-unit dwellings and zero lot line housing. This type of development is not appropriate for this property. We request the borough record to reflect the zoning for this property to be Rural Mixed Use.

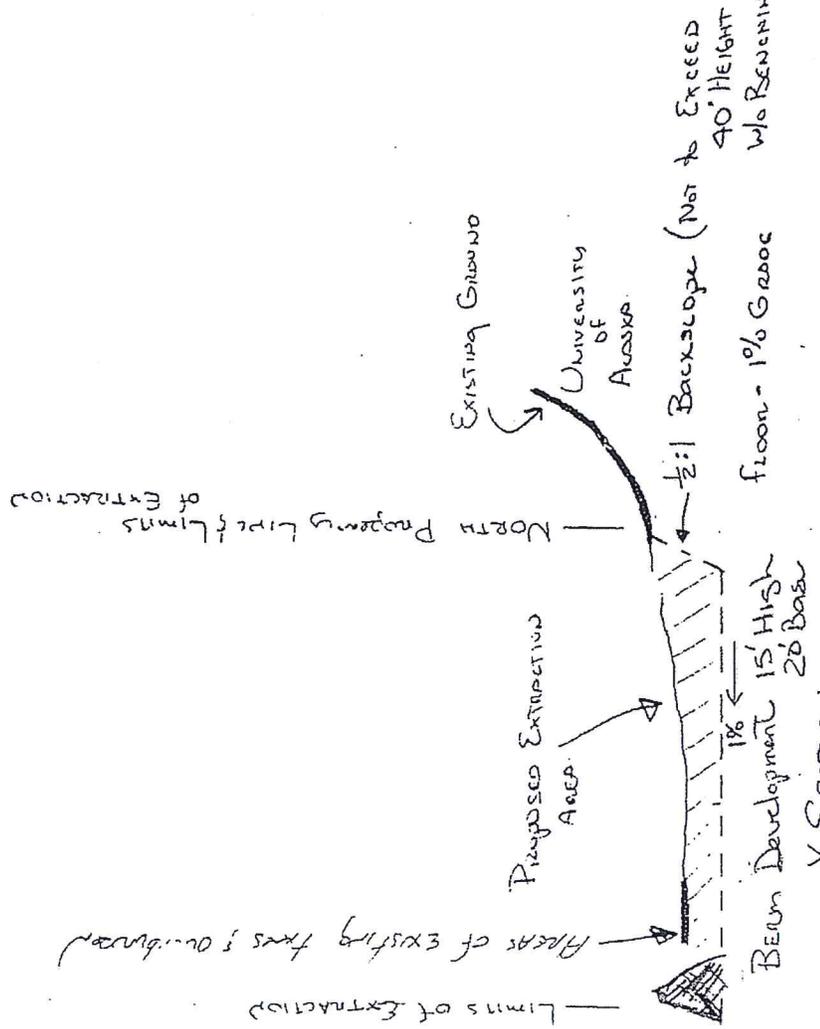
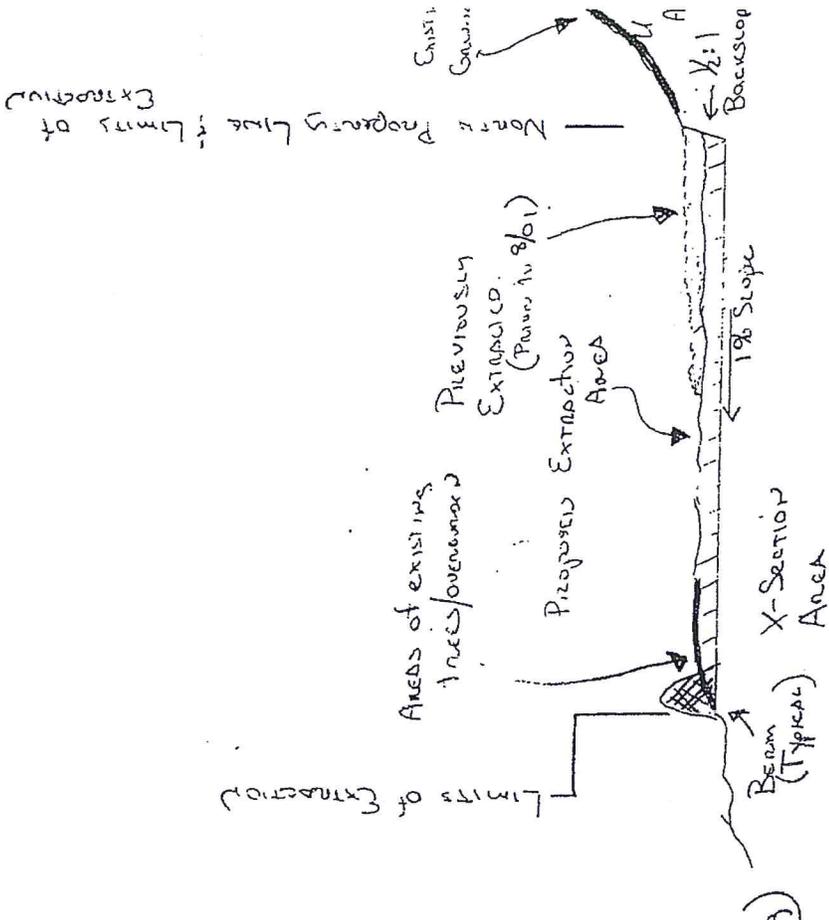
ATTACHMENT A

**Roger Schnabel
Resource Extraction
Conditional Use Reapproval
Public Hearing
6:30 p.m. April 14, 2011
Haines Borough Assembly Chambers**



ATTACHMENT A

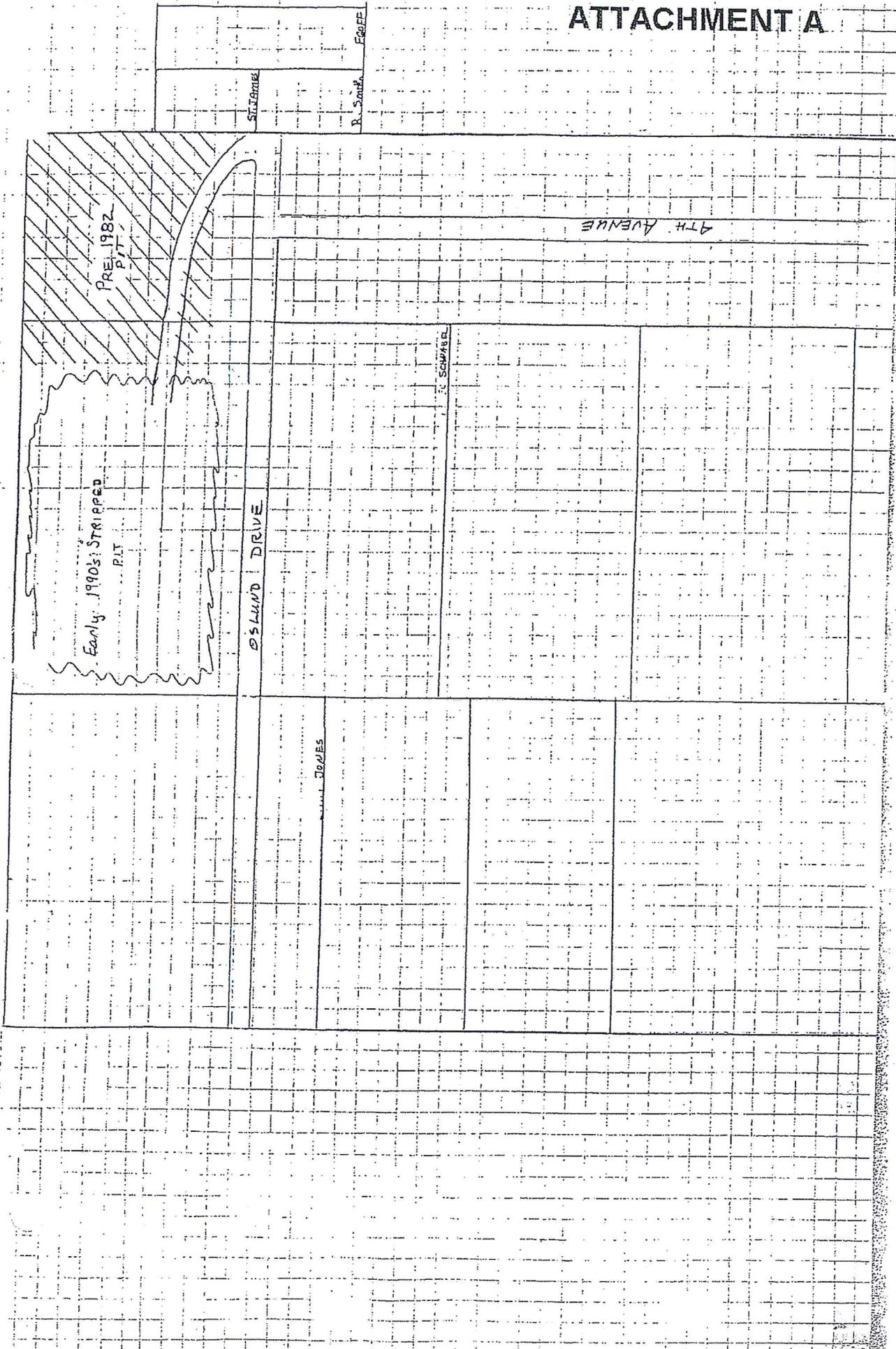
RE: USS-208 PARTIAL TL4
 REC. FOR EXTRACTION - COMMERCIAL USE PERMIT,
 OWNER: HIGHLANDS ESTATES,
 OPERATOR: SOUTHEAST RECREATIONERS INC.



EXISTING LANDS USE: GRAVEL SOURCE.
 (NEW ZONING REQUIRES COMMERCIAL USE PER
 VEGETATION NON. (OVERSHOWN PREVIOUSLY REMOVED)
 - EXCEPT AS SHOWN IN DATA
 SOILS: GRAVEL - LOOSE ROCK - 24" MINUS
 HYDROLOGY: NO CREEKS/STREAMS OR ACTIVE WATER
 SOURCE PLANTING DRAINS
 EXISTING WATERWAYS DRAIN
 EVENING GRADE

SCALE: 1" = 100 FT
 (HORIZ & VERTICAL)

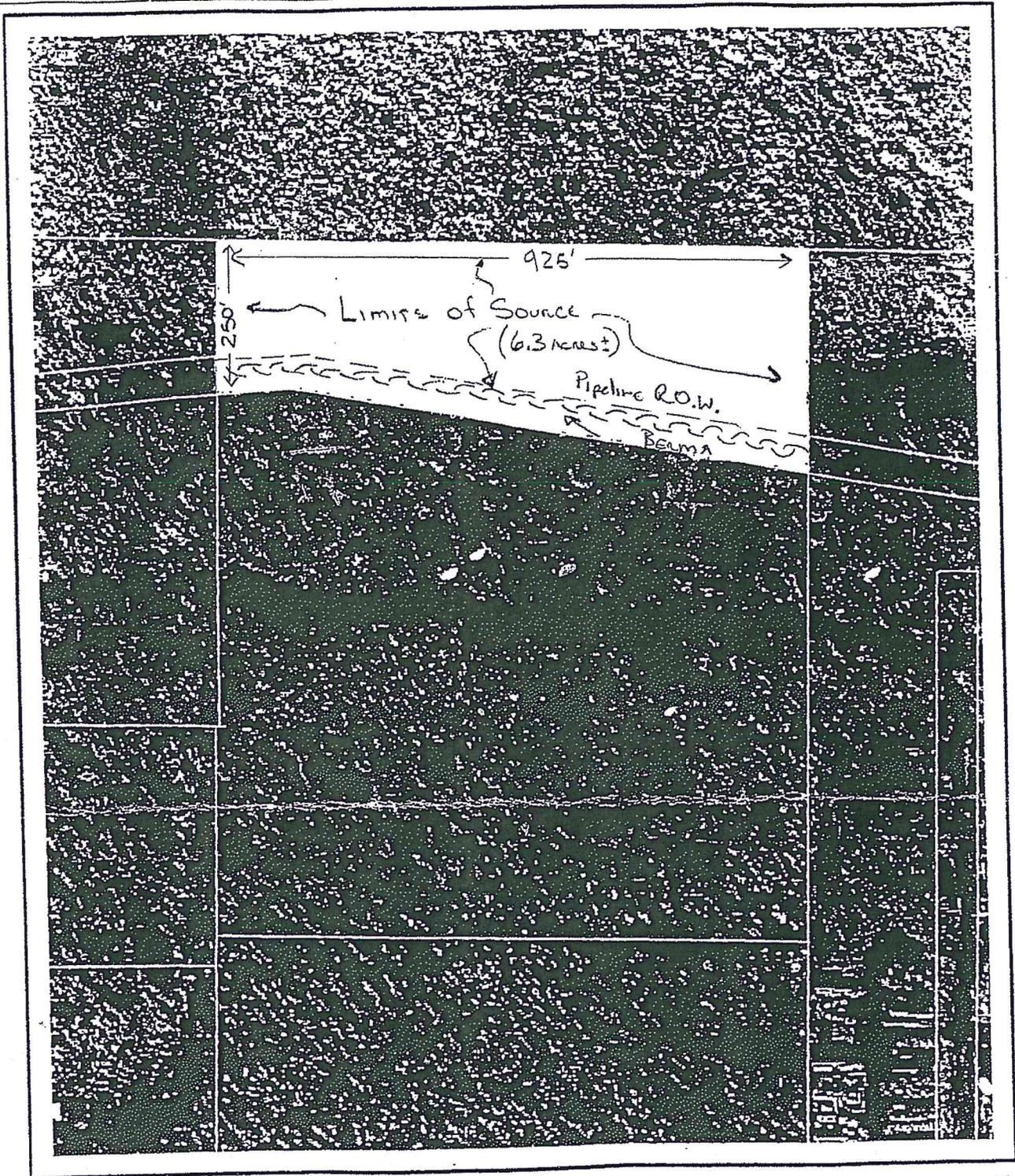
ATTACHMENT A



Schnabel Resource Extraction

NORTHERLY T 10 USS-208 - PARTIAL TLA
PROPOSED RESOURCE EXTRACTION

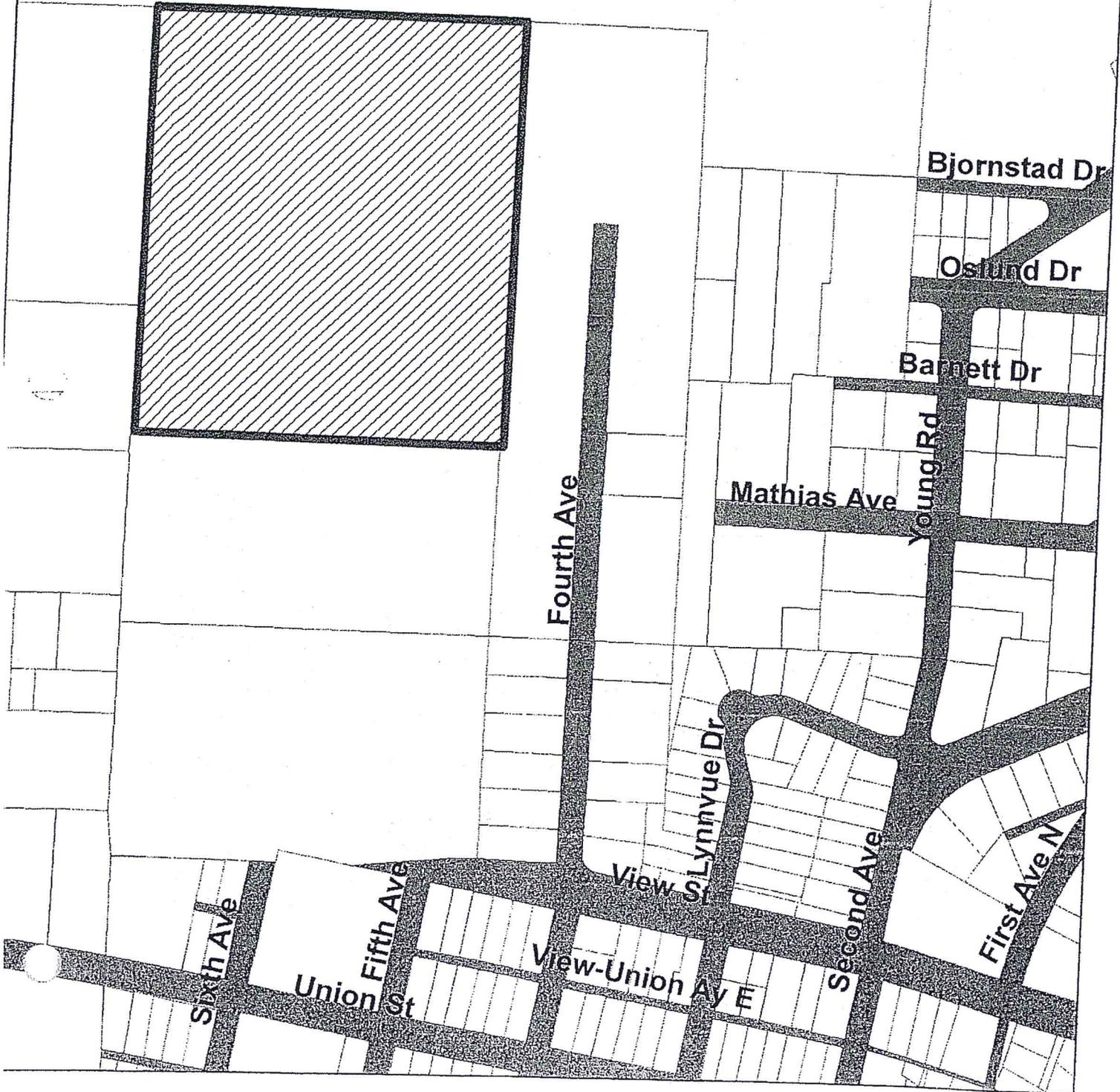
ATTACHMENT A



300 0 300 600 900 Feet



**Roger Schnabel
Resource Extraction
Conditional Use Reapproval
Public Hearing
6:30 p.m. April 14, 2011
Haines Borough Assembly Chambers**



