


Haines Borough
Planning Commission Meeting
AGENDA
January 11, 2024 Regular Meeting

January 11, 2024 - 6:30pm

Location: In Assembly Chambers and on ZOOM

Brian O'Riley
Planning Commissioner

Dan Schultz
Planning Commissioner

Derek Poinsette
Planning Commissioner

Eben Sargent
Planning Commissioner

Erika Merklin
Planning Commissioner

Rachel Saitzyk
Planning Commissioner

Patty Brown
Planning Commissioner

Craig Loomis
Assembly Liaison

Annette Kreitzer
Borough Manager

Alekka Fullerton
Borough Clerk

Kiersten Long
Deputy Clerk

Andrew Conrad
Borough Planner

Zoom Meeting Information

Webinar ID: 811 2226 5370

Passcode: 600054

- 1. CALL TO ORDER/ PLEDGE TO THE FLAG/ LAND ACKNOWLEDGEMENT/ ROLL CALL**
- 2. APPROVAL OF AGENDA & CONSENT AGENDA**
[The following Consent Agenda items are indicated by an asterisk () and will be enacted by the motion to approve the agenda. There will be no separate discussion of these items unless a planning commission member or other person so requests, in which event the asterisk will be removed and that item will be considered by the planning commission on the regular agenda.]*
Consent Agenda:
3 – Approve Minutes from 12-14-23 Regular Planning Commission
- *3. APPROVAL OF MINUTES – 12-14-23 Regular Planning Commission Meeting**
- 4. PUBLIC COMMENTS** – [For any topics not scheduled for public hearing. Individual comments are limited to 3 minutes] *Note: during this section of the agenda, the assembly will listen and take notes. No official action will be taken at this time. Please address the planning commission at the podium provided, use the microphone, state your full name for the record and the topic of your comment.*
- 5. CHAIR REPORT – Geotech Advisory Committee discussion and Comprehensive Plan Update**
- 6. ASSEMBLY LIAISON REPORT – Assembly Member Loomis**
- 7. SUBCOMMITTEE REPORTS - None**
- 8. COMMISSIONER COMMENTS**
- 9. STAFF REPORT**
 - A. Planner Report**
 - B. Update on Resource Extraction CUP**
- 10. PUBLIC HEARINGS –**
 - A. Conceptual/35% design Library/Administration and Piedad Generator projects**
These are two generator projects which have been consolidated into one on the Borough's FY24 CIP list. HBC 18.30.040(I)(1) requires the Planning Commission to review plans for Borough projects with a value over \$25,000 and a public hearing at the conceptual stage of design. At that time, the commission shall decide whether additional public hearing and design review are required at the 35 percent, 65 percent, and 95 percent stages of design.
 - B. Conceptual/35% design Visitor Center Parking Lot**

11. UNFINISHED BUSINESS –

A. Heliport Moratorium- Proposed Resolution 23-09-1064

This matter has been re-referred to the Planning Commission from the Assembly.

12. NEW BUSINESS

A. ADEC Brownfield application, Contaminated soil clean up, support for uninhibited recreation – Big Boulder Subdivision, 34 Mile, 3-BBC-00-1500

B. Haines Friends of Recycling – New Recycling Center

Haines Friends of Recycling is requesting that the Haines Borough donate (deed) a portion of 925 FAA Road adjacent to the Lily Lake Water Treatment Plant to build a new recycling facility. *HBC. 14.20.040(D) Public meetings shall be held by the planning commission to discuss classification of Borough land for sale and designated use of the land. Such classification and designation shall be reported to the Assembly for further consideration.*

13. PUBLIC COMMENTS

14. COMMISSION COMMENTS

15. CORRESPONDENCE

16. SCHEDULE MEETING DATE – 02/08/24 at 6:30 in Chambers and on Zoom

17. ADJOURNMENT

1. CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL: Chair **BROWN** called the meeting to order at 6:30 pm in the assembly chambers and on zoom, and led the pledge to the flag.

Commissioners Present: Patty **BROWN**, Brian **O'RILEY**, Rachel **SAITZYK**, Derek **POINSETTE**, Eben **SARGENT**, Erika **MERKLIN**, Dan **SCHULTZ**.

Staff Present: Annette **KREITZER**/Borough Manager, Alekka **FULLERTON**/Borough Clerk, Kiersten **LONG**/Deputy Clerk and Andrew **CONRAD**/Planner, Ed **COFFLAND**/Public Facilities Director

Assembly Liaison Craig **LOOMIS** was also present.

Visitors Present: Melissa **ARONSON**, Kate **SAUNDERS**, Thom **ELY**, Don **TURNER** Jr., Riley **HALL**, Bruce **SMITH**, TJ **MASON**, Mathew **JENSEN**, Azure **JENSEN**, Patty **KERMOIAN**, Garret **GLADSJO**/proHNS, and 26 others present on zoom.

2. APPROVAL OF AGENDA: The following Items were on the published consent agenda indicated by an asterisk (*)

3 – Approve Minutes from 11-9-23 Regular Planning Commission Meeting

12A – 2024 Planning Commission Prep Schedule

Motion: **POINSETTE** moved to “approve the agenda and the consent agenda” and the motion carried unanimously.

3. APPROVAL OF MINUTES:

Note: The Minutes were approved by approval of the consent agenda: “Approve minutes from 11-9-23 Regular Planning Commission Meeting

4. PUBLIC COMMENTS:

TURNER – HFR proposal of new recycling center

ELY – Supports the heliport moratorium and Haines Friends of Recycling’s new recycling proposal

SMITH – HFR Proposal

Hall – Supports the heliport moratorium

TUYNMAN – Public Testimony

BENASSI – Highway project

KERMOIAN – Supports Friends of Recycling, Moratorium on Heliports, Planning Commission adopting Assembly’s Public Hearing policy.

5. CHAIR’S REPORT: Chair **BROWN** reported on acknowledging the public comments she has received since the last planning commission meeting. Has talked with Travis Eckhoff about the geo committee. Public comment about the Nuisance buildings are being dealt with. Right-Of-Way has been brought up by a couple members of the public.

A. Land Acknowledgement

Motion: **POINSETTE** moved to “approve the land acknowledgement” and the motion carried unanimously.

6. ASSEMBLY LIAISON REPORT: Assembly member **LOOMIS** answered some questions asked by the Planning Commission

7. SUBCOMMITTEE REPORTS: None

8. COMMISSION COMMENTS:

- A. Eben Sargent Highway Project**
- B. Derek Poinsette – Comprehensive Plan**
- C. Erika Merklin- Agricultural zone**

9. STAFF REPORT:

- A. Planner Report**
- B. Comprehensive Plan Update**

10. PUBLIC HEARINGS:

- A. Variance Permit #23-103 Accessory Apartment atop a detached garage within the set back – Mathew & Azure Jensen – C-HAY-00-0300 – Waterfront Zone.**

Public hearing was opened at 7:45pm and the following people chose to speak with respect to this issue:

TURNER- Supporting denial

TUYNMAN – Supporting denial

Hearing nothing further, the public hearing was closed at 7:50.

Matthew Jensen presented with respect to his variance request.

Variance:

Commissioners discussed HBC 18.8.080(C) 1-5 Variance Standards for Variance Permit 23-103

- 1) Except for significant structures areas, the conditions upon which the variance application is based do not apply generally to properties in the zone or vicinity other than the property for which the variance is sought;**

After discussion the commission agreed criteria #1 was met since the shape of the property is unique compared to the other properties in that area.

- 2) Such conditions arise out of natural features inherent in the property such as shape or topographical conditional of the property or because of unusual physical surroundings, or such conditions arise out of surrounding development or conditions; and;**

After discussion the commission agreed criteria #2 was met since the site conditions are due to natural trapezoidal shape of the property.

- 3) Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable sue of the property could be made; and;**

After discussion the commission agreed criteria #3 was not met since a use could be made of the property by changing the current design.

- 4) The special conditions that require the variance are not cause by the person seeking the variance, a predecessor in interest, or the agent of either; and;**

After discussion the commission agreed criteria #4 was not met since the homeowner's design has caused the need for the variance.

- 5) The variance is not sought solely to relieve financial hardship or inconvenience; and;**

After discussion the commission agreed criteria #5 was not met since the need for the variance is due to the homeowner's decision on design and development plan.

- 6) The variance will not permit a land use in a zone in which that use is prohibited.**

After discussion the commission agreed criteria #6 was met since the plan is a use-by-right in the zone.

Motion: SARGENT moved to "Deny Variance permit #23-103" and the motion carried unanimously.

B. 5th – 6th Ave Drainage Designs

Motion: POINSETTE moved to "pursue corrective action #1 and wait to see if that works," and the motion carried unanimously.

C. Waste Oil Shed Designs

Motion: O'RILEY moved to "approve the waste oil shed design" and the motion carried unanimously.

Motion: SARGENT moved to "solely review this project next at the 65% design level," and the motion carried unanimously.

11. UNFINISHED BUSINESS: None

12. NEW BUSINESS:

***A. 2024 Planning Commission Prep Schedule**

B. Haines Friends of Recycling – New Recycling Center

Presentation by Melissa **ARONSON** and Kate **SAUNDERS**

Motion: SARGENT moved to "defer the approval and request HFR to provide a list of other suitable sites and rationale for the rejection of other sites," and the motion carried unanimously.

D. Heliport Moratorium – Proposed Resolution 23-09-1064

Staff will provide additional data with respect to each existing heliport.

E. Public Testimony Policy

Motion: POINSETTE moved to "adopt the Assembly's Rule

Primary Amendment: SARGENT moved to add "except that the Chair can suspend comment limits being mindful of equal opportunities," and the motion carried unanimously.

And the motion, as amended, carried unanimously.

13. PUBLIC COMMENTS:

TURNER: Try to look forward in planning

14. ANNOUNCEMENTS / COMMISSION COMMENTS:

15. CORRESPONDENCE

16. SET MEETING DATE:

A. Planning Commission Workshop RE: Slope Stability Analysis

17. ADJOURNMENT: 10:46 pm

Patty Brown, Chair

ATTEST:

Alekka Fullerton, MMC, Borough Clerk

HANIES BOROUGH
ASSESSMENT & PLANNING DEPARTMENT
PLANNING & ZONING STAFF REPORT

1/11/24 PLANNING COMMISSION MEETING

STATUS	PERMIT			ZONE	OWNER/APPLICANT	PROPERTY TAX ID	PRIMARY LAND USE
	#	TYPES					
PENDING	22-91	PAV		SR	Jacob Tideman Makayla Coping	C-MEA-02-3700 -3800	
HOLD	22-93	LUP		MR	Haines Development	C-USS-A2-2716	
2023							
PENDING	23-11	PAS		W	Haines Borough	Harbor Park no tax ID	
PENDING	23-19	CUP		SR	David Ricke	C-MEA-02-3500	Accessory Apartment
APPROVED	23-24	PAS		SR	Jacqueline Funkhouser	C-HEM-23-0100	Single Unit Dwelling
APPROVED	23-31	CUP		RMU	Robert Hufford	C-DTA-02-13N0	Multi-Unit Dwelling
HOLD	23-34	SIGN		I/L/C	Jordan Badger	C-785-00-05A0	
COMPLETE	23-44	W/S		RMU	Paul Peters	C-STR-02-1230	Single Unit Dwelling
COMPLETE	23-50	SIGN		C	Haines Christian Center	n/a	Church
APPROVED	23-51	PAA		W	Stickler, Schnabel	C-HLR-00-0200_C-COV-00-0100	Vacant
HOLD	23-52	LUP		I/W	Lapeyri-Smith	C-LTR-05-1400	Industrial, Heavy
APPROVED	23-53	LUP		C	Delta Western / Peterson	C-MIS-0A-0100	Commercial, Light – Less than 500 sf
APPROVED	23-54	ROWD	SD	SR	Anderson	C-NUK-00-0900	Single Unit Dwelling
APPROVED	23-55	CUP		MR	Highlands Estates Inc.	C-USS-A2-2716	Multiple Single-Family Residences
APPROVED	23-56	SD		I/H	Thompson	2-MUL-00-0B20	Vacant
APPROVED	23-57	LUP		SR	Demitto, McDonald	C-MEA-01-0800	Single Unit Dwelling
APPROVED	23-58	ROWU		RMU	Swaner	C-TBS-00-3300	Single Unit Dwelling
APPROVED	23-59	CUP		SR	Hannon	C-PTC-05-1100	Vacation Rental
APPROVED	23-60	LUP		C	Thorgesen	C-TNS-01-0900	Commercial, Light – Less than 500 sf
APPROVED	23-61	LUP		C	Olerud	C-TNS-04-0700	Accessory Uses
APPROVED	23-62	LUP		SR	Kreitzer	C-YNG-05-0900	Accessory Uses
APPROVED	23-63	ROWD		RR	Hirsh	C-CIA-AB-0100	Vacant
APPROVED	23-64	PAS		RR	Faverty	4-MBR-07-0300	Single Unit Dwelling
APPROVED	23-65	PAS		RR	Boyd	C-MCK-00-01A0	Vacant
APPROVED	23-66	TEMP_R		W	Ordonez	C-PTC-0L-0900	Single Unit Dwelling
APPROVED	23-67	LUP		RMU	Olreud	C-HHY-02-0605	Single Unit Dwelling
APPROVED	23-68	VAR		MR	Highlands Estates Inc.	C-USS-A2-2716	Multiple Single-Family Residences
APPROVED	23-69	W/S		I/L/C	Peters	C-ALL-01-0800, C-ALL-01-1000	Single Unit Dwelling
APPROVED	23-70	LUP		SR	Swinton	C-SKY-0A-0600	Accessory Uses
APPROVED	23-71	LUP	EO	I/W	Southeast Roadbuilders	C-LTR-04-1000; C-LTR-04-0800; C-LTR-04-2940; C-LTR-04-0900	Industrial, Heavy
APPROVED	23-72	LUP		C	Campbell	C-MIS-0A-0510	Commercial, Light – Less than 500 sf
APPROVED	23-73	ROWU		C	Miller	C-MIS-0A-0510	Single Unit Dwelling
HOLD	23-74	LUP		SR	Russel Ransom	C-MEA-01-0400	Single Unit Dwelling
COMPLETE	23-75			SR	Haines Real Estate	C-HGL-03-0400	Single Unit Dwelling
HOLD	23-76	SIGN		C	Lechtworth	C-TNS-03-02W0	Commercial, Light – Less than 500 sf
APPROVED	23-77	LUP		RR	Hirsh	C-CIA-AB-0100	Accessory Uses
APPROVED	23-78	W/S		SR	Cha	C-690-05-0300	Single Unit Dwelling
APPROVED	23-79	LUP		SR	Miller	C-690-08-0E20	Single Unit Dwelling
APPROVED	23-80	LUP		RMU	Pollan	C-STR-02-4500	Accessory Uses
HOLD	23-81	W/S		W	Forester	C-PTC-0L-03A0	Single Unit Dwelling
HOLD	23-82	LAND		RMU	Hyatt	C-SEC-11-0200	Vacant
APPROVED	23-83	W/S		W	Jensen	C-HAY-00-0300	Single Unit Dwelling
APPROVED	23-84	ROWD	LUP	W/S	Jamison	C-SKY-0B-1100	Single Unit Dwelling
APPROVED	23-85	LUP		SR	Kistler, Guinn	C-PTC-0R-1000	Accessory Uses
ACCEPTED	23-86	W/S		SR	Jacqueline Funkhouser	C-HEM-23-0100	Single Unit Dwelling
APPROVED	23-87*	CUP		I/W	Southeast Roadbuilders	Site A: C-LTR-04-0090/0700/0010, Site B: C-LTR-04-1000/2940/0900/0800	Resource Extraction/ Proc.
APPROVED	23-88	CUP		I/H	Hedden	C-WES-0A-0200	Industrial, Light
APPROVED	23-89	ROWD	LUP	MBRR	Mummey, Powell	4-CVS-00-00C0	Single Unit Dwelling
APPROVED	23-90	PAS		W	Ordonez	C-PTC-0L-0900	Single Unit Dwelling
ACCEPTED	23-91	W/S		W	Highland's Estates Inc.	C-TNS-21-1600	Combination R/I/C
APPROVED	23-92	LUP	ROW	SR	Thomas	C-HGL-07-0200	Single Unit Dwelling
COMPLETE	23-93	EO		RR	Johnson	C-ANY-01-1600	Animal Husbandry
PENDING	23-94	LUP		I/W	Verizon Wireless	C-LTR-04-2700	Communication Equipment/ Commercial
APPROVED	23-95	PAV			Eugene Kennedy		Single Unit Dwelling
APPROVED	23-96	ROWD			Smith		Vacant
APPROVED	23-97	W/S			Demitto, McDonald		Single Unit Dwelling
PENDING	23-100	LUP		SR	Forester	C-NUK-00-0500	Accessory Uses
PENDING	23-101	LUP	W/S	SSA	Forester	C-PTC-0C-0600	Multi-Unit Dwelling
PENDING	23-102	LUP		I/L/C	Takshanuk Watershed Council	C-SMR-00-0600	Recycling Facility
DENIED	23-103	LUP	VAR	W	Jensen	C-HAY-00-0300	Accessory Apartment
PENDING	23-104	PAS		RR	Barbara Mulford, Nettetton	2-MUL-00-0110	

