



## HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-6411 \* FAX (907) 766-2716

September 29, 2020

**To: Planning Commission**  
**From: Libby Jacobson Planning & Zoning Tech**  
**Re: Roger Schnabel Land Exchange & CUP | Parcel ID: C-TNS-21-1700, 1600 | Block 21 Lots: 15B, 15B TL, 16TL; Lot 16; Lots 17 & 18 | Waterfront Zone**

### REVIEW

Haines Planning Department received a conditional use permit application for a Boat Maintenance & Storage Facility on the proposed property on September 23<sup>rd</sup>, 2020 after Planning & Zoning Tech recommended a CUP would be the appropriate initiation. On September 29<sup>th</sup>, staff pulled the CUP for the following reasons:

1. **Property Ownership.** All permit applications require owner approval under 18.40.030 (A)(4). Since the proposed use partially resides on borough land, the applicant must first obtain approval for the land exchange under Title 14. The planning commission alone cannot approve the use; rather, it is the Assembly that ultimately determines approval of borough property use and disposal.
2. **Site Plan** All land or conditional use applications require a site plan which includes existing and proposed buildings, parking areas, utility connections, etc. under 18.40.030. The application's site plan only details elements of a proposed land swap. It looks more like a concept plat than a site plan. In this instance, having a site plan for the proposed use isn't just required for the CUP, it would also help the planning commission and the assembly determine outcomes for a right-of-way vacation/land swap.
  - a. A site plan was provided October 1<sup>st</sup>, 2020.
3. **Other documentation** to fulfill requirements of general and conditional use criteria under 18.60 and 18.50 as determined by the manager. This documentation should be in the form of additional site plans or narratives and should include things like traffic (note that the road with on Front St is nonconforming and has a propensity to create traffic hazards), public maintenance, consistency with assembly-approved or state-approved plans (Comprehensive Plan), parking, and off-site impacts (noise, drainage, fumes).
  - a. A traffic pattern/haul-out description was provided October 1<sup>st</sup>, 2020 included in the cover letter.
4. **Timeline** Public Hearing applications should be in to the P&Z tech September 17<sup>th</sup>, P&Z tech accepted the CUP application on September 23<sup>rd</sup>. Notices were sent on the deadline September 21<sup>st</sup> after conversing with the applicant that a CUP application

would be filed as soon as possible. On September 29<sup>th</sup> the application was determined incomplete and a CUP inadequate to begin the land exchange process.

### **Background**

Roger Schnabel would like to operate a Commercial Boat Storage & Maintenance on Lots 15, 16, 17, and part of 18 on filled in tidal lands in the water front zone so that the land would align with the existing Canal Marine and RV Park fill area. This would include Schnabel swapping land with Timothy Hannon and the Haines Borough, to create a homogenous space of fill starting at the Main Street intersection out to Union St & Front St intersection for the operation of a boat storage and maintenance facility.

### **Adjacent Properties**

Roger Schnabel owns Lot 2 Front Street which is directly to the South. Lot 2 uplands and tidelands filled in to the 12' tide mark and operates as "Canal Marine" and "Ocean Side RV Park." There are summer seasonal RVs here, fishing vessels hauled out for maintenance, and a newly erected multi-use building with 2 apartments, shop & office space below. All properties across Front Street are Single Residential Zoned and host single family homes, vacation rentals, and vacant lots. Waterfront Zoned properties to the north are residential lots and vacant lots. The tidelands are privately owned in this area.

Currently, the Haines Borough owns Lot 15B, Lot 15B TL (Tide Lands) and Lot 16 TL. Tim Hannon owns Lot 16. Roger Schnabel owns Lots 17-19.

### **Comprehensive Plan 7.4.2 Portage Cove Waterfront:**

This section encourages development of a marine industrial park. The comprehensive plan states the desire for a waterfront trail and public access as high.

### **Staff Recommendation:**

1. Discuss classification and designation in public meeting setting before making a recommendation to the assembly.
2. Proceed to the Assembly with an ordinance classifying Lots 15B, Lot 15B TL, & Lot 16 TL for sale to commence the Borough Land Disposal procedure.
3. The Conditional Use Permit will be re-heard contingent on the ordinance passing through the assembly.

