

Written Comments Supporting Appeals

Rehearing on Appeal of
Planning Commission Decision
Highland Estates, Inc. Conditional Use Permit

Includes:

1. Written comments received by the Friday, March 10, 2017, 12:00 noon, deadline
2. Comments included in the March 14 agenda packet published on Thursday, March 9, 2017.

Haines Borough Assembly Members

Subject: Reconsideration of Schnabel Conditional Use Permit #17-06 for rock quarry

March 10, 2017

Dear Assembly Members:

Please consider our following comments in your reconsideration of the conditional use permit that was given to Roger Schnabel in his Highland Estates property.

ROAD DAMAGE:

The applicant should be made to post a bond, not just an agreement, to maintain and repair Young Rd. resulting from the intended heavy truck usage of rock hauling during the permit period. This is to include daily dust mitigation, grading, gravel replacement, sweeping of the paved road, and road repair to both the gravel and paved sections.

DRILLING AND BLASTING:

Drilling and blasting in and of itself can be very unsettling. Having gone through a summer of road improvements on Lutak Rd. with a seismograph setup on our property by permission, we know that the potential of three years' worth of this new operation would become offensive.

Will this conditional use permit allow rock crushing to be part of the operation? Unless this is specifically denied in the permit, the attendant noise of a crushing operation is worse than blasting. Having been in the business ourselves in years past, we know the potential of crushing operation noise can be extremely obtrusive both from the crushing but also the continuous use of generator equipment to run it.

RESIDENTIAL NEIGHBORHOOD CONFLICT:

Young Rd. was intended as a residential road only, serving the needs of home owners who access their property via cars, bicycles, and on foot. As such, Young Rd. and Skyline Dr. are also utilized daily by many pedestrians for exercise and access to Ripinski Trail. It was not intended for a disturbing rock quarry operation with attendant heavy truck hauling to other sites. Commercial truck traffic as allowed by this conditional use permit would severely impede these long established neighborhood activities.

How are homeowners supposed to feel safe on our daily trips to downtown to pick up mail, grocery shop, go to Dr. appointments and other activities when an allowed 9 truckloads per hour (equaling 18 times per hour a truck passes a point)? How are people supposed to deal with the dust and noise created by this heavy use? This would no longer constitute a residential neighborhood and property values would fall.

And how would the Haines Borough justify loss of tourism to the community when the Tourism Department has been suggesting the Ripinski Trail via Young Rd. as an attractive activity? Who

becomes legally responsible when a municipality offered suggestion would potentially create an accident from the acts of a conditional use permit? Who is responsible when a Haines citizen is injured by heavy trucking in a residential neighborhood from this same permit?

CONCLUSION:

Having read Acting Borough Manager Brad Ryans's comments regarding his stance on this conditional use permit, we could not agree more. Surely the Borough must have more consideration for its' residents than what is being allowed under this CUP. A well thought out plan on the Boroughs' and permittees' part with its' citizens in mind could be worked out.

Although we all have a right to develop our property, this is a conditional use permit and the conditions of it should be changed to protect us and the community and not just enrich Mr. Schnabel's business.

Please, Assembly members, reconsider CUP#17-06 as a permit that was issued without thought to all the consequences and do the right thing by starting over on this project.

Thank you for your consideration.

John and Lynn Nowak

74 Skyline Dr. homeowners

Daily users of Young Rd. and concerned citizens of the Haines quality of life

From: [jim&Julie](#)
To: [Julie Cozzi](#)
Subject: I appeal to the assembly C.U.P. #17-06
Date: Thursday, March 09, 2017 9:31:31 PM

Due to health concerns Julie and I must fly to Seattle March 13th and so I hope you will accept this rather lengthy letter instead of my planned in person delivery.

I must assume due to your status as our prime decision makers that you have read my paid commentary in the C.V.N. In that belief I won't repeat the same complete diatribe. Borough Staff through Acting Borough Manager Brad Ryan sent the Planning Commission a list of well thought out recommendations which the Commission discarded out of hand. Even with the recommended performance bonds, making Mr. Schnable responsible for road repairs and specifics covering dust and noise abatement along with many other sound recommendations, the project would lead to a nightmare of unbearable proportions for hundreds of your citizens. Citizens who trusted the Assembly and voted for its members out of an abiding trust you had their best interests in mind while at the head of our Borough Government. Instead it seems the Planning Commission's actions have been tacitly approved as there is a liaison to advise the Assembly of the Commission's actions. The mixed use zoning does not begin to justify this quarry and its associated activities. The scope of the final C.U.P. should have reverberated throughout portions of the Borough Government. Have any of the Assembly members driven up to the site to consider the proposed activity with an eye to our plight? If anyone has, what are you thinking now? Have any of the Planning Commission members driven up to our neighborhood to observe the narrow roads, steep hills, busy intersections or the number of children playing or walking to school? You see the children must walk because the hill is too steep for school busses. Have they noticed the length of the dirt road that the thousands of trucks will traverse up and down? How about the interests of the 30 plus home owners on the dirt portion of Young Rd. and Skyline Dr., most or all of whom have been asked to pay a premium in property taxes. These people will be asked to gag down the choking clouds of dust along with many on Bjornstad and Muncaster or swim in the muck of a sea of mud from all of those trucks over the life of the Permit. As many of our home values plummet will you be content to receive less in the form of property taxes? Do you truly believe we must deal with these issues as well as the noise and the inherent danger all by ourselves?. Then to add insult to injury we will be asked to share the expenses of what will surely be extensive ongoing road maintenance issues to be borne by the taxpayer. Do I have your attention yet? To say the nature of the Commission make up is weighed heavily in favor of Mr. Schnable is clear. What is not clear is if the prejudiced members left the room during any and all discussions regarding the C.U.P. Was anyone cautioned regarding any ex parte conversations on the subject? If the Commission cannot answer these questions with recordings or dated documents, where does that leave the Borough? While three recused themselves from the vote, the Commission members had made up their minds by that time. How many unanswered questions do you expect us to live with? Are you going to just pass this headache

back to the Planning Commission who will with certainty continue to place the interests of one millionaire, who already owns three quarries in the Borough, over the interests of hundreds of your citizens? Stop this travesty while you can. Considering the obvious violations of Borough Code by the Commission you should have the grounds to invalidate the C.U.P. Let it end there if you can. Any further action regarding a rock quarry in our neighborhood will be met with a much larger response by a larger number of concerned citizens which will not be in the best interest of the Borough taxpayers. I ask that you think long and hard before taking your next step. To say any further action on this C.U.P. is acceptable after the March 14th Assembly meeting only because it finally complies with code is a cop out and does not address your responsibility to us. Please do the right thing

With continuing hopes of a Just decision. Jim and Julie Shook

From: Betsy [mailto:spenthen@hotmail.com]

Sent: Friday, March 10, 2017 11:40 AM

To: Julie Cozzi <jcozzi@haines.ak.us>

Subject: Subject: Support for appeals submitted by Lenise Henderson-Fontenot, and Ella Bredthauer/Jeff Harrison