ATTACHMENT B

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
side, and off of the Parade Grounds.				
3. Reestablish Dalton Trail and promote all season multi-use. Add interpretative signage and establish remote campsites. <i>Cross reference with Econ Dev 30 (5)</i>	X	X	X	CVHS, PRAC, State, Commercial Tour providers
Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.				
Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities. Also see related objectives at Econ Dev 3(C, M, N) and 6(A) with implementing actions.				
1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority: a. Existing, approved upland sand and gravel pits; b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area; c. New upland sites approved for the purpose; and d. Streams that do not provide fish habitat.	X	X	X	ADOT&PF, ADNR, Borough
2. Where appropriate, couple sand and gravel extraction with salmon habitat improvement.	X	X	X	Private businesses, TWC, Borough
3. Consolidate access to mineral exploration sites and mines with other access routes where feasible.	X	X	X	Borough, producers
Goal 11. Promote compact development and infill where water and sewer infrastructure exists in order to maximize return on public infrastructure investments, promote energy efficiency, and reduce carbon emissions.				
Objective 11A: Base decisions about utility extension on Borough costs, whether policy changes could instead result in infill, if willing Local Improvement District payers are present, and on landowner interests.				
1. Over time, extend roads as shown on Figure 6-3 and Table 6-5, and, extend utilities to one or more areas shown on Figure 7-4 to facilitate residential development.	X	X	X	Borough, select property owners
2. Evaluate possible roles for Borough to facilitate orderly utility extension on private land, such as conducting engineering studies to accurately determine location, design, and LID costs; assisting to prepare or review Master Development Plans for large parcels; or other.	X	X	X	Borough
Goal 12. Use Borough-owned land, a limited resource, to accomplish public goals.				
Objective 12A: Develop a Master Campus Plan on the 15-acre Borough-owned parcel that has the				

ATTACHMENT C

5.8.11 Mineral Resources and Mining

There is a wealth of minerals in Haines Borough, including industrial minerals such as sand, gravel, rock and marble, and commodities that include gold, zinc, lead, copper, silver, barite, iron ore, titanium and possibly platinum group minerals. Major, known mineralized areas in the Borough are reviewed now.

Porcupine District – Porcupine is the original Haines mining district. Residents still work the historic Porcupine placer deposit and the area was “put on the map” again in 2010 when Discovery Channel filmed “Gold Rush Alaska,” a reality TV mining show here that is very popular. Gold was discovered in 1898 in the Porcupine District south of the Klehini River and 30 miles northwest of Haines. By 1930, about \$1.25 million worth of placer gold had been taken from this area. At least 75 lode and six placer claims are currently active. Gold bearing gravel has also been found on the lower Kellsall River, Rosaunt Creek, and in the middle reaches of the Tsirku River. The Big Nugget Mine on Porcupine Creek improved access for recreational miners and others. Adjacent to the placer claims are some copper, lead, zinc, gold, and barite showings that have intermittently been staked but never extensively explored. On the Future Growth Map (Figure 7-10) this area is designated for Resource Development.

Glacier Creek— Exploration is ongoing at Constantine Minerals' Palmer claims around the Glacier Creek. Their work picked up from Rubicon exploration in the late 1990s and early 2000's in this lead, zinc and copper deposit. Constantine Mineral's exploration led to the discovery in 2007/08 of new massive sulphide mineralization at the South Wall and RW Zones in the Glacier Creek prospect area of the property. The deposit is within a contiguous block of 340 federal unpatented lode mining claims, which cover an area of approximately 6,765 acres and 63 state mineral claims that cover an area of approximately 9,200 acres.

In 2010, a crew of 20-30 geologists, helicopter pilots, laborers, and cooks including eight local residents assisted with exploration and spent \$2.5 million that year in the area. However, Constantine did not conduct exploration in the area in 2011 or 2012, but reportedly remains committed to the project. If developed, Constantine estimates the mine could create 200-400 jobs during development and 200-350 jobs during its operational lifetime. On the Future Growth Map (Figure 7-10) this area is designated for Resource Development.

Klukwan Iron Ore Deposit - Since the 1970's consideration had been given to the development of a major iron ore deposit near Klukwan. In the 2000's the project was considered unfeasible and the land was placed into an environmental trust and is reportedly no longer open for development. On the Future Growth Map this area is designated for Multiple Use with a Recreation Emphasis.

Rock, Gravel and Sand - Rock, gravel and sand materials are an important resource for Haines Borough and local businesses. Gravel deposits from the area have been documented as best in the region for hardness, thereby increasing their value for road building. Haines location on the Highway System and with easy ocean barge access is another asset for its high grade rock. Its

ATTACHMENT C

location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits.

A Haines ultramafic occurrence, listed by the U.S. Bureau of Mines, contains iron and titanium mineralization in the townsite area; prospects for use have never been sufficiently quantified.

Chilkat Peninsula Prospects -The Chilkat Peninsula and Chilkat Island area was studied as a cooperative effort between the State of Alaska, Division of Geological and Geophysical Surveys and the U.S. Bureau of Mines as part of the larger Juneau Mining District study. Six prospects of gold, copper, silver, zinc, barite, and cobalt were identified.

Coast Range and Chilkat Range - Both sides of Lynn Canal south of Haines have substantial mineral prospects quantified overtime by various mineral exploration companies. Mineralization includes gold, silver, copper, lead, zinc, cobalt and radioactive prospects.

5.9 Implementation Plan

Over the next 20 years the Haines Borough, its citizens, businesses, local organizations and others will systematically work to accomplish the Economic Development goals, objectives and actions listed.

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.				
Objective 3A: Attract and retain Location-Neutral workers, income earners, and business owners to Haines (i.e. Kensington or Greens Creek workers, internet based jobs and businesses, artists and writers, retirees).				
1. Conduct a survey to learn which community assets attract Haines's Location-Neutral workers, income earners and business owners to Haines and what causes them to leave.	X			Borough, Chamber
2. Based on survey results, take action to fill identified gaps and develop a marketing plan that highlights assets that bring these individuals to Haines. (For example, actions might include business incubator that provides office space, business machines, possible staff, etc.).	X	X		Borough, Chamber
Objective 3B: Maintain and enhance subsistence resources and opportunities for all citizens.				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
events, and similar promotions that bring residents and visitors to downtown to make local purchases.				Chamber, business owners
13. Establish metrics defining economic conditions in DBD and identify indicators to use to evaluate and measure result of incentives program and changing conditions. <i>(see Haines Downtown Revitalization Plan)</i>	X	X	X	
Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resources that will enable them to develop and expand their businesses				
1. Identify and work to address infrastructure and services that meets entrepreneur's needs. For example, it has been suggested that there is a need for a functioning (winterized, bathrooms, running water) downtown Office Building with offices for rent, possibly with shared business services available. Formally investigate demand and if it exists, identify options to satisfy, including public investment or incentives, private-public partnerships, etc. <i>see similar objective at 2E</i>	X			DRVC, Borough, business owners, Chamber
2. Enact a low-interest small-loan program for businesses in Haines (establish goals, terms, loan criteria, other).	X	X		Borough, CIA
3. Periodically provide entrepreneurship education classes to sow the seeds of economic diversification.		X		Chamber, JEDC
4. Provide regular customer service training for front-line employees at start of every summer.	X	X	X	Business owners, Chamber, HCVB
5. Update Haines economic indicators every two years to maintain current on understanding of economy, business diversity and interdependencies, leading industries, employment, wages, personal income, and local revenue to track changes and measure result of efforts.	X	X		Borough, Chamber
Objective 3G: Haines Borough residents need access to reliable, fast, and affordable internet as this increasingly is a necessity for business, education, and services. <i>Cross reference with Utilities Objective 15 J</i>				
1. Pursue grant and other opportunities to provide internet access to rural areas; make current Open Skies (starband) program for rural Alaska known to citizens.	X	X	X	Borough, Chamber
2. Work with cell service and internet providers, regulators, Southeast Conference, and others to inventory infrastructure, coverage, gaps and rates in Borough. Collaborate on ideas to fill gaps and address needs.	X	X		Borough, SEC, cell/internet providers, USDA- RD, DCCED, RCA
Objective 3H: Haines Borough should work with local electric utilities to achieve a rate of 15 cents per kWh or lower. Support actions to reduce power, heating, and fuel costs. <i>Cross reference with Utilities Objective 15 L. Also review Utilities Objectives 15 K, L and M and implementing</i>				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
<i>actions for full review of Power</i>				
1. Identify any actions that could lower rates. Focus on opportunities to benefit commercial and industrial users. <i>Cross reference with Utilities 15 L(1)</i>	X	X		Borough, AP&T, RCA
Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.				
1. Study the costs and benefits for requiring a Borough business license in addition to a state license. If costs exceed benefits, eliminate.	X			Borough
2. Examine the effectiveness of the Borough Tour Permit system.	X			Borough
3. Provide for internet based sales tax reporting/return program.	X			Borough
Objective 3J: Capitalize on Haines's position as a transportation hub to increase transfer and shipment of cargo, supplies, fuel, and other commodities with the Yukon, northern British Columbia, and Interior Alaska. <i>Cross reference with Transportation 4(A)</i>				
1. Ensure that Haines Highway and its bridges are capable and certified to handle load/weights necessary to transport ore, LNG and similar loads to and from Yukon, northern British Columbia, and interior Alaska. a) Identify current load certification of Haines Highway and Bridges. b) Identify industrial load roads must bear. c) Upgrade and recertify as needed, including allocating funding to accomplish.	X	X	X	Borough, ADOT&PF, commodity producers, State Legislators
2. Actively market Haines port and highway facilities and capacities.	X	X	X	Borough, Chamber
3. Prepare Port Development Plan (Identify transshipment opportunities for which Haines is competitive, estimate revenue and jobs to community, risks, and identify infrastructure, marketing and other investments needed to capture increased market share by Haines Borough and private partners).	X			Borough, Port Steering Committee, Chamber
4. Based on Port Development Plan's recommendations, identify decision-making sequence, strategic investments and funders, and timeline. Take systematic action.	X	X		Borough, Port Steering Committee, Chamber
5. Investigate options, pros and cons, to meet Yukon Liquid Natural Gas (LNG) transshipment demand.	X	X		Borough
6. Identify measures to avoid or minimize impacts from industrial truck traffic along Highway to Lutak Dock (e.g., noise, operation of engine brakes, routes, hours of operation, etc.).	X			Borough

ATTACHMENT D

6. Yandeist'akye' historic Native settlement
7. Chilkat River and Chilkoot River and Lake historic sites such as cache and house pits, hooligan pits, garden areas and graves
8. Dalton Cache and Dalton Trail
9. Eldred Rock Lighthouse

Objectives and actions in this chapter's implementation plan identify specific ways to protect these assets.

GOAL

Recognize historic and cultural resources and values and develop in a manner that protects these assets.

7.3.5 Resource-Based Development Opportunity

Harvest, extraction and adding value to the renewable and non-renewable resources in Haines Borough is a primary activity that brings money from outside the community into the local economy. Haines Borough is fortunate to have commercially viable salmon, timber and minerals all within its boundaries. Development of these resources must be done in a manner that protects the recreational and scenic values and places in the Borough upon which tourism, as well as quality of life, is based. The Borough's objective is to achieve responsible development, which is defined as complying with environmental regulations, ensuring fisheries resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintains scenic viewsheds, and buffers operations from adjacent land uses and activities.

Working on a project by project basis to balance among competing interests and needs is a major Borough regulatory responsibility, as seafood and tourism are two of the community's three primary economic drivers and must be protected, while timber and potentially minerals, offer future opportunity.

GOAL

Support responsible development of renewable and non-renewable resources within Haines Borough.

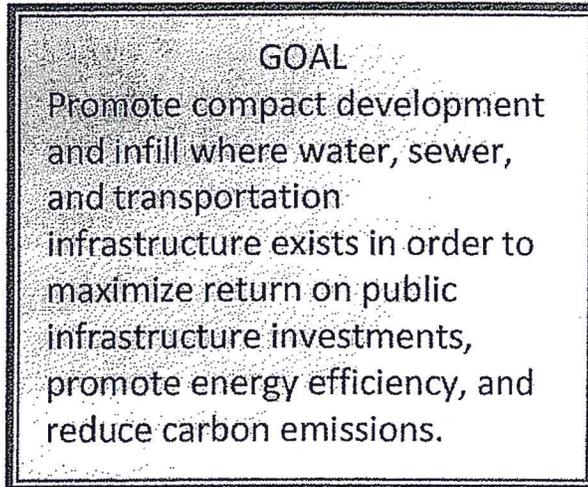
ATTACHMENT E

7.4 Townsite

7.4.1 Land Ownership, Use and Management

The urban center of Haines reflects its history and diversity. Some of the buildings near the town center, both commercial and residential, are nearly 100 years old and contribute much to the town's character. Other buildings, including most of the commercial core on Main Street between Second and Third Avenues, date from the 1950's and 1960's. The townsite is compact, with residential neighborhoods closely surrounding the commercial center. Just over 1,700 people or 68% of Borough residents live in this area. Land in town is primarily privately owned (Figure 7-3).

The Borough owns parcels where public facilities have been constructed (Figure 4-1) as well as some undeveloped. Land in chapter 4 shows all Borough-owned land and facilities).



The parts of town with water and sewer lines (Figure 9-1) are developed with relatively dense residential, commercial or mixed use buildings. From the early town core, residential neighborhoods have followed road and subdivision development to the north off Young Rd, Allen Rd, Piedad Rd, and to the south off Small Tracts and FAA Rds. The Small Tracts-FAA-Carrs Cove area was annexed into the former City of Haines in 1999. This is a moderate density residential area, and has the characteristic of a "suburb" with average lots ranging in size from 1 acre to 5 acres. This area lies within a fire service district, has emergency police protection and electric and phone service. The majority of area residents south of Mt Riley Road furnish their own water and septic systems and have stated a preference to limit commercial development and minimize impacts on air and water quality, noise level and heavy traffic.

There are several current and former sand and gravel pits toward the Chilkat Inlet whose resources result from glacial and river outwash plains. These areas are mostly supporting light industrial and commercial uses today.

Sawmill Creek is the significant anadromous stream meandering through town; the watershed divide parallels Young and 2nd Avenue. Surface and underground water to the east of this divide flow to Chilkoot Inlet/Portage Cove and water to the west flows to Sawmill Creek and Chilkat Inlet.

ATTACHMENT F

military post in Alaska between 1925 and 1940, and was closed at the end of World War II. Shortly after the fort was deactivated in 1945-1946, the land was sold to a private enterprise, the Port Chilkoot Company.

In addition to the stately fort buildings and interior parade grounds, the area now serves as an entertainment area with several private visitor-oriented establishments and commercial ventures run by Alaskan Indian Arts. Several commercial businesses and restaurants catering to visitors have opened between the cruise ship dock and the Fort Seward area, and, within the fort itself two buildings were constructed to depict a Chilkat tribal community house and gold rush era construction that are today used by visitors. Many buildings in the fort area host lodging establishments providing income to help with the considerable overhead of maintaining the structures in the Fort. A former cannery, originally located at Pyramid Harbor, was relocated to the Fort Seward area in 1926 and is now the Chilkat Center for the Performing Arts owned by Haines Borough. The center has a complete theatrical stage, excellent acoustics, a Steinway Grand Piano and seats 350 people. Unfortunately the building's age and lack of maintenance have accumulated and critical improvements are estimated at \$5 million (with building replacement cost at \$11 million).

7.4.7 Light Industrial Close to Town

Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use challenges are to ensure it has enough land allocated to these important uses, to provide buffers for neighboring residential development, to protect Sawmill Creek tributaries in this area, and to prevent "junk yards" from taking over.

7.5 Lutak and Northeast Borough

Marine transshipment facilities in this area include the Borough's Lutak Dock, AMHS Ferry Dock, federal tankfarm (POL) Dock, and private Chilkoot Lumber dock. These facilities are shown on Figures 7-5 and 6 and detailed in Chapter 6 – Transportation.

Most land in this part of the Borough is state land within the Haines State Forest; other parcels are Borough-owned (by Lutak Dock and a parcel at the mouth of Chilkoot Lake), University or Mental Health Trust land, or private land including Native Allotments (see Figure 7-5).

Lutak Road begins in town and parallels the west side of Lutak Inlet to just past the outlet of Chilkoot Lake. This very scenic two-lane road has a wide shoulder on the waterside for walking and biking to the AMHS Ferry Terminal, which should be continued for the full length of the road. Lutak Road is the access route to Haines' industrial waterfront port and uplands where most barged products, including fuel, are transferred and stored. Ensuring use for waterfront industrial and commercial purposes at this deep water port area and associated uplands

ATTACHMENT G

MEMORANDUM

CITY OF HAINES

To: Planning Commission
From: *VH* Vince Hansen, City Administrator
Date: October 11, 2001
Subject: Conditional Use Permit, Tax Lot 4, US 208 - Roger Schnabel

This memorandum serves as my recommendation under HCC 18.50.030.D.3 for the above referenced permit.

