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**To:** Julie Cozzi  
**Subject:** RE: 26 Mile Heliport CUP Appeal - Public Comment 12/1/15 BA Meeting

**From:** Thom Ely <[akthome@yahoo.com](mailto:akthome@yahoo.com)>  
**Date:** November 29, 2015 at 11:55:39 AM AKST  
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**Subject:** 26 Mile Heliport CUP Appeal - Public Comment 12/1/15 BA Meeting

Dear Assembly, Mayor and Manager,

Once again you are in a position to put an issue to rest or perpetrate the ongoing saga and expense of placating a business that refuses to compromise, abide by regulations or come to terms with our community. The Planning Commission has denied this Conditional Use Permit three times. The first time it was appealed to the Assembly and the appeal was denied. The second time the appeal was upheld despite not all eight criteria to grant the permit being met. Hence a resident correctly appealed this decision. The case was dismissed by the State Supreme Court after the temporary permit expired. Therefore the case is now mute and should not be resurrected.

Voting to hear this third appeal will only cause more legal expense and drag out an issue that should never have come up again. Heliports do not belong in residential neighborhoods. That is why they have the extra scrutiny and are in Borough code as a Conditional Use. The Planning Commission correctly determined that the conditions in this location have not been met to issue a CUP.

On the Agenda Bill Notice 11C2, in the Comprehensive Plan Consistency Review section, the box is incorrectly marked "Yes" for consistency. A heliport at the proposed 26 mile Big Salmon Ventures property is not consistent with the Haines Borough Comprehensive Plan. The Comp Plan identifies the Haines Airport and a to be determined public heliport in the upper valley as the two preferred locations. We currently have four permitted heliports and two un-permitted heliports in the Haines Borough. The need for another heliport is unwarranted and does not conform with the Comp Plans stated goals.

Big Salmon Ventures can build their lodge and expand their business at their 26 mile property. That point is not the issue and holds no merit in the decision. The comfort and convenience to the business and it's clients of allowing helicopters to take off and land at that property is the issue that will negatively affect the quality of life for some of the people living there. Hence the CUP criteria to grant the permit is not met.

Unfortunately the Mead & Hunt Noise Study that was commissioned by the Borough was substantially flawed and did not properly assess the baseline data in the area or the affect of helicopters taking off, flying over and landing in the neighborhood. The Noise Study can not be

used to justify this CUP. The company that conducted the study points out the gaps and limitations in it's findings regarding the impact of helicopter operations on this neighborhood.

The Borough Assembly erred on the last round by granting the temporary CUP for a heliport at 26 mile. It is time for leadership, teamwork and direction from the Assembly to put the issue to rest. The task at hand is to identify, develop and require use of a public heliport in the upper valley for the heliski industry that would also be used by the mining exploration helicopter activity in the area. I ask that you deny to hear this 26 Mile Heliport CUP appeal.

Sincerely,

Thom Ely  
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