Dear Ms. Cozzi, Mayor Hill, and members of the Haines Borough Assembly:

I am submitting this letter to the assembly for inclusion in the materials to be reviewed for the meeting scheduled 14 March 2017. This letter serves to reaffirm my support for the appeals of the above parties in the matter of the conditional use permit # 17-06 issued for C-SEC-26-0100 Roger J. Schnabel. As an aggrieved party, I stated before the assembly on 9 FEB 2017 that I am against the existing proposed resource extraction. My reasons follow:

1. Proper notification of all affected parties did not occur in time for the 9 FEB 2017 Haines Borough Planning Commission meeting. Has this situation been officially rectified yet?
2. Appropriate sections of the Haines Borough Code - in particular 18.60.020 - were not addressed by the Planning Commission.
3. Amount and hours of blasting and transport traffic are excessive for a residential neighborhood with only one partially-unpaved access road.
4. The safety, health, and welfare of residents in the area were not adequately considered. The dust, noise, and truck traffic generated by this proposed development is unacceptable.
5. The frequency of these ongoing and continual problematic conditions described above (in #4) would likely result in substantial property value decrease.
6. Geologic, hydrologic, and vegetation disruption could result in further deterioration and instability of this sensitive and vulnerable area.
7. The popular Ripinsky trailhead area - heavily used by residents and visitors - would be rendered inaccessible to the public.

In closing, we reside in a quiet lovely neighborhood here in Highland and Skyline Estates. Our views are spectacular; our neighbors considerate, friendly, and helpful. Speaking for myself, I acquired my home and adjacent property (located between Young and Muncaster Roads) as a retirement and vacation refuge. Please remember that the peace and serenity we experience here may be irreparably damaged by this proposed project. I implore the Haines Borough Assembly members to carefully consider the ramifications of resource extraction and development in this area that we so gratefully call home.

Thank you for your efforts and your continued attention to this matter.

Sincerely,

Elizabeth L. Lyons

**V. Joe & Sue Poor
976 Young Road
Haines, Alaska 99827**

March 10, 2017

Members of Haines Borough Assembly!

I walk either down Muncaster Road to junction with Young Road and then up, or down Young Road and up Muncaster around the Skyline loop at least twice per week (1.7 miles) and hopefully 3 times each week!

I personally know how much dust a car generates as when dry conditions exist, I have to stop and wait for the dust to stop before continuing and I know that dust is a public health issue. A dump truck with all their extra, huge tires, caused considerably more dust as you can imagine!

A couple years ago Ralph Borders of the Borough Public Works put speed signs along Young Road as the drivers didn't seem to understand how nasty the dust issue was or don't care about the dust as they travel along a dirt road while enclosed within their vehicles. The still do not obey the speed signs and the vehicles travel faster down than up.

I know the road conditions personally as my walk covers this whole route intimately and where the 1st "Y" from Young Road to Muncaster swings up Young Road the road bed is always washboard, so severe at times you have to slow down to keep from causing damage to your vehicles. And this is with only light traffic by comparison to what Mr. Schnabel has in mind for all of us living along the route and everyone served by Young Road (50- 100 families? -check out #)

Young Road also has other road problems with the 2nd area near the junction of upper Young Road and Upper Muncaster right in the sharp curve. The road bed has ditch's to carry the runoff, but there appears to be a spring near driveway of former resident, Jack & Nan Wenner under the surface as the area is always "wet" and is frequently torn up by traffic resulting in the 2nd Young Road issue presenting washboard road conditions, a 3rd area is at the corner of Young Road and Skyline and it too develops into washboard conditions. These trouble spots will get significantly worse with the 30-50,000# truck traffic.

Our Borough Public Works has not been able to maintain these areas for more than a day or two with our normal traffic, so we have to assume Young Road will quickly disintegrate on a daily basis with daily heavy dump truck activity and nothing in Schnabel's permit requires him to maintain or rebuild this road or keep the dust down. He offers to water the road at when he thinks conditions are bad. Water on unpaved Young Road is MUD which will coat our neighborhood vehicles and cause the heavy laden trucks to SLIDE while traveling down Young Road! Schnabel's offer for road maintenance is virtually NOTHING – That is

INCOMPREHENSIBLE our Borough Planning Commission has not stipulated performance conditions within this Permit for continuous maintenance, engineering studies on suitability of Young Road as a heavy truck haul road, noise levels and dust that will enable us to hold him & his SE Road Builders personally liable and accountable for inconveniences, public health hazards and damages.

If Schnabel's "rock quarry" site is not developed into a housing development as implied how long can it sit idle before remediation of the site needs to begin to remove the "eye sore" of an open pit? His excavation to remove contaminated soil along Young Road is still wide open and old rusty Haines pipeline still sitting exposed and has been there for HOW MANY YEARS! And our neighborhood passes it every day!

Our new house fronts Young Road and my wife & I have to deal with DUST from Young Road traffic every day when it is dry. I have spent several hundred dollars for calcium chloride and cast it from the bottom of the hill leading up to Skyline and down past our neighbors, the Rices's, but that only lasts for a short time.

I have also used my personal tractor to help maintain Muncaster and Skyline road when the "chuck holes" begin causing our neighbors to swerve around them and swinging into the other lanes. In the past 10 years that we have lived here it is seldom that the Borough maintains Young Road satisfactorily and only seems to respond to neighborhood phone calls.

During the summer months I meet young folks hiking, many of whom are speaking strange languages, along this route on their way up to Mount Ripinski trail head accessible at top of Young Road and most days there are cars parked near Doris Bell's home at intersection of Young and Muncaster Roads and those folks climb the alternate route up Mount Ripinski which is much tougher. Both trails usage will be SIGNIFICANTLY impacted by the proposed truck traffic, "billowing dust" or MUD!

Mrs. Gerard Garland (McCament's neighbor) walks Young Road every day, both ways to downtown Haines. Carol Goodman (former police chief wife) walked both ways from Muncaster to work at AP&T most days last year as she was preparing for her hike up the Chilkoot Trail. Another couple of ladies walk their dogs every day. Larry Larson drives his truck up Muncaster past our home and his faithful dog is either behind or in front of the truck on their daily "run" together. Lenise's boy plays out of doors on their property with their two dogs right at the bottom of the first STEEP slope coming down off upper Young Road before the blind curve where Young Road and Muncaster Road meet and is an accident area waiting to happen.

I tell some of our local "athlete runners" as they pass me and continue running up or down Young Road for exercise, how they are making me "look bad" as I can only walk that route. Bill Broste walks his dog every few days up Young Road and yes his house fronts Young Road. Joan & George McCament & Lynn & John Nowack walk the Skyline loop road frequently, Ralph Borders "runs" up Young Road often.

Heather Linde's daughter & grandchildren and friends are frequently playing in their yard which borders the STEEP paved section of Young Road and across the street, the McPheter's family are commonly walking or playing just off Young Road.