Background: As described in the application information, gravel extraction has occurred on the adjacent lot to the east (tax lot 3) since prior to 1982. Although it appears material has also been removed from tax lot 4 at various times since then, it was not under permit, as the area was zoned residential. The developer was advised in April 1999, and again in March of this year that industrial activity, including resource extraction, was prohibited on tax lot 4 because it was within the residential zone and only resource extraction from tax lot 3 had been acknowledged as a non-conforming use. In the recent rezoning, the area was zoned Rural Mixed Use, which allows resource extraction as a conditional use. The developer is now applying on that basis.

The Haines Coastal Management Plan (HCMP) includes several standards for the development of borrow pits and development in identified hazard areas. In addition to the criteria in HCC 18.50.040 and HCC 18.60.020.A, staff and the Commission must consider these policies in its review of the conditional use permit.

GENERAL CONDITIONS

Attached is a copy of HCMP Section H, Mining and Mineral Processing Policies. The development has been evaluated against these policies by staff. Comments relative to these policies are included in my recommendation/conditions later in this memo.

HAZARDOUS AREA CONDITIONS

The proposed pit is located within an area of steep slopes identified by the HCMP as the Mt. Ripinsky Hazardous Slopes Management Area (see attached map).

In reference to the attached copy of section B, Geophysical Hazard Area Policies, specifically subsection B-4(a), management in the Mt. Ripinsky hazard area "shall be to protect lives and property, to control erosion, and to maintain or enhance the water quality of streams and springs." The section also obligates the developer to provide the information necessary to ensure the development minimizes property damage and protects against loss of life.

ATTACHMENT G

Schnabel Resource Extraction
October 11, 2001

Page Three

5. *Days and hours of operation.* The location of the gravel pit in the area of residentially zoned property requires restrictions on pit operations to mitigate negative impacts related to noise, dust and traffic. The permit should allow operations in the gravel pit between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
6. *Water Quality.* If future operations cause conditions which create the potential for impacts to water quality, the applicant shall take measures to maintain water quality.
7. *Road maintenance and dust control.* Any proposed modifications made to City right of way areas at either end of the private roughed in road between Allen and 4th Street must first be reviewed and approved by the Public Works Superintendent. Work to significantly improve the road (culverts, etc.) may require an update to the existing road permit. The applicant shall control dust created by pit operations to the maximum feasible extent.
8. *Permit approval term and renewal.* As previously noted, the pit is adjacent to residential zoning - though not yet substantially developed. As with the other permit in the area, I recommend that the conditional use permit be granted for a term of three years. The commission may renew the permit at the expiration of the three years upon application by the property owner with a term and conditions as the commission shall determine. The commission shall consider the applicant's compliance with the permit conditions in deciding whether to renew the permit. The commission is under no obligation to renew the permit after its three-year term, but will consider applicant's compliance with permit terms, surrounding development issues, and any other appropriate issues in its review for renewal.

ATTACHMENT H

Memorandum

Haines Borough

May 12, 2005

To: Robert Venables, Borough Manager

From: Scott Hansen, Planning and Zoning Tech II

Re: Conditional Use Permit Recommendation
Resource Extraction – top of 4th Avenue

This memorandum serves as my recommendation under HCC 18.50.030.D.3 for the above referenced permit.

Roger Schnabel, of Highland Estates, Inc. and Southeast Roadbuilders, is requesting a Conditional Use Permit to operate an existing rock pit facility at the location above. His three-year Conditional Use permit issued by the former City expired in October 2004.

Background: Gravel extraction has occurred on the adjacent lot to the east (tax lot 3) since prior to 1982. Although it appears material has also been removed from tax lot 4 at various times since then, it was not under permit, as the area was zoned residential. The developer was advised in April 1999, and again in March of this year that industrial activity, including resource extraction, was prohibited on tax lot 4 because it was within the residential zone and only resource extraction from tax lot 3 had been acknowledged as a non-conforming use. In the recent rezoning, the area was zoned Rural Mixed Use, which allows resource extraction as a conditional use. In operation prior to the current zoning, the pit has seen some activity since being approved in 2001. The Borough has received no complaints in regard to permit terms or general operations. Schnabel is asking that, based on previous compliance, the terms of his 2001 approval be extended, except that he is requesting a ten-year permit life before being re-evaluated by the Planning Commission.

The Haines Coastal Management Plan (HCMP) includes several standards for the development of borrow pits and development in identified hazard areas. In addition to the criteria in HB 18.50.040 and HB 18.60.020.A, staff and the Commission must consider these policies in its review of the conditional use permit.

GENERAL CONDITIONS

Attached is a copy of HCMP Section H, Mining and Mineral Processing Policies (Attachment A). The development has been evaluated against these policies by staff. Comments relative to these policies are included in my recommendation/conditions later in this memo.

**ATTACHMENT I
HAINES BOROUGH
HAINES, ALASKA 99827**

PUBLIC NOTICE

**BOROUGH PLANNING COMMISSION
PUBLIC HEARING/CONDITIONAL USE PERMIT**

DATE: THURSDAY, MAY 12, 2005, 6:00 PM

MEETING LOCATION: BOROUGH ASSEMBLY CHAMBERS

PURPOSE: CONDITIONAL USE PERMIT REQUEST FOR
NONCONFORMING USE - RESOURCE EXTRACTION

ZONE: RURAL MIXED USE

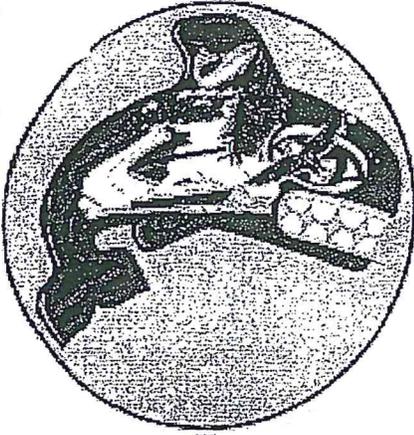
APPLICANT: HIGHLAND ESTATES, INC.

DEVELOPMENT LOCATION: USS 208 PORTION AT THE TOP OF 4TH
AVENUE

COMMENTS MAY BE SENT IN WRITING TO: HAINES BOROUGH
PLANNING COMMISSION, BOX 1209, HAINES, ALASKA 99827 OR
YOU MAY ATTEND THE MEETING.

SCOTT HANSEN/PLANNING AND ZONING TECH II/HAINES BOROUGH

Posted 05-09-05



ATTACHMENT I

MAY - 3 2005

HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-2231 * FAX (907) 766-2716

April 29, 2005

Landowner
Haines, AK 99827

Re: Conditional Use Permit – Resource Extraction
North 4th Avenue

Dear Landowner:

Borough records show that you own property within 200 feet of property owned by Highland Estates, Inc. just above 4th Avenue. You also may own property adjacent to 4th Avenue, the transportation route for the material to Union Street. Southeast Roadbuilders is being contracted to transport rock commercially from this location within the Townsite Area and is requesting the Haines Borough Planning Commission to grant a Conditional Use permit for this operation. Please refer to attached information for details.

As a property owner in proximity to this development, you are specifically invited to comment on this conditional use permit request. Please refer to the enclosed public notice for particulars regarding time and place for the public hearing on this conditional use permit.

Sincerely,

A handwritten signature in cursive script that reads "Scott Hansen".

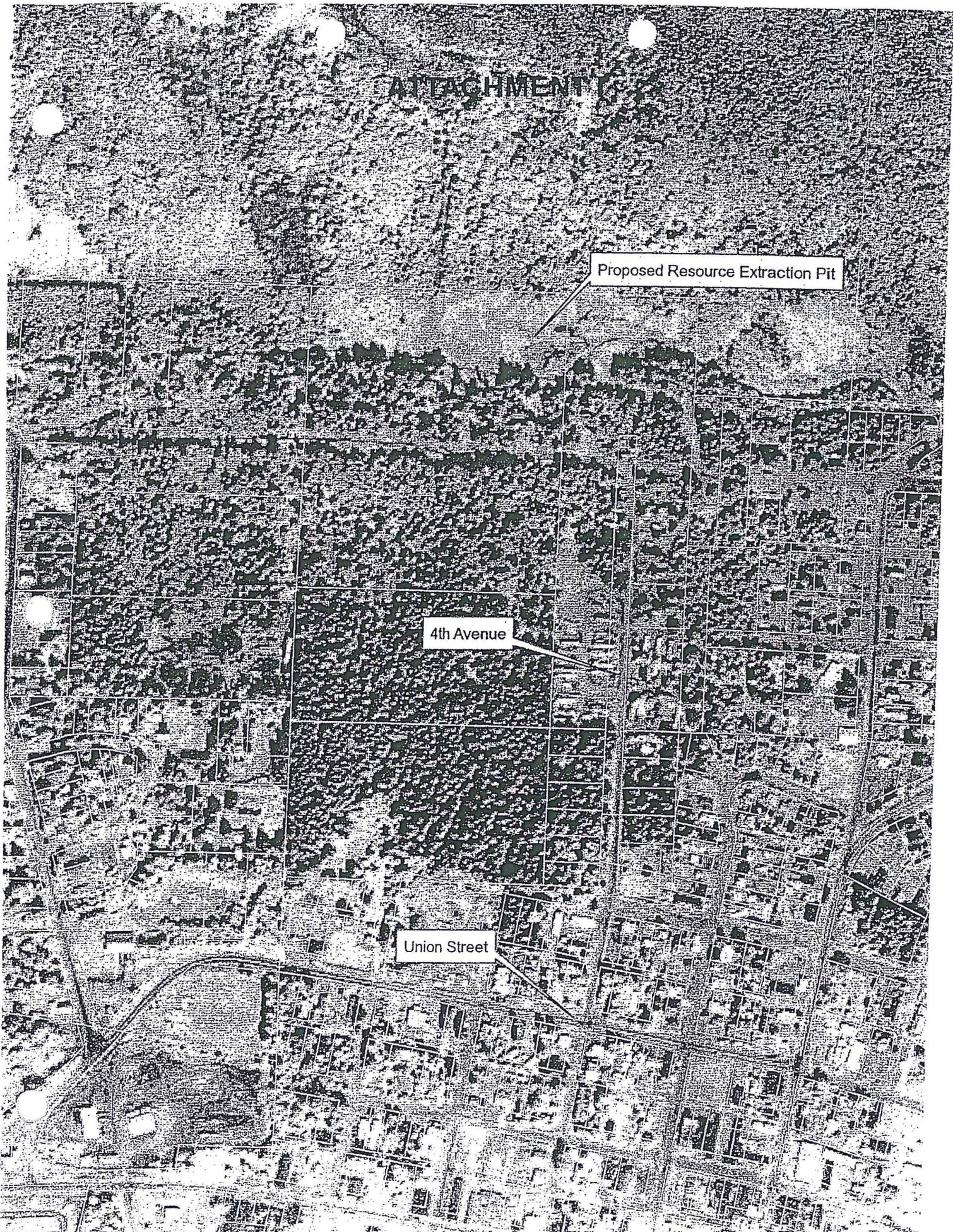
Scott Hansen
Planning and Zoning Tech II
HAINES BOROUGH

ATTACHMENT 1

Proposed Resource Extraction Pit

4th Avenue

Union Street



ATTACHMENT J

18.70.060 Rezoning.

A. Initiation. A rezone may be initiated by a formal recommendation by the planning commission to the assembly, a notice of intent to introduce an ordinance for rezoning by the borough assembly, or a petition by 51 percent of the land owners in the petition area. The clerk shall forward a petition proposing a change to the planning commission.

B. Restrictions on Rezoning. Rezoning covering less than one acre may not be considered, unless the rezoning constitutes the expansion of an existing contiguous zone. Rezoning which are substantially the same as a proposed amendment that was rejected within the previous 12 months may not be considered. Any rezone causing a commercial, industrial, development, or business transition zone to be created abutting a residential zone, shall require new structures on the appropriate zone abutting the residential zone to be set back a minimum of 10 feet from the existing residential zone, and shall conform to any other setback requirements of such zone.

C. Procedure. A rezoning shall follow the procedures set forth in Chapter 18.50 HBC for conditional use permits, except that the planning commission shall have 60 days from the date of the proposal to make its full report to the assembly. During this time, the planning commission shall provide public notice and hold one public hearing on the proposed zoning change and declare its findings by a formal motion. The commission's decision shall constitute a recommendation to the borough assembly. As soon as possible after the commission recommendation, but allowing 10 days for any official protest, the borough assembly shall post public notice and hold a public hearing on the proposed rezoning. At such hearings, the recommendation of the commission shall be rebuttably presumed to be correct, which presumption may be overcome with a preponderance of the evidence. A rezoning shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any rezoning, the manager shall cause the official zoning map to be changed to reflect the operation of the ordinance.

D. Protest. A petition to protest a change of zone area or classification must be filed with the borough clerk within 10 working days of the commission's decision to make a recommendation to the assembly on a rezoning. The clerk shall forward a petition protesting the assembly's decision on the zoning change back to the assembly for reconsideration. A petition protesting the assembly's decision on a zoning change must be signed by at least 25 percent of the landowners in the zone. The assembly may change the protested decision only upon the vote of a supermajority of the assembly. This decision will be final.

ATTACHMENT K

From: Roger
Sent: Friday, February 21, 2014 3:29 PM
To: 'Julie Cozzi'
Subject: RE: Letter-Unpermitted facility

The 4th Avenue source we presently operate under, is through a conditional permit. The gravel source use was acknowledged and accepted in the past, and obviously is not presently due to a zoning change. At some point in the past it was changed to its present status, Multiple Residential. I am after the notice to me from the Borough informing me of the proposed zone change some time in the years past. This site has been utilized as a source for gravel in the 50's and 60's 70's etc...and was changed at some point. I am attempting to source that out and want the letter sent to me notifying me of the proposed change.

I am sure it is somewhere in the Borough's files.

TY
Roger

From: Julie Cozzi [<mailto:jcozzi@haines.ak.us>]
Sent: Friday, February 21, 2014 3:12 PM
To: Roger
Subject: RE: Letter-Unpermitted facility

Hi, Roger...

Is the attached letter the one you are referring to?

Julie

From: Roger [<mailto:Roger@seroad.com>]
Sent: Friday, February 21, 2014 1:32 PM
To: Julie Cozzi
Subject: Letter-Unpermitted facility

Julie:

Received your letter dated Feb. 13th.

Would you please forward me the copy of the notice sent, proposing the change in zoning for C-208-TL-0400?

I am certain I have misplaced it somewhere.

TY



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

February 23, 2015

PRIMARYOWNER
ADDRESS
CITY, STATE ZIPCODE

Re: Roger Schnabel –Amendment to Conditional Use Permit
Resource Extraction & Material Storage—C-208-TL-0400

Dear Land Owner,

Haines Borough records show that you own property in the vicinity of the above-listed property. Property owner Mr. Roger Schnabel has requested the Planning Commission to approve an amendment to his May 29, 2014 approved conditional use permit for the gravel extraction, and allow the storage of aggregate and related material of concrete and asphalt and inert material for berm and buffer development. (Please see enclosed map.) The public hearing is scheduled on the agenda of the next Planning Commission meeting. The meeting will be held at the Haines Borough Assembly Chambers on March 12, 2015 at 6:30 p.m. As an owner of property in proximity to this development you are being notified that you are invited to attend and comment at the meeting. If you have any questions on the matter please contact the borough.

Sincerely,

Kathryn Friedle
Administrative Assistant
Lands Department
kfriedle@haines.ak.us
(907) 766-2231 Ext. 22

Enclosure

PRIMARYOWNER	ADDRESS	CITY	STATE	ZIPCODE
CAROL/WILLARD WALDO	PO BOX 274	HAINES	AK	99827
DEBRA SCHNABEL	PO BOX 129	HAINES	AK	99827
HELEN M. ROBERTS	PO BOX 111044	ANCHORAGE	AK	99827
ROGER/NANCY SCHNABEL	HC 60, BOX 4800	HAINES	AK	99827
STANLEY JONES	PO BOX 1249	HAINES	AK	99827

HBC 18.20.020 Definitions – Regulatory.

“Resource extraction” means a use involving clearing or grading of land or the removal, for commercial purposes, of native vegetation, topsoil, fill, sand, gravel, rock, petroleum, natural gas, coal, metal ore, or any other mineral, and other operations having similar characteristics.

“Industrial, heavy” means a use that has potential for significant negative impact on adjoining uses. This category includes uses that incorporate buildings that are large, tall, or unsightly; uses that generate offensive odors, noise, dust, smoke, fumes, vibration or glare; uses that involve large amounts of exterior storage; and uses that, because of their scale or characteristics, create nuisances or hazards such as heavy truck or other vehicle traffic, or other intense activity.

“Junkyard” means a lot or portion thereof which is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping or sale of more than two unregistered, discarded, wrecked or abandoned: motor vehicles, airplanes, appliances or boats. It may also include building materials, machinery, equipment, or parts thereof, including scrap metals, wood, lumber, plastic, fiber or other tangible materials allowed to accumulate to the point of meeting the definition of nuisance in Chapter 8.12 HBC.

“Landfill” means a discreet area of land or an excavation that receives household and/or business solid waste for disposal, in compliance with required state and/or federal authorization. Such landfills may be publicly or privately owned.

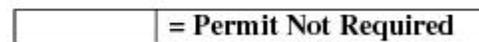
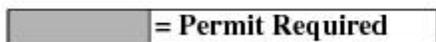
HBC 18.70.040 Zoning use chart.