PERMIT CODE	PERMITS TYPES
PAV	Platting, Vacation
PAA	Platting, Adjustment
PAS	Platting, Short Plat
PUD	Platting, PUD
PAL	Platting, Long Plat
SD	Site Development
CD	Construction Declaration
LUP	Land Use
CUP	Conditional Use
ROWS	ROW, Street/Sidewalk Use
ROWU	ROW, Utility/Excavation
ROWD	ROW, Driveway
TEMP_RES	Temporary Residence
SIGN	Sign
W/S	Water/Sewer Service
VAR	Variance
EO	Enforcement Order
ZONE CODE	ZONE
I/H	Heavy Industrial
I/L/C	Light Industrial/Commercial
I/W	Waterfront Industrial
C	Commercial
W	Waterfront
SSA	Significant Structures Area
SR	Single Residential
MR	Multiple Residential
RR	Rural Residential
MBRR	Mud Bay Rural Residential
RMU	Rural Mixed Use
REC	Recreational
LPD	Lutak Planning Dist.
GU	General Use

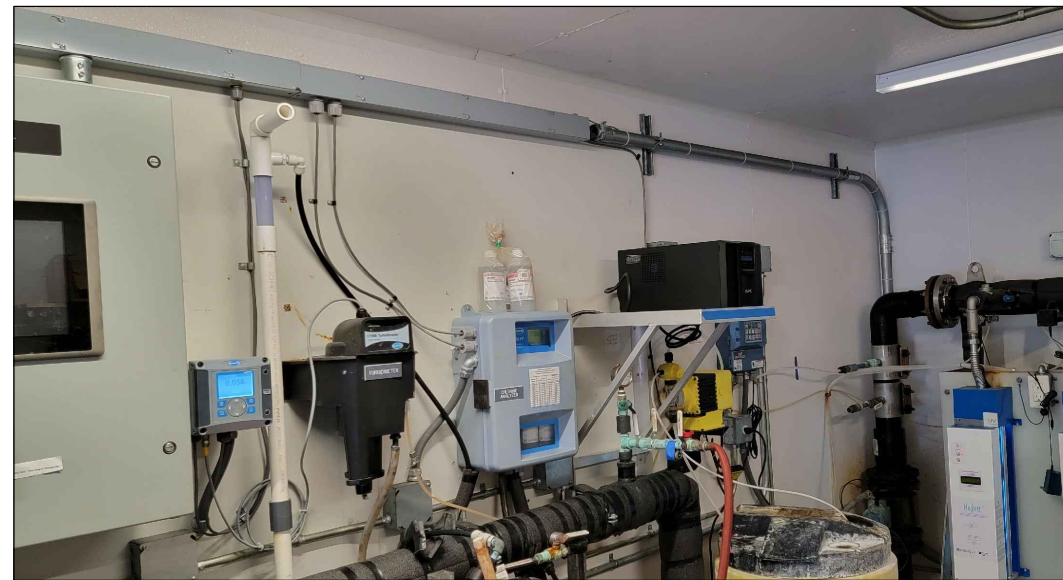
*NOTE: APPEAL IN PROGRESS



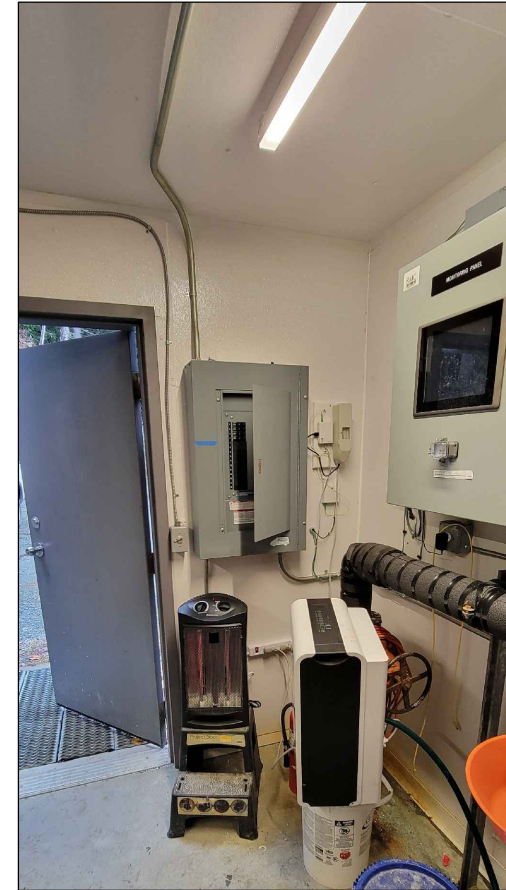
1 PHOTO - GENERATOR SITE
E-202



2 PHOTO - SERVICE EQUIPMENT
E-202



3 PHOTO - BACK WALL
E-202



4 PHOTO - BRANCH PANEL
E-202

CONSULTANT :

RESPEC
Juneau, AK
9109 Mendocino Mall Rd, Ste 4
Juneau, AK 99801
Phone: 907.780.6060
www.respec.com
AECC163270

PROJECT :
**HAINES BOROUGH
HAINES LIBRARY & ADMINISTRATIVE
OFFICES & PIEDAD WATER
TREATMENT PLANT GENERATORS
HAINES, ALASKA**

SHEET TITLE :
**PIEDAD WATER TREATMENT PLANT
GENERATOR - PHOTOS**

DESIGN BCH
DRAWN PEL
CHECKED BCH
DATE 12/20/2023

PROJECT No.
i0632.23004
SHEET NUMBER

E-202

No.	Date	Item

Preliminary Engineer's Estimate

Project:	HB Visitor Center Parking Lot	
Owner:	Haines Borough	
Date:	12/13/2023	
Prepared By:	E. Roemeling	
Checked By:	L. Chambers	



Base Bid

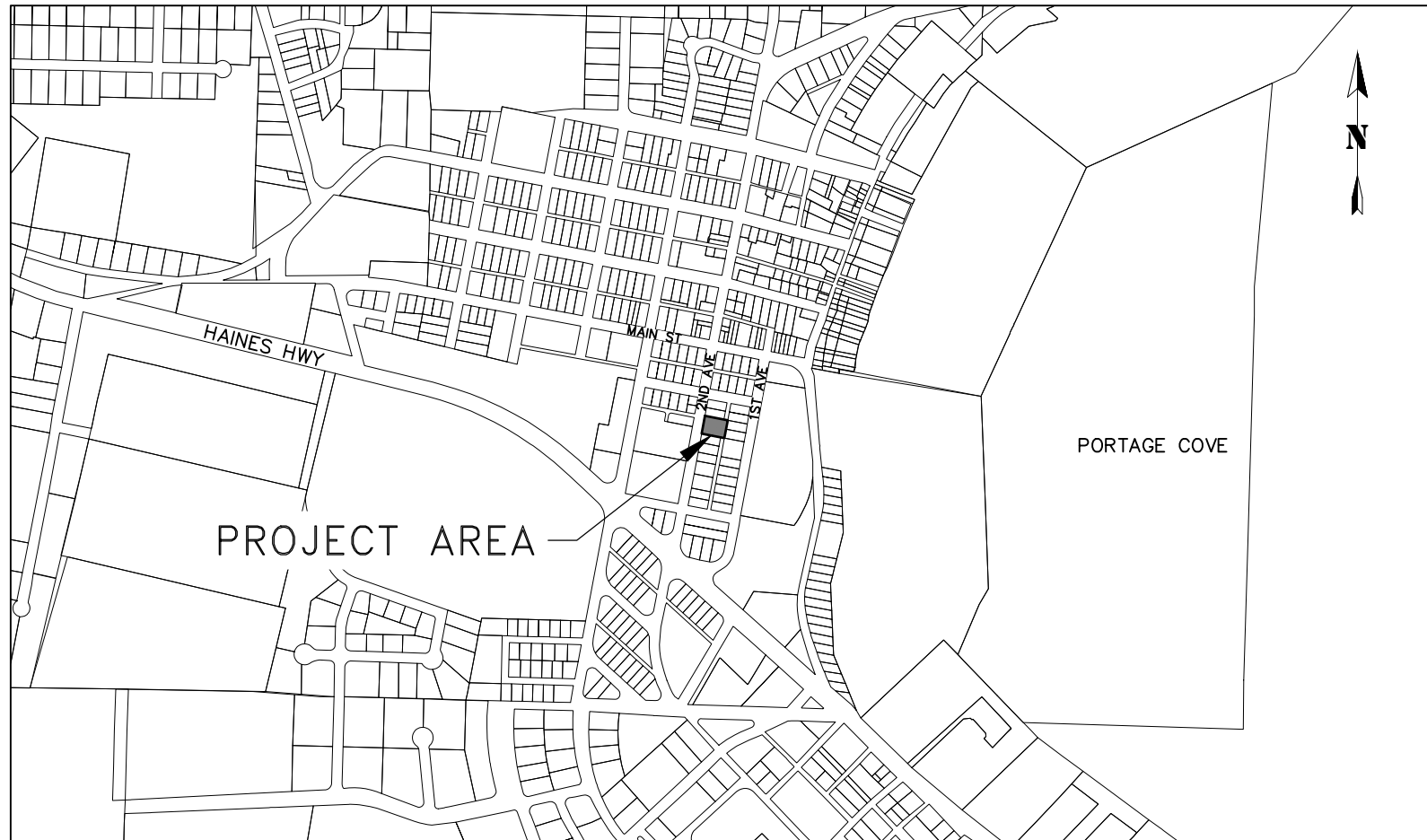
Pay Item	Pay Item Description	Pay Unit	Quantity	Unit Price	Amount
202.0002.000A	Removal of Pavement, Asphalt	SY	1088	\$6.00	\$6,528.00
302.0005.0000	Subgrade Modification	Lump Sum	All Req'd	\$15,000.00	\$15,000.00
401.0001.002B	HMA Type II; Class B	TON	183	\$265.00	\$48,495.00
401.0004.5834	Asphalt Binder, Grade PG 58-34	TON	9	\$1,750.00	\$15,750.00
603.0021.0018	Corrugated Polyethylene Pipe 18 Inch	LF	29	\$200.00	\$5,800.00
604.0017.0000	Connect to Existing Storm Drain Manhole	Each	1	\$5,000.00	\$5,000.00
604.0005.000A	Inlet, Type IV w/ Concrete Area Drain	Each	1	\$11,000.00	\$11,000.00
615.0008.0000	Signing	Lump Sum	All Req'd	\$5,000.00	\$5,000.00
640.0001.0000	Mobilization and Demobilization	Lump Sum	All Req'd	\$21,000.00	\$21,000.00
641.0003.0000	Temporary Erosion, Sediment and Pollution Control	Lump Sum	All Req'd	\$3,000.00	\$3,000.00
642.0001.0000	Construction Surveying	Lump Sum	All Req'd	\$4,000.00	\$4,000.00
642.0013.0000	Additional Construction Surveying	HR	10	\$150.00	\$1,500.00
670.0001.0001	Painted Traffic Markings	Lump Sum	All Req'd	\$15,000.00	\$15,000.00
Subtotal =					\$157,073.00
20% Construction Contingency =					\$31,414.60
Total =					\$188,487.60

December 11, 2023 C:\Users\Ethan_Roemeling\proHNS Dropbox\Projects\Haines\HB Visitor Center Parking Lot\C3D_Visitor Center Parking Lot\Cover.dwg

HAINES BOROUGH VISITOR CENTER PARKING LOT

HAINES BOROUGH, ALASKA

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND ABBREVIATIONS GENERAL NOTES
3	EXISTING SITE CONDITIONS
4	PROPOSED SITE CONDITIONS
5	CONSTRUCTION DETAILS



PROJECT LOCATION MAP
NTS



ALASKA VICINITY MAP
NTS

35% DRAFT
FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: E. ROEMELING
DESIGNED BY: E. ROEMELING
CHECKED BY: L. CHAMBERS
219 MAIN ST #13
HAINES, AK 99827
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 780-4004
solutions@proHNS.com
www.proHNS.com



HAINES BOROUGH VISITOR CENTER PARKING LOT

COVER SHEET

SHEET NUMBER
1
OF
5

December 11, 2023 C:\Users\Ethan_Roemeling\proHNS Dropbox\Projects\Haines\HB Visitor Center Parking Lot\C3D_Visitor Center Parking Lot_LAG.dwg

LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
ASPHALT	- - - - - EDGE OF ASPHALT	- - - - -	
BOLLARDS			
BUILDING			
DITCH FLOW LINE	- - - - - > - - - - - > - - - - -		- - - - - > - - - - - > - - - - -
GUTTER			
FENCE	- x - x - x - x - x -		
FIRE HYDRANT			
MONUMENT			
PROPERTY LINE	- - - - -		
SANITARY SEWER CLEANOUT			
SANITARY SEWER PIPE	- - - - - PIPE SIZE & TYPE		
SANITARY SEWER MANHOLE			
SAWCUT & MTE LIMITS			- - - - - . - - - - - . - - - - -
SIGN			
STORM DRAIN CATCH BASIN			
STORM DRAIN PIPE	- - - - - PIPE SIZE & TYPE SD	- - - - - PIPE SIZE & TYPE SD	- - - - - SD (P-1) SD
STORM DRAIN MANHOLE, GRATE			
TOP OF DITCH	- - - - -		
UNDERGROUND PIPE CAP	[
UTILITY POLE			
UTILITY POLE WITH LUMINAIRE			
WATER LINE PIPE	- - - - - PIPE SIZE & TYPE		
WATER VALVE BOX			