ALL OF THESE RESIDENT, HIKERS, RUNNERS AND OTHERS WILL BE FORCED STOP USING YOUNG ROAD DUE TO BLASTING, EXHAUST BRAKES, BACKUP ALARMS AND HEAVY TRUCK TRAFFIC. THIS WILL EFFECTIVELY DESTROY THE IMAGE HAINES HAS SPENT HUNDREDS OF THOUSANDS OF DOLLARS IN ADVERTISING.

Assuming 15 tons (30,000# per truck) of granite rock per load this permit of 7500 cubic yards of material would require 1400 truck loads. Each truck load requires a round trip, so 2800 trucks would pass at a point at bottom of Young Road.

THE NEIGHBORHOOD WILL BE RADICALLY CHANGED WITH ONLY A 10 DAY NOTICE! WHEREAS HELISKIING WHICH ONLY IMPACT A FEW OUT THE ROAD AND SCHNABEL'S PROJECT WILL SIGNIFICANTLY IMPACT OUR WHOLE TOWN AND OUR QUALITY OF LIFE!

**V. Joe & Sue Poor
976 Young Road
Haines, Alaska 99827**

March 10, 2017

Members of Haines Borough Assembly!

OUR ASSEMBLY HAS BEEN TRYING TO MICRO-MANAGE HELISKIING FOR ABOUT 7-8 YEARS AND SPENT HUNDREDS IF NOT THOUSANDS OF MAN HOURS WITH MINIMAL SUCCESS!

IF OUR ASSEMBLY ALLOWS THIS PERMIT TO MR. SCHNABEL, YOU WILL BE DERELICT IN YOUR RESPONSIBILITY TO PROTECT OUR COMMUNITY, OUR RESIDENTS AND PROPERTY OWNERS.

Assuming 15 tons (30,000# per truck) of granite rock per load this permit of 7500 cubic yards of material would require 1400 truck loads. Each truck load requires a round trip, so 2800 trucks would pass at a point at bottom of Young Road.

The Haines Borough does not have any trained personnel nor equipment available to monitor noise levels, dust measurement nor truck weighing equipment, nor how measure much rock Schnabel ACTUALLY removes from this pit.

If Schnabel's "rock quarry" site is not developed into a housing development as implied how long can it sit idle before remediation of the site needs to begin to remove the "eye sore" of an open pit? His excavation to remove contaminated soil along Young Road is still wide open and old rusty Haines pipeline still sitting exposed and has been there for HOW MANY YEARS!

Allowing Mr. Schnabel to use Young Road as his commercial haul road will DESTROY our neighborhood peace and quiet, cause at least 25 times more dust than what we have experience in the past 11 years we have owned our property, SEVERELY DAMAGE OUR ONLY ACCESS ROAD WITH HUGE TRUCKS and effectively stop the use of Young Road by our community, plus KILL the promoted use of Mount Ripinski as a hiking trail for residents and tourists all to allow Mr. Schnabel to make BIG money WITHOUT any restrictions nor financial liability nor mitigation for damages his vehicles will inflict. Your job as members of the Assembly is to protect the residents of Haines and allowing this Permit to proceed is ABSURD!

Our Assembly has spent HOW many years AND HUNDREDS OF HOURS OF ASSEMBLY TIME discussing regulations for Heliskiing out the valley, without resolution down to FINE TUNING REGULATIONS requiring the helicopter to maintain flight route records, traffic patterns, micro-managing where they can land and take-off and requiring gps tracking systems and even discussed having to hire someone to analyze these patterns and HERE YOU WILL ALLOW BLASTING, heavy, NOISY trucks traveling RIGHT through our downtown neighborhood,

through the heart of downtown business section and NO CONTROLS to protect our community?

TALK ABOUT Huge impacts for our residents and quality of life, plus destroy our tourism efforts - ARE YOU NUTS! Talk about HYPOCRISY! And for those of you that don't understand the definition of hypocrisy here it is: **Hypocrisy** is the contrivance of a false appearance of virtue or goodness, while concealing real character or inclinations, especially with respect to religious and moral beliefs; hence in general sense, dissimulation, pretense, sham.

IF YOU ALLOW THIS PERMIT TO HAPPEN YOU WILL HAVE DEMONSTRATED YOUR TOTAL LACK OF CONCERN FOR OUR WHOLE TOWN BY GIVING MORE THOUGHT AND CONSIDERATION TO JUST A FEW FOLKS IMPACTED BY A FAR LESS "HAPPENING" --33 MILES OUT OF TOWN!

Look at what the Borough Planning Commission did to recommendations by our Borough Manager, (SHOW RED LINED DOCUMENT) THEY TOSSED OUT APPROX 90% OF HIS RECOMMENDATIONS. SOMETHING STINKS ABOUT THIS WHOLE PROCESS AND SEEMS TO INDICATE MEDDLING OR UNDUE INFLUENCES BY MR. SCHNABEL OR LACK OF THEIR FIDUCIARY DUTY BY MEMBERS OF THE PLANNING COMMISSION AND SPECIFICALLY BY THOSE WHO BENEFIT EITHER AS EMPLOYEES OR THOSE WHO COULD BENEFIT BY TRUCKING NEEDS GENERATED BY MR. SCHNABEL and are MEMBERS OF OUR HAINES PLANNING COMMISSION!

Assuming 15 tons (30,000# per truck) of granite rock per load this permit of 7500 cubic yards of material would require 1400 truck loads. Each truck load requires a round trip, so 2800 trucks would pass at a point at bottom of Young Road.

Members of our neighborhood group have authorized me to seek legal help with this issue if allowed to proceed and our action will be AGAINST the Borough as you control the Permits.

We may be forced to begin a class-action suit against our Borough to get resolution to this TOTALLY UNACCEPTABLE PROPOSAL and we will have plenty valid reasons to seek punitive damages along with costs and whatever else we can legally claim.

V. Joe & Sue Poor
976 Young Road
Haines, Alaska 99827

March 10, 2017

Members of the Haines Borough Assembly

How many tons of rock will Schnabel's Borough permit allow him to move on Young Road?

This Planning Commission Permit will allow Schnabel to haul 7500 cubic yards of material from his proposed Young Road rock quarry. Rumor is the rock is granite rock which would weight 2.28 tons per cubic yard = 21,000 TONS.

(Weight noted above is according to Rock Types and Specific Densities tables provided by mining and geosciences information.)

Recognizing we have no idea as to the density of the rock that Schnabel intends to remove as it is not noted anywhere within the documents provided. I believe he needs to access this material as it is much higher quality of material than in his existing material "pit" and assume he will not quit at 7500 cubic yards. Can the permit be extended beyond the 7500 cubic foot as specified?

Assuming 15 tons (30,000# per truck) of granite rock per load this permit of 7500 cubic yards of material would require 1400 truck loads. Each truck load requires a round trip, so 2800 trucks would pass at a point at bottom of Young Road.

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If Schnabel's "rock quarry" site is not developed into a housing development as implied how long can it sit idle before remediation of the site needs to begin to remove the "eye sore" of an open pit? His excavation to remove contaminated soil along Young Road is still wide open and old rusty Haines pipeline still sitting exposed and has been there for HOW MANY YEARS!