The following chart summarizes the uses allowed and the standards of review for each use, townsite planning/zoning district and the zones therein. In the commercial and industrial zones, more than one building housing a permissible principal use may be developed on a single lot; provided, that each building and use shall comply with all applicable requirements of this title. Additional requirements may be applicable to developments within some zones. See the definitions in Chapter [18.20](#) HBC for descriptions of each use.

ZONING USE CHART

TOWNSITE PLANNING/ZONING DISTRICT

UBR = Use-By-Right CU = Conditional Use NA = Not Allowed



GENERAL CLASSIFICATION →	INDUSTRIAL USES			COMMERCIAL/ Residential Uses			RESIDENTIAL USES ONLY	RESIDENTIAL/ Commercial Uses			RECREATIONAL USE	
	Heavy Industrial	Light Industrial/ Commercial	Waterfront Industrial	Commercial	Waterfront	Significant Structures Area	Single Residential	Multiple Residential	Rural Residential	Rural Mixed Use	Multiple Use	Recreational
USES ↓	I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	REC
Resource Extraction/Proc.	UBR	CU	CU	CU	NA	NA	NA	NA	CU	CU	UBR	NA
Industrial, Heavy	UBR	CU	UBR	CU	NA	NA	NA	NA	NA	CU	UBR	NA
Landfill	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA
Junk Yard	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA

HBC 18.60.020 Specific approval criteria.

A. Resource Extraction. A permit for the commercial extraction of a natural resource may be issued with such reasonable conditions as necessary. The use must meet all other pertinent requirements of this title and include an acceptable operation and reclamation plan that addresses the following concerns and assures that the adverse impact of the operation is minimized and the site will be left in a safe, stable and environmentally and aesthetically acceptable condition:

1. Methods and process of reclamation including stockpiling of topsoil for reuse;
2. Initial site conditions including existing land use, vegetation, soils, geology and hydrology;
3. Limits of operational areas;
4. Days and hours of operation;
5. Traffic patterns;
6. Fencing and screening;
7. Control of dust and noise;
8. Phasing of operations and reclamation steps;
9. Final condition of site including:
 - a. Relation to adjoining land forms and drainage features,

- b. Relation of reclaimed site to planned or established uses of the surrounding area,
- c. Demonstration that the final land form will have a viable land use compatible with land use trends in the surrounding area;
- 10. Methods to minimize potential conflict with existing uses that are significantly impacted by the development.

HBC 18.50.040 Decision.

The commission shall hold a public hearing on the conditional use permit application. The commission may adopt the manager's recommendation on each requirement unless it finds, by a preponderance of the evidence, that the manager's recommendation was in error and states its reasoning for such finding with particularity. In addition, for good cause, the commission may alter the conditions on approval or requirements for guarantees recommended by the manager.

A. Before a conditional use permit is approved, the commission must find that each of the following requirements is met:

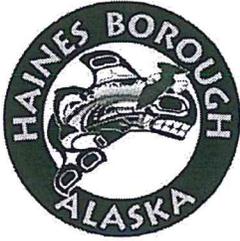
1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;
2. The development of the use is such that the value of the adjoining property will not be significantly impaired;
3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;
4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;
5. The granting of the conditional use will not be harmful to the public safety, health or welfare;
6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;
7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;
8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

If the commission finds that the development implements all relevant requirements of this title, it shall issue a conditional use permit and the conditions and requirements shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

B. The commission may alter the manager's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.

4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.



Haines Borough

Planning and Zoning
 103 Third Ave. S., Haines, Alaska, 99827
 Telephone: (907) 766-2231 * Fax: (907) 766-2716

RECEIVED
 FEB 24 2015
 HAINES BOROUGH

APPLICATION FOR CONDITIONAL USE PERMIT

Permit#: _____

Date: _____

Use this form for use approval by the Planning Commission for conditional uses.

I. Property Owner/Agent		Owner's Contractor(If Any)	
Name: Saint James Place, Inc. / Roger Schnabel, Agent		Name: Southeast Road Builders, Inc.	
Mailing Address: P.O. Box 129, Haines, AK 99827		Haines Borough Business License #: 140.1	
Contact Phone: Day Night (907) 766-2827		Alaska Business License #: 228340	
Fax:		Contractor's License #: 23987	
E-mail: roger@seroad.com		Mailing Address: HC 60 Box 4800, Haines, AK 99827	
		Contact Phone: Day Night (907) 766-2833	
		Fax: (907) 766-2832	
		E-mail: roger@seroad.com	
II. Property Information			
Size of Property: 13.42 - Rural Mixed Use Portion			
Property Tax #: C-208-TL-03A0			
Street Address: North of Oslund Drive			
Legal Description: Lot (s) <u>3A</u> Block _____ Subdivision <u>USS 208</u>			
OR			
Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area			
<input checked="" type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Waterfront Industrial			
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District			
<input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
III. Description of Work			
Type of Application (Check all that apply) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial _____ sq. ft. _____ seating capacity if eating/drinking establishment <input type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	Project Description (Check all that apply) <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input checked="" type="checkbox"/> Other <u>Aggregate Source</u> & Material Storage	Water Supply Existing or Proposed <input checked="" type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input type="checkbox"/> Borough Water System <input type="checkbox"/> Other _____	Sewage Disposal Existing or Proposed <input checked="" type="checkbox"/> None <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Borough Sewer System <input type="checkbox"/> Pit Privy <input type="checkbox"/> Other _____

Valuation of Work: Unknown
Current use of adjacent properties: Vacant land surrounds this site. A permitted resource extraction source is located to the west of the property. Landowner is nearby with a residence, a trailer park is located on the southern section of the property.
Attach the following documents to the permit application: <input checked="" type="checkbox"/> Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: _____

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.

Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.

See attached

2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.

See attached

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

See attached

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

See attached

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

See attached

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

See attached

IV. FEE

A non-refundable fee of \$150 must accompany this application. Checks must be made payable to the HAINES BOROUGH.

NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

V. CERTIFICATION

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions and permit requirements outlined hereon. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property and that the use will comply with all required conditions and specifications, will be located where proposed and when developed, will be operated according to the plan as submitted. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough. **I am aware that if I begin construction prior to receiving permit approval, I will be assessed a \$250.00 "After-the-Fact" fee.**


 Owner or Agent

02/24/2015
 Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

<input type="checkbox"/> Applicant Notified Application is Complete and Accepted _____ <small>(Date) (Notified via) (Initials)</small>					
Non-Refundable Permit Fee \$ <u>150.00</u> Receipt No. <u>024811</u> Received By: <u>T. Olsen</u> Date: <u>3.6.15</u>			Information/Documentation Req'd Rec'd <input type="checkbox"/> <input type="checkbox"/> State Fire Marshal <input type="checkbox"/> <input type="checkbox"/> State DEC <input type="checkbox"/> <input type="checkbox"/> Variance/Conditional Use Permit <input type="checkbox"/> <input type="checkbox"/> Sign Permit		
Zoning	Bldg. Height	Lot Coverage %	Const. Type	Occupancy	# Stories
This application meets all applicable Borough policies and a permit is issued, conditional on the substantial completion of construction within two years and the following special requirements:					
Planning Commission Chair:			Date:		

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

ATTACHMENT A

SITE PLAN REQUIREMENTS

1. Drawing showing dimensions, including elevations, of lot on which activity/construction is planned.
2. Existing streets, alleys, sidewalks, driveways, easements, including widths.
3. Existing buildings/structures on the property, their location, dimension and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
4. Proposed construction—including location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
5. Existing and proposed non-building improvements, including surface water drainage plan, driveway placement, culvert(s), off street parking (location and dimensions), on-site water and/or wastewater handling systems.
6. Shore lines, steep slopes, or other evidence of natural hazards.
7. If zero lot line construction proposed, show plan for handling snowdrop onto adjoining properties.

It is strongly recommended that an as-built survey be performed prior to submittal of the application.

Saint James Place, Inc.

Location: C-208-TL-03A0

**Application for Conditional Use Permit
Resource Extraction and Material Storage**

Background: Gravel extraction has occurred in this area for several decades. This area has been used as a right of way access for the adjoining property that has been operating under a conditional use permit resource extraction that was first approved on October 22, 2001. This application is to include this property for resource extraction and plus the addition of allowing storage of aggregate and related recycled materials of concrete and asphalt and inert material.

Please note that The Comprehensive Plan supports responsible handling of inert materials. Section 9.4 Solid Waste states, "Solid waste services in Haines are in flux as this plan goes to print and signs are mounting that the current system is not sustainable." The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment "B"

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority:
 - a. Existing, approved upland sand and gravel pits
 - b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:
 - c. New upland sites approved for the purpose; and
 - d. Streams that do not provide fish habitat.

Approval of the renewal of the conditional use permit to include aggregate and recycled material storage and buffer development is a positive step towards meeting the highest priority goals of the Comprehensive Plan.

Following is the required written narrative explaining how the project will meet the permit requirements. A site plan is also attached (Attachment "A").

- 1. The use is so located on the site as to avoid undue noise and other nuisances and dangers. Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.**

This is an established aggregate source and the source has been seen activity dating back approximately 50 years. This source exists as portions of an established talus pile on the mountainside towards the north of Haines (extension of 4th Avenue towards the west). Extraction will continue to move towards the west with the northerly cut not exceeding 40 feet. Once the western border is reached the second and final lift will take place, not exceeding an additional 20 foot depth. Benches will develop as needed. We estimate total reserves to be around 5,000 cubic yards. Based upon present demand this source should remain active for 20 years.

No cut banks will extend beyond 40 ft unless a 15-ft bench is established per MSHA standards. Experience in this area indicates a cut bank remains stable at 1/2:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling and blasting is anticipated. As indicated, this development will create a pad, and with the development of a berm a protection zone will be established. All extraction/mining will occur per MSHA guidelines.

Traffic patterns are established for this source. There are three potential outlets depending upon the customers. Fourth Avenue is an outlet to/from the south. Heading east to Second Avenue is another outlet and the third route is towards the west, intersecting with Allen Road at "The Saw Shop." At present this route is not developed. Dust is controlled with water and this will be applied as needed, similar to past activity. Southeast Roadbuilders will be the operator for the source and has equipment readily available. There are other sources operating in the area.

Days and hours of operation will be between 8:00 AM and 5:00 PM, Monday to Friday. No fencing and/or screening are anticipated. The property is private. No public access exists. The area is shielded with timber and brush.

- 2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.**

The trend towards land use in the area appears residential in nature. A trailer park exists on the southern half of the property. The development will neither add to nor subtract from this trend. This site is not appropriate for a housing development. Once extraction is complete a protective berm will exist. Once extraction is complete, per the plans, a pad will be finished to a 1% slope and if active water exists, it will be channeled and controlled. At this point in time there are no

other uses for this property. This property is a privately owned 13.42 acre parcel. The aggregate extraction and storage area consists of 3 acres on the northern most portions and vegetation has been maintained. The adjoining property has potential for residential development.

3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.

No public services are required for this source to continue to operate. We request the term of this source to be allowed until the reserves are depleted. Upcoming projects in the Haines area, requiring this type of material will dictate the term and demand. Based upon past volume requirements the source should be active for 20 years. As mentioned we feel reserves could total close to 5,000 cubic yards. This area has been an active source for the past 50 years.

As previously mentioned, traffic patterns are established for this source. There are three potential outlets depending upon the customers. Fourth Avenue is an outlet to/from the south. Heading east to Second Avenue is another outlet and the third potential route is towards the west, intersecting with Allen Road at "The Saw Shop." Dust is easily controlled with water and this will be applied as needed. Southeast Roadbuilders will be the operator for the source and has equipment readily available. There are other sources operating in the area.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

(Attachment "C") The Haines Comprehensive Plan makes reference to Mineral Resources and Mining in section 5.8.11 and states, "Rock, gravel and sand materials are an important resource for Haines Borough and local businesses. Gravel deposits from the area have been documented as the best in the region for hardness, thereby increasing their value for road building. Haines location on the highway system and with easy ocean barge access is another asset for its high grade rock. Its location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits."

Section 5.9 of The Haines Comprehensive Plan lists Implementation Plan goals to include:

Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.

Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resource that will enable them to develop and expand their businesses.

Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.

Section 7.3.5 Resource-Based Development Opportunity make a large point to state:

GOAL - Support responsible development of renewable and non-renewable resources within Haines Borough. (Attachment "D")

Section 7.4.1 Townsite – Land Ownership, Use and Management acknowledges the historical use of the gravel operations within the townsite area stating as follows: "There are several current and former sand and gravel pits toward the Chilkat Inlet whose resources result from glacial and river outwash plains. These areas are mostly supporting light industrial and commercial uses today." (Attachment "E")

Section 7.4.7 Light Industrial Close to Town also references the benefits that Haines receives from these as states the following: "Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use changes to ensure it has enough land allocated to these important uses, to provide buffers for neighboring residential development, to protect Sawmill Creek tributaries in this area, and to prevent "junk yards" from taking over. (Attachment "F")

As mentioned in the opening paragraphs it is important to note that The Comprehensive Plan supports responsible handling of inert materials. Section 9.4 Solid Waste states, "Solid waste services in Haines are in flux as this plan goes to print and signs are mounting that the current system is not sustainable." The Comprehensive Plan specifically states a goal, objective, and strategy supportive of storage and reuse of recycled materials as follows:

Attachment "B"

Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.

Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities.

- 1 Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority:
 - a Existing, approved upland sand and gravel pits
 - b Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area:
 - c New upland sites approved for the purpose; and
 - d Streams that do not provide fish habitat.

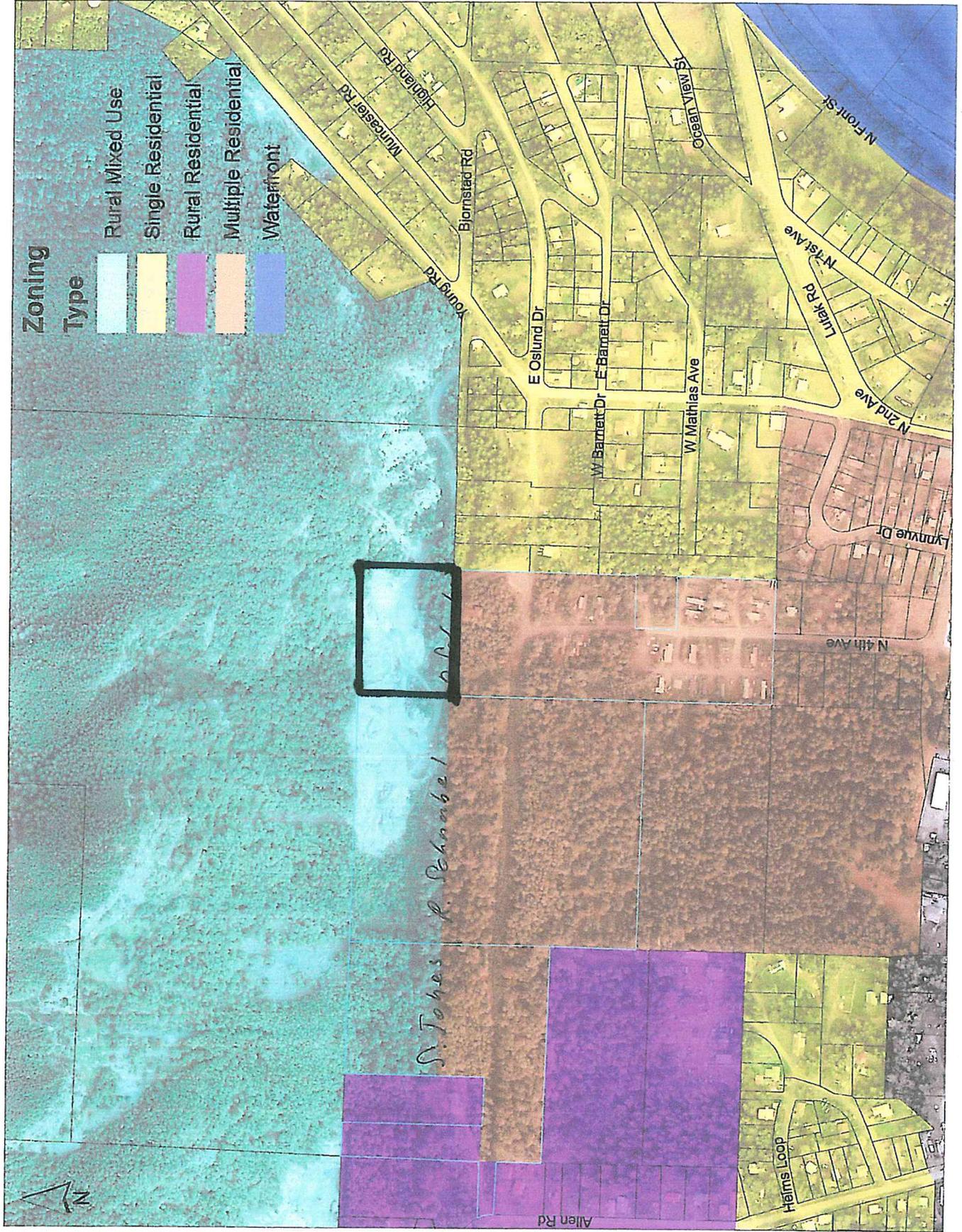
5. **Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.**

No cut banks will extend beyond 40 feet unless a 15 foot bench is established per MSHA standards. Experience in this area indicates a cut bank remains stable at ½:1. It is our intent to excavate to these slope standards unless conditions suggest otherwise, which includes encountering bedrock. No drilling and blasting is anticipated. All extraction/mining will occur consistent with industry established guidelines.