**Relevant Haines Borough Code:**

***14.20.040 Classification of lands for sale.***

*A. Borough lands may be classified for sale by the assembly with the advice of the planning commission.*

*B. No land which the borough owns or has an interest in shall be sold until it has first been classified for sale and a use designated.*

*C. The assembly may require that there be no use of any land, or interest in land, other than permitted by its designation, unless the written approval of the assembly is obtained.*

*D. Public meetings shall be held by the planning commission to discuss any such classification and designation before making any recommendation to the assembly. All adjacent property owners of the parcel to be classified shall be notified, in writing, of the public meetings.*

*E. Designation of a use of any land shall not conflict with any existing valid zoning regulations and shall be in keeping with the borough comprehensive plan.*

*F. The borough does not warrant by its classification, designation or sale of land that the land is suited for the use authorized under said classification, designation or sale and no guaranty is given or implied that it shall be profitable to employ the land to said use.*

***14.20.100 Sales and exchanges by negotiation or competitive proposal.***

*A. Upon direction of the assembly by motion, the land manager may commence negotiations for the sale, or exchange or other disposal of borough land.*

*B. Upon application, and approval by the land manager, a person may submit a written proposal to purchase, or otherwise acquire borough land for a specified purpose. The proposal shall be reviewed by the planning commission and thereafter forwarded to the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals.*

**The applicant has provided their intent and application as the included letter. The manager and staff have approved this application to be now reviewed by the planning commission.**

C. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (A) or (B) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the land manager may conclude arrangements for the sale, or exchange or other disposal of borough land.

When a land exchange is proposed, the planning commission shall evaluate alternative sites, and shall make specific recommendations regarding exchanges prior to execution of the exchange. The final terms of the disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the land manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection.

D. All costs such as but not limited to surveying, platting, appraisal, escrow, and recording fees associated with the transfer of borough land by negotiated sale, or land exchange shall be paid by the proposer.

ZONING USE CHART

TOWNSITE PLANNING/ZONING DISTRICT

UBR = Use-By-Right CU = Conditional Use NA = Not Allowed GFA = Gross Floor Area

GENERAL CLASSIFICATION ➔	INDUSTRIAL USES			COMMERCIAL/ Residential Uses			RESIDENTIAL USES ONLY	RESIDENTIAL/ Commercial Uses			RECREATIONAL USE
	Specific Zoning Districts ➔	Heavy Industrial	Light Industrial/ Commercial	Waterfront Industrial	Commercial	Waterfront	Significant Structures Area	Single Residential	Multiple Residential	Rural Residential	Rural Mixed Use
USES ⬇	I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	REC
Marine Commercial Facility	NA	NA	UBR	NA	CU	CU	NA	NA	NA	NA	NA
Marine Industrial Facility	NA	NA	UBR	NA	CU	NA	NA	NA	NA	NA	NA
Commercial Major	UBR	UBR	UBR	UBR	CU	CU	NA	NA	NA	NA	NA

“Marine commercial facility” is a commercial use involving business activities that require access to the marine waterfront as an integral and unavoidable part of their conduct.

“Marine industrial facility” is a use involving heavy or light industrial activities that require access to the marine waterfront as an integral and unavoidable part of their conduct.

“Commercial, major” means a commercial use with gross floor area of 5,001 square feet or more.

### Current Land Ownership



### Current Land Exchange prospects (Proposed)



## **Conditional Use**

The Conditional Use Permit has been postponed contingent on the passing of the land for sale designation. The following general approval criteria and conditional use permit criteria is supportive information.

### **General Approval Criteria (HBC 18.60.010):**

A land use permit, or conditional use permit, or a platting action permit for a subdivision, may be granted if general approval criteria and applicable specific approval criteria of HBC 18.60.020 are complied with. This report notes which criteria may not have been met and need to be addressed as part of the conditions for this permit.