**V. Joe & Sue Poor
976 Young Road
Haines, Alaska 99827**

March 10, 2017

Members of Haines Borough Assembly!

I believe that Schnabel should be required to mitigate & minimize the impacts of his trucking operation when seeking a Borough Permit for his open pit rock quarry. Which includes performance bonds and other bonds to protect damage to personal and real property along the route.

Hauling rock on heavy trucks within a major residential area and through the “heart of” our downtown Haines business section will have a tremendous negative impact to our town and suspect our Borough has minimal regulations for a project of this size and scope.

This type of Borough activity will need be addressed if & when the Palmer Mine becomes operational as they will need to deliver their ore concentrate through town to a ship loading area for transport to a smelter somewhere in the World.

This may be the best time for our Borough to develop proper laws and regulations before granting a rock quarry and haul permit in downtown Haines with virtually no controls or project limitations to protect our residents, visitor’s and public & private property owners.

I suspect nothing within the Permit would prevent Schnabel from hauling more than the 9 trips per hour as noted in the Permit document. Who is going to monitor how much material Mr. Schnabel actually removes? How many loads he hauls?

Assuming 15 tons (30,000# per truck) of granite rock per load this permit of 7500 cubic yards of material would require 1400 truck loads. Each truck load requires a round trip, so 2800 trucks would pass at a point at bottom of Young Road.

The Haines Borough does not have trained personnel nor equipment available to monitor noise levels, dust measurement nor truck weighing equipment, nor how measure much rock Schnabel ACTUALLY removes from this pit.

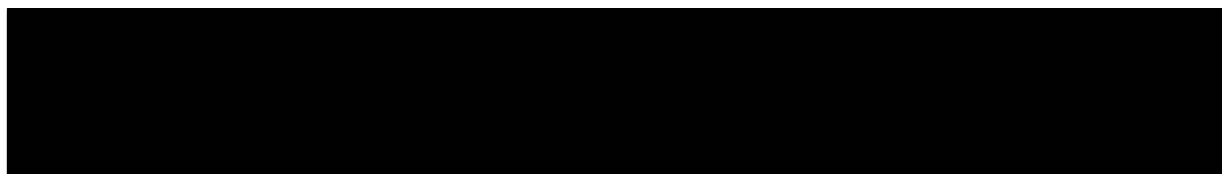
If Schnabel’s “rock quarry” site is not developed into a housing development as implied how long can it sit idle before remediation of the site needs to begin to remove the “eye sore” of an open pit? His excavation to remove contaminated soil along Young Road is still wide open and old rusty Haines pipeline still sitting exposed and has been there for HOW MANY YEARS!

What will be average gross weight of vehicles hauling this material – 30-50,000 pounds per load down Young Road and through town? Road Damage will be greater traveling down a steep dirt road due to the force of inertia and upper Young Road is VERY steep and only two lanes wide!

Noise in the rock pit area will be ongoing and loud. Trucks back-up alarms and loading rock into metal trucks will reverberate throughout our Young Road neighborhood and downtown - 6 DAYS PER WEEK!

Braking will be a MAJOR CONCERN and it is fair to assume the truck drivers will use their exhaust (Jake) brakes heavily to keep their brakes from heating up and reducing their ability to stop the vehicle.

SE Road Builders does not use the newest trucks and suspect most have had heavy use which only magnifies our concern about the possibility of accidents, not only from braking issues, but other mechanical failures which could impact the trucks ability to STOP. Or their ability to make an EMERGENCY stop if a child or animal crosses the road or motor vehicle has a problem along the route. (see notes on common commercial truck failures).



The next most common cause of truck accidents is equipment failure. This can include manufacturing mistakes (defective tires) or design errors (failure to provide backing warning or object detection systems). However, most mechanical causes of truck accidents are caused by a failure to properly maintain the equipment!

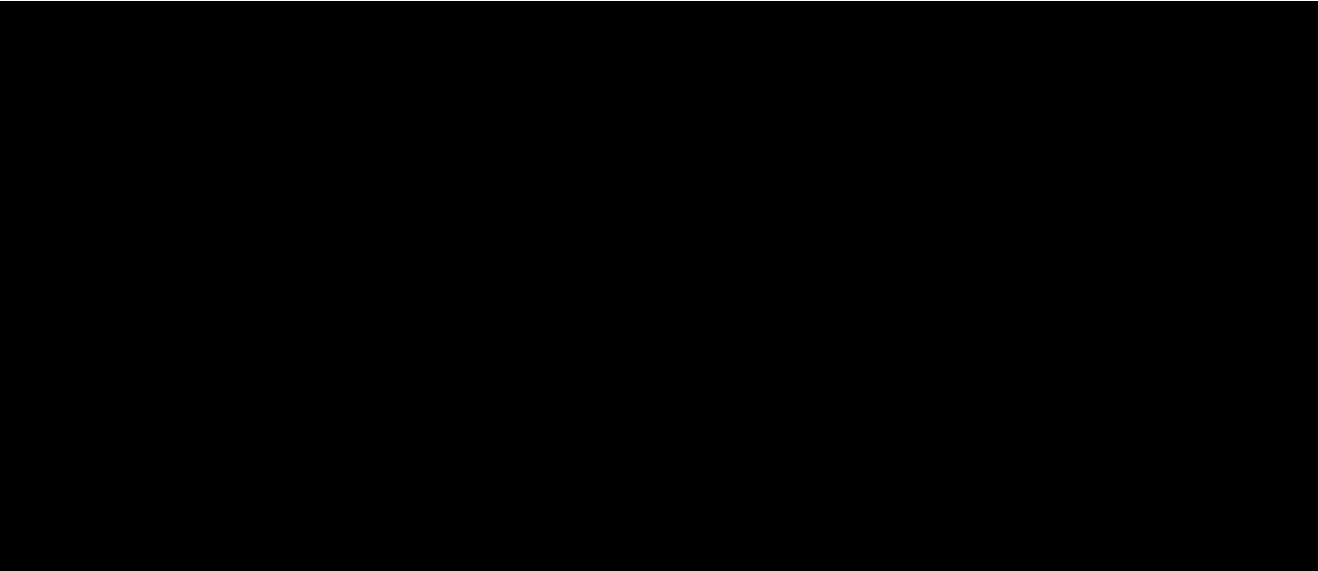
Some examples include:

- removing or depowering the front brakes, which can cause a truck to jackknife
- brake failure due to inadequate adjustments

- tire blowouts due to wear
- improper securing or load distribution, contributing to truck rollover
- defective steering
- improper trailer attachment
- defective side or rear lighting, and
- transmission failure.

Young Road is the longest, steepest hill near the center of Haines townsite with grades of approx 10-15% or greater which causes the most stress to drivers as any mechanical problem can cause extreme danger to people or property.

A missed gear shift can cause the truck to go out of control, or a brake line failures caused by road or quarry debris might happen on the downward path with a full load!



