



HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-2231 * FAX (907) 766-2716

13 February 2017

To: Brad Ryan, Interim Manager

From: Rob Goldberg, Haines Borough Planning Commission

Re: CUP Hearing Feb. 9th, 2017 Results: Approval Conditions Changed from Manager's Recommendations

Conditional Use Permit (#17-06)

C-SEC-26-0100; Roger J. Schnabel

Mr. Ryan,

On February 9th, 2017, the Planning Commission found that the proposed development by R. Schnabel met all relevant requirements of HBC 18.50. Five of five commissioners approved the permit; Commissioner Josephson and Stephens recused themselves from the decision. The Planning Commission made the following changes to the manager's recommendation for conditions on Schnabel's conditional use permit (17-06):

1. *Permitted Volume.* The permit is granted for extraction of not more than 7,500 cubic yards of aggregate material.
2. *Routes.* The developer will work with the Haines Police Department and Borough Manager to determine the safest route for the trucks to follow.
3. *Drainage and vegetation.* The Developer will submit a DEC-approved Storm Water Pollution Control Plan to the Borough.
4. *Mitigation.* The applicant shall control dust, noise, and vibrations to the maximum feasible extent. The Developer shall regularly inspect the public roads on the truck routes and remove debris that has fallen from the trucks.
5. *Development schedule.* Blasting will occur between the hours of 9:00 am to 5:00 pm, Monday-Friday and 10:00 am to 4:00 pm on Saturday. Hauling will occur between the hours of 8:00 am and 5:00 pm, Monday-Saturday. Operations will not occur during (1) Federal, State, and Borough holidays; and (2) on May 27th, 2017, the Saturday of Brewfest.
6. Unless otherwise provided by the Planning Commission, this permit will expire on March 1st, 2020.

Per HBC 18.50.040, these conditions shall be part of the approved permit. If the development does not implement all relevant requirements, or the commission otherwise determines the development is not in compliance with this title, the commission shall deny the permit and note with particularity its reasons for the decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Goldberg", is written over a light blue horizontal line.

Rob Goldberg
Planning Commission Chairman



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PLANNING COMMISSION REVISIONS FEBRUARY 9 2017

To: Planning Commission

From: Brad Ryan, Interim Manager

Re: Conditional Use Permit (#17-06); Tax ID # C-SEC-26-0100; Roger J. S...

SUMMARY

This memorandum serves as my recommendation under Haines Borough Code (HBC) 18.50.040 (A) for the above referenced permit (see attached application). Staff has evaluated the application against the criteria listed in borough code. With the exception of seven (7) items, it is my opinion that the development adheres to the pertinent criteria. In addition to the specifications already outlined by the applicant in the application and development plan, my recommendation is that a permit be issued if it meets the conditions as follows:

1. *Permitted Volume.* The permit is granted for extraction of not more than 7,500 cubic yards of aggregate material.
2. *Routes.* ~~The development plan submitted by the applicant did not include final destinations of commercial sale. Currently, the final destination of one route is on Second Avenue. The applicant must submit a map which clearly delineates the proposed routes for transport before a permit is issued. Any modifications to the route must be submitted to staff in a timely manner and must receive approval from the Planning Commission prior to deviation.~~ **The developer will work with the Haines Police Department to determine the safest route for the trucks to follow.**
3. *Roads.* ~~Due to the likelihood of off-site impacts to Young Road from heavy load transport, the developer or owner is required to (1) repair roads as needed to their current condition as of the date the permit was issued; and (2) post a bond guaranteeing satisfactory completion of the required road repairs. To alleviate developer concerns over financial responsibility of normal wear and tear of roadways, the borough will submit a predevelopment inspection document with photos of current road conditions along the route(s).~~
4. *Drainage and vegetation.* ~~Removal of vegetation and topsoil will change the runoff patterns of the hillside and increase probability of erosion or other mass wasting (creep, slump, flow, fall, or landslides) during large rainfall events. Runoff is a portion of precipitation that is not intercepted by vegetation, absorbed by land surface, or evaporated, and thus flows overland into a depression, stream, lake, or ocean (also takes place in the upper layers of soil). The developer has agreed to install controls to maintain water quality and flood control as needed. The developer will also use Best Management Practices (BMPs) outlined in their Operations Plan. In addition, the developer must submit a drainage plan with respect to storm water being discharged into the adjoining single family residential neighborhood. The drainage plan will include specific details about mitigation efforts before, during, and after the life cycle of the permit. The plan must be approved by borough staff before a permit is issued.~~ **The Developer will submit a DEC approved Storm Water Pollution Control Plan to the Borough.**
5. *Mitigation.* The applicant shall control dust, noise, and vibrations to the maximum feasible extent. **The Developer shall regularly inspect the public roads on the truck routes and remove debris that has fallen from the trucks.**
6. *Development schedule.* ~~Blasting will occur between the hours of 10:00 am and 3:00 pm, 9 am to 5 pm, Monday-Friday and 10 am to 4 pm on Saturday. Hauling will occur between the hours of 8:00 am and 5:00 pm, Monday-Saturday. Operations will not occur during (1) Federal, State, and Borough holidays; (2) Special Event days as determined by the tourism office, and (3) Cruise Ship days~~ **and on May 27th, 2017, the Saturday of Brewfest.**
7. Unless otherwise provided by the Planning Commission, this permit will expire on March 1st, 2020.