



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
DANIEL GONCE, VICE-CHAIR
ROBERT VENABLES
ROBERT MILLER
ANDY HEDDEN
DON TURNER III
LEE HEINMILLER

Thursday, October 10, 2013 - 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: September 12, 2013
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. Fred Einspruch – 4-STR-02-42A0 – Action Item: Appeal of enforcement order requiring the payment of a \$250 after-the-fact fee for building an 18' by 36' carport without a land use permit. **Possible Motion:** Recommend the Assembly stay the \$250 after-the-fact fee being assessed to Fred Einspruch.
 - B. Henderson Family Prop., LLC – C-SMR-00-0200 – Action Item: Henderson Family Prop., LLC has requested for the Planning Commission to recommend that the Assembly change the zoning of the above-listed property from Heavy Industrial to Rural Mixed Use. **Possible Motion:** Recommend the Assembly approve Henderson Family Prop., LLC rezoning proposal.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments:
 1. Fees and Penalties in HBC 18.30.070 – Action Item: The Planning Commission determines to consider adjusting the fine structure. This proposed ordinance reduces the amount of the fines assessed for minor infractions of Title 18 and outlines a procedure for staff to warn people of a violation before fines are assessed. It also adds penalties for violators who do not pay their fines. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.30.070.
 2. Agriculture, Personal Use in HBC 18.20.020 & Fees and Penalties in HBC 18.30.070 – Action Item: This item is scheduled as a follow-up item of September 12, 2013 Agenda. The proposed ordinance would allow up to six small animals on lots smaller than one acre and twelve small animals on lots greater than one acre. Numbers greater than stated above would be considered "Animal Husbandry" and would need a conditional use permit in single and multiple residential zones. The fees for permits relating to animal husbandry are reduced to \$25. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.20.020 & 18.30.070.
 3. ATV Use on Chilkat River Inlet Beaches in the Townsite Service Area – Action Item: This item is scheduled as a follow-up item of September 12, 2013 Agenda. In response to residents' request, this proposed ordinance would prohibit the use of motorized vehicles in the Chilkat River Beaches Recreational Zone. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.70.030 and add HBC 12.50.010.
 4. On-Site Wastewater System Inspection in HBC 18.100.092(A)(2) – Action Item: This draft ordinance is to keep consistency with ordinance No. 13-08-342. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.100.092(A)(2).
 5. Adding Setback Regulations to the General Use Zone – Action Item: On September 24, 2013, the Assembly did not adopt ordinance 13-08-343 proposing setback regulations in the General Use Zone. The commission has received suggestions from the Mayor to reconsider this proposed draft ordinance. A new draft ordinance is ready for review. **Possible Motion:** Recommend the Assembly adopt the proposed draft ordinance to amend HBC 18.80.030.
 - C. Project Updates: None
 - D. Other New Business: None
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATES
 - A. Regular Meeting – Thursday, November 14, 2013 6:30 p.m.
14. ADJOURNMENT