AMAZING – a Google search of “most common causes of dump truck crashes” results in multiple pages of ‘hits’ from ALL attorney references! (must be huge source of business for attorney’s),

The noise level will reverberate throughout town, tourists, hikers and residents will be impacted and small children will not be comfortable playing in their yards along this route.

Nothing appears to restrict Schnabel's permit to protect our community as Borough has put "VIRTUALLY NO" restrictions on his commercial movement. And the State will not be able to take action as this permit is within the Borough authority, not State. (Only for a short duration along this road is Schnabel's route on State Highway).

REMEMBER Trucker training story about "why in the world would you wake up your sleeping "buddy driver" when facing this critical and life threatening scenario? Screams the instructor describing the scene of a steep hill and train crossing at bottom during a CDL test session! "Because my buddy will never get another chance see an accident like the one we are going to have either"!

We have to remember Schnabels intention is not just to haul rock for the harbor expansion, but also to develop his own land along the waterfront (need map of his property ownership - search under various "disguised" ownership names other than Schnabel).

From: [Brad Ryan](#)
To: [Alekka Fullerton](#)
Cc: [Julie Cozzi](#)
Subject: FW: Permit for highland
Date: Monday, February 27, 2017 3:35:36 PM

Brad A. Ryan
(907) 314-0648
bryan@haines.ak.us
Haines Borough Interim Manager

-----Original Message-----

From: stan boor [<mailto:skiboor@hotmail.com>]
Sent: Friday, February 24, 2017 10:47 AM
To: Brad Ryan
Subject: Permit for highland

Stan Boor and his wife Kate strongly oppose this special use permit. We live on Highland Avenue and we walk and ride our bikes in the neighborhood quite a bit! The roads are dirt and create a lot of dust just with regular traffic let alone the volume this project would bring... plus the wear and tear on the road itself. If I recall, there are pits out the highway where there are no houses, children or as scenic, that could be used. The Ripinsky trail has become ever more popular for tourists and locals so that would also be impacted! We are very upset about this proposal. Please do not allow it!!!.... Kate Boor

Sent from my iPhone

RECEIVED

MAR 2 2017

To Planning and Zoning Commission,

HAINES BOROUGH
CLERK'S OFFICE

I am Marty Smith and I live on Sky line Drive. I am writing you because of my concern for safety of community in regard to the gravel pit planned by Roger Schnabel. I also am not pleased with the fact that all of people effected by this decision were not notified. I support the other letters in opposition as well.

One of my concerns is the volume of trucks that will be going up and down the hill. I would encourage all of you who are making this decision, to take the time to drive up the proposed route. As you drive up the hill by Bart Henderson's house and Bill Broste's house imagine a dump truck passing you, then imagine your child on a bicycle, or some tourist walking up to Mt Ripinski trail. I have seen as many as twenty in a group walking up the hill or down after a long hike over the top and a lot of them do not pay attention to traffic. Also in summer months lots of kids use this road to get to downtown. Would you want to subject your kids to this? Or anyone for that matter. As you continue up Young Road, when you get to Lenise Henderson's house on corner notice that the intersection is uncontrolled !!!!!!! This has been a problem for me a few times as it is not clear who has the right of way. I have mentioned it to past city leaders and nothing has ever happened, hopefully you will take safety seriously and address this problem.

Then as you continue up the hill on a very sharp corner, where has been many close calls, from speeding bicycles sliding around corner to inexperienced drivers on dirt roads and downhill corners sometimes act like marbles. You will also notice a sinkhole that showed up early last year and has been repaired a few times, this turns to mush with cars, with trucks it will become unpassable for cars so they will go around it and this puts them in the wrong lane (this is what happened last spring, I had to come to a complete stop coming down the hill a few times to allow vehicles to get back on there side of road). This bump / divit in road adds to problematic turning on road and with increased traffic will only get worse.

Continuing on up Young Road you will come to Skyline Drive. This intersection is difficult to see until you are right next to it, especially in summer when leaves are out and brush is growing. Next you come to another sharp corner that a lot of kids, dog walkers, hikers, berry pickers, walk along and again visibility is not good when the brush is out, let alone from big dust cloud from trucks. As it is very dry road after 20 min of a water truck wetting the road. I think I am being generous with that time frame as it seems like 5 minutes and it is dusty again. Next drive up the road and pass Jim Shook's house on left. There is a very steep road. Now picture a dump truck loaded barreling down the hill and coming to a stop, checking for kids, dogs, foreigners who are unfamiliar with such things.

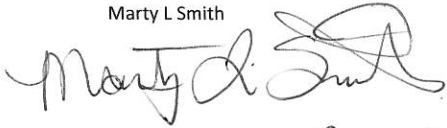
Then I encourage you to drive around Skyline Drive on your way out and notice all the houses who did not get notification. When you reach the stop sign imagine having to pull out in front of or into a dust cloud after a dump truck goes by, and your child on a bicycle making the same route you did with more greenery to make visibility even more difficult.

Please take these thoughts and concerns into consideration, and before you offer someone a permit to have a commercial gravel pit, ask all the people who will be effected. I did not buy this property and pay property tax to have a commercial gravel pit in my backyard, on a road that the city does not even have proper signage. I truly hope that you will represent the safety of the people over the interest of one persons wealth. I didn't think that this was zoned as heavy industrial, or I would not have bought here, if a commercial gravel pit isn't heavy industrial I don't know what is, no matter for how long it operates.

I do not believe that the road is wide enough to safely pass two dump trucks and pedestrians, (which we see a lot of in spring, summer and fall) and bicyclists.

Thank you for your time,

Marty L Smith



29 Skyline drive

Juice Leonard
Ed. Beiter

29 Skyline Drive

1043 young Rd.

From: Eli Fierer [<mailto:elifierer@gmail.com>]
Sent: Saturday, February 11, 2017 11:21 AM
To: Brad Ryan
Subject: Appeal of C-SEC-26-0100

Hi Brad,

I was notified that Highland Estates Inc, is planning to extract 7500 yards of material from their property at the top of young Rd.

I realized that I missed the public comment period for the Planning and Zoning meeting, and that my note is not timely.

While the property is rural mixed use, the access and all of the neighboring properties are single residential.

I think that the quantity and duration of material extrication is too much for this residential area. Existing gravel pits are located strategically throughout the valley to avoid these conflicts, and I don't want our neighborhood to be inundated with trucks. A gravel pit is not in the interested of neighboring residents, or for summer visitors to our town. The Mt. Rispinky trailhead would be specifically debased by having large scale material extrication next to the parking area for the trailhead.

I support the appeal of the conditional use, and think that a more balanced/restricted approach for the conditional use would be appropriate if given at all.

If it continues to be approved, I think it should have restrictions in place. – less material. Limited operating hours per day, and only for 1 year at a time so that residents have the opportunity to weigh in for future renewals. I would suggest no operations on weekends, and only between the hours of 10:00am to 4:00pm during the week. Also, potential for a limited number of yards extracted per day.