*E. Traffic. The proposed use shall not overload the existing street system with traffic or result in result in unsafe streets or dangers to pedestrians.*

**Applicant will apply for Army Corps Permit for fill in order to safely store the vessels out of the right of way and to provide adequate egress and access to property.  
Applicant has provided narrative on traffic pattern including haul-out locations.**

*H. Parking. Parking, loading areas and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*

**Site Plan shows parking space for 20-30 vessels/trailers depending on their size.**

*I. Utilities. The proposed use shall be adequately served by public water, sewer, on-site water or sewer systems, electricity, and other utilities prior to being occupied. The borough may require a letter of commitment from a utility company or public agency legally committing it to serve the development if such service is required. If property on which a use is proposed is within 200 feet of an existing, adequate public water and/or sewer system, the developer shall be required to connect to the public systems. The borough may require any or all parts of such installation to be oversized, however the additional cost beyond the size needed for the development will be borne by the borough.*

**Borough water and sewer lines run along Front St.**

*K. Walkways, Sidewalks and Bike Paths. Easements for pedestrian access or bicycle paths may be required where shown by the borough to be necessary to provide reasonable circulation or access to streams, lakes, tidewater, schools, playgrounds, transportation facilities or other public facilities.*

**Through the land exchange, the applicant has proposed increasing Borough Property corridor width from 17.78' to 61.55' with no net loss of property, therefore improving public access to the beach. Applicant has also shown interest in working with Borough to provide a "Spur" of the Portage Cove Waterfront trail to be recessed along the rip-rap rock fill spanning the length of lot 2 and proposed boat yard connecting back to Front St.**

**N. Off-Site Impacts.** *The proposed use shall not have significant negative impacts on the surrounding properties, including excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises or be unsightly or become a nuisance as defined in HBC 8.12.020(I). Buffering may be required to alleviate impacts between residential and nonresidential uses. The owner of the property upon which the buffering is constructed is responsible for the maintenance of the buffering in a condition that will meet the intent of this criteria.*

**The land exchange proposal designates the Borough land to be the buffer between commercial area and residential area. Noise, fumes, etc. has not been addressed.**

**Q. Open Space and Facilities.** *The developer may be required to dedicate land for open space, drainage, utilities, access, parks or playgrounds. Any dedication required by the commission must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policies. The commission's finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. Land may be accepted by the borough only under the following conditions:*

- 1. The location, shape, size, and character of the area must be suitable for the planned use.*
- 2. Development in landslide and avalanche areas designated on the borough hazardous areas map must minimize the risk to life and property.*
- 3. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation or landslide and avalanche hazard must be left unimproved.*
- 4. If the use provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The borough shall release the bond or other assurance when the buildings, structures, or improvements have been completed to the satisfaction of the commission.*

*5. All land must be conveyed to a public agency or private association that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership. When the land is not dedicated to a public agency and maintenance of the common space is required, a private association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the borough attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner that assures its continuing use for its intended purpose. Conveyance of an area to a private association must be consistent with AS 34.07, the Horizontal Property Regime Act.*

**U. Waterfront. The following requirements apply in all waterfront zones:**

*1. Dredge and Fill Activities. Any person, persons or firm planning a development in wetlands is required to apply for and obtain a dredge and fill permit from the United States Army Corps of Engineers prior to commencement of development.*

**Applicants will apply for Army Corps Permit.**

*2. For residential use, setbacks shall be the same as those required in the residential zone. All other uses shall be required to set back 10 feet from lot lines adjacent to every street and alley and five feet from all other lot lines.*

*3. Public access to the waters of Portage Cove is required to be included in all permits for development on land adjacent to Portage Cove. (Ord. 18-04-494 § 6; Ord. 15-10-423 § 4; Ord. 13-08-342 § 4; Ord. 12-05-291 § 9; Ord. 07-04-153; Ord. 06-07-148; Ord. 04-08-075*

**Conditional Use Permit Criteria (HBC 18.50.040):**

Under HBC 18.50.040, there are eight criteria to be considered in deciding whether to grant a conditional use permit. The Commission may grant the permit, but shall first consider each of the following areas (as listed below) and may impose restrictions as may be necessary to protect the public health, safety, and welfare.

