

From: Rob Miller [mailto:robandardy@gmail.com]
Sent: Tuesday, April 19, 2016 8:56 PM
To: Julie Cozzi
Subject: building height ordinance

Hi Julie

Could you please include the following in the next assembly meeting regarding the building height ordinance (if it isn't too late)?

thanks,
Rob Miller

To the Assembly:

The Haines Planning Commission submitted this proposed code change for approval. As the primary author of the change, it is my belief (and also that of Chairman Goldberg) that the process outlined here and elsewhere in the code is such that once the manager issues a land use permit, he would be unable to subsequently change fill quantities and alter his approval conditions. There has been concern expressed to us that the manager may attempt to do just that due to the language in the proposal. It is my belief that if the second-to-last sentence in the 'Grade Plane' definition were changed to read "*Prior to issuing a land use permit, the manager may disregard any fill or construction which he or she finds to have no significant purpose other than elevating the **grade plane**.*", that this change would be of an editorial, clarifying, and non-substantive nature and would not require sending the change back to the planning commission. If such a cosmetic change results in greater clarity and more acceptance by the community, then I believe it is worth making.

sincerely,

Rob Miller