Thanks for the consideration.

Best regards,

Eli

Eli Fierer
Resident – 1005 Young Rd.

From: Stephanie Yard [<mailto:yardstephanie@gmail.com>]

Sent: Wednesday, February 15, 2017 1:21 PM

To: Brad Ryan

Subject: Concern for CUP in Highland Estates for Material Transport and Routes

Brad,

I have just been made aware of the Conditional Use Permit in Highland Estates for Material Transport and Routes.

As a resident of Highland Estates I am seriously concerned about the work's compatibility and its impacts to our neighborhood. In my opinion the proposed activity does not meet many requirements of a conditional use permit and that the noise and trucking will negatively impact our neighborhood.

There will be undue noise and other nuisances and dangers in our neighborhood. This amount of blasting and hauling of material will significantly increase noise and traffic within our neighborhood. Blasting shakes houses and brings in added dust.

This intensity of activity can be harmful to the public safety, health, and welfare of our neighborhood. This will be dangerous for neighbors and the public to enjoy regular outdoor activities (hiking, walking, etc.) as well as driving.

This activity can effect property values.

I fully support Lenise Fontenot's formal appeal of the decision.

Sincerely,
Stephanie Yard
Homeowner: 968 Muncaster Rd
928-814-1980 cell

From: [Alekk Fullerton](mailto:Alekka.Fullerton)
To: [Alekk Fullerton](mailto:Alekka.Fullerton)
Date: Wednesday, February 15, 2017 2:57:56 PM

From: Suzanne Vuillet-Smith [mailto:vuillet_smith@yahoo.com]
Sent: Wednesday, February 15, 2017 1:32 PM
To: Rob Goldberg; Holly Smith
Cc: Brad Ryan; Lee Heinmiller; Jeremy Stephens
Subject: support for appeal to Planning Commission permit regarding Young Road/SE Roadbuilders

Dear Borough Manager Brad Ryan, Borough Planner Holly Smith, and Chairman of the Planning Commission Rob Goldberg,

As a Haines resident living at 860 Muncaster Drive, a road which at times runs parallel to Young Road, I was astonished to hear via public radio a few days ago about SE Roadbuilders plans up in our neighborhood, and the wise open approval by the planning commission to allow blasting and trucking starting this spring, to last up to 3 years.

As a property owner backing up to Young Road, I am concerned about the noise, the traffic, and the safety of all hikers that use this area heavily. As a property owner I am concerned that this traffic and blasting will lower our property value.

As a resident of Highland estates, I see how Young Road, the only artery between Highland Estates / Sky Line Estates to the down town core and Lutak, is already over taxed with traffic. When there is any disaster in our area, such as a fire, ambulance call, or car accident, the ability of residents and emergency crews getting to/from the area is stressed; I can't imagine the mess when we add Mr Schnables high volume of trucks hauling fill. This is where I live, and I deserve to have safe and consistent access to it. Perhaps, as a road builder, and extensive property owner, Mr Schnable might be able to cut another road through over towards Lutak road? Just an idea.

I understand development, I just ask that the Planning Commission obtain more input from residents, slow down the process, and work with residents to help protect our safety, access, and quality of life. I strongly support any appeal that is submitted to the Planning Commission on the decision to provide SE Roadbuilders with a blanket approval.

Thank you,

Suzanne Vuillet-Smith
860 Muncaster Road P.O. Box 5 Haines AK 99827 cell 303 9334

FEB 16 2017

February 16, 2017

CLERK'S OFFICE

To: Haines Borough Assembly Members

RE: Letter of support to the Appeal submitted by Lenise Fontenot regarding the Planning Commission approval of Conditional Use Permit #17-06

Dear Assembly Members,

We respectfully request that the Haines Borough Assembly hear the Appeal to Conditional Use Permit (CUP) #17-06. We offer the following concerns for your consideration.

Application Documentation

- 1) The January 20, 2017 CUP application states the permit will be effective for "two years". The Haines Borough, Planning Commission, Public Hearing Notice published on February 2, 2017, states the CUP will be effective "over a two-year period". By February 3rd, the day after that notice publication, the two-year period became a three-year period. (See February 3, 2017, memo (PC Agenda Packet Item #8-B) from Acting Manager Brad Ryan to the Planning Commission.) This appears to be a significant change made to the CUP that circumvents the public notice process.
- 2) In previous land use permit applications for the area, the Applicant stated that the road access work, clearing, grubbing and blasting on the property was "to get a better lay of the land...". Now the Applicant states in his CUP application that it is necessary to blast, remove, and **commercially sell** 7,500 cubic yards of material to "get a better lay of the land...". It seems to all lead to a masked heavy industrial business located in a residential area.
- 3) The CUP application states that resource extraction of aggregate material **for sale** by way of heavy industrial use is "consistent and in harmony with the Comprehensive Plan". The Plan appears to allow the "reuse of sand and gravel from "abandoned development areas"". Under previously approved permits for the same area, the applicant has been building preliminary access roads, clearing, grubbing and blasting "to get a better lay of the land for subdivision and development". Albeit convenient for the Applicant, should an area currently being prepared for subdivision and development under one Borough permit simultaneously be considered abandoned under another Borough permit?
- 4) The CUP application provides no timeframe for blasting and 8:00 AM to 5:00 PM Monday-Saturday for truck hauling. The Borough recommended blasting between 10:00 AM and 3:00 PM Monday-Friday and agreed with the Applicant's truck hauling schedule. The Planning Commission **expanded both the hours of blasting and days for truck hauling**. They did, however, assure that no operations will occur on the Saturday of Brewfest!

Access and Egress/Safety Concerns

- 1) Young Road provides the only access and egress to a significant residential area. The entire upper portion of the road is dirt. Under good conditions, the road is unstable. Borough staff estimate the removal of 7,500 cubic yards of aggregate material will require 1,500 one-way trips by heavy industrial trucks. Young Road barely sustains integrity under current residential use. Sections of the road are constantly eroding; there are hairpin corners and blind spots; it is steep, narrow, and without shoulders. There is even a lovely mud hole/sink hole that has been repeatedly back filled by Borough staff. Residents who have no choice but to use Young Road will need to maneuver around fully loaded dump trucks where two cars have difficulty passing! The safety issues are obvious and ignoring them negligent.

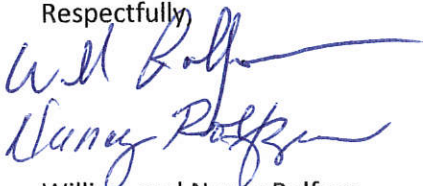
Yet, the Planning Commission deleted virtually every Borough recommendation regarding road damage mitigation. The Commission did, however, require they pick up rocks that fall out of trucks. We can only assume that road repairs will be the Borough's/taxpayers' burden – and there no doubt will be repairs!