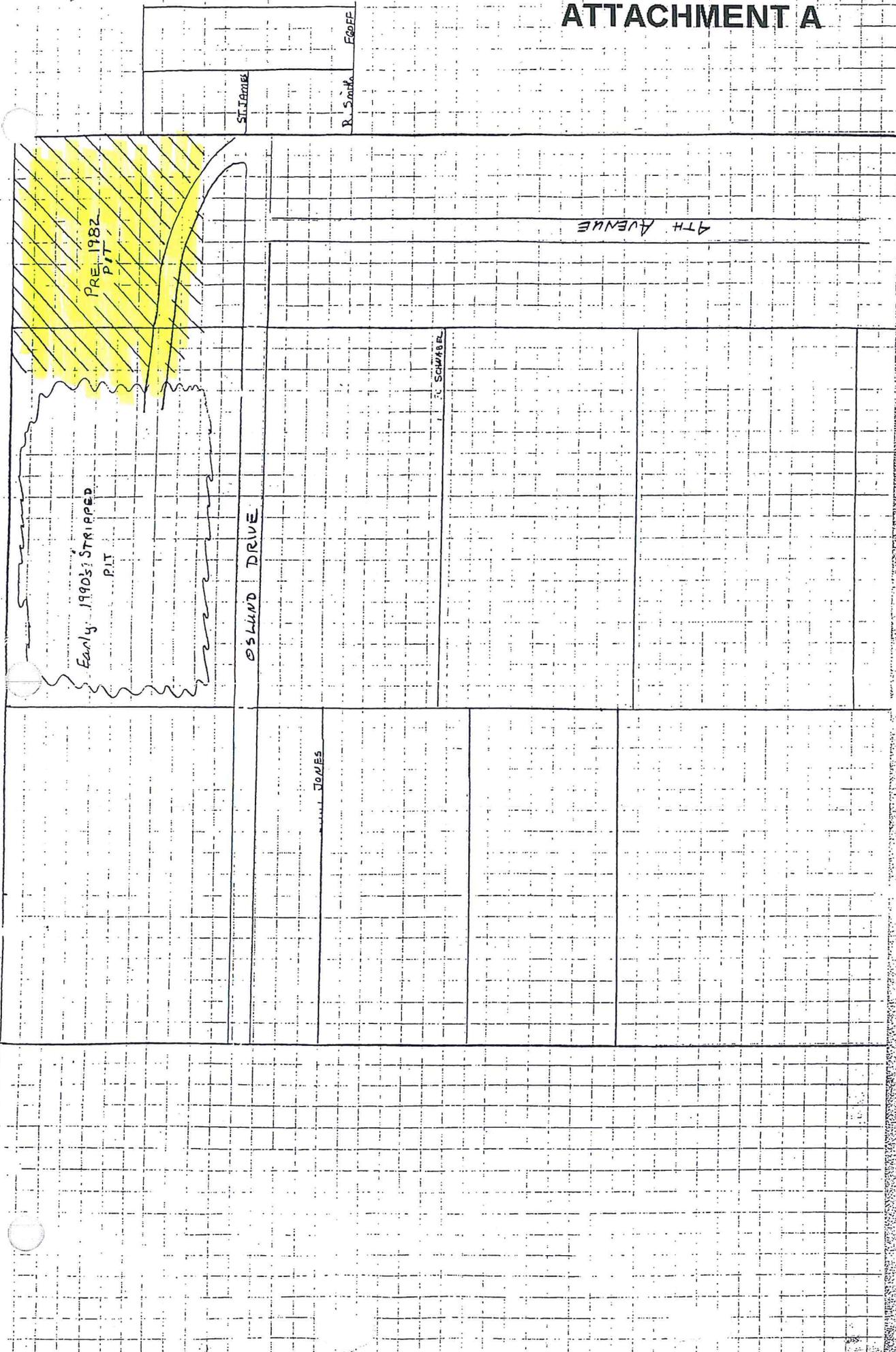
6. **Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to the state identified anadromous streams.**

The area has been developed for extraction. There are no active streams, creeks or apparent run-off issues. The gravel appears porous and run-off from the mountain (towards the south) moves as ground water. We have not experienced water penetrating out of the cut banks, therefore do not see water quality as a concern at this point. If groundwater becomes exposed, settling basins and check dams will be developed accordingly to allow for settlement and flood control. Water will be directed into established drainages towards the west. A berm on the sought portion (parallel and adjacent to existing pipeline corridor), will begin to be developed which will provide a “catch” protecting the land towards the south.

ATTACHMENT A



ATTACHMENT A

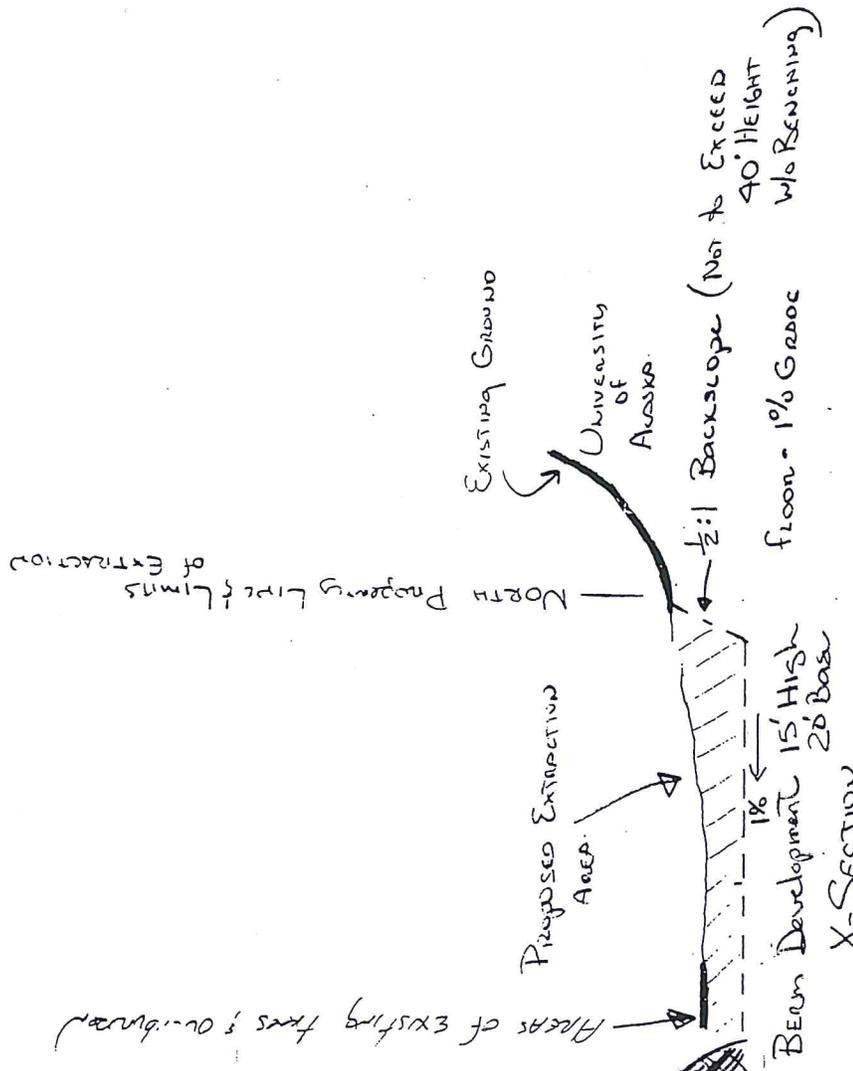
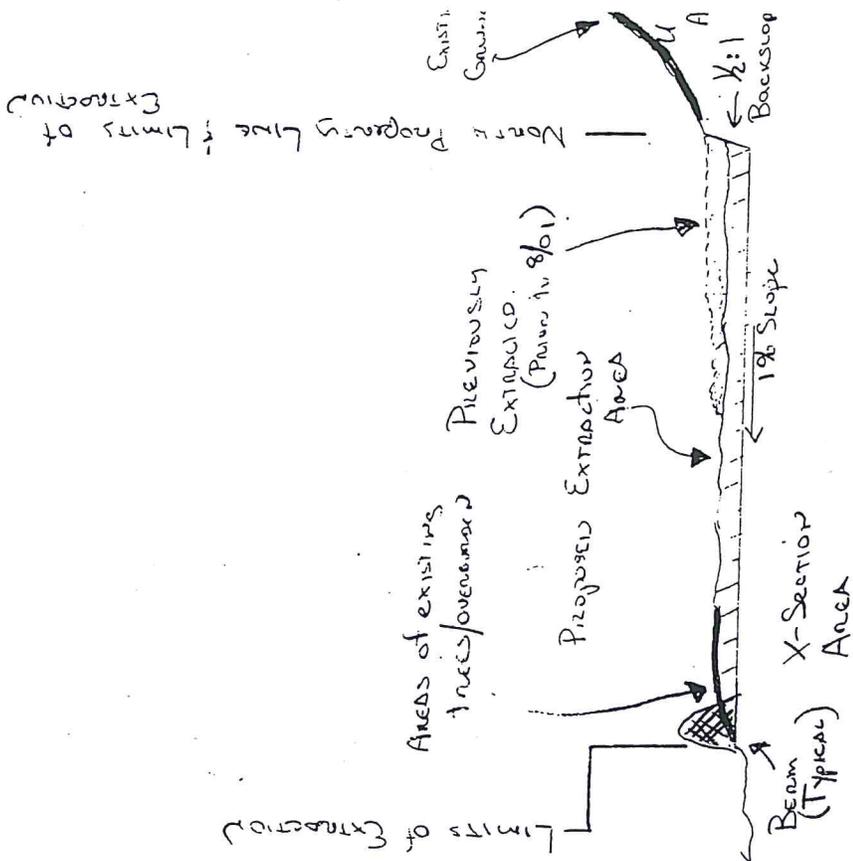


NE: UD-2-08 PARTIAL TL 03AD

RECEIVE EXTRACTION - CONVENTIONAL USE PERMIT

Owner: Saint James Place, Inc.
Operation: SOUTHEAST ROBOBUILDERS INC.

ATTACHMENT A



Existing Lands Use: Gravel Source.
 Vegetation Non. (Overrun previously removed)
 - Except as shown in Deck
 Soils: Gravel - Loose Rock - 24" minus
 Evenly Graced
 Hydrology: No Creeks / Streams or Active Water
 Gravel Maturing Drains
 Existing Maturing Drain

SCALE: 1" = 100 ft.
 (Horizontal & Vertical)

ATTACHMENT B

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
side, and off of the Parade Grounds.				
3. Reestablish Dalton Trail and promote all season multi-use. Add interpretative signage and establish remote campsites. <i>Cross reference with Econ Dev 30 (5)</i>	X	X	X	CVHS, PRAC, State, Commercial Tour providers
Goal 10. Support responsible development of renewable and non-renewable resources within Haines Borough.				
Objective 10A: Work with project developers and regulators to achieve responsible development, which is defined as complying with environmental regulations, ensuring fishery resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintaining scenic viewsheds, and buffering operations when needed to protect adjacent users and activities. Also see related objectives at Econ Dev 3(C, M, N) and 6(A) with implementing actions.				
1. Location of sand, gravel and rock extraction sites shall be permitted in the following order of priority: <ul style="list-style-type: none"> a. Existing, approved upland sand and gravel pits; b. Reuse of sand and gravel from abandoned development areas, unless reuse would cause more environmental damage than non-use from the area; c. New upland sites approved for the purpose; and d. Streams that do not provide fish habitat. 	X	X	X	ADOT&PF, ADNR, Borough
2. Where appropriate, couple sand and gravel extraction with salmon habitat improvement.	X	X	X	Private businesses, TWC, Borough
3. Consolidate access to mineral exploration sites and mines with other access routes where feasible.	X	X	X	Borough, producers
Goal 11. Promote compact development and infill where water and sewer infrastructure exists in order to maximize return on public infrastructure investments, promote energy efficiency, and reduce carbon emissions.				
Objective 11A: Base decisions about utility extension on Borough costs, whether policy changes could instead result in infill, if willing Local Improvement District payers are present, and on landowner interests.				
1. Over time, extend roads as shown on Figure 6-3 and Table 6-5, and, extend utilities to one or more areas shown on Figure 7-4 to facilitate residential development.	X	X	X	Borough, select property owners
2. Evaluate possible roles for Borough to facilitate orderly utility extension on private land, such as conducting engineering studies to accurately determine location, design, and LID costs; assisting to prepare or review Master Development Plans for large parcels; or other.	X	X	X	Borough
Goal 12. Use Borough-owned land, a limited resource, to accomplish public goals.				
Objective 12A: Develop a Master Campus Plan on the 15-acre Borough-owned parcel that has the				

ATTACHMENT C

5.8.11 Mineral Resources and Mining

There is a wealth of minerals in Haines Borough, including industrial minerals such as sand, gravel, rock and marble, and commodities that include gold, zinc, lead, copper, silver, barite, iron ore, titanium and possibly platinum group minerals. Major, known mineralized areas in the Borough are reviewed now.

Porcupine District – Porcupine is the original Haines mining district. Residents still work the historic Porcupine placer deposit and the area was “put on the map” again in 2010 when Discovery Channel filmed “Gold Rush Alaska,” a reality TV mining show here that is very popular. Gold was discovered in 1898 in the Porcupine District south of the Klehini River and 30 miles northwest of Haines. By 1930, about \$1.25 million worth of placer gold had been taken from this area. At least 75 lode and six placer claims are currently active. Gold bearing gravel has also been found on the lower Kelsall River, Rosaunt Creek, and in the middle reaches of the Tsirku River. The Big Nugget Mine on Porcupine Creek improved access for recreational miners and others. Adjacent to the placer claims are some copper, lead, zinc, gold, and barite showings that have intermittently been staked but never extensively explored. On the Future Growth Map (Figure 7-10) this area is designated for Resource Development.

Glacier Creek— Exploration is ongoing at Constantine Minerals' Palmer claims around the Glacier Creek. Their work picked up from Rubicon exploration in the late 1990s and early 2000's in this lead, zinc and copper deposit. Constantine Mineral's exploration led to the discovery in 2007/08 of new massive sulphide mineralization at the South Wall and RW Zones in the Glacier Creek prospect area of the property. The deposit is within a contiguous block of 340 federal unpatented lode mining claims, which cover an area of approximately 6,765 acres and 63 state mineral claims that cover an area of approximately 9,200 acres.

In 2010, a crew of 20-30 geologists, helicopter pilots, laborers, and cooks including eight local residents assisted with exploration and spent \$2.5 million that year in the area. However, Constantine did not conduct exploration in the area in 2011 or 2012, but reportedly remains committed to the project. If developed, Constantine estimates the mine could create 200-400 jobs during development and 200-350 jobs during its operational lifetime. On the Future Growth Map (Figure 7-10) this area is designated for Resource Development.

Klukwan Iron Ore Deposit - Since the 1970's consideration had been given to the development of a major iron ore deposit near Klukwan. In the 2000's the project was considered unfeasible and the land was placed into an environmental trust and is reportedly no longer open for development. On the Future Growth Map this area is designated for Multiple Use with a Recreation Emphasis.

Rock, Gravel and Sand - Rock, gravel and sand materials are an important resource for Haines Borough and local businesses. Gravel deposits from the area have been documented as best in the region for hardness, thereby increasing their value for road building. Haines location on the Highway System and with easy ocean barge access is another asset for its high grade rock. Its

ATTACHMENT C

location on or near major river floodplains tends to provide a renewable and continuous source of materials. Other sources are also available including talus slopes, glacial moraines, and beach deposits.

A Haines ultramafic occurrence, listed by the U.S. Bureau of Mines, contains iron and titanium mineralization in the townsite area; prospects for use have never been sufficiently quantified.

Chilkat Peninsula Prospects -The Chilkat Peninsula and Chilkat Island area was studied as a cooperative effort between the State of Alaska, Division of Geological and Geophysical Surveys and the U.S. Bureau of Mines as part of the larger Juneau Mining District study. Six prospects of gold, copper, silver, zinc, barite, and cobalt were identified.

Coast Range and Chilkat Range - Both sides of Lynn Canal south of Haines have substantial mineral prospects quantified overtime by various mineral exploration companies. Mineralization includes gold, silver, copper, lead, zinc, cobalt and radioactive prospects.

5.9 Implementation Plan

Over the next 20 years the Haines Borough, its citizens, businesses, local organizations and others will systematically work to accomplish the Economic Development goals, objectives and actions listed.

