



HAINES BOROUGH, ALASKA

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Under HBC 18.50.040, there are eight criteria to be considered in deciding whether to grant a conditional use permit. Before a conditional use permit is approved, the commission must find that each of the following is met. I have provided my thoughts on each one.

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

The property is located at a remote location away from any developments in the State Forest.

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

This development is located in the state forest away from private property therefore I do not anticipate this development will significantly impair the adjacent landowners.

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

This is the development of a hydroelectric facility that will supply all of its own services and facilities

4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;

Objective 15M from the comprehensive plan states: Develop renewable energy sources sufficient to meet current and future year round residential, institutional, commercial, and industrial needs in the Haines Borough. This includes enough local power from renewable sources to, where reasonably economic and practical, first provide year-round power to meet demand from 460 more residents over next 20 years and second, to tie freighters, barges and cruise ships to shore power while in port.

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

This would be a low head facility (15 feet) so a failure would have minimal impact to public safety, health, or welfare. In addition, there is no development within immediate downstream area. Finally the production of clean electricity could reduce the use of diesel and associated impacts.

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;

Walker Lake is not an anadromous water body and the plan appears to be sufficient to prevent increased erosion into the downstream anadromous habitat. They have also submitted a mitigation plan to the USACE for the loss of wetlands around Walker Lake and received approval of this plan.

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;

Securing a conditional use permit should meet the Haines Borough requirement for the area of 18.79.030 D 5. Conditional Uses. Landfills, commercial power plants, cemeteries, heliports, and hazardous materials storage facilities require a conditional use permit. In addition, Southern Energy Inc. is in the process of securing all of the necessary state and federal permits.

8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.

The Haines Borough did reach out to adjacent land owners and DNR is planning on calling in but we have not heard back from UA Land management.

Sincerely,



Brad A. Ryan
Haines Borough Interim Manager