ABBREVIATIONS

AC BOP BTM BVC CB C CMP CPP CONC CTE DIP DIA EL EOP EX FG FH GV HB HDPE IE INV LT LVC MH MIN MTE NIC NO NTS OD OHE PC PSI PT PVC PVI RP RT ROW SDMH SSMH STA STD TBC TGB TBM TP TYP VPC VPI VPT	ASPHALT CONCRETE BEGINNING OF PROJECT BOTTOM BEGIN VERTICAL CURVE CATCH BASIN CENTERLINE CORRUGATED METAL PIPE CORRUGATED POLYETHYLENE PIPE CONCRETE CONNECT TO EXISTING DUCTILE IRON PIPE DIAMETER ELEVATION END OF PROJECT EXISTING FINISHED GRADE FIRE HYDRANT GATE VALVE HAINES BOROUGH HIGH DENSITY POLYETHYLENE INVERT ELEVATION INVERT LEFT LENGTH OF VERTICAL CURVE MANHOLE MINIMUM MATCH TO EXISTING NOT IN CONTRACT NUMBER NOT TO SCALE OUTSIDE DIAMETER OVERHEAD ELECTRIC POINT OF CURVATURE POUNDS PER SQUARE INCH POINT OF TANGENT POLYVINYL CHLORIDE PIPE POINT OF VERTICAL INTERSECTION RADIUS POINT RIGHT RIGHT-OF-WAY STORM DRAIN MANHOLE SANITARY SEWER MANHOLE STATION STANDARD TOP BACK OF CURB TOP BACK OF GUTTER TEMPORARY BENCHMARK TOP OF PAVEMENT TYPICAL VERTICAL POINT OF CURVATURE VERTICAL POINT OF INTERSECTION VERTICAL POINT OF TANGENCY
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GENERAL NOTES

1. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
2. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM HAINES BOROUGH AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL CONTACT AND REQUEST UTILITY LOCATES, AT A MINIMUM, FROM THE FOLLOWING PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES:
 - A) HAINES BOROUGH PUBLIC FACILITIES, 907-766-6414.
 - B) ALASKA POWER & TELEPHONE(AP&T), 907-766-6500.
 - C) HAINES CABLE TV, 907-766-2337.
3. A GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED AS PART OF THIS DESIGN. HARDPAN, CLAY, GROUNDWATER, LARGE BOULDERS, BEDROCK, STUMPS, LOGS, ORGANICS, AND OTHER NATIVE MATERIALS MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING AND SITE GRADING OPERATIONS.
4. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS ANTICIPATED TO BE LESS THAN ONE ACRE.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS AND GRADES, AND STABILIZED WITH AN APPROVED HYDRAULIC GROWTH MEDIUM AND GRASS SEED UNLESS OTHERWISE SHOWN ON THE PLANS.
6. CONTRACTOR SHALL ENSURE GARBAGE PICKUP, PRIVATE AND BUSINESS DELIVERIES, AND DAILY MAIL SERVICE WILL BE UNINTERRUPTED TO ALL BUSINESS AND RESIDENCES AFFECTED BY THIS PROJECT.
7. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY OWNER OF DRIVEWAY CLOSURE 48 HOURS PRECEDING THE DAY THE DRIVEWAY IS TO BE CLOSED TO VEHICULAR ACCESS. THE PROPERTY OWNER SHALL BE INFORMED OF THE PERIOD OF TIME THE CLOSURE WILL BE IN EFFECT. NO DRIVEWAY CLOSURES WILL BE PERMITTED UNTIL THIS REQUIREMENT HAS BEEN MET TO THE SATISFACTION OF THE ENGINEER.
8. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
9. THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS. ALL OTHER MATERIALS TO BE REMOVED AND DISPOSED OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, INCLUDING CONCRETE, ASPHALT, UNSUITABLE SOILS AND ETC.
11. WORK SHALL BE PERFORMED MONDAY THROUGH FRIDAY, 8AM TO 5PM ONLY.

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC TO BE CONTROLLED PER REQUIREMENTS OF THE ALASKA TRAFFIC MANUAL, U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE ALASKA SUPPLEMENT.
2. MAINTAIN ONE (1) LANE FOR TRAFFIC AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. NOTIFICATION OF WORK THAT MAY IMPEDE TRAFFIC MUST BE PROVIDED TO THE HB PUBLIC WORKS DEPARTMENT, HB POLICE DEPARTMENT, HAINES VOLUNTEER FIRE DEPARTMENT, CHILKOOT INDIAN ASSOCIATION, ALASKA DOT&PF HAINES M&O FOREMAN, AND THE GENERAL PUBLIC A MINIMUM OF 72 HOURS IN ADVANCE OF IMPLEMENTING TRAFFIC CONTROL.
4. CONTRACTOR MUST PROVIDE ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES TO MOVE TRAFFIC THROUGH OR AROUND THE PROJECT SITE.
5. PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.

35%
DRAFT
FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY:	E. ROEMELING
DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS
219 MAIN ST #13 HAINES, AK 99827 1945 ALEX HOLDEN WAY #101 JUNEAU, AK 99801 (907) 780-4004	
solutions@proHNS.com www.proHNS.com	

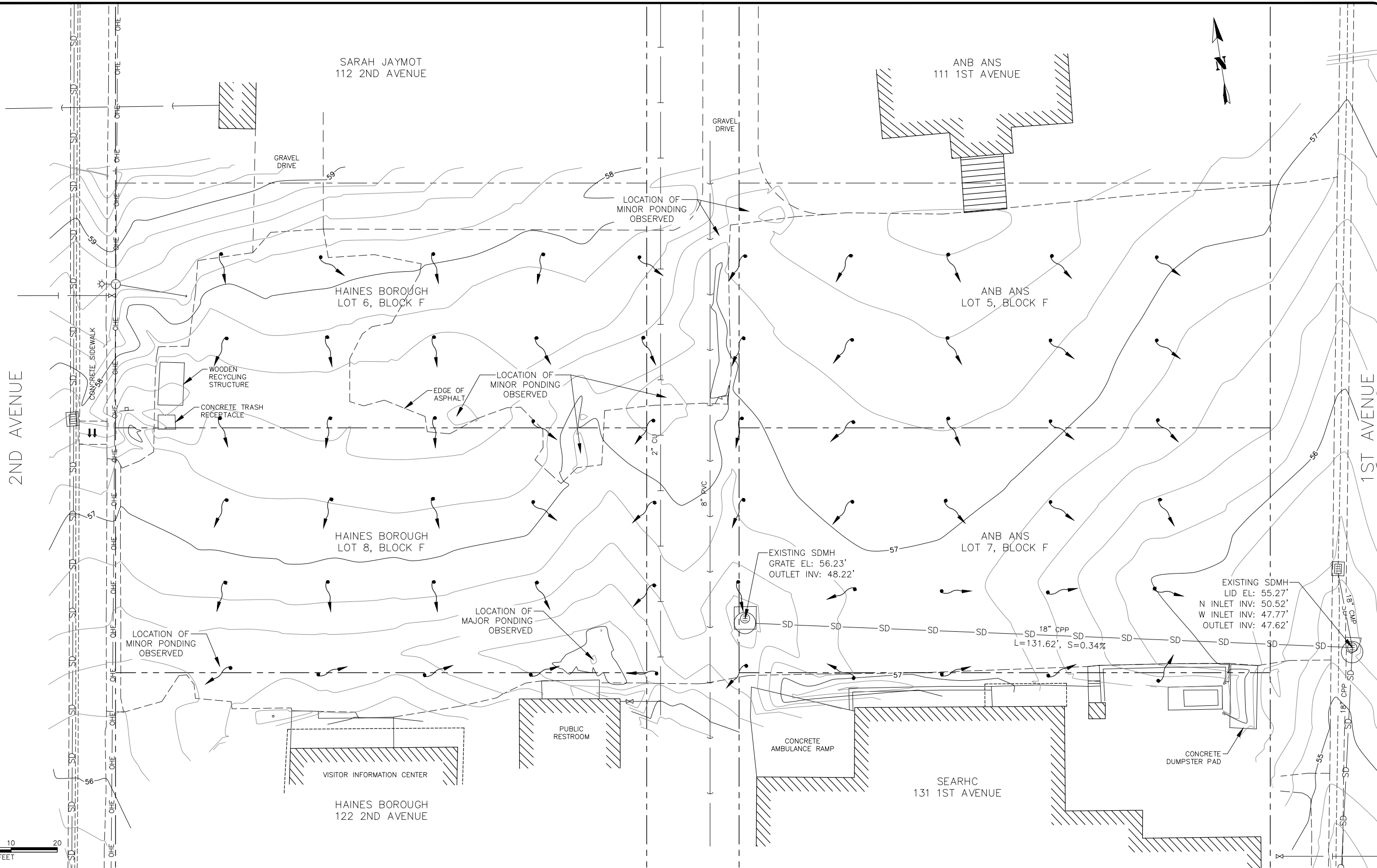


HAINES BOROUGH VISITOR
CENTER PARKING LOT

LEGEND
ABBREVIATIONS
GENERAL NOTES

SHEET NUMBER
2
OF
5

December 11, 2023 C:\Users\Ethan.Roemeling\proHNS Dropbox\Projects\Haines\HB Visitor Center Parking Lot\C3D_Visitor Center Parking Lot_SITE.dwg



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: E. ROEMELING
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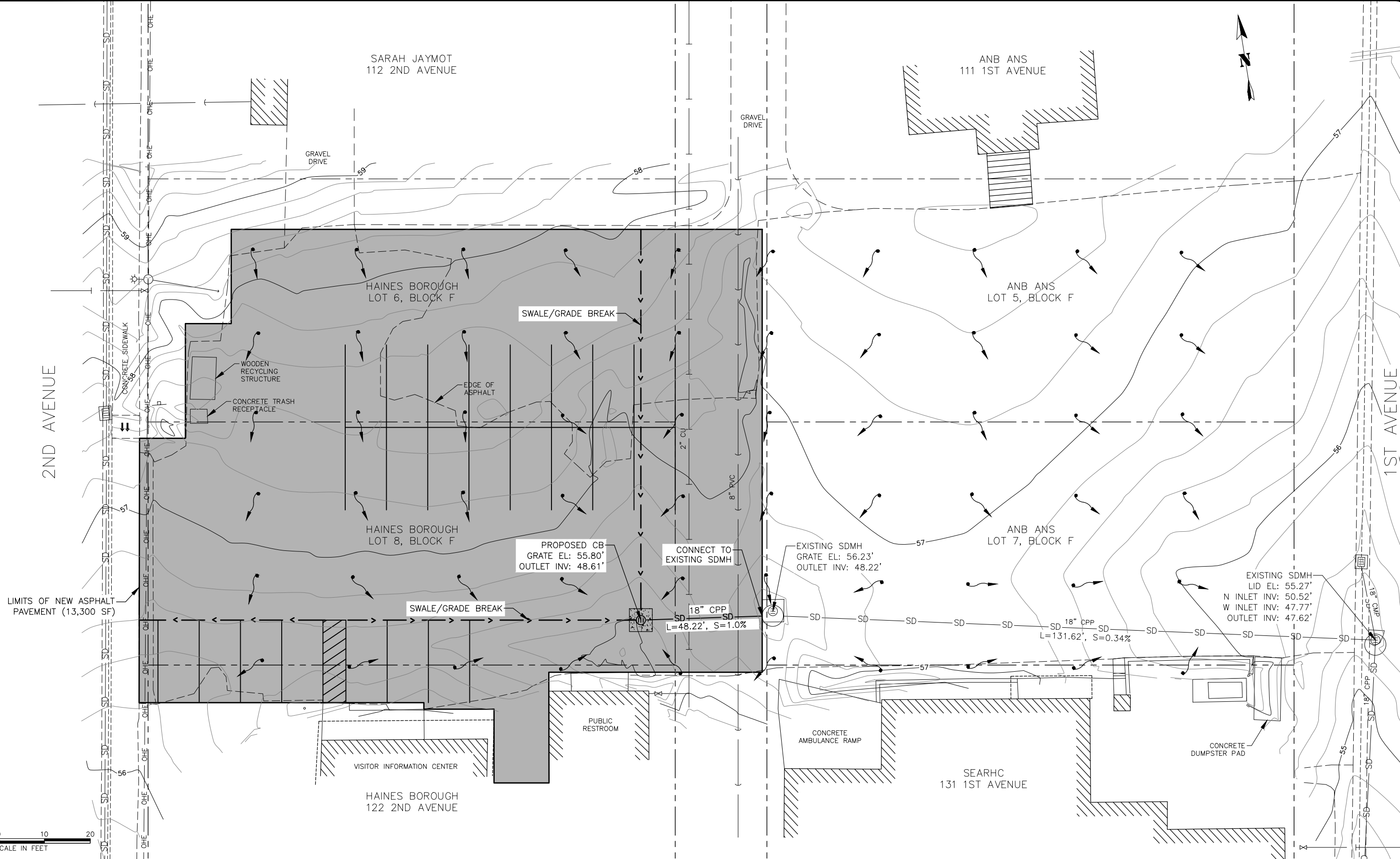


HAINES BOROUGH VISITOR CENTER PARKING LOT

EXISTING SITE CONDITIONS

SHEET NUMBER	3
OF	5

December 11, 2023 C:\Users\Ethan.Roemeling\proHNS Dropbox\Projects\Haines\HB Visitor Center Parking Lot\C3D_Visitor Center Parking Lot_SITE.dwg



SCALE IN FEET
0 10 20

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: E. ROEMELING
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219 MAIN ST #13
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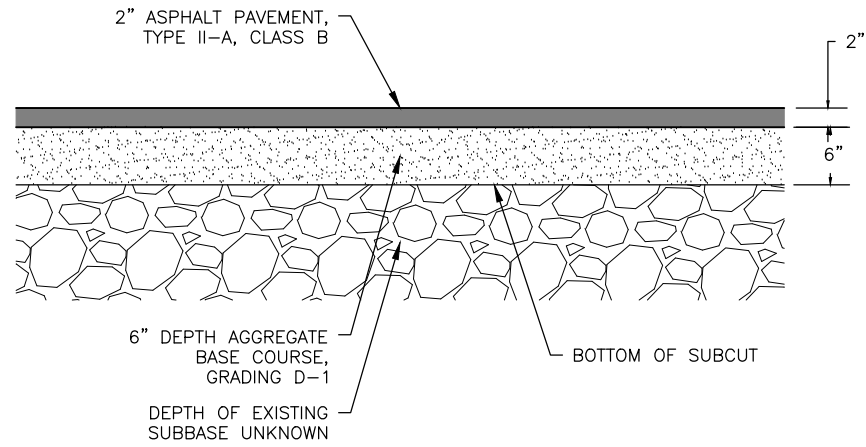