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
Goal 3: Achieve a strong, diversified local economy that provides employment and income for all citizens that desire to work while protecting the health of the environment and quality of life. Build on local assets and competitive advantages to create economic opportunity.				
Objective 3A: Attract and retain Location-Neutral workers, income earners, and business owners to Haines (i.e. Kensington or Greens Creek workers, internet based jobs and businesses, artists and writers, retirees).				
1. Conduct a survey to learn which community assets attract Haines's Location-Neutral workers, income earners and business owners to Haines and what causes them to leave.	X			Borough, Chamber
2. Based on survey results, take action to fill identified gaps and develop a marketing plan that highlights assets that bring these individuals to Haines. (For example, actions might include business incubator that provides office space, business machines, possible staff, etc.).	X	X		Borough, Chamber
Objective 3B: Maintain and enhance subsistence resources and opportunities for all citizens.				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
events, and similar promotions that bring residents and visitors to downtown to make local purchases.				Chamber, business owners
13. Establish metrics defining economic conditions in DBD and identify indicators to use to evaluate and measure result of incentives program and changing conditions. <i>(see Haines Downtown Revitalization Plan)</i>	X	X	X	
Objective 3F: Strengthen entrepreneurial activity and businesses. Provide entrepreneurs with the resources that will enable them to develop and expand their businesses				
1. Identify and work to address infrastructure and services that meets entrepreneur's needs. For example, it has been suggested that there is a need for a functioning (winterized, bathrooms, running water) downtown Office Building with offices for rent, possibly with shared business services available. Formally investigate demand and if it exists, identify options to satisfy, including public investment or incentives, private-public partnerships, etc. <i>see similar objective at 2E</i>	X			DRVC, Borough, business owners, Chamber
2. Enact a low-interest small-loan program for businesses in Haines (establish goals, terms, loan criteria, other).	X	X		Borough, CIA
3. Periodically provide entrepreneurship education classes to sow the seeds of economic diversification.		X		Chamber, JEDC
4. Provide regular customer service training for front-line employees at start of every summer.	X	X	X	Business owners, Chamber, HCVB
5. Update Haines economic indicators every two years to maintain current on understanding of economy, business diversity and interdependencies, leading industries, employment, wages, personal income, and local revenue to track changes and measure result of efforts.	X	X		Borough, Chamber
Objective 3G: Haines Borough residents need access to reliable, fast, and affordable internet as this increasingly is a necessity for business, education, and services. Cross reference with Utilities Objective 15 J				
1. Pursue grant and other opportunities to provide internet access to rural areas; make current Open Skies (starband) program for rural Alaska known to citizens.	X	X	X	Borough, Chamber
2. Work with cell service and internet providers, regulators, Southeast Conference, and others to inventory infrastructure, coverage, gaps and rates in Borough. Collaborate on ideas to fill gaps and address needs.	X	X		Borough, SEC, cell/internet providers, USDA- RD, DCCED, RCA
Objective 3H: Haines Borough should work with local electric utilities to achieve a rate of 15 cents per Kwh or lower. Support actions to reduce power, heating, and fuel costs. Cross reference with Utilities Objective 15 L. Also review Utilities Objectives 15 K, L and M and implementing				

ATTACHMENT C

Strategies	Timeframe			Responsibility
	1-2	3-5	6-10+	
<i>actions for full review of Power</i>				
1. Identify any actions that could lower rates. Focus on opportunities to benefit commercial and industrial users. <i>Cross reference with Utilities 15 L(1)</i>	X	X		Borough, AP&T, RCA
Objective 3I: Maintain a business-friendly regulatory environment by providing stable local tax rates, reasonable permit fees, and timely permit reviews.				
1. Study the costs and benefits for requiring a Borough business license in addition to a state license. If costs exceed benefits, eliminate.	X			Borough
2. Examine the effectiveness of the Borough Tour Permit system.	X			Borough
3. Provide for internet based sales tax reporting/return program.	X			Borough
Objective 3J: Capitalize on Haines's position as a transportation hub to increase transfer and shipment of cargo, supplies, fuel, and other commodities with the Yukon, northern British Columbia, and Interior Alaska. <i>Cross reference with Transportation 4(A)</i>				
1. Ensure that Haines Highway and its bridges are capable and certified to handle load/weights necessary to transport ore, LNG and similar loads to and from Yukon, northern British Columbia, and interior Alaska. a) Identify current load certification of Haines Highway and Bridges. b) Identify industrial load roads must bear. c) Upgrade and recertify as needed, including allocating funding to accomplish.	X	X	X	Borough, ADOT&PF, commodity producers, State Legislators
2. Actively market Haines port and highway facilities and capacities.	X	X	X	Borough, Chamber
3. Prepare Port Development Plan (Identify transshipment opportunities for which Haines is competitive, estimate revenue and jobs to community, risks, and identify infrastructure, marketing and other investments needed to capture increased market share by Haines Borough and private partners).	X			Borough, Port Steering Committee, Chamber
4. Based on Port Development Plan's recommendations, identify decision-making sequence, strategic investments and funders, and timeline. Take systematic action.	X	X		Borough, Port Steering Committee, Chamber
5. Investigate options, pros and cons, to meet Yukon Liquid Natural Gas (LNG) transshipment demand.	X	X		Borough
6. Identify measures to avoid or minimize impacts from industrial truck traffic along Highway to Lutak Dock (e.g., noise, operation of engine brakes, routes, hours of operation, etc.).	X			Borough

ATTACHMENT D

6. Yandeist'akye' historic Native settlement
7. Chilkat River and Chilkoot River and Lake historic sites such as cache and house pits, hooligan pits, garden areas and graves
8. Dalton Cache and Dalton Trail
9. Eldred Rock Lighthouse

Objectives and actions in this chapter's implementation plan identify specific ways to protect these assets.

GOAL
Recognize historic and cultural resources and values and develop in a manner that protects these assets.

7.3.5 Resource-Based Development Opportunity

Harvest, extraction and adding value to the renewable and non-renewable resources in Haines Borough is a primary activity that brings money from outside the community into the local economy. Haines Borough is fortunate to have commercially viable salmon, timber and minerals all within its boundaries. Development of these resources must be done in a manner that protects the recreational and scenic values and places in the Borough upon which tourism, as well as quality of life, is based. The Borough's objective is to achieve responsible development, which is defined as complying with environmental regulations, ensuring fisheries resource and riparian zone protection, providing protection of salmon habitat and Bald Eagle Preserve resources, maintains scenic viewsheds, and buffers operations from adjacent land uses and activities.

Working on a project by project basis to balance among competing interests and needs is a major Borough regulatory responsibility, as seafood and tourism are two of the community's three primary economic drivers and must be protected, while timber and potentially minerals, offer future opportunity.

GOAL
Support responsible development of renewable and non-renewable resources within Haines Borough.

ATTACHMENT E

7.4 Townsite

7.4.1 Land Ownership, Use and Management

The urban center of Haines reflects its history and diversity. Some of the buildings near the town center, both commercial and residential, are nearly 100 years old and contribute much to the town's character. Other buildings, including most of the commercial core on Main Street between Second and Third Avenues, date from the 1950's and 1960's. The townsite is compact, with residential neighborhoods closely surrounding the commercial center. Just over 1,700 people or 68% of Borough residents live in this area. Land in town is primarily privately owned (Figure 7-3).

The Borough owns parcels where public facilities have been constructed (Figure 4-1) as well as some undeveloped. Land in chapter 4 shows all Borough-owned land and facilities).

GOAL

Promote compact development and infill where water, sewer, and transportation infrastructure exists in order to maximize return on public infrastructure investments, promote energy efficiency, and reduce carbon emissions.

The parts of town with water and sewer lines (Figure 9-1) are developed with relatively dense residential, commercial or mixed use buildings. From the early town core, residential neighborhoods have followed road and subdivision development to the north off Young Rd, Allen Rd, Piedad Rd, and to the south off Small Tracts and FAA Rds. The Small Tracts-FAA-Carrs Cove area was annexed into the former City of Haines in 1999. This is a moderate density residential area, and has the characteristic of a "suburb" with average lots ranging in size from 1 acre to 5 acres. This area lies within a fire service district, has emergency police protection and electric and phone service. The majority of area residents south of Mt Riley Road furnish their own water and septic systems and have stated a preference to limit commercial development and minimize impacts on air and water quality, noise level and heavy traffic.

There are several current and former sand and gravel pits toward the Chilkat Inlet whose resources result from glacial and river outwash plains. These areas are mostly supporting light industrial and commercial uses today.

Sawmill Creek is the significant anadromous stream meandering through town; the watershed divide parallels Young and 2nd Avenue. Surface and underground water to the east of this divide flow to Chilkoot Inlet/Portage Cove and water to the west flows to Sawmill Creek and Chilkat Inlet.

ATTACHMENT F

military post in Alaska between 1925 and 1940, and was closed at the end of World War II. Shortly after the fort was deactivated in 1945-1946, the land was sold to a private enterprise, the Port Chilkoot Company.

In addition to the stately fort buildings and interior parade grounds, the area now serves as an entertainment area with several private visitor-oriented establishments and commercial ventures run by Alaskan Indian Arts. Several commercial businesses and restaurants catering to visitors have opened between the cruise ship dock and the Fort Seward area, and, within the fort itself two buildings were constructed to depict a Chilkat tribal community house and gold rush era construction that are today used by visitors. Many buildings in the fort area host lodging establishments providing income to help with the considerable overhead of maintaining the structures in the Fort. A former cannery, originally located at Pyramid Harbor, was relocated to the Fort Seward area in 1926 and is now the Chilkat Center for the Performing Arts owned by Haines Borough. The center has a complete theatrical stage, excellent acoustics, a Steinway Grand Piano and seats 350 people. Unfortunately the building's age and lack of maintenance have accumulated and critical improvements are estimated at \$5 million (with building replacement cost at \$11 million).

7.4.7 Light Industrial Close to Town

Haines is fortunate to have flat accessible land near the Haines Highway, town, utilities and the port yet in tucked away locations just off the main corridors. Operating and transshipment costs for businesses are reduced by being located so close to town. These areas are used for small sawmills, auto shops, gravel extraction, heavy equipment storage, and similar light industrial uses. Haines' related land use challenges are to ensure it has enough land allocated to these important uses, to provide buffers for neighboring residential development, to protect Sawmill Creek tributaries in this area, and to prevent "junk yards" from taking over.

7.5 Lutak and Northeast Borough

Marine transshipment facilities in this area include the Borough's Lutak Dock, AMHS Ferry Dock, federal tankfarm (POL) Dock, and private Chilkoot Lumber dock. These facilities are shown on Figures 7-5 and 6 and detailed in Chapter 6 – Transportation.

Most land in this part of the Borough is state land within the Haines State Forest; other parcels are Borough-owned (by Lutak Dock and a parcel at the mouth of Chilkoot Lake), University or Mental Health Trust land, or private land including Native Allotments (see Figure 7-5).

Lutak Road begins in town and parallels the west side of Lutak Inlet to just past the outlet of Chilkoot Lake. This very scenic two-lane road has a wide shoulder on the waterside for walking and biking to the AMHS Ferry Terminal, which should be continued for the full length of the road. Lutak Road is the access route to Haines' industrial waterfront port and uplands where most barged products, including fuel, are transferred and stored. Ensuring use for waterfront industrial and commercial purposes at this deep water port area and associated uplands



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

February 24, 2015

PRIMARY OWNER
ADDRESS
CITY, STATE ZIP CODE

Re: Saint James Place, Inc., c/o Roger Schnabel –Conditional Use Permit
Resource Extraction & Material Storage—C-208-TL-03A0

Dear Land Owner,

Haines Borough records show that you own property in the vicinity of the above-listed property. Property owner, Saint James Place, Inc., has requested the Planning Commission to approve a conditional use permit for the gravel extraction, and allow the storage of aggregate and related material of concrete and asphalt and inert material for berm and buffer development. (Please see enclosed map.) The public hearing is scheduled on the agenda of the next Planning Commission meeting. The meeting will be held at the Haines Borough Assembly Chambers on March 12, 2015 at 6:30 p.m. As an owner of property in proximity to this development you are being notified that you are invited to attend and comment at the meeting. If you have any questions on the matter please contact the borough.

Sincerely,

Kathryn Friedle
Administrative Assistant
Lands Department
kfriedle@haines.ak.us
(907) 766-2231 Ext. 22

Enclosure

PRIMARYOWNER	ADDRESS	CITY	STATE	ZIPCODE
MARIANNE TOMPKINS	P.O. BOX 783	HAINES	AK	99827
DEBRA SCHNABEL	P.O. BOX 129	HAINES	AK	99827
ANN MYREN	P.O. BOX 951	HAINES	AK	99827
ROGER/NANCY SCHNABEL	HC 60, BOX 4800	HAINES	AK	99827
RON & JEAN SMITH	P.O. BOX 1025	HAINES	AK	99827
TONY WARD	P.O. BOX 667	HAINES	AK	99827
DAN & JOANNA EGOLF	P.O. BOX 491	HAINES	AK	99827
ROBERT & HELEN BECKER	P.O. BOX 634	HAINES	AK	99827

HBC 18.20.020 Definitions – Regulatory.

“Resource extraction” means a use involving clearing or grading of land or the removal, for commercial purposes, of native vegetation, topsoil, fill, sand, gravel, rock, petroleum, natural gas, coal, metal ore, or any other mineral, and other operations having similar characteristics.

“Industrial, heavy” means a use that has potential for significant negative impact on adjoining uses. This category includes uses that incorporate buildings that are large, tall, or unsightly; uses that generate offensive odors, noise, dust, smoke, fumes, vibration or glare; uses that involve large amounts of exterior storage; and uses that, because of their scale or characteristics, create nuisances or hazards such as heavy truck or other vehicle traffic, or other intense activity.

“Junkyard” means a lot or portion thereof which is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping or sale of more than two unregistered, discarded, wrecked or abandoned: motor vehicles, airplanes, appliances or boats. It may also include building materials, machinery, equipment, or parts thereof, including scrap metals, wood, lumber, plastic, fiber or other tangible materials allowed to accumulate to the point of meeting the definition of nuisance in Chapter 8.12 HBC.

“Landfill” means a discreet area of land or an excavation that receives household and/or business solid waste for disposal, in compliance with required state and/or federal authorization. Such landfills may be publicly or privately owned.

HBC 18.70.040 Zoning use chart.

The following chart summarizes the uses allowed and the standards of review for each use, townsite planning/zoning district and the zones therein. In the commercial and industrial zones, more than one building housing a permissible principal use may be developed on a single lot; provided, that each building and use shall comply with all applicable requirements of this title. Additional requirements may be applicable to developments within some zones. See the definitions in Chapter [18.20](#) HBC for descriptions of each use.

ZONING USE CHART

TOWNSITE PLANNING/ZONING DISTRICT

UBR = Use-By-Right CU = Conditional Use NA = Not Allowed

 = Permit Required

 = Permit Not Required

GENERAL CLASSIFICATION →	INDUSTRIAL USES			COMMERCIAL/ Residential Uses			RESIDENTIAL USES ONLY	RESIDENTIAL/ Commercial Uses			RECREATIONAL USE	
	Heavy Industrial	Light Industrial/ Commercial	Waterfront Industrial	Commercial	Waterfront	Significant Structures Area	Single Residential	Multiple Residential	Rural Residential	Rural Mixed Use	Multiple Use	Recreational
USES ↓	I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	REC
Resource Extraction/Proc.	UBR	CU	CU	CU	NA	NA	NA	NA	CU	CU	UBR	NA
Industrial, Heavy	UBR	CU	UBR	CU	NA	NA	NA	NA	NA	CU	UBR	NA
Landfill	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA
Junk Yard	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA

HBC 18.60.020 Specific approval criteria.

A. Resource Extraction. A permit for the commercial extraction of a natural resource may be issued with such reasonable conditions as necessary. The use must meet all other pertinent requirements of this title and include an acceptable operation and reclamation plan that addresses the following concerns and assures that the adverse impact of the operation is minimized and the site will be left in a safe, stable and environmentally and aesthetically acceptable condition:

1. Methods and process of reclamation including stockpiling of topsoil for reuse;
2. Initial site conditions including existing land use, vegetation, soils, geology and hydrology;
3. Limits of operational areas;
4. Days and hours of operation;
5. Traffic patterns;
6. Fencing and screening;
7. Control of dust and noise;
8. Phasing of operations and reclamation steps;
9. Final condition of site including:
 - a. Relation to adjoining land forms and drainage features,

- b. Relation of reclaimed site to planned or established uses of the surrounding area,
- c. Demonstration that the final land form will have a viable land use compatible with land use trends in the surrounding area;
- 10. Methods to minimize potential conflict with existing uses that are significantly impacted by the development.

HBC 18.50.040 Decision.

The commission shall hold a public hearing on the conditional use permit application. The commission may adopt the manager's recommendation on each requirement unless it finds, by a preponderance of the evidence, that the manager's recommendation was in error and states its reasoning for such finding with particularity. In addition, for good cause, the commission may alter the conditions on approval or requirements for guarantees recommended by the manager.

A. Before a conditional use permit is approved, the commission must find that each of the following requirements is met:

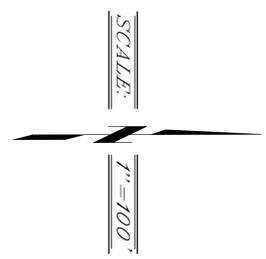
1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;
2. The development of the use is such that the value of the adjoining property will not be significantly impaired;
3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;
4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;
5. The granting of the conditional use will not be harmful to the public safety, health or welfare;
6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;
7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;
8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

If the commission finds that the development implements all relevant requirements of this title, it shall issue a conditional use permit and the conditions and requirements shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

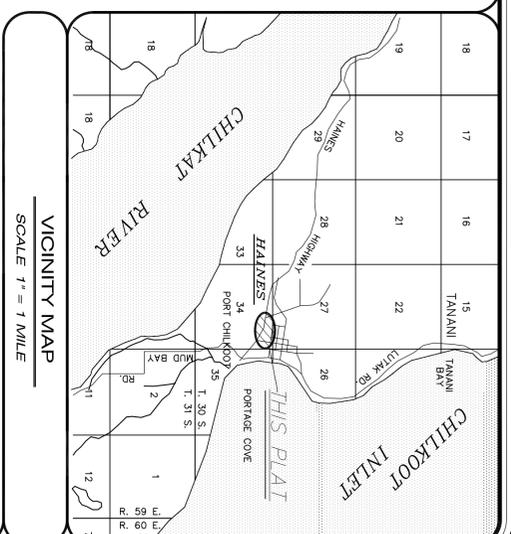
B. The commission may alter the manager's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.

