

Written Comments Supporting Appeals

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

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.

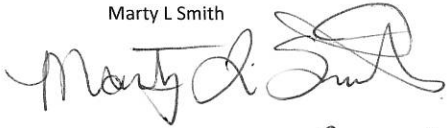
Then I encourage you to drive around Skyline Drive on your way out and notice all the houses who did not get notification. When you reach the stop sign imagine having to pull out in front of or into a dust cloud after a dump truck goes by, and your child on a bicycle making the same route you did with 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: [Alekkka Fullerton](mailto:Alekka.Fullerton)
To: [Alekkka 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