HAINE BOROUGH VISITOR CENTER PARKING LOT

PROPOSED SITE CONDITIONS

SHEET NUMBER	4
OF	5

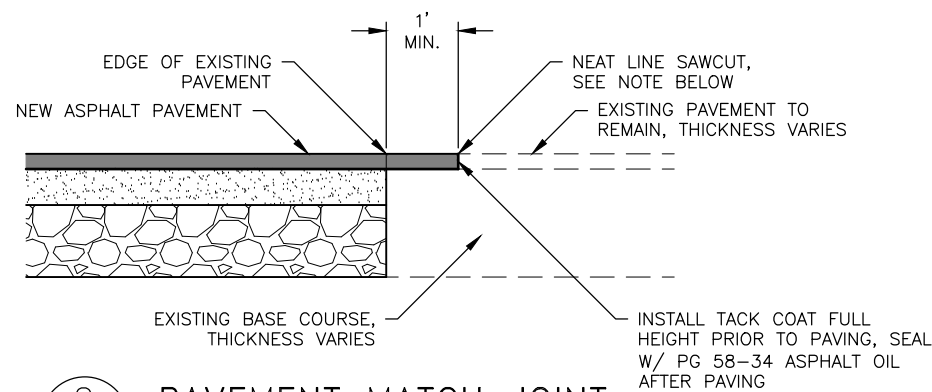
December 11, 2023 C:\Users\Ethan_Roemeling\proHNS Dropbox\Projects\Haines\HB Visitor Center Parking Lot\C3D_Visitor Center Parking Lot\DETAILS.dwg



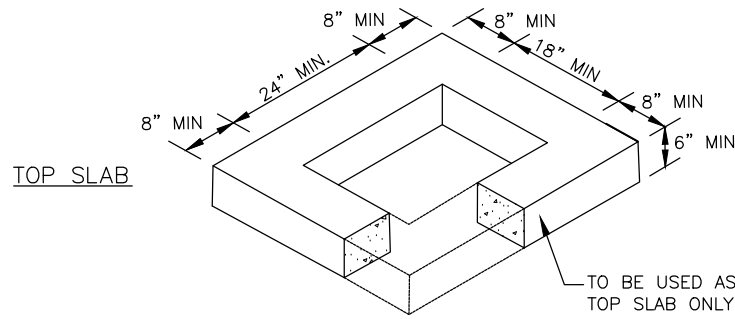
1 PARKING AREA TYPICAL SECTION
SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

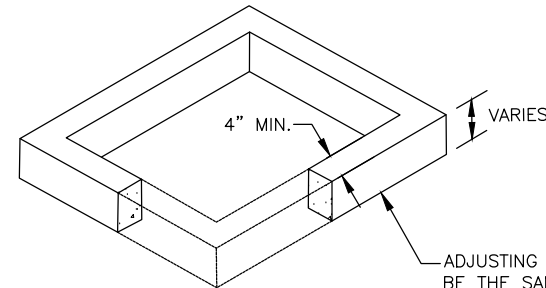
1. COMPACT D-1 BASE COURSE TO MINIMUM 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557)
2. PROOF ROLL BOTTOM OF SUBCUT EXCAVATION SHALL BE PERFORMED USING A MINIMUM 10-TON SELF PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS AND AS APPROVED BY THE ENGINEER.



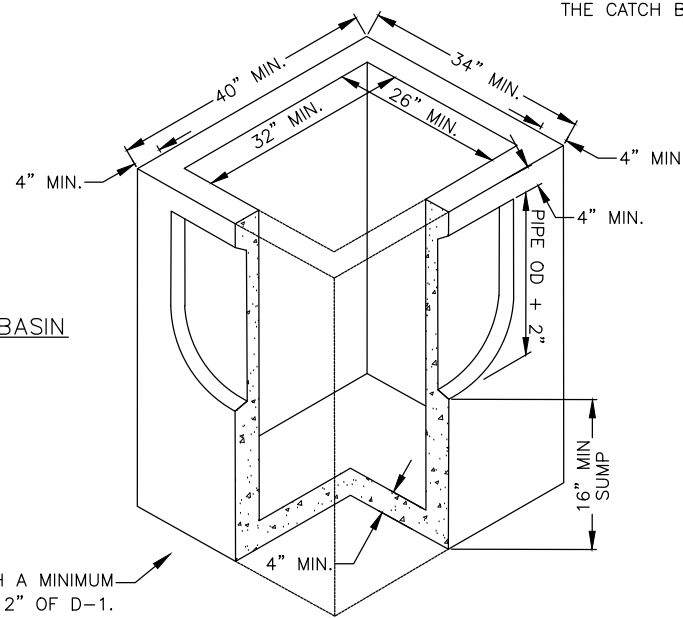
2 PAVEMENT MATCH JOINT
SCALE: NOT TO SCALE



TOP SLAB



ADJUSTING RING

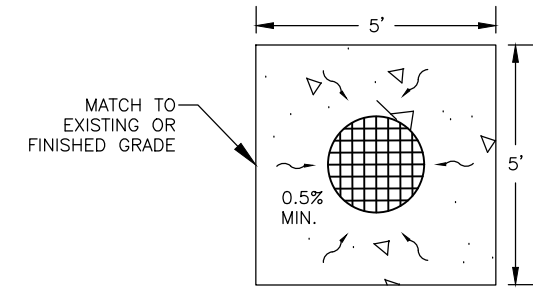


CATCH BASIN

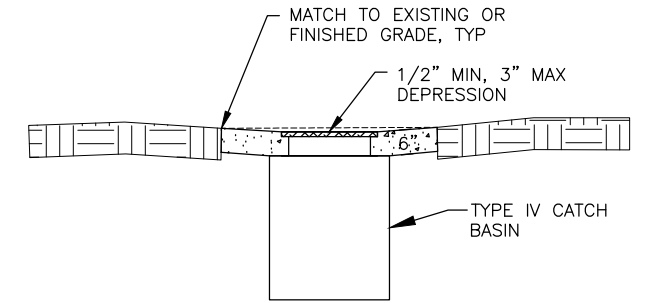
3 INLET, TYPE IV
SCALE: NOT TO SCALE

DETAIL 3/4 NOTES:

1. ENTIRE KNOCKOUT IS TO BE REMOVED AND SEALED SHUT AROUND PIPE. ALL PIPES ARE TO EXTEND MIN. 1" AND MAX. 2" INTO CATCH BASIN.
2. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FORMED AND FILLED WITH CONCRETE OR NON-SHRINK GROUT. NO BRICKS, WOOD OR OTHER MATERIALS PERMITTED FOR ADJUSTING GRADE.
3. FRAME AND GRATE SHALL BE DUCTILE IRON. FRAME MAY BE CAST INTO THE TOP UNIT OR PLACED OVER THE OPENING AS APPROVED BY THE ENGINEER. FRAME AND GRATE MUST BE OF A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
4. CATCH BASIN SHALL MEET HIGHWAY STANDARD-20 LOAD REQUIREMENTS.
5. MINIMUM STEEL REQUIRED AS PER ASTM C-478-69.
6. MINIMUM SUMP DEPTH SHALL BE 16".



PLAN VIEW



SECTION VIEW

4 CONCRETE AREA DRAIN DETAIL
SCALE: NOT TO SCALE

35%
DRAFT
FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



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DESIGNED BY: E. ROEMELING
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HAINEES BOROUGH VISITOR
CENTER PARKING LOT

CONSTRUCTION
DETAILS

SHEET NUMBER
5
OF
5

Haines Borough
Borough Assembly Regular Meeting
November 14, 2023
EXCERPT OF MINUTES

Present: Mayor Thomas **MORPHET**, Assembly Members Gabe **THOMAS**, Debra **SCHNABEL**, Ben **AULTMAN-MOORE**, Kevin **FORSTER**, Craig **LOOMIS**, Natalie **DAWSON**.

Absent: None

Staff Present: Annette **KREITZER**/Manager, Alekka **FULLERTON**/Clerk, Kiersten **LONG**/Deputy Clerk, Jila **STUART**/Finance Director.

Visitors Present: Blythe **CARTER**, Kerry **TOWN**, Paul **ROGERS**, Brenda **JOSEPHSON**, Kim **ROSADO**, Bill **ANNIS**, Tina **OLSEN**, Tammy **PIPER**, Ellen **LARSON**, Gershon **COHEN**, Jennifer **CANTWELL**, Riley **HALL**, Emma **BEGLEY**, Don **TURNER** Jr., Jessie **WUSTHOFF**, Glenda **GILBERT**, Mark **SMITH**, Carol **TUYNMAN**, Kathleen **MENKE** and others.

11. **NEW BUSINESS**

C. **Other New Business**

3. **Heliport Moratorium (Resolution 23-09-1064) from Planning Commission**

Motion: **FORESTER** moved to "re-refer Resolution 23-09-1064 to the Planning Commission for further development," and the motion carried unanimously.

I certify that the above is a true and complete excerpt of agenda item 10A from the November 14, 2023 borough assembly meeting.



Alekka Fullerton, MMC, Borough Clerk
Haines Borough, Alaska





**Haines Borough
Assembly Agenda Bill**

Agenda Bill No.: 23-1313
Assembly Meeting Date: 11/14/23

Business Item Description:	Attachments:
Subject: Proposed Moratorium on Heliports located within 10 miles of an existing heliport	1. Resolution 23-09-1064 2. Excerpt of 10/23/23 PC Meeting 3. Maps showing existing heliports and map of proposed 10-mile radius
Originator: Borough Manager	
Originating Department: Administration	
Date Submitted: 9/21/23	

Full Title/Motion:
Motion: Refer Resolution 23-09-1064 back to the Planning Commission for further development.

Administrative Recommendation:
This resolution is recommended by the Borough Manager.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
\$	\$	\$	N/A

Comprehensive Plan Consistency Review:
Comp Plan Goals/Objectives:

Consistent: Yes No

Summary Statement:

This Resolution has been discussed in concept many times over the years. Staff drafted Resolution 23-09-1064 for discussion/consideration. At the 9/26/23 Assembly meeting, the Resolution was postponed until the next meeting since there were no public comments regarding the Resolution. At the 10/10/23 Assembly meeting, the Assembly referred this matter to the Planning Commission (PC) to hold a Public Hearing. The PC's public hearing on this Resolution was advertised in the CVN. At the 10/23/23 PC meeting, there was one public comment and the PC referred it back to the Assembly with general support but tacitly acknowledging that it might still need work. Since there is now a new PC, the Assembly could re-refer the Resolution to the PC for further development.

Referral:

Referred to:	Referral Date:
Recommendation:	Meeting Date:

Assembly Action:

Meeting Date(s): 11/14/23	Public Hearing Date(s):
	Postponed to Date:

A Resolution of the Haines Borough Assembly Placing a Moratorium on New Heliports Located Within 10 Miles of an Existing Heliport in the Haines Borough.

WHEREAS, currently the following heliports are licensed in the Haines Borough:

Haines Airport – 3 mile Haines Highway
10 Mile – John Floreske – CUP #14-76 issued September 12, 2014
18 Mile – Grandfathered Use before 2011
26 Mile – George Campbell- One year permit – CUP #23-22 issued July 26, 2023
33 Mile – Grandfathered Use before 2011
35/36 Mile – Sean Brownell – CUP #19-39 continuation of CUP #16-44
Big Nugget Heliport – Constantine Mining LLC - CUP #19-105A
Glacier Creek Heliport – Constantine Mining LLC - CUP #19-105B; and

WHEREAS, there are sufficient heliports existing between the Haines townsite and the Canadian Border along the Haines Highway; and

WHEREAS, the Haines Highway area is currently zoned as a General Use zone which requires a Conditional Use Permit for heliports; and

WHEREAS, there are currently 8 heliports within a 40 mile highway corridor; and

WHEREAS, the Borough has seen a recent increase in Conditional Use Permit applications for heliports along the Haines Highway corridor; and

WHEREAS, without action, the borough can expect to see continued applications for new heliports,

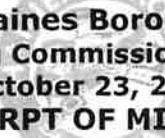
NOW THEREFORE BE IT RESOLVED that the Haines Borough Assembly is placing a moratorium on new heliports located within 10 miles of an existing heliport in the Haines Borough.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this 26th day of September, 2023.

Douglas Olerud, Mayor

Attest:

Alekk Fullerton, MMC, Borough Clerk


Haines Borough
Planning Commission Meeting
October 23, 2023
EXCERPT OF MINUTES

Present: Zack **Ferrin**/Chair, Diana **Lapham**/Vice Chair, Don **Turner Jr.**, Justin **Mitman**, Richard **Clement**, Travis **Eckhoff**, and Scott **Hansen**.

Staff Present: Annette **Kreitzer**/Borough Manager, Kiersten **Long**/Deputy Clerk, Alekka **Fullerton**/Clerk, Douglas **Olerud**/Mayor, and Andrew **Conrad**/Planner.

Visitors Present: TJ **Mason** with Southeast Road Builders, Gerson **Cohen**, Riley **Hall**, Patty **Brown**, Andy **Hedden**, Rachel **Saitzyk**, Derek **Poinsette**, Tom **Morphet**, and others.

10C. Resolution 23-09-1064

A Resolution of the Haines Borough Assembly placing a Moratorium on New Heliports Located within 10 miles of an Existing Heliport in the Haines Borough.

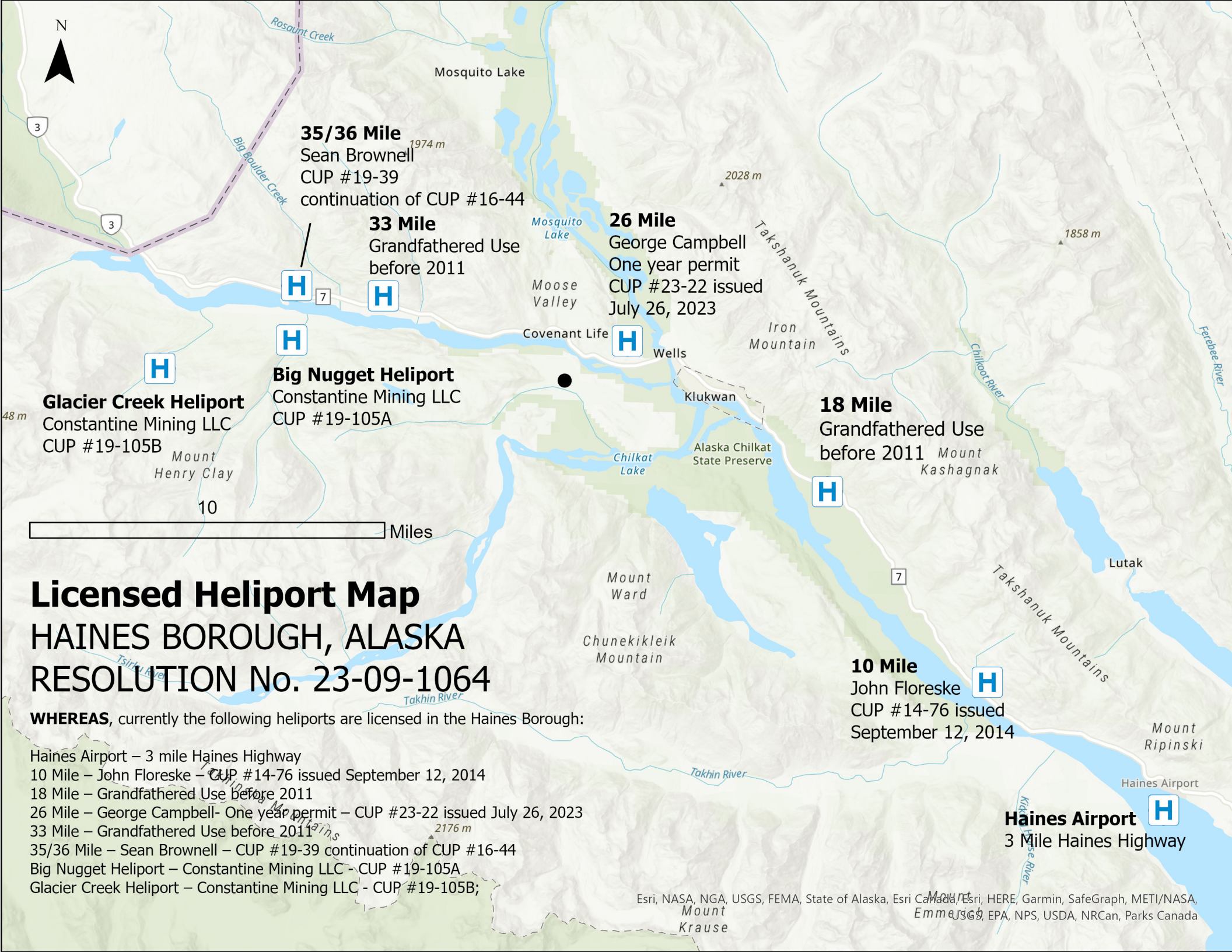
Public Comment: **Hall** spoke regarding this agenda item. Maybe criteria should not be distance from each other but distance from homes.