4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.



- GENERAL NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY ARE TWO CENTRILINE BRASS CAP MONUMENTS SET IN MONUMENT WELLS LOCATED AT THE INTERSECTION OF MAIN AND FOURTH AND AT THE INTERSECTION OF MAIN AND FIFTH AS SHOWN ON HAINES TOWNSHIP PLAT NO. 2014-7, WITH A RECORDED BEARING OF N 80°55'00" W, A DISTANCE OF 374.77'. A MEASURED DISTANCE OF 374.65'
 2. WHERE RECORDED COURSES, BEARINGS AND/OR DISTANCES DIFFER FROM THAT OF ACTUAL MEASURED OR COMPUTED COURSES, RECORDED COURSE ARE SHOWN WITHIN PARENTHESES WHILE THE ACTUAL MEASURED OR COMPUTED SURVEY COURSES ARE SHOWN WITHOUT PARENTHESES.
 3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 4. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000
 5. RECORDED BEARINGS AND DISTANCES ARE FROM PLAT NO. 2014-7, 2008-21, AND 42 UNLESS OTHERWISE NOTED.
 6. SUBJECT OF EASEMENTS AND RESTRICTIONS OF RECORD. LOTS MAY BE AFFECTED BY ENCROACHMENTS NOT DEPICTED.
 7. THIS PLAT IS IN THE COMMERCIAL LAND USE ZONE.



LEGEND

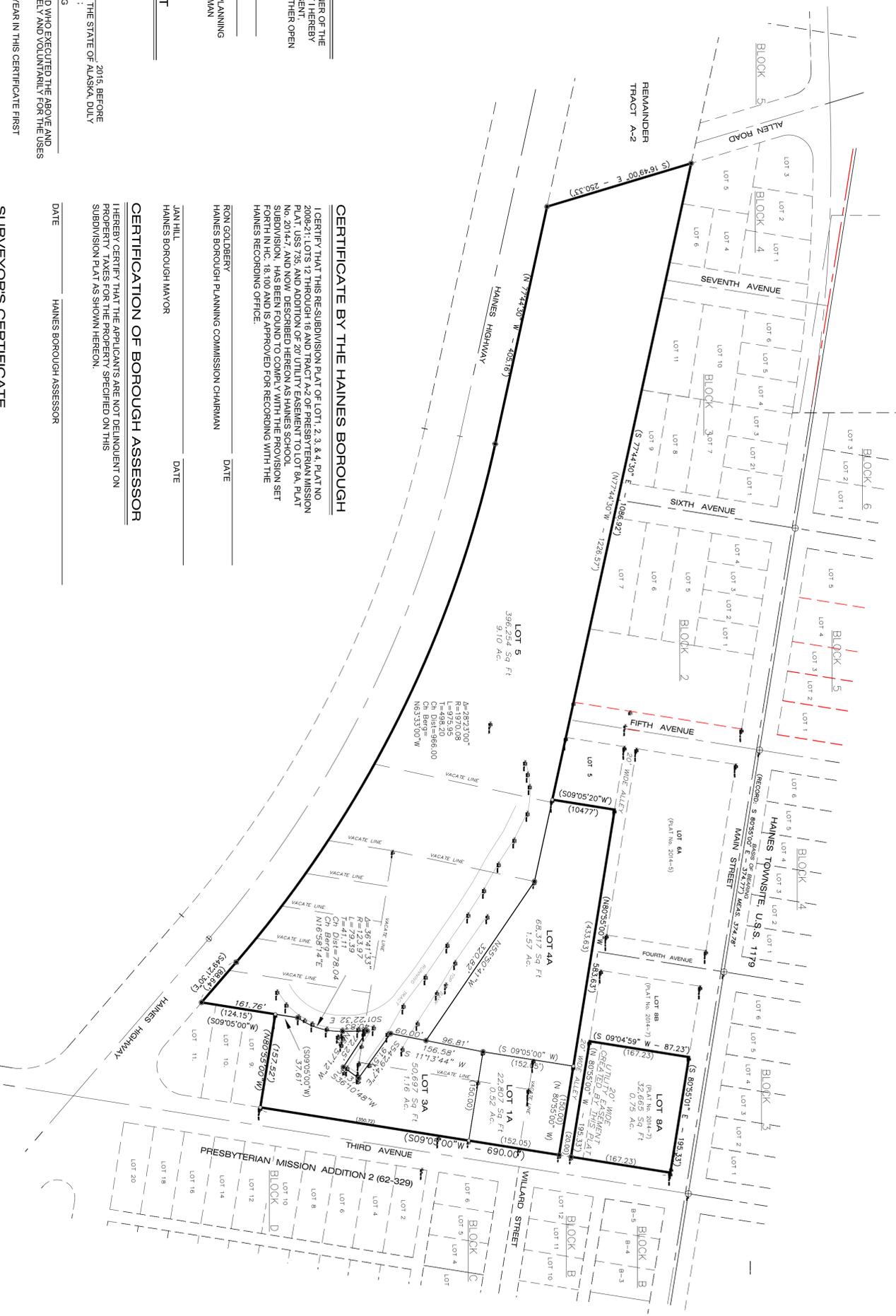
FOUND SURVEY MONUMENTS:

- ⊗ FOUND B.L.M. OR G.L.O. MONUMENT AS DESCRIBED HEREIN.
- ⊕ FOUND PRIMARY MONUMENT SET BY OTHERS: 3-1/4" OR 2" DIA. ALUMINUM PIPE OR 2" DIA. ALUMINUM PIPE

SET SURVEY MONUMENTS:

- SET PRIMARY MONUMENT THIS SURVEY: 3-1/4" ALUMINUM CAP OR 2" DIA. ALUMINUM PIPE 90" LONG.
- SET SECONDARY MONUMENT WITH 1-1/2" DIA. YELLOW PLASTIC CAP (YPC) PLACED ON 3/8" DIA. REBAR 36" LONG.

- (#00-000) RECORDING OFFICE PLAT NUMBER OR SERIAL RECORDING NUMBER FROM WHICH RECORD BEARING AND/OR DISTANCE WAS TAKEN.
- (R) RECORD INFORMATION PER PLAT



CERTIFICATE BY THE HAINES BOROUGH

I CERTIFY THAT THIS RE-SUBDIVISION PLAT OF LOTS 1, 2, 3 & 4, PLAT NO. 2008-21, LOTS 12 THROUGH 14 AND TRACT A-2 OF PRESENT HAINES MISSION PLAT, USS 735, AND ADDITION OF 20' UTILITY EASEMENT TO LOT 8A, PLAT NO. 2014-7, AND NOW DESCRIBED HEREON AS HAINES SCHOOL SUBDIVISION, HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS SET FORTH IN HC. 18.100 AND IS APPROVED FOR RECORDING WITH THE HAINES RECORDING OFFICE.

RON GOLDBERG
HAINES BOROUGH PLANNING COMMISSION CHAIRMAN
DATE _____

CERTIFICATION OF BOROUGH ASSESSOR

I HEREBY CERTIFY THAT THE APPLICANTS ARE NOT DELINQUENT ON PROPERTY TAXES FOR THE PROPERTY SPECIFIED ON THIS SUBDIVISION PLAT AS SHOWN HEREON.

HAINES BOROUGH ASSESSOR
DATE _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, ALL EASEMENTS AND RIGHTS OF WAY APPEARING ON THIS PLAT ARE SHOWN AS SHOWN AND SET IN PLACE AS NOTED UPON THIS PLAT AS REPRESENTED.

THOMAS M. KIRCHNER, P.L.S. #5713
DATE _____

OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT HAINES BOROUGH IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT. DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

JAN HILL
HAINES BOROUGH MAYOR
P.O. BOX 1209
HAINES, AK 99827

NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA)
) S.S.
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:
JAN HILL AND RON GOLDBERG
KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

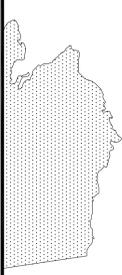
OWNER:

HAINES BOROUGH
P.O. BOX 1209
HAINES, AK 99827

SURVEYOR:

ALASKA LAND SURVEYING CO., L.L.C.
540 BOYD AVE. SUITE 200
PALMER, ALASKA 99645
907-745-1491

SUBDIVISION PLAN: 1" = 100'



HAINES SCHOOL SUBDIVISION

4 RE-SUBDIVISION PLAT OF LOTS 1 THRU 4, BLOCK 1, PRIMARY SCHOOL SUBDIVISION PLAT # 2008-21, LOTS 12 THRU 16 AND TRACT A-2, PRESBYTERIAN MISSION PLAT, USS 735
LOCATED WITHIN W 1/2, NE 1/4, NW 1/4, SEC. 16, TOWNSHIP 18 N, RANGE 1 E, S.14M, MATANUSKA-SUSTITNA BOROUGH - PALMER RECORDING DISTRICT



A DEVELOPMENT OF 12.35 ACRES
SHEET: 1 OF 1



Haines Borough
Planning Commission Meeting
September 11, 2014
EXCERPT OF APPROVED MINUTES

Present: Chairman Rob **Goldberg**, Commissioners Lee **Heinmiller**, Heather **Lende**, Andy **Hedden**, Robert **Venables** (called in), Danny **Gonce**, and Don **Turner III**.

Staff Present: Stephanie **Scott**/Mayor, Tracy **Cui**/Planning & Zoning Technician III.

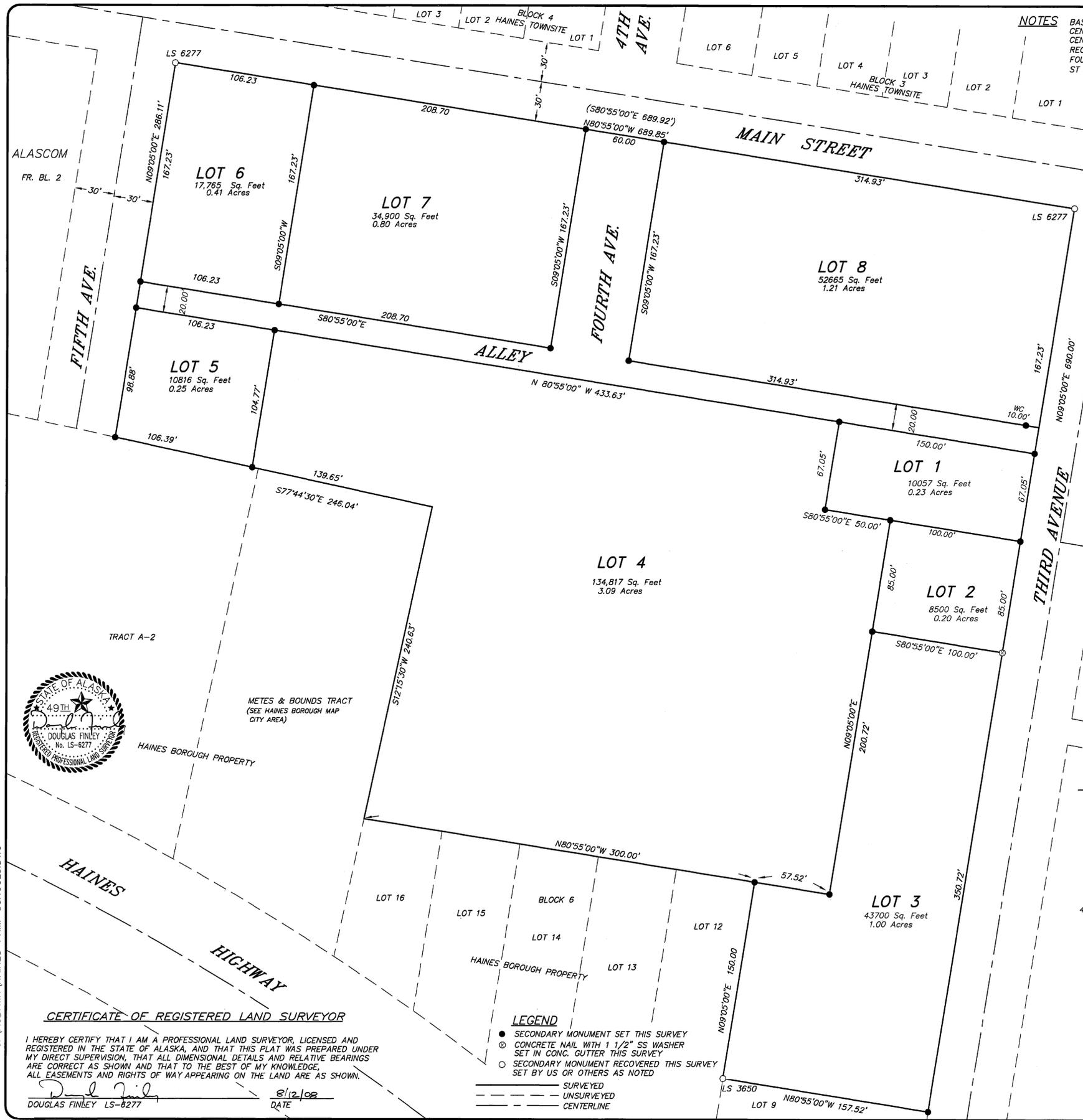
Also Present: Don **Hess**, Karen **Hess**, Sean **Gaffney**, Margaret **Friedenauer** (KHNS), Karen **Garcia** (CVN), Eric **Kocher**, Ron **Jackson**, Glenda **Gilbert**, John **Floreske**, Vincent **Simkin**, Scott **Sundberg**, and Debra **Schnabel** (liaison), etc.

9. UNFINISHED BUSINESS

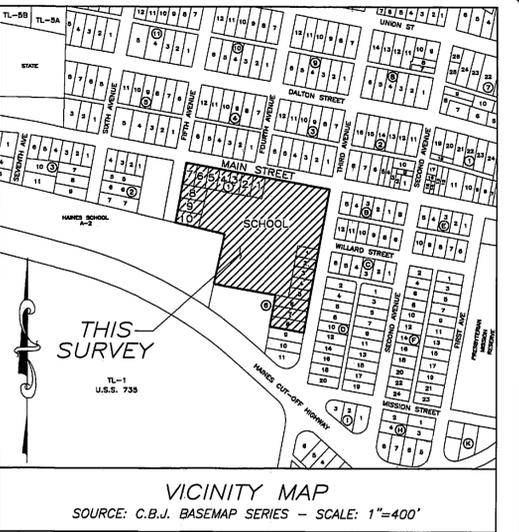
A. Replat of Primary School Subdivision

After reviewing the memo provided by **Cui**, the commission made the following recommendations:

- 1) Keep the 5th Avenue Right-of-Way, but place a barrier so that cars cannot drive from Main Street into the school parking lot; and
- 2) Shift western property line of Lot 2 approximately 50 feet to the west and eliminate the lot line between Lots 1 and 2; and
- 3) Shift western property line of Lot 3 approximately 50 feet to the west and make Lot 3 rectangular. A Memorandum of Understanding should be written to allow a portion of the running track to remain on Lot 3; and
- 4) Connect Admin Building parking lot with the Library parking lot and make it one way; and
- 5) The commission supports the idea of a safe walking route through this property, but recommends that it be postponed until after the property is re-platted; and
- 6) Reserve a 20-foot wide easement for utilities along the southern boundary of Lot 8A; and
- 7) Plat a new line from the northeast corner of Tract A-2 paralleling the north side of the running track and ending at a point on the western boundary of Lot 3. This will create a new Lot 4. Eliminate all lines south and west of this new line such that the southwest portion of Lot 4 and Lots 12, 13, 14, 15 and 16 become part of Tract A-2. This would make the running track part of the school property.



NOTES
 BASIS OF BEARINGS THIS SURVEY, HAINES BOROUGH MAP CENTERLINE MONUMENT AT 2ND STREET & MAIN STREET TO CENTERLINE MONUMENT AT 6TH STREET & MAIN STREET RECORD BEARING S80°55'00"E, RECORD DISTANCE 1,500' FOUND DISTANCE 1,499.97' NOTE CENTERLINE MONUMENTS IN MAIN ST ARE OFFSET 5.00' N9°05'E FROM ACTUAL CENTERLINE.
 TIE TO NE COR LOT 8 FROM CL MONUMENT @ 2ND & MAIN: N85°51'18"W, 406.59'
 LOT 2 OF THIS PLAT COMPRISES PROPERTY DESCRIBED IN HAINES BOOK 15 P.383
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. LOTS MAY BE AFFECTED BY ENCUMBRANCES NOT DEPICTED HEREON.