- 1. The use is so located on the site as to avoid undue noise and other nuisances and dangers;***
- 2. The development of the use is such that the value of the adjoining property will not be significantly impaired.***
- 3. The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;***
- 4. The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;***
- 5. The granting of the conditional use will not be harmful to the public safety, health or welfare;***
- 6. The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;***
- 7. The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;***
- 8. Comments received from property owners impacted by the proposed development have been considered and given their due weight.***

All property owners within an area of 500 feet from the applicant's property were notified in writing of the proposal on September 21, 2020. As of October 2, two letters have been submitted by the public.

**Highlands Estates Inc**  
HC 60 Box 4800, Haines, Alaska 99827

23 September 2020

**Haines Borough**  
Planning & Zoning  
Box 1209  
Haines, Alaska 99287

Planning Commissioners,

Attached is an application for a conditional use permit for a proposed new parcel on Front Street (45,305 square feet directly north of Lot 2 Front Street). Our intention is to utilize the new parcel for marine vessel storage in conjunction with the newly-constructed marine repair facility occupying Lot 2, Front Street. The new construction & upgrade to facilities on Lot 2 is a major investment in Haines' waterfront and downtown business corridor. The proposed new parcel directly compliments this work.

Trailerred vessels would enter the property along Front Street in the summer from the Small Boat Harbor. A seasonal road may be utilized in the Fall & Spring for movement of larger/taller vessels from the Small Boat Harbor through the Southeast corner of Lot 2.

The attached maps illustrate a proposed land exchange between the Haines Borough, Timothy Hannon & Highlands Estates. The proposed exchange would accomplish the following for the Borough:

- Shift the Borough's right of way (lot 15b) to the north, increasing the corridor width from 17.78 ft to 61.55 ft, with no net loss of property.
- Cleanly delineate property and zoning boundaries, placing residents toward the north and commercial to the south, consolidating the commercial district, while increasing the width of access to the beach along Front Street.
- Substantially increase the value of the Borough's waterfront parcel

Highlands Estates has entered into a memorandum of understanding with Timothy Hannon (Lot 16 Front Street) for this property exchange.

Highlands Estates would retain ownership of all fill currently located on the new Borough parcel and utilize it for both the new Hannon & Highlands Estates lots.

If the Borough were to agree to the property exchange and approve the conditional use permit for this parcel, Highlands Estates will pursue a Corps of Engineers permit for fill of the new parcel. We would ask the Borough and Planning Commission for a letter of no objection and/or support of our permit application.

Please feel free to reach out for additional information at any time.

Best regards,



Greg Schlachter  
Project Manager | 907-209-0816



# Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827. Box 1209  
 (907) 766-6401 \* Fax: (907) 766-2716

## APPLICATION FOR CONDITIONAL USE PERMIT

Permit#: \_\_\_\_\_

Date: \_\_\_\_\_

Use this form for approval by the Planning Commission. **\$150 non-refundable application fee**

<b>I. Property Owner/Agent</b>		<b>Owner's Contractor (If Any)</b>	
Name: <b>Highlands Estates Inc</b>		Name: <b>Haines Development/Highlands Estates</b>	
Mailing Address: <b>HC 60 Box 4800, Haines, Alaska</b>		Haines Borough Business License #:	
Contact Phone: <b>907-209-0816</b>		Alaska Business License #:	
Fax:		Contractor's License #:	
E-mail: <b>greg@expeditionbroker.com</b>		Mailing Address:	
		Contact Phone:	
		Fax:	
		E-mail:	
<b>II. Property Information</b>			
Size of Property: <b>45,305 sq ft</b>			
Property Tax #: <b>C-TNS-21-1600 to 1700</b>			
Street Address: <b>Front Street</b>			
Legal Description: Lot (s) <b>15b-19</b> Block <b>21</b> Subdivision <b>Front Street</b>			
<b>OR</b> Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional page if necessary.]			
Zoning: <input checked="" type="checkbox"/> <b>Waterfront</b> <input type="checkbox"/> <b>Single Residential</b> <input type="checkbox"/> <b>Rural Residential</b> <input type="checkbox"/> <b>Significant Structures Area</b> <input type="checkbox"/> <b>Rural Mixed Use</b> <input type="checkbox"/> <b>Multiple Residential</b> <input type="checkbox"/> <b>Heavy Industrial</b> <input type="checkbox"/> <b>Waterfront Industrial</b> <input type="checkbox"/> <b>Commercial</b> <input type="checkbox"/> <b>Industrial Light Commercial</b> <input type="checkbox"/> <b>Recreational</b> <input type="checkbox"/> <b>Mud Bay Zoning District</b> <input type="checkbox"/> <b>Lutak Zoning District</b> <input type="checkbox"/> <b>General Use</b>			
<b>III. Description of Work</b>			
<b>Type of Application</b> (Check all that apply) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial  N/A sq. ft.  N/A seating capacity if eating/drinking establishment <input type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	<b>Project Description</b> (Check all that apply) <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input checked="" type="checkbox"/> Other <b>Marine Vessel Storage</b>	<b>Water Supply</b> Existing or Proposed <input checked="" type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input type="checkbox"/> Borough Water System <input type="checkbox"/> Other _____	<b>Sewage Disposal</b> Existing or Proposed <input checked="" type="checkbox"/> None <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Borough Sewer System <input type="checkbox"/> Pit Privy <input type="checkbox"/> Other _____

