

An Ordinance of the Haines Borough amending Haines Borough Code Title 18 to allow 'Junkyards' as a conditional use in the Waterfront Industrial zone under HBC 18.70.040.

BE IT ENACTED BY THE HAINES BOROUGH ASSEMBLY:

Section 1. Classification. This ordinance is of a general and permanent nature and the adopted amendment shall become a part of the Haines Borough Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held to be invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This ordinance is effective upon adoption.

Section 4. Amendment of Title 18: The zoning use designation of 'Junkyard' in Haines Borough Code is hereby amended as follows:

NOTE: **Bolded/UNDERLINED** ITEMS ARE TO BE ADDED
 STRIKETHROUGH ITEMS ARE DELETED

18.60.020: APPROVAL CRITERIA – Specific Approval Criteria.

B. Junkyard. No junkyard shall be established or operated unless it is completely obscured from view of any traveled or public right-of-way or adjacent properties with a non-compatible use (i.e., residential, commercial). The manager or commission may require a continuous solid fence to prevent the unsightly display of the yard. The fencing provided shall be continuous and of sufficient height and density to provide visual screening required by this chapter on a year-round basis. Precautions shall be taken to prevent ground or water contamination from runoff containing, including but not limited to, fuels and hazardous chemicals. **Applications for junkyards in the Waterfront Industrial zone must include a plan for addressing air pollution, oil, spill prevention, hazardous waste, water discharge, stormwater runoff, underground storage tanks, aesthetic concerns, and state and federal permits.**

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18.70.040: ZONING DISTRICTS – 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.

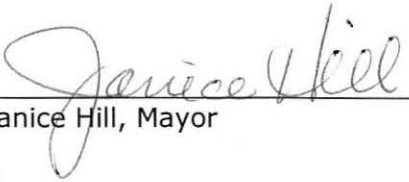
UBR = Use-By-Right CU = Conditional Use NA = Not Allowed GFA = Gross Floor Area												
USES	I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	REC
Junkyard	UBR	UBR	CUNA	CU	NA	NA	NA	NA	NA	CU	UBR	NA

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS 24th DAY OF JULY, 2018.

ATTEST:


Alekka Fullerton, Borough Clerk




Janice Hill, Mayor

Date Introduced: 06/26/18
Date of First Public Hearing: 07/10/18
Date of Second Public Hearing: 07/24/18