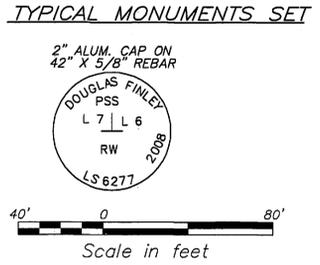


STATEMENT OF OWNERSHIP:
 WE HEREBY CERTIFY THAT THE HAINES BOROUGH IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND THAT WE DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: SEP. 26, 2008
 FRED SHIELDS, MAYOR, HAINES BOROUGH, 103 THIRD AVE S, HAINES, ALASKA 99827
 LEE HEINMILLER, CHAIR, PLANNING COMMISSION, HAINES BOROUGH, 103 THIRD AVE S, HAINES, ALASKA 99827

NOTARY'S ACKNOWLEDGMENTS:
 UNITED STATES OF AMERICA)
 STATE OF ALASKA) S.S.
 THIS IS TO CERTIFY THAT ON THIS 29th DAY OF September 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
Fred Shields

2008-21
 Haines REC DIST #20
 DATE: Oct 13, 2008
 TIME: 12:37 P.M.
 Requested By: Haines Borough
 Address: Borough

KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
 Notary Public for Alaska
Julie Cozi
 My Commission Expires 1-29-2011
 JULIE COZI
 NOTARY PUBLIC
 STATE OF ALASKA



CERTIFICATE BY THE HAINES BOROUGH
 THE REPLAT OF LOTS 1 THRU 10, BLOCK 1, 1 THRU 8, BLOCK 6, AND HAINES INDEPENDENT SCHOOL METES AND BOUNDS TRACT, PRESBYTERIAN MISSION, PLAT NO. 42, AS DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE PROVISION SET FORTH IN HC. 18.100 AND IS APPROVED FOR RECORDING WITH THE HAINES RECORDERS OFFICE DATED:
9/26/08
 LEE HEINMILLER, PLANNING COMMISSION CHAIR
9/25/08
 FRED SHIELDS, MAYOR, HAINES BOROUGH



CERTIFICATE OF REGISTERED LAND SURVEYOR
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN AND THAT TO THE BEST OF MY KNOWLEDGE, ALL EASEMENTS AND RIGHTS OF WAY APPEARING ON THE LAND ARE AS SHOWN.
Douglas Finley
 DOUGLAS FINLEY LS-6277
 DATE: 8/12/08

LEGEND
 ● SECONDARY MONUMENT SET THIS SURVEY
 ⊙ CONCRETE NAIL WITH 1 1/2" SS WASHER SET IN CONC. OUTTER THIS SURVEY
 ○ SECONDARY MONUMENT RECOVERED THIS SURVEY SET BY US OR OTHERS AS NOTED
 --- SURVEYED
 - - - - - UNSURVEYED
 - - - - - CENTERLINE

A PLAT OF
PRIMARY SCHOOL SUBDIVISION
 A REPLAT OF LOTS 1 THRU 10, BLOCK 1, 1 THRU 8, BLOCK 6, AND HAINES INDEPENDENT SCHOOL METES AND BOUNDS TRACT PRESBYTERIAN MISSION PLAT WITHIN U.S. SURVEY NO. 735 IN THE HAINES BOROUGH, ALASKA HAINES RECORDING DISTRICT - HAINES, ALASKA
DOUGLAS FINLEY LAND SURVEYING
 820 6TH STREET - JUNEAU, ALASKA (907) 586-4253
 DATE: 8/1/08 DRAWN BY: GDM PROJ. No.: HAINES-PRIM-SCHOOL SCALE: 1"=40'
 SHEET 1 OF 1

C:\A\CLTWIN\HAINES-PRIM-SCHOOL.S.DWG



PRESBYTERIAN MISSION PLAT
 SUBDIVISION OF
 A FRACTION OF
 U.S. SURVEY NO. 735
 SCALE 1"=100'
 AUGUST 19-1957
 W. MUNCASTER, REGISTERED SURVEYOR, HAINES, ALASKA
 MONUMENTS ARE SHOWN THUS
 ALL CORNERS ARE PIPE EXCEPT WHERE THE ARE *

CERTIFICATE OF APPROVAL BY THE BOARD
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Haines District and that said Plat has been approved by the Board of the United States Commissioner, at office, Haines, Alaska, August 19, 1957.
 Attest: *John H. Thompson*
 Chairman, Haines District Planning Board

CERTIFICATE OF APPROVAL BY THE BOARD
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Haines City and that said Plat has been approved by the Board of the United States Commissioner, at office, Haines, Alaska, August 19, 1957.
 Attest: *John H. Thompson*
 Chairman, Haines City Planning Board

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the property described hereon and that we hereby adopt this plan of subdivision and other open spaces to public use as streets, alleys, walks, parks, etc., and dedicate them to the public use of the community.
 September 20th 1957
 Witnessed by: *W. Muncaster*
 Registered Surveyor

CERTIFICATE OF REGISTERED SURVEYOR
 I hereby certify that I am a registered professional surveyor and that this Plat represents the survey made by me or under my direct supervision, and that all dimensions and other details are correct to the best of my knowledge.
 August 19 1957
 W. Muncaster
 Registered Surveyor

11/2/57



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From: [Robert](#)
To: [Rob Goldberg](#); [Xi Cui](#)
Cc: [Bill Mandeville](#)
Subject: Property sales consideration
Date: Friday, February 13, 2015 2:00:31 PM

Rob,

Thanks for the opportunity to have further discussion on the topic of potential borough property sales. I think it could warrant an extended discussion within our next meeting or even a workshop prior. I feel strongly that potential developers (those on record as having large tracts of property in the borough for subdividing purposes) should be invited. Having our new Economic Development Director prepare a (brief) "101" could be insightful as well.

Some of the topics that could be explored in more detail:

1. consider cost to develop (reference geo-technical observations and best known practices)
2. access to water and sewer infrastructure (borough needs to grow the system – Comp plan has relevant info)
3. does development add to public safety (especially the Skyline access issue)
4. how many parcels could the borough develop and sell before impacting the real estate market (this is where the developers should have an opportunity to participate. If they choose not to, they have been afforded the chance to create the public policy that could be implemented by the Assembly).
5. Is there a possible partnering opportunity with a private-sector developer who could share many of the infrastructure costs for roads, water, sewer, power, etc.

I am sure there are other factors, but this is what sprung to mind for last night's discussion.

Thanks – Robert



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N

Possible Borough Land Sale



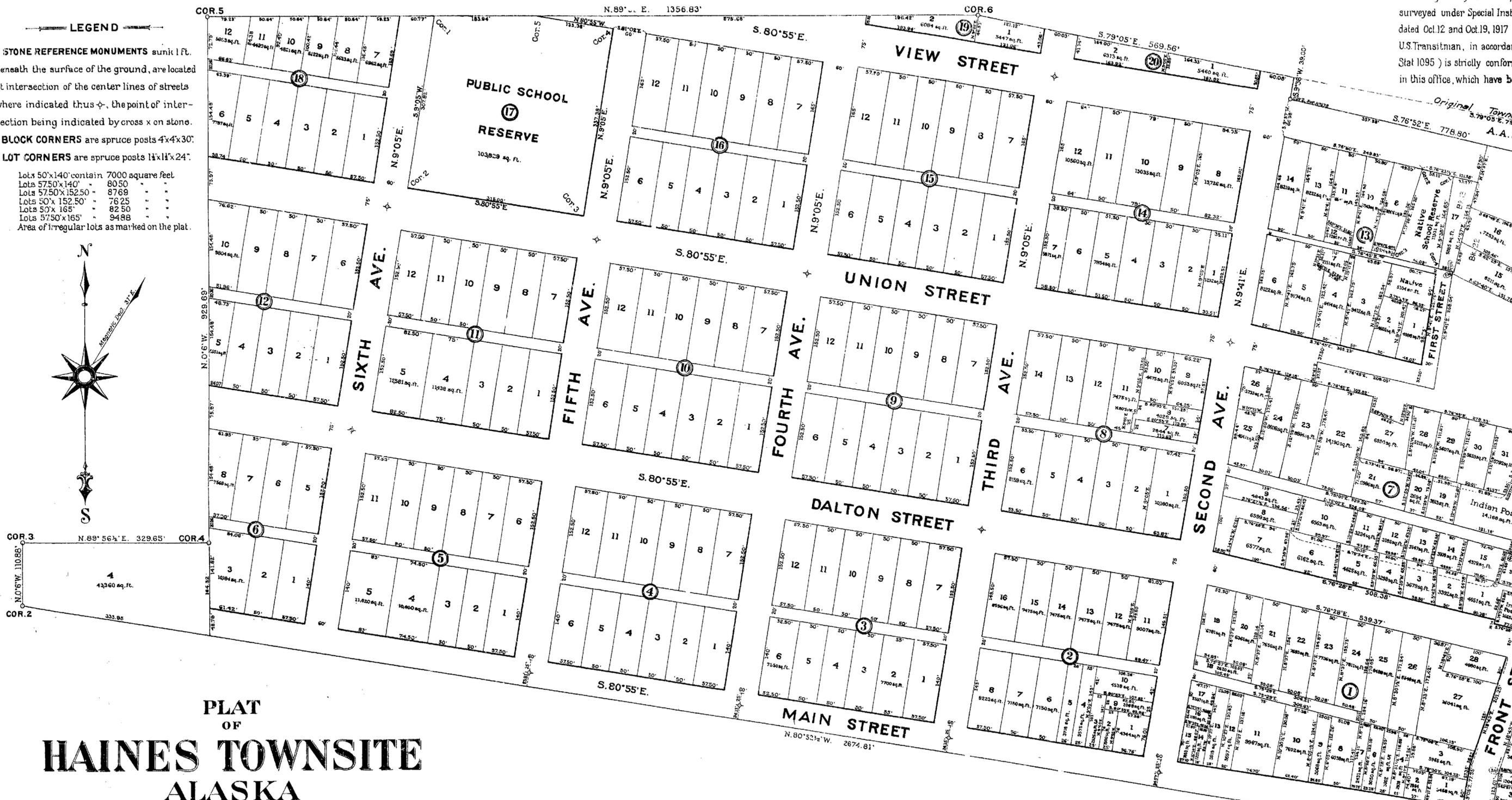
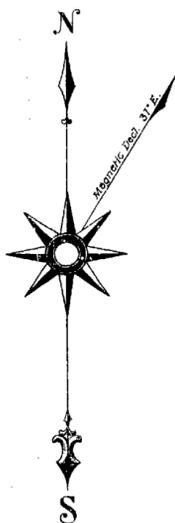
I hereby certify that this
surveyed under Special Inst
dated Oct.12 and Oct.19, 1917
U.S. Transmittan, in accorda
Stat 1095) is strictly conform
in this office, which have be

Original
TOWNSITE
A.A.

LEGEND

STONE REFERENCE MONUMENTS sunk 1 ft.
beneath the surface of the ground, are located
at intersection of the center lines of streets
where indicated thus \diamond , the point of inter-
section being indicated by cross x on stone.
BLOCK CORNERS are spruce posts 4"x4"x30".
LOT CORNERS are spruce posts 1 1/2"x1 1/2"x24".

Lots 50'x140' contain 7000 square feet
Lots 57.50'x140' 8050
Lots 57.50'x152.50' 8769
Lots 50'x152.50' 7625
Lots 50'x165' 8250
Lots 57.50'x165' 9488
Area of irregular lots as marked on the plat.



PLAT
OF
HAINES TOWNSITE
ALASKA

U.S. SURVEY No. 1179

LAT: 59° 14' N., LONG: 135° 26' W.

Scale: 1 inch=100 ft.

AREA SUBDIVIDED: 70.805 ACRES

Survey commenced Oct. 13, 1917, Survey completed Nov. 17, 1917.

W.C.M.C.

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE

Washington, D.C., April 1, 1918

I hereby certify that this plat of Haines Townsite, Alaska, U.S. Survey No. 1179 as surveyed under Special Instructions dated Oct. 1, 1917 and Assignment Instructions dated Oct. 12 and Oct. 19, 1917 by F.W. Williamson, U.S. Surveyor and Fred Dahlquist, U.S. Transitman, in accordance with the provisions of the act of March 3, 1891 (26 Stat. 1095) is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved.

Original Townsite boundary
A.A. SUR. N° 978, BEN. FOX
Commissioner



HAINES TOWNSITE
ALASKA

U.S. Survey No. 1179
Containing: 135° 26' W.
100 ft.
70.805 ACRES
Survey completed Nov. 17, 1917.

HBC 18.100.020 Platting of subdivision, lot line adjustment and lot consolidation required.

Any division of land within the borough which results in a subdivision, or any shifting or eliminating of property lines resulting in a lot line adjustment or lot consolidation shall be surveyed and a plat thereof approved and recorded, pursuant to the provisions of this chapter, HBC [18.60.010](#) through [18.60.020](#), and AS [29.40](#) and [40.15](#), as amended from time to time.

A. Subdivision Defined. “Subdivision” means a division of a tract or parcel of land into two or more lots, sites, or other divisions and includes re-subdivisions and, when appropriate to the context, relates to the process of subdividing or to the land or areas subdivided.

B. Lot Line Adjustment Defined. “Lot line adjustment” is defined as the shifting of a property line that does not result in:

1. The creation of additional lots.

2. The creation of new nonconforming lots, including:

a. A lot of less than 65 feet of width.

b. A lot of less than the minimum size applicable to the zoning district.

c. A lot where development or utility becomes located within the setback as a result of the lot line adjustment.

3. The increase of nonconformity of an existing nonconforming lot.

4. The newly adjusted lot exceeding 200 percent of the area of the original lot, with the exception of lots less than the minimum lot size, in which case the newly adjusted lot shall not exceed 150 percent of the minimum lot size specified for the zone.

C. Lot Consolidation Defined. “Lot consolidation,” also referred to as “lot line vacation,” is the elimination of a lot line or lines that divide multiple lots and results in the consolidation of multiple lots into fewer lots or one lot.

1. The result shall not impair adequate access, access easements or rights-of-way to existing lots.

2. The result shall not create a nonconforming lot or increase the nonconformity of an existing nonconforming lot. (Ord. 09-03-201 § 4; Ord. 06-07-148)

HBC 18.100.085 Lots.

A. In General. The size, shape and orientation of lots shall be appropriate for the location and physical attributes of the subdivision and for the type of development contemplated.

B. Lot Dimensions/Size.

1. Lots should be designed with a suitable proportion between width and depth. Normal lot width should not be less than 65 feet. Normal lot depth should not exceed two and one-half times the width, nor be less than 100 feet. Unless otherwise provided, lots shall in no instance be less than 10,000 square feet in total area.

2. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

3. Residential lots abutting on major streets and highways shall be platted with sufficient depth to permit adequate separation between the buildings and such traffic ways.

C. Corner Lots. Corner lots should be designed to permit a setback on all lot lines abutting streets as required by the zoning ordinance.

D. Access to Public Streets. Every lot shall front or abut on a dedicated public right-of-way with the exception of subdivisions or lots that are in roadless areas of the borough and accessed solely from a navigable water body, in which case all lots shall be accessible from the navigable water body or via a dedicated access easement from the water body. Lots with an access only to private drives shall not be permitted unless a permanent easement has been granted and properly recorded. No lots shall access an alley as the means of access to public streets.

E. Lots at Right Angles. Lots at right angles to each other should be avoided wherever possible, especially in residential areas.

F. Lot Lines. Side lot lines shall be substantially at right angles or radial to street lines.

G. Large Lots. Where lots are created of a size larger than normal for the area, the commission shall require that the plat be so designated as to allow for the possible future re-subdivision of such lots into sizes normal for the area.

H. Small Lots. Where lots are created that are less than 20,000 square feet in area, the commission shall require that the plat be so designated as to not allow for re-subdivision of such lots.

I. Municipal Boundaries. Lots shall follow municipal boundary lines wherever practicable, rather than cross them.

J. Multiple Frontages. Lots abutting a street on more than one side shall be avoided except where necessary to provide separation of residential development from traffic or to overcome specific disadvantages of topography and orientation. (Ord. 10-11-247 § 4)

HBC 18.60.020 Specific approval criteria.

M. Nonconforming Uses, Buildings, Lots. The purpose of this section is to control, reduce or eliminate conflicts from the presence of buildings and uses not conforming to zoning regulations. Nonconformities which are maintained in full compliance with the provisions of this section are not subject to fines or remedial actions.

1. Types of Nonconformities.

a. Nonconforming Uses. A nonconforming use is a use which is prohibited or conditional under this title, but which was lawful prior to the effective date of this title or any subsequent revisions.

b. Nonconforming Buildings. A nonconforming building is one which was lawful at the time of construction but which does not presently conform to the provisions and standards of the zone in which it is located.

c. Nonconforming Lots of Record. Nonconforming lots of record are those lots in existence on the effective date of this title or any subsequent revisions that do not meet applicable minimum lot size requirements.

2. Regulation of Nonconformities. Priority regulatory attention shall be given to nonconformities which are fire and safety hazards or which are clearly inconsistent with surrounding uses or buildings. The following are the regulations for the various types of nonconformities:

a. Uses. A nonconforming use may be changed to an allowed use or another nonconforming use with approval of the manager. The manager must find the new use is more consistent with the uses allowed in the zone, or is less of a fire or safety hazard. When a nonconforming use is discontinued or abandoned for two years or more at any time after the effective date of this title, it shall not thereafter be resumed unless it is a conditional use and a conditional use permit is granted. Developers are allowed two years from the date property is purchased to initiate development consistent with uses authorized under zoning at the time the property was acquired, even if the zoning for the property changes during that two-year period.

b. Buildings. The repair and maintenance of the nonconforming portion of a building is allowed; provided, that no additional building or new building is added within the yard and that the building complies with all other zone requirements. Any nonconforming residential building which has been partially damaged may be repaired within one year of such damage; provided, that such replacement does not extend or expand the previously existing nonconformity. If repairs can reasonably be made so as to remove the nonconformity, it shall be done. Other nonconforming buildings which are damaged or rehabilitated so that the cost of repairs or rehabilitation exceeds 65 percent of the current assessed value of the building shall not be repaired unless the building conforms with all requirements of the applicable zone.

c. Lots. Nonconforming lots of record in existence on the effective date of this title which do not meet applicable minimum lot size requirements for the zone in which they are located may be used for all uses permitted in the zone; provided, that all other provisions of this title are met.