- 2) Young Road is under constant recreational use. Walkers, runners, hikers, 4-wheelers, tourists, children every day, all day. Rapinski is a well-known hiking trail that is publicized by the Borough as a tourist attraction. There are homes so close to the road in places that rocks bouncing out of a truck could easily result in property damage. One sharp, steep blind curve with loose gravel and our favorite sink hole leads head-on into a residence. The potential for harm to the occupants and liability to the Borough seems enormous and should be a consideration of the Assembly.

While we have not directly addressed noise, dust, decreased property values, potential flooding, sloughing, landslides, or a plethora of other dangers, we are very, very aware of them. As year-round residents of Haines living in an adjoining neighborhood, we can only imagine all the negative impacts incurred by the multitude of industrial heavy activities approved under this permit. The noise, vibrations, and imposed dangers are not why we chose to live here. How can there be anything but negative impact on neighborhoods that will be required to endure ongoing explosions, heavy truck traffic, deteriorating unsafe roads, high levels of dust for multiple years?

Thank you for your consideration of our comments. We are hopeful you, as the Assembly, will hear Ms. Fontenot's appeal and the project will be redirected to abundant, alternative Applicant property resources that will not have a negative impact on the lives of so many Haines residents.

Respectfully,



William and Nancy Rolfzen
P.O. Box 249
Haines, Alaska

From: Mark Patterson <mipoaks3@aol.com>
To: bryan <bryan@haines.ak.us>
Cc: jcozzi <jcozzi@haines.ak.us>
Sent: Fri, Feb 17, 2017 1:54 pm
Subject: letter of support for planning appeal

MEMORANDUM

To: Mr. Brad Ryan - Haines Interim Boro Manager
Ms. Julie Cozzi - Haines Clerk

From: Mr. & Mrs. Mark Patterson - 198 Skyline Dr.
Mr. & Mrs. Robert Hulsman - 194 skyline Dr.

Subj: Letter in support of requested appeal

Ref: Permit CUP #17-06

Dear Mr. Ryan and Ms. Cozzi:

We respectfully submit this letter to formally show our support of the request of an appeal in the matter of Permit #17-06.

Our concerns are many, including those of complying with HBC 18.60.10 and HBC 18.60.20, as stated in Ms. Ella Bredthauer's letter of appeal dated 17 February.

The proposed project lacks specificity as to the potential impact to the environment, property values, land and soil erosion, emergency and private road access, as well as similar and consistent use of the land with developments currently in use in the area. The unknowns are many, including the possible disruption or damage to utilities and other public services to **all** residents of Young Road, Skyline Drive and their connected thoroughfares.

Please use this memo as our submittal that we do indeed stand in total agreement with all bullet points of Ms. Bredthauer's request for an appeal on this matter.

If you have any questions or concerns, do not hesitate to contact us. We ask that you please drop us a quick response that you have received this in good order.

Respectfully,
Mark & Lauren Patterson
and
Bob and Debbie Hulsman

From: dick_rice@hotmail.com
To: [Julie Cozzi](#)
Subject: Schnabel permit appeal
Date: Friday, February 17, 2017 11:39:13 AM

As residents of Haines that live on Young rd this letter is in strong support that the appeal be considered.
Dick and Judi Rice

Sent from my iPhone

From: jim&Julie [mailto:julieandjim@aptalaska.net]
Sent: Friday, February 17, 2017 1:51 PM
To: Julie Cozzi <jcozzi@haines.ak.us>
Subject: Fw: Objection to Permit #17-06 for Highland Estates Inc. (edited0

While I realize you must entertain every permit request you are presented, to seriously consider such an endeavor would be unconscionable. Julie and I as well as every one of our wonderful neighbors would be so impacted by the dust, noise, road damage and the obvious danger to public safety that this project can not possibly be approved. The one issue seldom mentioned is the danger to public health. I suffer from C.O.P.D. and lung damage from cancer. No matter how much water and calcium one puts down it will not hold up to continued pounding from heavy dump trucks. By the very nature of its use under such conditions the road damage would be constant and severe. The sheer volume of people walking their dogs or walking to and from Mount Ripinsky trail head every day summer and winter would alone preclude such an operation. As it stands my lung problem from the dust is marginally mitigated only by the fact we live at the end of Young Road and the traffic, while increasing, is still manageable. Young road and Skyline Drive is already too densely populated for a narrow poorly maintained gravel road. On cruise ship days this road is crawling practically heel to toe with hikers heading for Ripinsky trail head.

As it is, not one of us in this neighborhood, to my knowledge, is happy with the Boroughs efforts at dust abatement. Such an operation is understandably expensive. I urge every member of the Assembly and planning Commission to come up to our neighborhood and picture huge rock trucks rumbling around the corner and hill in front of the homes of Joe and Sue Poor and Lenise and Mark Fontenot and then tell me that kind of operation would be acceptable. As it is I know Joe and Sue poor suffer all summer from clouds of dust due to increasingly busy vehicular traffic. For 15 years Julie and I have had to creep around heavy equipment working on the road and I simply cannot picture one dump truck after another all summer long endangering both vehicular and foot traffic.

Public safety in its many forms is the paramount responsibility of government. I urge you to keep this precept in mind as well as your obvious auxiliary position in matters of liability. In that vein you would be facing a unified front from a great many citizens. Julie and I in concert with the majority of our neighbors urge you, the Assembly to deny permit #17-06.

From: Joe Poor [<mailto:sjpoor@gmail.com>]
Sent: Thursday, February 16, 2017 4:45 PM
To: Brad Ryan
Subject: Highland Estates Rock Quarry Permit - Objection

Good Afternoon Mr. Ryan!

I called earlier today and left a message on your voice mail, but have not received a return call as of yet (4:40 pm Alaska time), so thought it best to send this to you via email.

I am attaching a copy of my objection to the Borough permit allowing a commercial rock quarry in Highland Estates which will directly impact our neighborhood's property values, quality of life and increased health hazards.

I received the notice from the Borough regarding his permit process but not in time to respond. 10 days in middle of winter when many of us residents are away from our homes is completely unacceptable.

Please send an acknowledgement that you have received the attached document.

Thank You

Joe Poor
976 Young Road
Haines, Alaska 99827
(Currently in Washington State)

Joe & Sue Poor
976 Young Road
PO Box 594
Haines, Alaska 99827
sjpoor@gmail.com

2/16/2017

Brad Ryan, Acting Borough Manager -
Haines Borough
Haines, Alaska 99827

Yesterday we found the letter sent to us by the Haines Borough dated January 30, 2017 (not sure of the post date as did not keep the envelope), but being "snowbirds" when we leave Alaska for the winter months, our Haines mail is picked up by our friends and then sent to us. Which delays our receipt by at least 10 days and can be longer as it is weather dependent. So we did not get the Borough's document in time to respond by mail!

I believe Haines claims a population of approx 2500 in Summer, but only about 1800 remain through the Winter, so any action by our Borough Assembly or the various Borough Committees is a dis-service to residents who leave, since we are ALL directly impacted by their actions without an opportunity to participate. This is compounded when the project under review has a significant negative impact to our downtown or within our Haines townsite.