Per HBC 13.08.100 and 18.60.010, If a property on which a use is proposed is within 200 feet of an existing, adequate public water and/or sewer system, the developer shall be required to connect to the public systems. Failure to connect will result in a minor offense subject to penalties.
Valuation of Work: \$50,000.00
Current use of adjacent properties: Lot 2: Marine Repair facility (same owner); Lot 19: Residential
Attach the following documents to the permit application: <input checked="" type="checkbox"/> Site plan (see Attachment A) showing lot lines, bearings and distances, buildings, setbacks, streets, etc.

PREAPPLICATION (Required)

Pre-application Conference Date: TBD

Prior to submission of an application, the developer shall meet with the manager for the purpose of discussing the site, the proposed development and the conditional use permit procedure. The manager shall discuss these matters with the developer with special attention to policies and approval criteria that may pose problems or constraints on the site or the proposed development activity and policies or approval criteria that may create opportunities for the developer.

APPLICATION

Please provide a written narrative explaining how your project will meet the following requirements. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these six standards are met.

1. The use is so located on the site as to avoid undue noise and other nuisances and dangers.  
Describe what safeguards are being provided (i.e. setbacks or buffers) to meet the condition.  
Owner will apply for Army Corps Permit for fill work in order to safely store marine vessels outside of the right of way of Front Street and to provide adequate egress and access to property with trailered vehicles.
2. Explain how the development of the use is such that the value of the adjoining property will not be significantly impaired.  
Our proposed land exchange with private owners and the Borough would enhance residential values by creating a buffer from commercial operations and residences while also improving operations for commercial endeavors on Lot 2 of Front St.
3. Explain how the size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use.  
Current public services should not be impacted by the proposed uses of the new parcel.

4. Describe how or why the specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses.

The use of the property for marine vessel storage will compliment the adjacent marine repair facility. The proposed land exchange will provide a buffer from commercial use and residential use along the waterfront, while consolidating commercial-use land.

5. Explain how the granting of the conditional use will not be harmful to the public safety, health or welfare.

There are no anticipated public safety or health related issues with the development of the new parcel. The fill work will improve safety of transit along the narrow corridor of Front Street.

6. Describe the safeguards that will be provided so that the use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams.