Motion: **Lapham** moved to "Support Resolution 23-09-1064 and the conversation which followed" and the motion carried 6-1 with **Clement** opposed

I certify that the above is a true and complete excerpt of agenda item 10C from the October 23 Planning Commission minutes.



Alekka Fullerton, CMC, Borough Clerk
Haines Borough, Alaska



35/36 Mile
 Sean Brownell
 CUP #19-39
 continuation of CUP #16-44

33 Mile
 Grandfathered Use
 before 2011

26 Mile
 George Campbell
 One year permit
 CUP #23-22 issued
 July 26, 2023

18 Mile
 Grandfathered Use
 before 2011

Big Nugget Heliport
 Constantine Mining LLC
 CUP #19-105A

Glacier Creek Heliport
 Constantine Mining LLC
 CUP #19-105B

10 Mile
 John Floreske
 CUP #14-76 issued
 September 12, 2014

Licensed Heliport Map

HAINES BOROUGH, ALASKA

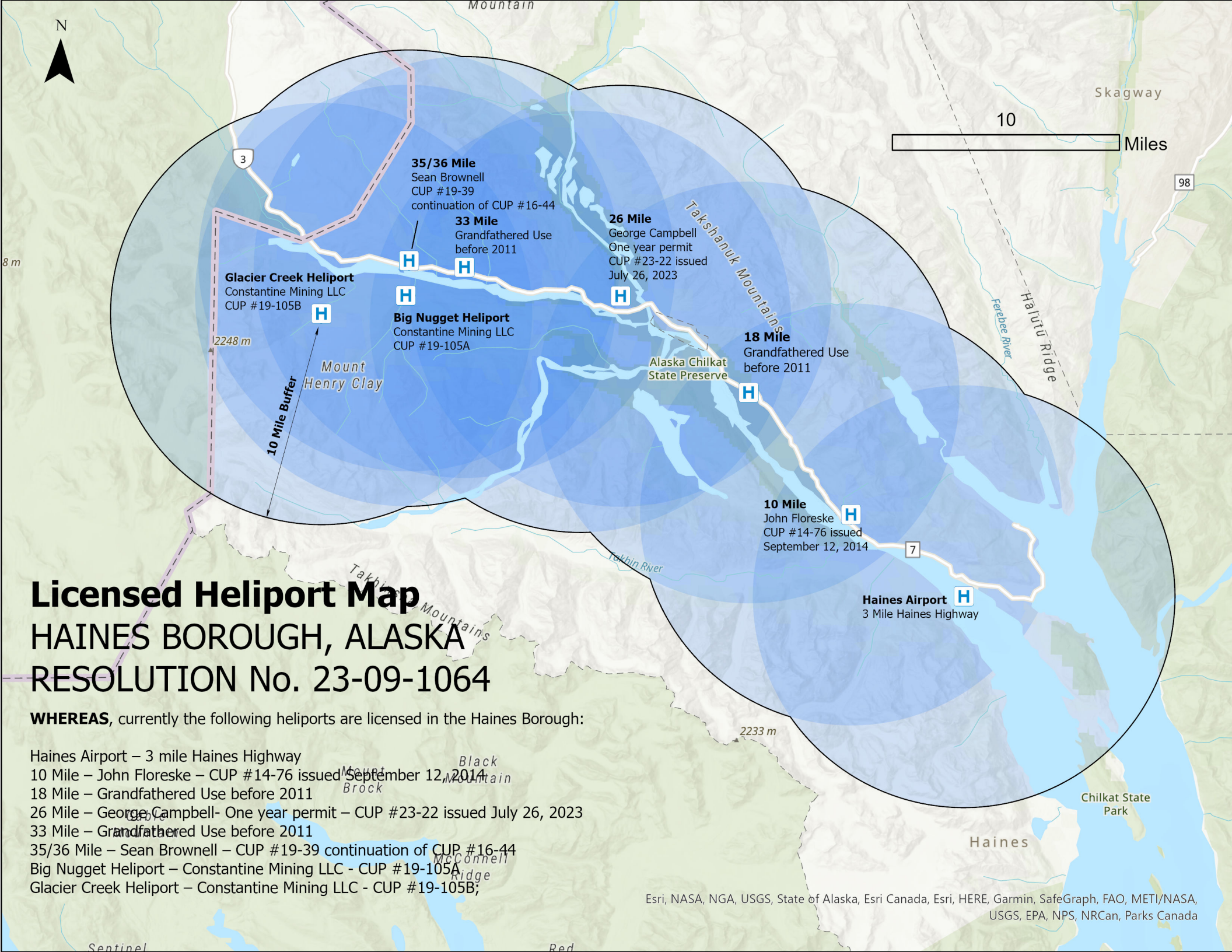
RESOLUTION No. 23-09-1064

WHEREAS, currently the following heliports are licensed in the Haines Borough:

- Haines Airport – 3 mile Haines Highway
- 10 Mile – John Floreske – CUP #14-76 issued September 12, 2014
- 18 Mile – Grandfathered Use before 2011
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- Big Nugget Heliport – Constantine Mining LLC - CUP #19-105A
- Glacier Creek Heliport – Constantine Mining LLC - CUP #19-105B;

Haines Airport
 3 Mile Haines Highway

Esri, NASA, NGA, USGS, FEMA, State of Alaska, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCAN, Parks Canada



Licensed Heliport Map

HAINES BOROUGH, ALASKA

RESOLUTION No. 23-09-1064

WHEREAS, currently the following heliports are licensed in the Haines Borough:

- Haines Airport – 3 mile Haines Highway
- 10 Mile – John Floreske – CUP #14-76 issued September 12, 2014
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- Big Nugget Heliport – Constantine Mining LLC - CUP #19-105A
- Glacier Creek Heliport – Constantine Mining LLC - CUP #19-105B;



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-2231 FAX (907) 766-2716

September 12, 2014

John Floreske, Jr.
PO Box 489
Haines, AK 99827

Re: Heliport Conditional Use Permit # 14-76
1-HHY-10-0510; 10 Mile Haines Highway

Dear Mr. Floreske:

Thanks for participating in the September 12, 2014 Planning Commission meeting. At the meeting, the commission accepted the findings in the Manager's Recommendation, and approved a heliport conditional use permit on the above-listed property with the following three conditions:

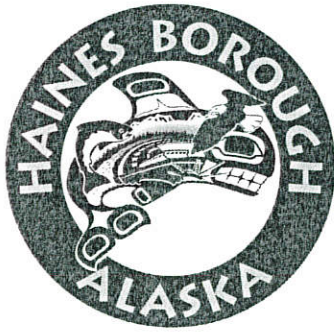
- Allowance of emergency use for state and federal response, medical, firefighting; and
- Conform to the terms and conditions set forth in the Department of the Army permit; and
- Helicopters do not fly over residences between 9 Mile and 7.5 Mile Haines Highway except for emergency use.

If you have any questions, please contact the Borough.

Sincerely,

A handwritten signature in blue ink that reads "Tracy Cui".

Tracy Cui
Planning and Zoning Technician
xcui@haines.ak.us
(907) 766-2231 Ext. 23



HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

VOICE (907) 766-6400 FAX (907) 766-2716

February 29, 2020

Constantine Mining LLC

Attn: Liz Cornejo

PO Box 315

Haines, AK 99827

Re: Heliport Conditional Use Permit #19-105 A Big Nugget
Holdings Mineral Survey #2506

Thank you for participating in the February 13th, 2020 Planning Commission Meeting. The Planning Commission approved your heliport conditional use permit 19-105 A, for as long as Constantine is authorized to operate at the site pursuant to a Mining Plan Operation (MPO) approved by the BLM, the State of Alaska or the Mental Health Trust.

- All conditions of operation described in the BLM MPO and conditions set by the Mental Health Trust including buffers and flight paths shall be met.
- Constantine shall continue its historical practice of informing residents that may be impacted by noise of diverted flight paths.
- Any relocation of heliports in excess of 1000 ft. distance from permitted heliports shall require notice to the manager and possible public hearing
- Conditional permission is granted for one heliport only
- An abandoned heliport must be modified to prevent its use as a heliport.

If you have any questions, please contact the Borough.

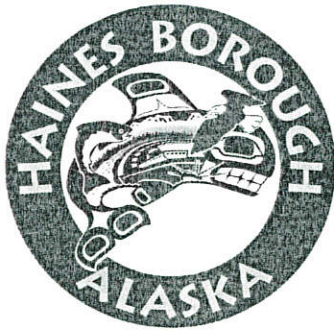
Sincerely,

A handwritten signature in blue ink, appearing to read "Tim O'Melia", is written over the printed name.

Tim O'Melia

tomelia@haines.ak.us

907-766-6411



HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

VOICE (907) 766-6400 FAX (907) 766-2716

February 29, 2020

Constantine Mining LLC

Attn: Liz Cornejo

PO Box 315

Haines, AK 99827

Re: Heliport Conditional Use Permit #19-105 B Glacier Creek
Marmot #137

Dear Mrs. Cornejo:

Thank you for participating in the February 13th, 2020 Planning Commission Meeting. The Planning Commission approved your heliport conditional use permit 19-105 B, for as long as Constantine is authorized to operate at the site pursuant to a Mining Plan Operation (MPO) approved by the BLM, the State of Alaska or the Mental Health Trust.

- All conditions of operation described in the BLM MPO and conditions set by the Mental Health Trust including buffers and flight paths shall be met.
- Constantine shall continue its historical practice of informing residents that may be impacted by noise of diverted flight paths.
- Any relocation of heliports in excess of 1000 ft. distance from permitted heliports shall require notice to the manager and possible public hearing.
- Conditional permission is granted for one heliport only
- An abandoned heliport must be modified to prevent its use as a heliport.

If you have any questions, please contact the Borough.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim O'Melia".

Tim O'Melia

Planner

tomelia@haines.ak.us

907-766-6411



HAINES BOROUGH, ALASKA
P.O. BOX 1209
HAINES, AK 99827
(907) 766-6400 FAX (907) 766-2716

May 16, 2023

George and Lynette Campbell
Campbell Living Trust
PO Box 458
Haines, AK 99827

Re: Approval of Conditional Use Permit #23-22
3-CLR-35-05A0 | Lot 5A | Campbell Subdivision | General Use Zone

Dear Mr. and Mrs. Campbell,

Thank you for participating in the May 11, 2023 Planning Commission meeting. During the discussion, the commission determined that your proposal for a heliport in the general use zone meets the criteria set forth in Haines Borough Code (HBC) 18.50.040 and (HBC) 18.60.010.

A "heliport" means a use or designated site for the routine commercial or private general operations, landing, takeoff, parking, storage, fueling, and/or maintenance of helicopters. (HBC 18.20).

Your conditional use proposal to operate a heliport on the above-listed property has been **approved for 1 year with the following conditions:**

- Notification to the FAA establishing a commercial heliport/landing zone. Applicant will conform to any terms and conditions set forth by the FAA;
- Anadromous Fish Stream Setbacks. Unless approved by variance, based on the unique conditions of the property, the proposed development, and the recommendations of a qualified fisheries biologist, no development shall occur within 25 feet of the banks of anadromous fish streams;
- All fuel storage will be done in accordance with Department of Environmental Conservation standards with a fuel spill containment program in place;
- Flight paths (departure and approach of helicopters) will not be conducted over any residential properties, per diagram submitted with permit application (page 4 of 11);

- If required by the Alaska Department of Fish and Game – a reclamation or landscaping plan for any use within 100 feet of a state-identified anadromous stream. The purpose of the reclamation or landscaping plan includes the control of dust, soil erosion, water runoff and siltation which otherwise would be generated on the lot and affect the surrounding area.
- Limit the hours of part 135 helicopter air taxi operation to 8:00am-5:00pm for take offs and landings, excluding emergency air traffic including medevacs;
- The CUP is authorized for a one-year trial and shall be reviewed by the Planning Commission in one year;

Please contact us in March 2024 to schedule a meeting with the manager to facilitate the CUP review process.

If you have any questions on the matter please contact the Borough.

Sincerely,



Kiersten Long
Deputy Clerk
klong@haines.ak.us
907 766 6400



HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-6400 FAX (907) 766-2716

June 18, 2019

Re: **Approval of**

Heliport Renewal Conditional Use Permit / 3-HHY-36-3426
/ General Use Zone / USS 3426 Haines Highway, 36 Mile

Sean Brownell
PO Box 1448
Haines, AK, 99827

Dear Mr. Brownell,

Thank you for participating at the June 13th, 2019 planning commission meeting. During the discussion, the commission determined that your proposal to operate a heliport on the above listed property meets the pertinent criteria set forth in Haines Borough Code (HBC) 18.50 and 18.60.

Your conditional use proposal to operate a heliport in the General Use zone has been **approved with the following conditions:**

1. The permit shall expire with the sale of the property.
2. Within FAA flight rules for operations, regular hours of operation shall be limited to 8 am to 6 pm unless operations involve Search and Rescue.
3. All commercial business operations for tours shall be compliant with HBC Title 5.
4. Adequate access for emergency vehicles must be maintained as required by HBC 18.60.010 (C).
5. Flight paths (departure and approach of helicopters) must be based on the submitted materials for this application. Flight paths will not be conducted over any residential properties.
6. Fuel storage will be done in accordance with Department of Environmental Conservation standards with a fuel spill containment program in place before operations begin.
7. The applicant will conform to any terms and conditions set forth by the FAA.

Noncompliance of the conditions of approval could result in revocation of your permit.

This permit was issued to operate a heliport in the General Use zone. Per the requirements of Haines Borough Code 18.30.010 (I), this permit is consistent with the comprehensive plan, its uses are harmonious with other activities allowed in the zone, and the development will not disrupt the character of the neighborhood.

