

Written Comments Supporting Planning Commission Decision

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.

From: [Mike Bell](#)
To: [Julie Cozzi](#)
Subject: Appeal of Planning Commission Decision RE: Roger Schnabel
Date: Friday, March 10, 2017 9:47:30 AM

Adequate time was given for public review before approval of this project. This is private land and if a person cannot develop their private land when it has no significant impact on adjoining lands, then the concept of private ownership has been negated and we all loose. Therefore I support the development of the land owned by Roger Schnabel.

Mike Bell
1039 Lutak Road
Haines, AK
766-2501

From: [Elaine Bell](#)
To: [Julie Cozzi](#)
Subject: Southeast Roadbuilders Appeal
Date: Friday, March 10, 2017 9:35:49 AM

I am writing in support of the planning commissions decision to allow Southeast Roadbuilders to develop privately owned property. The rock haul is on public roadways and is essential to the project. There was adequate time for public comment before the decision was made.

Elaine Bell
1039 Lutak
Haines, AK 99827

Brad Badger
Jessie Badger
P.O. Box 542
Haines, AK 99827

March 10, 2017

Dear Assembly Members:

We support the decision of your planning commission to approve the Conditional Use Permit (17-0C) to Roger Schnabel for the development of his property (C-SEC-26-010 on Highland Estates. When a person or persons purchase property, it is obvious, they have plans for the future. Buying property means that you will be developing it at a later date. Roger has just as much right to develop his property as his neighbors did when they purchased and developed their property. For his neighbors to attempt to either shut this project down or to limit it further than his already stated plans is not reasonable. We reside at #1 Cathedral View Subdivision, which means that we are right on the Highway. We see twice the amount of traffic at twice the speed of this project on Highland Estates, we bought our property knowing this, and we live with it. Every time we see or hear a truck go by we think there is a person with a job. We need jobs in this community and Roger's project is bringing jobs. Roger's project is developing home sites for the future, for us, we are excited to see this progress. We say thank you to the planning commission for approving a project that will bring a positive impact to our community.

Thank you,



Brad and Jessie Badger

RECEIVED HAINES BOROUGH

MAR 10 2017

CLERK'S OFFICE

From: [Michael Mackowiak](#)
To: [Julie Cozzi](#)
Cc: [Jan Hill](#)
Subject: Support for SE Roadbuilder's Conditional Use Permit
Date: Friday, March 10, 2017 10:54:34 AM

I support Roger's Schnabel's conditional use permit for extraction of material from Highland Estates to be used for the small boat harbor within the time constraint's stated in the permit.

We have a process by which Southeast Roadbuilders received their conditional use permit, it was open and transparent, it is a public process. How can any kind of maintenance, repairs, upgrades or capital projects succeed in our community if there is not a process which provides predictability for those burdened with producing bids and contracts to do the work. How can we as a community expect anyone to contract with our community to perform the work that we as a community have requested, if we keep changing the rules.

Obstructionism is not a community building activity. There will always be give and take, satisfied and unsatisfied community members in activities deemed by the community to be necessary. The roads and streets in our community do not belong to private individuals, they belong to the community to provide access for the community, BOTH commercial and private access. All of us at some time or another will be unhappy with some road project, the way our street gets plowed, the noise the water department makes working on the water mains or when potholes are patched — it is the cost of living in a community. Living away from others and not having the activities of other humans to bother you are benefits of solitary, wilderness living. If you choose to live in a community, you consciously or unconsciously have made the choice to be bothered by the activities of the other humans that make up that community.

If we are to be a community, we must respect the concerns of the individuals, but weigh them against the needs of the community. Part of those community needs are the credibility of a permitting process, we cannot be ruled by the tyranny of the few, or the whole community suffers — as our history in Haines so sadly demonstrates.

Michael Mackowiak
Haines, Alaska

From: [Christy](#)
To: [Julie Cozzi](#)
Subject: Roger Schnabel permit
Date: Friday, March 10, 2017 11:07:27 AM

Hi Julie,

I am writing to show my support for Roger Schnabel's conditional use permit for extracting material from Highland Estates for the boat harbor project. We all want things done safely and with as little impact to the neighborhood, and I believe Roger will do that.

Thanks,
Christy

Christy Tengs Fowler
PO Box 190
Haines, AK 99827
907 314 0444

From: rralston@aptalaska.net
To: [Julie Cozzi](#)
Date: Friday, March 10, 2017 11:09:20 AM

I support Roger's Schnabel's conditional use permit for extraction of material from Highland Estates to be used for the small boat harbor within the time constraint's stated in the permit.

Ron Ralston

Sent from [Mail](#) for Windows 10

From: [Gerald Lapp](#)
To: [Julie Cozzi](#)
Subject: Highlands Estates Permit:
Date: Friday, March 10, 2017 11:35:14 AM

Dear Assembly Members/ Hearing Board: I would like to support Southeast Roadbuilders conditional use permit for extracting rock out of his Highlands estate rock pit to be used for the small boat harbor within the time constraints as written in the permit.If they had to look else where for rock the cost could escalate substantial for this project.Thank You. Jerry Lapp

From: [Kathi Lapp](#)
To: [Julie Cozzi](#)
Subject: Rogers permit
Date: Friday, March 10, 2017 11:44:08 AM

To whom it may concern,

I want express my support for Roger Schnable's conditional use permit for extraction of materials from Highland Estates that's being used at the small boat harbor. This is providing jobs for our local people and a service to our community.

Thank you Kathi Lapp

Sent from my iPad

From: [Lynn Hyder](#)
To: [Julie Cozzi](#)
Subject: Borough Clerk
Date: Friday, February 17, 2017 4:19:15 PM

TO: Julie Cozzi - Borough Clerk = jcozzi@haines.ak.us

I want to thank the Haines Borough Planning Commission for granting South East Road builders a conditional use permit February 9th near the Skyline Subdivision. It was the right thing to do.

I don't know how many home sites will eventually be located on the 60 acres but each one will require many loads of fill material for each house site, driveway and parking area. That and the material needed for the all weather service access roads and the requirements for installing power, telephone, sewer and water lines would all have to be hauled through our town then up Young Road to reach the location where its needed. Living on Skyline Drive I can understand that, it is amazing how much the building of only one new home can add to the traffic in our area... Obtaining as much of the material as possible on the 60 acre site would remove the necessity of hauling it in from somewhere else... How many loads will Mr. Schnabel be needing to haul down the road for his use in another area? I don't know ---- it looks like a trade off, six of one and half a dozen of another... Again I thank the Commission for your service. You wanted the job and we voted for you to do it...

Lynn C Hyder
Skyline Drive

From: [Michael Binkie](#)
To: [Julie Cozzi](#)
Cc: [Jan Hill](#); [Tresham Gregg](#); [Tom Morphet](#); [Margaret Friedenauer](#); [Ron Jackson](#); [Heather Lende](#); [Mike Case](#)
Subject: Schnabel Quarry and Young Road haul permit
Date: Friday, March 10, 2017 10:19:23 AM

I'm in very strong support of Rodger Schnable's request to haul rock from his own property off of young road. Young road is a public road, designed for street legal vehicles. I'm sure that Mr. Schnable's trucks meet all of the DOT requirements and laws to haul rock, sand, gravel or freight on any and all public highway's, street's and road's in the State of Alaska. Development of our community requires this type of work to occur, development also means jobs in our community. Please look favorably at his request. Thank you.-----MB