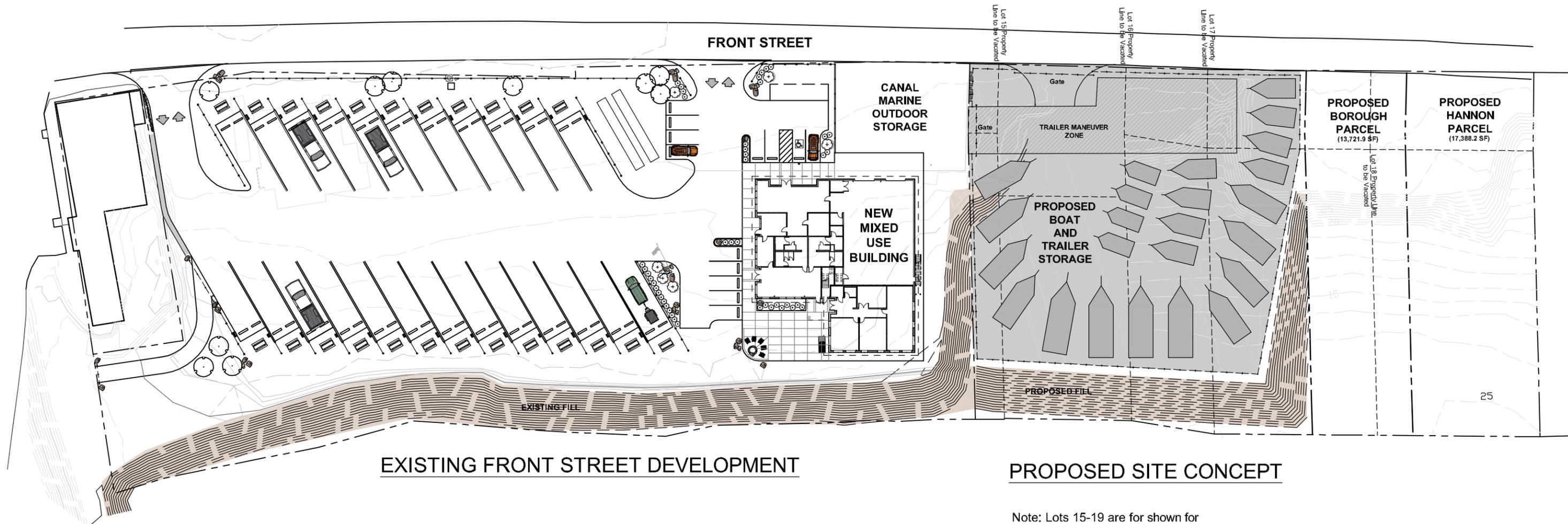
All fill work will be accomplished in accordance with an Army Corps permit which will be submitted upon approval of this CUP & land exchange.

### NOTICE

Per HBC 18.50.040, Comments received from property owners impacted by the proposed development will be considered and given their due weight. Additionally, the Planning Commission may impose one or more of the following conditions:

1. Development Schedule. The conditions may place a reasonable time limit on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighbors, to ensure that lots are not sold prior to substantial completion of required public improvements, or to implement other requirements.
2. Use. The conditions may restrict the use of the development to specific uses indicated in the approval.
3. Owner's Association. The conditions may require that if a developer, homeowner or merchant association is necessary or desirable to hold or maintain common property, that it be created prior to occupancy.
4. Dedications. The conditions may require conveyances of title, licenses, easements or other property interests to the public, to public utilities, or to the homeowners association. The conditions may require construction of public utilities or improvements to public standards and then dedication of public facilities to serve the development and the public.
5. Construction Guarantees. The conditions may require the posting of a bond or other surety or collateral (which may provide for partial releases) to ensure satisfactory completion of all improvements required by the commission.
6. Commitment Letter. The conditions may require a letter from a utility company or public agency legally committing it to serve the development if such service is required by the commission.
7. Covenants. The conditions may require the recording of covenants or other instruments satisfactory to the borough as necessary to ensure permit compliance by future owners or occupants.
8. Design. The conditions may require the adoption of design standards specific to the use and site.

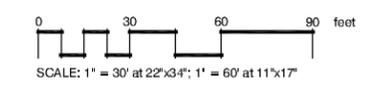




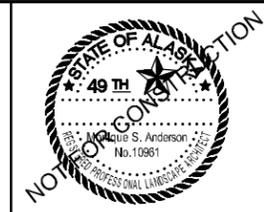
EXISTING FRONT STREET DEVELOPMENT

PROPOSED SITE CONCEPT

Note: Lots 15-19 are for shown for illustrative purposes (not surveyed).