Please note that the permit was issued based on the current plans and proposal submitted. You must receive approval by the planning commission prior to any changes to the building footprint of your heliport or terms of operation. Failure to do so will result in an after-the-fact violation and an immediate \$250.00 penalty fee, which can be applied for each day that you operate.

Sincerely,

A handwritten signature in blue ink that reads "Holly Smith".

Holly Smith
Haines Borough Planner



HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-6400 FAX (907) 766-2716

12A

October 26th, 2023

Re: Public Notice, Property Owners
1-Mile Notification Radius
Contaminated Soil Testing, Big Boulder Subdivision Gravel Pit, 34-mile Haines Highway
Borough Parcel ID: 3-BBC-00-1500
ADEC File:
<https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/2378>
<https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/27892>

In cooperation with Chilkat Indian Village's Tribal Response Program and the Alaska Department of Environmental Conservation (ADEC), the Borough is teaming up to sample a contaminated soil stockpile on our property. You are receiving this letter because our records indicate you own property within 1-mile of the stockpile.

The contaminated soil was transported to our property in the early 2000's by a contractor who was leasing the gravel pit for operations related to a State highway project. Several best-management-practices (BMP's) are still in place from original transport, and this testing will determine if any additional cleanup activities are required.

Please see the attached figures and fact sheet for more information regarding the history of this stockpile and current sampling and testing plans. For technical information relating to the stockpile, exposure, and testing, please contact the ADEC representatives listed.

Feel free to contact our office with any questions, comments, or concerns,

A handwritten signature in blue ink, appearing to read "Andrew Conrad".

Andrew Conrad, Planner

Planning & Zoning | Haines Borough
PO Box 1209, Haines, AK 99827

(office) 907-766-6412 | aconrad@haines.ak.us

Figure 1: Notification Radius

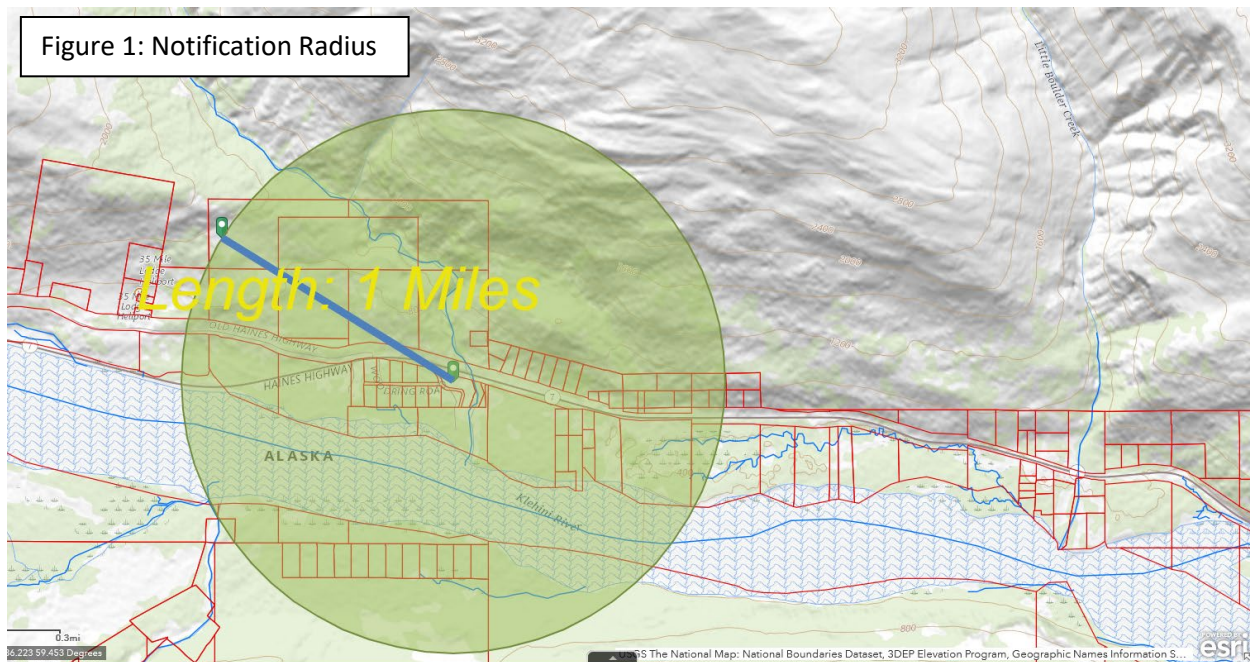
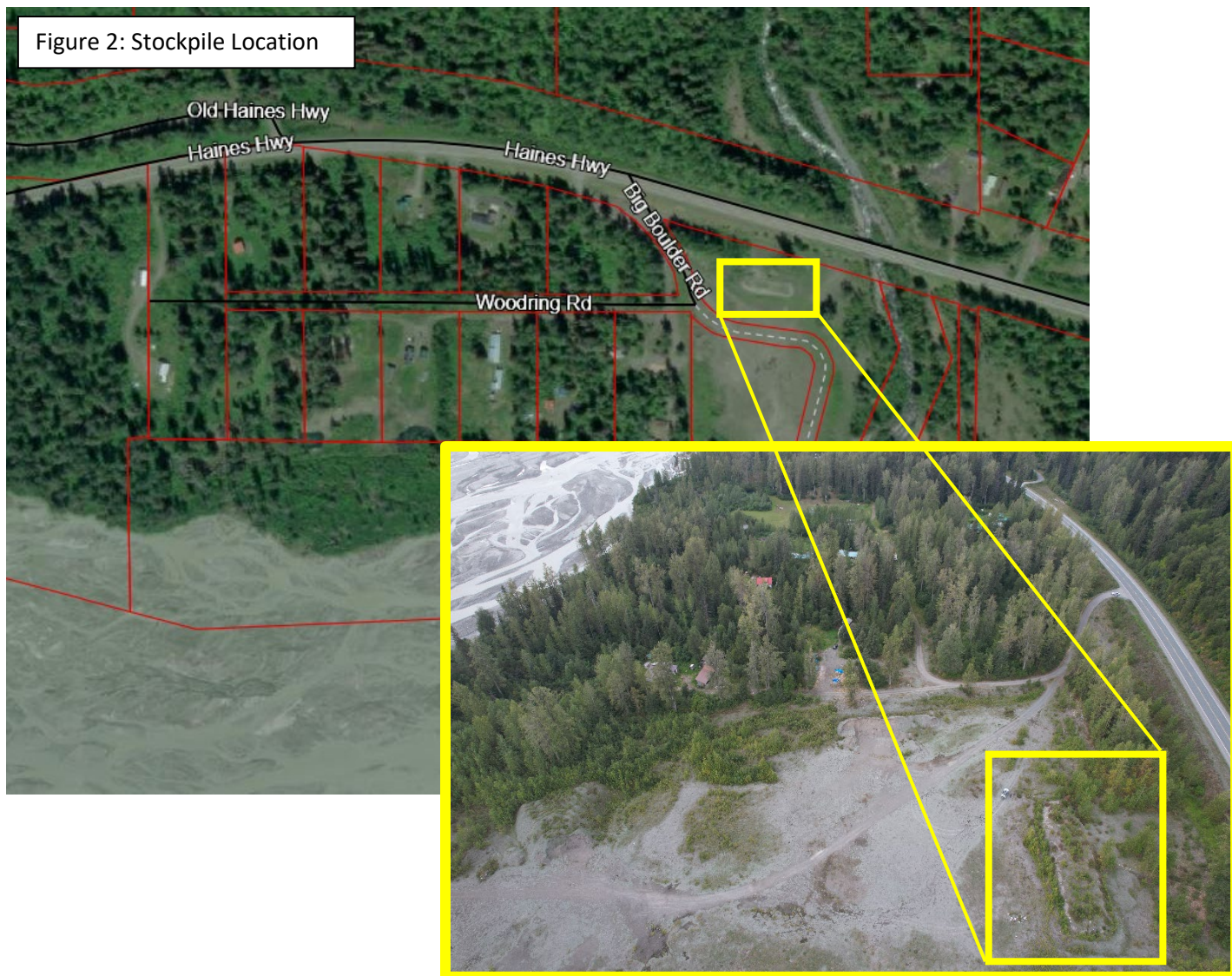


Figure 2: Stockpile Location





Contaminated Soil Testing

34 Mile Haines Highway

Points of Contact:

Anne Marie Palmieri, DEC, (907) 766-3184

Henry Leasia, DEC, (907) 891-3534

The Alaska Department of Environmental Conservation (DEC) is gathering information about a petroleum contaminated soil stockpile located at mile 34 on the Haines Highway. DEC will collect soil samples from the stockpile on **November 3, 2023**. Lab test results will inform a strategy for addressing the stockpile in conjunction with local stakeholders.

Where did the stockpile come from?

In the early 2000s, 1,300 cubic yards of petroleum contaminated soil was moved from the Haines Sawmill site to a Haines Borough-owned rock pit at 34 Mile with the intention of incorporating the soil into asphalt for the Haines Highway reconstruction project. The soil was never incorporated into the highway and remains at the rock pit today. It has been several years since soil sampling and cleanup planning was facilitated by the sawmill owner.

What do we know about the contamination?

The most recent soil samples were taken from the stockpile and tested for diesel range organics (DRO), residual range organics (RRO) and polychlorinated bi-phenyls (PCBs) in 2009. Test results showed concentrations of DRO of 270-2500 milligrams per kilogram (mg/kg) which exceed the default cleanup level of 230 mg/kg for the Migration to Groundwater exposure pathway. RRO concentrations were below the default cleanup levels for all exposure pathways. PCBs were not detected.

What is the potential for exposure?

DEC has various cleanup levels to protect against different types of exposure to contamination. Based on the previous sampling, the stockpile does not pose a hazard to anyone who comes in contact with it. The soil does not present a human health risk, which includes the ingestion, inhalation, and dermal contact exposure pathways. However, the previous DRO results exceed the default cleanup levels to protect for contaminant migration to groundwater used as a drinking water source.

What is the plan for sampling and testing?

Given that the most recent testing occurred 14 years ago, DEC will collect another round of soil samples to find the current concentrations of contaminants. Samples will be tested for DRO, RRO, and polyaromatic hydrocarbons (PAHs). Soil samples will be taken from the stockpile and areas around it to determine if petroleum has migrated out of the stockpile. Those interested in learning more can stop by the site on November 3rd when DEC staff take samples.

When will test results be available?

DEC will issue a sampling report by early January. This information will guide future cleanup plans for the site.

For More Information Contact:

Anne Marie Palmieri
DEC Contaminated Sites Program
PO Box 1535
Haines, Alaska 99827
(907) 766-3184
annemarie.palmieri@alaska.gov

Henry Leasia
DEC Contaminated Sites Program
PO Box 1535
Haines, Alaska 99827
907-891-3534
henry.leasia@alaska.gov

Scan the QR code for more
information about the
contaminated site:



Sampling and Analysis Plan

34 Mile Haines Highway Stockpile

File No. 1508.38.034



October 2023

Prepared by:

Alaska Department of Environmental Conservation
Contaminated Sites Program

Preface

This Sampling and Analysis Plan (SAP) is a supplement to the 2023 Quality Assurance Project Plan (QAPP) for the Alaska Department of Environmental Conservation (DEC) Contaminated Sites Program (CSP). Information provided in the QAPP regarding Quality Assurance/Quality Control (QA/QC) procedures and sample collection methods are referenced, but not repeated herein.

Distribution List

- Andrew Conrad, Haines Borough

Project Organization

Individual assigned	Organization	Title	Responsible for:	Phone	Email
Anne Marie Palmieri	DEC	Environmental Program Manager 1	Site Project Manager, Field work	907-766-3184	annemarie.palmieri@alaska.gov
Henry Leasia	DEC	Program Coordinator 1	Public Outreach	907-465-6097	henry.leasia@alaska.gov
Rebekah Reams	DEC	Environmental Program Specialist 3	Field work, reporting	907-451-2144	rebekah.reams@alaska.gov
Mollie Dwyer	DEC	Environmental Program Specialist 2	Field work, reporting	907-465-5333	mollie.dwyer@alaska.gov

Section 1: Introduction

The Contaminated Sites Program (CSP) is conducting soil stockpile characterization activities at 34 Mile Haines Highway, Alaska. The investigation is being conducted using CSP's Capital Improvement Project funding. This document details the technical and analytical methods the CSP will employ during field work and is a supplement to the CSP QAPP, which defines the quality assurance protocols and data analysis techniques that will be used.

Problem Definition

The objective of this project is to investigate soil at the 34 Mile Haines Highway Stockpile. Field work activities will involve conducting a site visit and collecting analytical soil samples to evaluate current contaminant concentrations and determine the presence of additional contaminants of concern (COCs).

The area being investigated is owned by the Haines Borough and was previously used as a gravel borrow pit to aid in construction of the Haines Highway. The soil stockpile has remained at this location since it was transported from the Haines Sawmill (DEC File #1508.38.009) in the summer of 2000.

This SAP is organized as follows:

- Section 1 Introduction
- Section 2 Site Location and Description
- Section 3 Previous Investigations
- Section 4 Potential Sources and Potential Receptors
- Section 5 Sampling Process Design
- Section 6 Data Quality Objectives
- Appendix A

This SAP defines the objectives and scope for sampling activities at the 34 Mile Haines Highway Stockpile which will be performed by the CSP.

Section 2: Site Information

Site Location and Description

The site is located on Lot 15 Big Boulder Creek Subdivision at 34 Mile Haines Highway near Haines, Alaska. Haines is located in the northern portion of the Lynn Canal approximately 90 miles from Juneau, Alaska and has a population of approximately 2000 (Appendix A, Figure 1). The stockpile is located at 34 Mile of the Haines Highway, approximately seven miles west of Mosquito Lake and six miles east of the Canadian border at 59.432828° north, -136.196657° west (Appendix A, Figures 2 and 3).

The groundwater flow direction at the site unknown. Depth to groundwater has not been determined but is assumed to be approximately 6 feet below ground surface based on drinking water well boring logs in the vicinity of the site. According to the Alaska Department of Natural Resources Well Log Tracking System there are three wells within 0.25 miles of this site and the nearest surface water, Boulder Creek, is located approximately 300 feet to the east of the stockpile.

This property is a 4.81-acre vacant lot owned by the Haines Borough. It is understood from the Haines Borough that the property has been used as a gravel pit and siting of road building equipment in the past and is currently used for recreational activities such as dog walking and snowmachining by Borough residents.

Section 3: Previous Investigations

In the summer of 2000, approximately 1,300 cubic yards of petroleum contaminated soil was moved to its current location from the Haines Sawmill site with the intention of incorporating the soil into asphalt for a Haines Highway reconstruction project. The soil was not incorporated into the highway due to a high amount of organic material present. The soil was not returned to the Haines Sawmill site and Chilkoot Lumber Company decided to try to bioremediate it at the gravel pit. In 2002 the *Operations Plan for the Offsite Treatment of Petroleum Hydrocarbon Contaminated Soil from the Haines Sawmill* was approved. This plan outlined the use of a top and bottom liner, leachate collection system, and the addition of fertilizer and native Alaskan plant species to enhance biodegradation. Analytical samples were collected from the stockpile in 2006 and results reported the presence of diesel range organics (DRO) at 1,400 milligrams per kilogram (mg/kg) and residual range organics (RRO) at 4,400 mg/kg.