A neighbor on Highland called us yesterday quite upset as they had not receive a Borough notice and yet he and his wife drive Young Road every day. I suspect there are a significant number of others in our neighborhood that use Young Road daily whom have not received any notice. He also mentioned the project includes "blasting" and up to 750 loads per year on Young Road or more as Mr. Schnable plans to run a commercial rock hauling operation out of his Highland Estates Mount holdings. We always believed based on the name it was to be a home development project, not a commercial trucking operation and certainly not a commercial rock quarry.

Talk about a scary thought and terrible impact to those of us that live along and/or are serviced by Young Road! Being a dirt road, commercial truck traffic causes the dust to billow and my home gets completely immersed and we are forced to keep our doors and windows shut during dry summer months. I have put several hundred pounds of calcium chloride near our house to reduce the impact, but it does not last long. And this is just with an occasional commercial dump truck using Young Road to service those of us that own property in this area. I complained about the degradation of air quality to Stephanie Scott when she was our Mayor, but never received any relief, but she did acknowledge that dust is a known health hazard.

Furthermore, our Borough has never demonstrated a consistent road maintenance schedule and only when Young Road becomes a "washboard", which is at times is so severe it can

cause damage to our personal vehicles unless we slow to a crawl, only then does the Borough grader show up to correct the problem. and within a couple days the road is just as bad as before, but it may be a month before the Borough grader show's up again.

The dust problem is compounded by the speed at which our local haulers travel up our road. I know they are trying to get up speed to make the corner below Mark & Lenise Fontenot to carry their heavy loads up the steep incline to Highland. You can hear them coming up the road as their speed is increasing and dust is flying everywhere trying to get momentum to make the turn and up the steep incline. At least they are empty on the return trip and are heading down the road.

I cannot imagine having SE Road Building hauling heavy rock loads down Young road and the extra hazard that presents for damage to the road bed, discomfort for any hikers along the road or residents that walk Young Road every day! Plus the extra hazard to our neighborhood drivers. The dust will make it impossible to spend out-of-doors and will directly impact our quality of life, create a genuine health hazard and destroy our peaceful setting in one of the most expensive residential neighborhoods in Haines.

Certainly this action will detract from our home values and could cause horrendous damage if a truck experiences brake failure while traveling down Young Road with a full load of rock or hits someone walking along Young Road, as there is inadequate space for a walker plus two massive trucks meeting on Young Road and will force the walker (hiker) off the road, plus their use of compression brakes will just compound the noise issue.

Haines residents need to demand our Borough respect those of us property owners whom are directly impacted by Borough actions. Issuing this permit will significantly decrease our quality of life, property values, air quality and neighborhood. We should be entitled to a public notice response greater than 10 days in the middle of winter.

This is an insult to those of us whom must use Young Road as the only access to our homes.

This project also directly reduces the tourism hiking attraction that our Borough has spent a significant amount of public money promoting.

This project needs to be denied until a proper public hearing is vetted (After May 15th and Before 10/1/2017) when most residents are in town so their voices and opinions can be heard.

Sincerely,

Joe & Sue Poor
PO Box 594
Haines, Alaska 99827
[503-887-2418](tel:503-887-2418) (cell phone while out of Alaska)

From: [B Nowak](#)
To: [Julie Cozzi](#)
Subject: Re: Appeal for Schnabel permit of Highland Estates quarry
Date: Saturday, February 18, 2017 8:00:02 AM

Yes, Julie, John and I want to register for the support of the appeals process. Don't know why my letter didn't go thru with the attachments.

Making things short:

We feel that more needs to be known about the project before a conditional use permit could be given.

The addition of numerous rock trucks thru a residential neighborhood could make Young Rd. a definite hazard to motorists, pedestrians, and bicyclists.

Additional dust on an already dusty, gravel road would not be advisable. Also, it would be nice to have more notification to those who would be affected. Fortunately the neighborhood did alert us this past week, and hopefully the appeal process can begin when more people are there and aware.

Thank you for the return e-mail and yes, we are having a sunny winter so we will be ready to return to Haines in good spirits.

Lynn and John Nowak

From: Julie Cozzi <jcozzi@haines.ak.us>
Sent: Friday, February 17, 2017 7:57 PM
To: cliffhangernowak@msn.com
Cc: Alekka Fullerton
Subject: RE: Appeal for Schnabel permit of Highland Estates quarry

Hi, John and Lynn...

I hope you are doing well. Mr. Ryan forwarded your email to the Clerk's Office, and I need some clarification. Your email contains no message in the body and has a copy of Poor and Bredthauer emails. We received separate emails/letters from Joe Poor and Ella Bredthauer. Is it your intention to register your support for the appeals?

We look forward to hearing from you. Hope you are having a great winter. Take care!

Julie

From: Brad Ryan
Sent: Friday, February 17, 2017 8:59 AM

FROM THE DESK OF
F WORK FAX PHONE
JON HIRSH

February 21, 2017
Haines Borough Assembly
Haines, Alaska 99827

Dear Haines Borough Assembly,

Hi Haines Borough Assembly Members,

I am writing about the proposed conditional use permit off of Young Road. I am resident of Highland Estate. I was also a participant in our latest Haines Comprehensive Plan. I am aware of the specific guidelines to move industrial sites out of residential sites. I believe allowing a conditional use permit in this scenario is a disregard of the comprehensive plan. This plan is suppose to be our guideline, not something to continue to disregard or think this will be something that only applies to somewhere in the future. I believe these guidelines were set up to making decisions. now. The reasons people are asking about truck traffic, having concerns about little kids on living on Young Road, and noise are all concerns that were adressed in the Haines Comprehensive Plan. I believe allowing this to continue is not following our collective vision for Haines. Please follow our Haines Comprehensive Plan.

Sincerely,

Jon Hirsh

From: [Kay Clements](#)
To: [Brad Ryan](#)
Cc: [Julie Cozzi](#)
Subject: Southeast Roadbuilders and Highland Estates
Date: Wednesday, February 22, 2017 12:37:00 PM

Hi Brad,

I have concerns about the Southeast Roadbuilders project set for Upper Young Road. I live one street below at 846 Muncaster and have many of the same concerns expressed in Lenise Fontenot's appeal as well as that of Ella Bredthauer. I fully support their appeals.

Why were the rest of the residents not informed? The proximity of the project will directly impact my safety and quality of life. I don't have a desire to hinder progress or even a housing development but I do find that the Planning Commission gave this business free reign without taking into consideration the needs of residents.

- I'm concerned about safety - one road in and out - what happens in an emergency?
- Is there an environmental impact report? The stability of the mountain behind me is a worry.
- The hours, days, months and amount of trucks rolling are beyond the norm and in a residential area seems extreme and without simple consideration. Why would the company need to work on Saturday?

These are my key concerns and again, I fully support the appeals already submitted by Lenise Fontenot and Ella Bredthauer and sincerely urge the assembly to review and adjust this plan to be safe and considerate of homes already in place.

Kay Clements
846 Muncaster
PO Box 370
Haines, AK 99827

radiogurrl@gmail.com
766-3780