MONIQUE ANDERSON  
Landscape Architect  
**ANDERSON LAND PLANNING**  
473 Katlian Street, #151A | PO Box 6078  
Sitka, AK 99835 :: 907-230-6003



MARK	DATE	DESCRIPTION	BY

Front Street Project  
**LOTS 15-19**  
**PROPOSED SITE CONCEPT**  
SITE PLAN

Project No: HAN 1702  
Date: 10-01-20  
Design/Drawn By: MA  
Checked By:  
Site Concept

## re: Front Street Waterfront

September 26, 2020

Haines Borough  
Planning & Zoning Tech  
ljacobson@haines.ak.us

Dear Haines Borough, Planning and Zoning

I am writing **to oppose** the Conditional Use Permit for Commercial Boat Storage & Maintenance C-TNS-21-1700 submitted by Roger Schnabel.

Borough Code states that Planning & Zoning must take into consideration the changing needs of the community and the aesthetics of the decisions. We have a beautiful waterfront, with plans for a walking/biking path which will greatly enhance the quality of life for residents. Haines encourages tourism, which comes with a Borough responsibility of keeping the town pleasant to look at with first impressions.

Personally I was appalled when the tidelands by the RV park were filled in. I was in Maryland at the time the notice went out and I missed that comment period. To imagine more tidelands being destroyed with backfill is disheartening.

Having purchased our house in 2012, I've lived through a few waterfront changes. After the tidelands by the RV park were filled in, the surf scoters no longer congregate by the rock wall of the small boat harbor, but stay more North in the inlet. I had planned to walk that beach area for COASST surveys, which is impossible at high tide now as the area is filled with water.

Property value of the houses overlooking Front Street I'm sure is decreasing with the big building already in place, blocking partial view of the water. Location and view are very important when evaluating property value. More industrial buildings will negatively impact value, as well.

To me it just doesn't make sense to destroy a beautiful location, especially when there are many other parcels of land away from the public eye that could be used for commercial boat storage.

There is value in unspoiled beauty.

Here is a panorama photo of the beach in 2016:



Half of this panorama, including the grass, no longer exists.

My view from 22 Dalton in 2016.



My view from 22 Dalton in 2020:



Here is a wide angle photo taken today, 9/26/2020. The changed view significantly alters what is seen through the picture windows, and the result is a travesty; i.e., a distorted representation of something.



Please do not allow any more meaningless development of our waterfront view happen.

Sincerely yours,

Dena Selby, M.D.

September 27, 2020

RE: C-TNS-21-1700

Dear Haines Borough Planning and Zoning Tech

I'm writing to inform you of the grave concern my family, friends, and neighbors share regarding the above referenced project in Portage Cove, Haines, AK. The stated purpose of the application is to expand on an existing pad for marine vessel storage and maintenance. Marine vessel storage and maintenance is inherently detrimental to the community for a number of reasons.

Marine vessel maintenance requires frequent application of coating systems. These coatings systems frequently contain noxious chemicals that are a threat to the overall air quality of the community, as well as the water quality in the surrounding Portage Cove. Paint can be applied various ways, but is typically applied via spray coating, which releases paint particulates into the atmosphere without the use of robust and expensive recapture systems. Not only is the application of coating systems a liability to the air and water quality, but the preparation of the vessels for the application can be worse. Typical marine vessel paint preparation utilizes high pressure water or sand blasting, both of which release debris into the surrounding atmosphere and environment. This debris is often heavy metal laden, old marine coatings from prior paint applications.

Vessel maintenance facilities are also notoriously loud. The blasting and spraying equipment previously mentioned for the coating systems are incredibly loud, and would be a hazard to the community without sound attenuation. The increased truck and heavy equipment traffic would also add to the noise disturbance in an otherwise quiet, residential area. Air compressors and welding machines for vessel 'hot work' are loud, typically diesel emitting machines.

The construction, dredging, and fill into Portage Cove would significantly impact the marine life in the area. Locals and Natives rely on the marine life for both recreational and subsistence fishing.

This community has been a quiet, residential area for decades. Allowing the expanded scope and vessel maintenance activities would adversely impact the community. Noise, air, and water pollution are certainties if this expansion is allowed. All the while, the neighboring area will be affected by increased traffic

and diminished views and quiet recreational enjoyment of the area. Considering the City of Haines already has a marine maintenance facility that is not operated at full capacity, it's hard to see the positives to the community. The negative impacts are clear and obvious, and will last for generations should this plan go forward.

Sincerely,

Kelly and Cheryl Pleas