The stockpile was most recently sampled in 2009 to evaluate contaminant concentrations. Sixteen (16) soil samples were analyzed for DRO, RRO, and polychlorinated bi-phenyls (PCBs). Analytical results did not detect the presence of PCBs in any soil samples and RRO was detected at concentrations below the most stringent DEC cleanup levels. All samples collected reported the presence of DRO above the migration to groundwater exposure pathway cleanup level of 230 mg/kg established in 18 Alaska Administrative Code (AAC) 75.341 Table B2 for the Over 40 Inch Precipitation Zone, but below the human health exposure pathway cleanup levels for ingestion (8,250 mg/kg) and inhalation (12,500 mg/kg).

There are no documented spills or contaminated sites in the vicinity of the soil stockpile.

Section 4: Potential Sources and Potential Receptors

Potential Sources of Contamination

Petroleum contamination in the soil is associated with operations at the Haines Sawmill. Past stockpile sampling has identified the presence of DRO above DEC migration to groundwater

cleanup levels. The lack of sample results for polynuclear aromatic hydrocarbons (PAHs) is considered a data gap.

Targets

While onsite CSP will evaluate evidence of contamination, potential transport mechanisms, and identify potential receptors.

During the field investigation, the following information will be evaluated:

- Presence of surface staining;
- Presence of odors while on site and during sample collection;
- Presence of sheen;
- Presence of stressed vegetation

During the site visit, CSP will identify potential receptors and complete/incomplete exposure pathways. A Conceptual Site Model (CSM) will be included in the Final Sampling Report.

Section 5: Sampling Process Design

Soil samples will be collected at predetermined locations within the stockpile. Exact location of samples may be shifted based on site observations that indicate the presence of contamination based on the following criterion:

- Presence of surface staining;
- Presence of odors while on site and during sample collection;
- Presence of sheen; and
- Presence of stressed vegetation.

Prior to sampling, CSP will identify potential transport pathways based on site characteristics. Field notes and photographs will be taken to document site work.

The estimated number of samples and analytical methods are outlined in Table 1, below. In general, the following methodology will be followed for sample collection and analyses:

- Five (5) test pits of fairly even spacing of the stockpile will be advanced, three (3) samples will be collected from each test pit. Samples will be collected from the following intervals: 1-3 ft, 3-6 ft, and 6-9 ft.
- Five (5) opportunistic sample locations will be determined based on site observations. A minimum of one sample location will be collected from the area where overland flow is most likely to be directed based on site features.
- All samples will be analyzed for DRO and RRO. A subset of samples will be analyzed for PAHs.

Table 1: Soil Sample Numbers and Analyses

Analyte	Analytical Method	Primary Samples	Duplicate Samples
DRO	AK102	20	2
RRO	AK103	20	2
PAHs	8270SIM	4	1

Sampling Methodologies

This section summarizes the sampling methods that will be employed for the investigation. Detailed information can be found in the QAPP. All samples collected will be maintained under chain-of-custody and shipped as soon as possible to the laboratory.

Soil sample locations are detailed on Appendix A, Figure 4, precise location of samples may be shifted based on site features. All field sampling will be performed by a Qualified Environmental Sampler, in accordance with 18 AAC 75.333. The objective of the sampling effort is to document through analytical sampling whether contamination is present above DEC cleanup levels and identify possible complete exposure pathways. Discrete sampling methods will be implemented, and all sampling will comply with the DEC's *Field Sampling Guidance, January 2022*.

All sample locations will be described in the field notebook and located on a site sketch. The date and time that each sample is collected will be recorded in the field logbook, as well as any specific potentially relevant information.

Sample Collection

A fresh pair of nitrile gloves will be donned prior to analytical sample collection. A disposable spoon will be used to collect soil samples directly from the bucket of the excavator. Staff will fill 4 ounce (oz) amber glass jars with soil for DRO, RRO, and PAH samples. If samples are heterogeneous, large rocks and/or organic litter will be removed prior to being placed into laboratory provided glass jars.

Sample Handling and Custody

The basic labeling strategy will use a prefix to indicate the test pit locations designated TP1 through TP5, followed by sample depth in feet. Opportunistic samples will be labeled as SS-1 through SS-5.

The samples will remain in the custody of the sample team until they are transferred to another person, under proper chain of custody protocol. A chain of custody record will be completed for each batch of samples and included in the lab-provided sample container to be sent to the laboratory. A duplicate copy of the chain of custody will be made for CSP records.

The samples will be transported to SGS North America Inc (SGS), a DEC approved lab, via Alaska Seaplanes and GoldStreak shipping service. The samples will be wrapped in bubble wrap inside lab-provided storage containers.

SGS North America Inc.
200 West Potter Dr
99518 – Anchorage
Phone: 907-562-2343
ATTN: Jeremy Greth

Quality Assurance/Quality Control (QA/QC) Samples

QA/QC procedures are outlined in detail in the QAPP. Briefly, one (1) duplicate sample will be collected for each set of 10 samples. SGS will follow standard QA/QC procedures, as stated in the QAPP and individual analytical method. The CSP will complete laboratory data checklists for each sample batch.

Supplies

Work plan
DEC's *Field Sampling Guidance*
Black sharpie markers, pencils, pens
Field notebook
Sterile/clean latex or nitrile gloves
Camera
Laboratory-provided sampling containers
Chain of custody forms
Trowel/Shovel
Spoons
Disposable plastic bowls
Paper towels
Simple Green®
Measuring tape
Bubble wrap
Packing tape
First Aid Kit
Ziplock bags
Trash bags
PPE: safety glasses, safety vest, steel-toed boots

Sampling Equipment Decontamination

All disposable and reusable sampling equipment will be decontaminated prior to arriving at the site. In the event that field decontamination is required, equipment will be cleaned with Simple Green and clean disposable paper towels.

Investigation-Derived Waste

Investigation derived waste will be limited to disposable sampling gear and contaminated paper towels, which will be contained in a dedicated gallon polyethylene bag and disposed of at the local landfill.

Schedule

Field activities:	November 3, 2023
Analytical results:	10 business days from submittal
Report drafted:	January 2024

Section 6: Data Quality Objectives

The data quality objective (DQO) process is a system used to define project decisions, the data quality needed to support the decisions, the data types needed, and data collection requirements. It safeguards that the analytical techniques used in the investigation will generate the specified data quality and that the resources required to generate the data are justified. More information on data quality can be found in the QAPP.

There are seven steps and the output from each step influences the choices that will be made later in the process. The DQO steps are:

1. State the problem.
2. Identify the decision.
3. Identify the inputs to the decision.
4. Define the study boundaries.
5. Develop a decision rule.
6. Specify tolerable limits on decision errors.
7. Optimize the design.

Step 1: Problem Statement

The first step in the DQO process is to clearly state the problem to be addressed. The intent of this step is to clearly define the problem so that the focus of the sampling and analysis will be unambiguous.

Problem statement: Data is required to determine if elevated concentrations of COCs remain at the site, and, if so, does the contamination pose a risk or potential risk to human health and the environment, and, if so, does site require further investigation.

Step 2: Decision Statement

This step in the DQO process is used to identify the decisions and the potential actions that will be affected by the data collected. Crafting a decision statement is performed by specifying a principal study question, alternative actions that could result, and a resulting decision statement.

Analytical samples collected will be used to answer the following Principal Study Questions:

- Are COCs present in soil at concentrations that exceed the DEC migration to groundwater cleanup levels?

Step 3: Decision Inputs

The purpose of this step is to identify informational inputs that are required to resolve the Decision Statement and to determine which inputs require measurement. The necessary inputs to address the Decision Statement are the concentrations of COCs present in various media. During this step of the DQO process, the basis for a screening level is established. The screening levels for this project are listed below.

Soil

Maximum detected concentrations in soil will be compared the DEC Method 2 migration to groundwater exposure pathway cleanup levels for residential land use, for the over 40-inches of precipitation climate zone, as defined in 18 AAC 75.341(c), Table B1 and Table B2.

Step 4: Study Boundaries

Step 4 in the DQO process defines the spatial and temporal boundaries of the study covered by the decision statement. The spatial boundaries define the physical extent of the study area and may be subdivided into specific areas of interest. The temporal boundaries define the duration of the study or specific parts of the study.

The spatial boundary for sampling is the stockpile and immediate surrounding area at 34 Mile Haines Highway at the site coordinates provided in Section 2.

The temporal boundary of the study involves the timeframe in which the decision applies and determining when to collect data. The project schedule is defined in Table 2 below but may change due to weather and time constraints as necessary.

Table 2: Temporal Boundaries of the Study

Event	Approximate date(s) of Completion
Field Sampling	November 3, 2023
Sample Delivery to Laboratory	November 8, 2023 (estimated)
Laboratory Analyses Complete	November 27, 2023 (estimated)
DEC Final Report	Early January 2024

Step 5: Decision Rule

The objective of this step is to define the parameter(s) of interest in the population being characterized and integrate previous DQO outputs into statements defining conditions that direct decision at the areas of concern.

If the concentration of at least one COC in the media sampled in an investigated area exceeds its cleanup or screening level, or if evidence of contamination is observed at the site outside of the sampling boundaries, then further evaluation of the site may be necessary.

If the concentrations of COCs in the media sampled do not exceed their cleanup or screening levels and if no visual observation is made of contamination outside the sampling boundaries, then no further evaluation of the site will be required.

Step 6: Decision Error Limits

The purpose of this step is to minimize data uncertainty by specifying tolerable limits on decision errors that are used to establish performance goals for the data collection design. It is necessary to determine the possible range for the parameter of interest and to define both the types of decision errors and the potential consequences of the errors.

The two types of decision errors for the characterization of sample data are either (a) determining that the concentrations of all COCs for a sampled area are less than the corresponding screening levels when, in fact, at least one exceeds the screening level, or (b) determining that the concentration of at least one COC of a sampled area exceeds its screening level when, in fact, none of them do.

The outcome of the first error is the determination that no further assessment is needed and the site does not pose a threat or potential threat to human health and/or the environment when it may. The second error type could result in further assessment and cost. The least favorable of these errors is the first where a COC exceeding its screening level is overlooked and no further assessment is conducted based on the incorrect decision. In the second case, more assessment would occur and an appropriate decision would be made.

Step 7: Design Optimization

The purpose of design optimization in the DQO process is to identify the best sampling and analysis approach that satisfies all of the previous steps in the process. The activities involved in design optimization include:

- Reviewing the outputs of the first six steps and existing environmental data;
- Developing general data collection design alternatives; and
- Selecting the most resource-effective data collection design that satisfies all of the DQOs.

Sample locations will be collected based upon information outlined in the sampling plan and observations made while at the site.

Appendix A: Site Figures

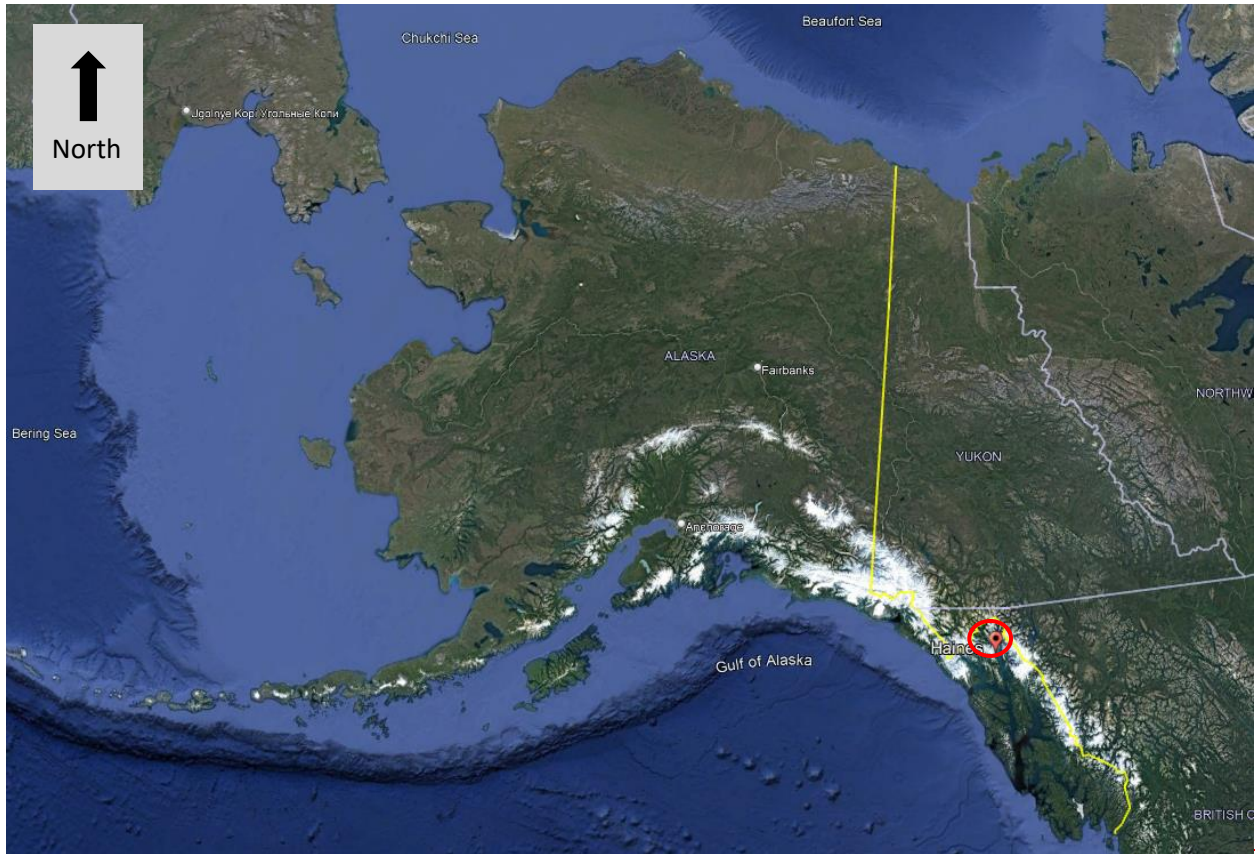


Figure 1: Vicinity Map

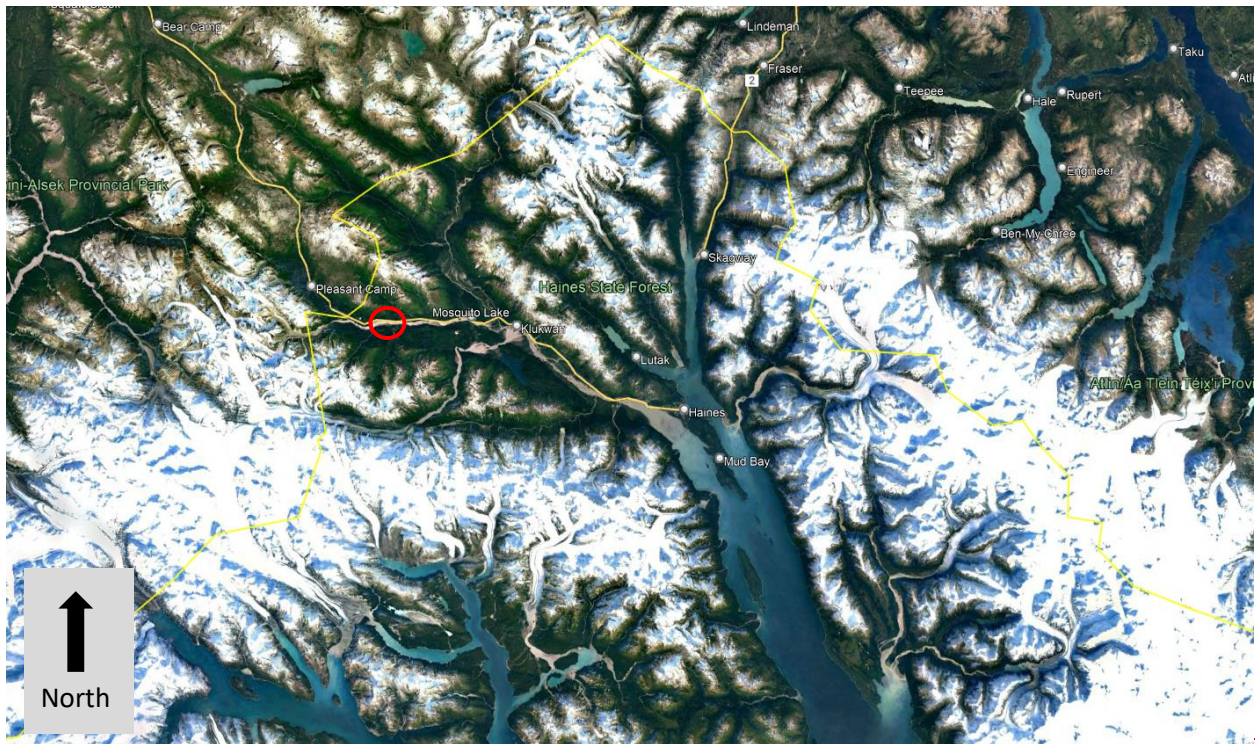


Figure 2: Vicinity Map



Figure 3: 34-Mile Soil Stockpile Location



Figure 4: Proposed Test Pit Locations

Andrew Conrad

From: Andrew Conrad
Sent: Monday, September 25, 2023 11:25 AM
To: Annette Kreitzer
Cc: Alekka Fullerton; Edward Coffland
Subject: TRIP REPORT - FW: 34 Mile Haines Highway stockpile
Attachments: 3-BBC-00-1500_Stockpile_Documents.zip

STOCKPILE INSPECTION TRIP REPORT

Location: Big Boulder Subdivision, 34-mile Haines Highway
Parcel ID: 3-BBC-00-1500
Zone: General Use

Attendee's:

- Palmieri, Anne Marie G (DEC) annemarie.palmieri@alaska.gov
- Reams, Rebekah A (DEC) rebekah.reams@alaska.gov
- Dwyer, Mollie R (DEC) mollie.dwyer@alaska.gov
- Jones Hotch, Jr., Chilkat Indian Village (CIV), Vice President
- Alan Jones, CIV TRP Coordinator, ajones@chilkat-nsn.gov

HISTORY & BACKGROUND

Oh behalf of CIV's [Tribal Response Program](#), Alan is performing an area-wide survey of contaminated sites in the Chilkat Valley that may be covered under grant funds for brownfield cleanup. On 8/29/2023 Alan contacted the borough regarding any paperwork for the transport and storage of contaminated soil at the location listed above.

After researching borough records I was not able to find any information allowing the transfer of contaminated soil to borough property. ADEC records indicated that transport and stockpile approval was given in September 2000, but it is not clear who issued the approval.

ADEC representatives provided the following verbal history on-site, indicating that agreements between a contractor and Chilkoot Lumber were verbal and by 'handshake', and that State records for the material transport do not exist. Additional information regarding the stockpile origin is available on the ADEC status report linked below.

- The borough was leasing Parcel 3-BBC-00-1500 to a contractor for asphalt production and other operations related to a State highway project.
- The Contractor (Lessee), Chilkoot Lumber, and ADEC agreed to use the asphalt batching plant to remediate the contaminated soil and incorporate into the highway project.
- Due to issues, the soil was never processed in the asphalt plant and the stockpile was never removed from site.

State regulations can hold the original owner of the material and the transporter liable for the stockpile and any cleanup required, but due to the lack of documentation from all parties it could be difficult to draw conclusions.

ENVIRONMENTAL IMPACTS, CIRCA 2009

- Current contamination levels are unknown. A number of BMP's are currently in place:
 - Perimeter controls, Liner, tarp covers, vegetation, oil/water separator.
- PCB contamination is not present.
- Contamination levels for exposure by air or skin are below regulatory minimums.
- Groundwater contamination levels for residual range organics are below regulatory minimums.
- Groundwater contamination levels for diesel range organics are above regulatory minimums.

- Approximately 500ft to nearest documented well: Lot 3, Big Boulder Subdivision, [Well Log](#), Depth: 50ft
- State does not have data on groundwater flow at this location

STAKEHOLDER COORDINATION

- ADEC has offered to perform testing to determine current contamination levels. State funding available for this expires in 12 weeks so sampling would need to be performed before freeze-up. Borough staff and equipment is requested for sampling.
- Funding is available through [Brownfields in Alaska](#) for testing and cleanup. If approved, ADEC would coordinate and cover costs for cleanup with term contractors. Costs could include an ADEC administrative fees. ADEC recommends partnering with CIV for the application.

RECOMMENDATIONS

1. Notify adjacent property owners,
2. Install Signs,
3. Cleanup:
 - a. Partner with contractor/lessee if they were negligent in coordinating with Borough,
 - b. Partner with ADEC to sample stockpile. Follow-up with CIV to partner on brownfield application if cleanup is needed.
 - c. Partner with CIV and Submit brownfield application.

REFERENCES

1. [Plat](#)
2. ADEC File [1508.38.009](#), [1508.38.034](#)
3. Friedman& Bruya Inc., Chilkoot Lumber Co., Project F&BI 906002

ATTACHMENTS

1. Site Photos
2. Chilkat Environmental Group Report, June 2009, Characterization of the estimated 1300 cubic yard contaminated soil stockpile at 35 mile Haines Highway

From: Palmieri, Anne Marie G (DEC) <annemarie.palmieri@alaska.gov>

Sent: Saturday, September 23, 2023 10:34 AM

To: Andrew Conrad <aconrad@haines.ak.us>

Cc: Reams, Rebekah A (DEC) <rebekah.reams@alaska.gov>; Dwyer, Mollie R (DEC) <mollie.dwyer@alaska.gov>; Thomas, Marc M (DEC) <marc.thomas@alaska.gov>

Subject: 34 Mile Haines Highway stockpile

EXTERNAL EMAIL: Do not open links or attachments unless you recognize the sender and know the content is safe.

Hi Andrew,

Thanks for meeting with us on Friday to discuss the stockpiled soil located at 34 Mile Haines Highway. Here is a link to the site entry on the Contaminated Sites database: [Division of Spill Prevention and Response \(alaska.gov\)](#).

As this stockpile is comprised of contaminated soil, it falls under the Site Cleanup Rules regulations of 18 Alaska Administrative Code (AAC) 75.325-.390 ([SPAR Regulations \(alaska.gov\)](#)). The previous soil sampling event from 2009 showed concentrations of diesel range organics (DRO) of 270-2500 milligrams per kilogram (mg/kg) which exceed the default cleanup levels for the Over 40-Inch of Precipitation climate zone for the Migration to Groundwater exposure pathway of 230 mg/kg, per 18 AAC 75.341, Table B2. The migration to groundwater pathway cleanup levels are calculated soil concentrations which are protective of groundwater that is used as drinking water. In order to determine an appropriate cleanup strategy, it would be beneficial to collect another round of soil samples to see what the current DRO concentrations are in the pile, given that the most recent sampling event occurred 14 years ago,. Other identified

data gaps from that sampling event include analysis for volatile organic compounds (VOCs) and polyaromatic hydrocarbons (PAHs) as well as having samples collected under the pile to determine if contamination leached to the soil below.

Yesterday, we discussed several different paths that the Haines Borough could take, one of which involves use of cleanup services offers through the DEC Brownfields Program. Here is a link to the Brownfields website: [Brownfields in Alaska](#). The DEC Brownfield Assessment and Cleanup (DBAC) services require that an application is submitted – the application period will be open from mid-November to mid-February. One of the main requirements of the funding is that the property have a documented reuse which is being impacted by the contaminated, or potentially contaminated, material; some reuses that we've seen are recreational trails, subsistence use, property development for a new building, etc. There are a number of past project summaries on the website. DBAC services are not grants, rather DEC uses its own term contracting process to hire an environmental consultant who conducts the work, in coordination with the applicant. The Brownfields Program provides the DBAC services at no-cost to the applicant; i.e., there are no required matching funds from the applicant. Also, all technical assistance from the Brownfields Program staff is provided at no cost. If the project were to be awarded DBAC services, the timing for characterization would be in summer 2024 and cleanup, if required, could be in fall 2024 or summer 2025. . The Brownfields Program manager is Marc Thomas (marc.thomas@alaska.gov and 907.465.5206). I spoke with Marc about this site yesterday and he is happy to discuss the site and DBAC service opportunities with you.

Another option that we discussed is a collaboration between DEC and the Haines Borough in order to gather characterization data this fall. DEC staff would be able to provide staff for sampling and pay for sample analysis, if the Haines Borough was able to provide heavy equipment to access the soil throughout and under the pile. An advantage to this option is that by having current sample results this fall (before the snow flies), a cleanup strategy could be developed over the winter. The fall sampling results could be used to inform a DBAC application, if the Haines Borough chose to submit one. We recognize that the timeline for collecting samples this fall is tight and scheduling might not be achievable. We would need at least 2 weeks to develop a sampling plan and contract with an analytical laboratory.

If you would like to discuss this site further or if you have an questions, we are happy to meet with you. I will be out of town next week starting Tuesday afternoon, but will be back on Monday morning, October 2nd, weather permitting. Anne Marie.



Anne Marie Palmieri
Technical Services Unit Manager
ADEC Contaminated Sites Program
Post Office Box 1535
Haines, Alaska 99827
Office: 907.766.3184
****Note: new mailing address****



6/19/2009

State of Alaska, Alaska Department of Environmental Conservation
Division of Spill Prevention and Response, Contaminated Sites Program
Bruce Wanstall, Project Manager
410 Willoughby Ave, Suite 303
PO Box 111800
Juneau, AK 99801

Re: File 1508.38.009: Characterization of the estimated 1300 cubic yard contaminated soil stockpile at 35 mile Haines Highway

Mr. Bruce Wanstall,

Chilkat Environmental conducted characterization sampling of this stockpile on 5/29/09 pursuant to the workplan submitted September 3, 2008 and approved September 8. Samples were collected in four representative locations and from 4 depths at each location for both AK 102 and AK 103. An excavator was necessary to access the samples due to compaction and angularity of the material. The maximum depth sampled was 9 feet below surface at the center of the pile. Refer to the attached drawing of the sampling locations and depths. Samples were analyzed by Friedman and Bruya Inc. Lab report #906002 is attached to this document alongside a completed Lab Data Review Checklist. The stockpile demonstrated DRO results from 270 ppm to 2500 ppm and RRO results from 970 ppm to 7,900 ppm. Refer to Figure 1 for a summary of lab data. Please contact us with any questions.

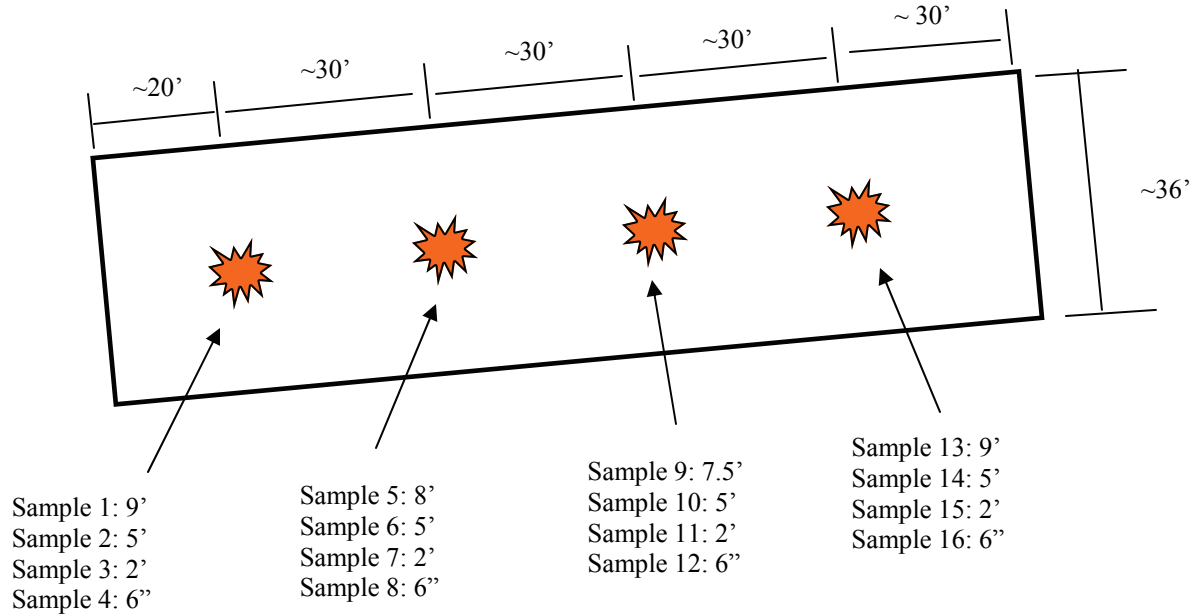
Sample	DRO ppm	RRO ppm	Silica Gel	Soil Type	Depth
4	780	2600	yes	organic	6 inches
8	270	970	yes	organic	6 inches
12	520	1700	yes	organic	6 inches
16	680	2400	yes	organic	6 inches
3	1300	3900	no	mineral	2 feet
7	950	3000	yes	organic	2 feet
11	1500	5000	no	mineral	2 feet
15	980	3000	no	mineral	2 feet
2	2500	7300	no	mineral	5 feet
6	2300	7900	no	mineral	5 feet
10	2400	6700	no	mineral	5 feet
14	2500	7200	no	mineral	5 feet
1	1200	3300	no	mineral	Tarp: 9 feet
5	1600	4000	no	mineral	Tarp: 8 feet
9	2000	6700	no	mineral	Tarp: 7.5 feet
13	2000	6100	no	mineral	Tarp: 9 feet

Figure 1: Laboratory Results in ppm reported in Friedman and Bruya Project #906002: June 11, 2009.

Elijah Donat MS PMP, Principal Environmental Scientist

Chilkoot Lumber Company 34 Mile Soil Stockpile

Haines Highway



Big Boulder Creek



June 13, 2009
Not Drawn to Scale

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

June 15, 2009

Elijah Donat, Project Manager
Chilkat Environmental
223 Old Hart St.
Haines, AK 99827

Dear Mr. Donat:

Included is the amended case narrative from the testing from the testing of material submitted on June 1, 2009 from the Chilkoot Lumber Company, F&BI 906002 project. The case narrative has been corrected to the Alaska format.

We apologize for the inconvenience and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
NAA0611R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
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3012 16th Avenue West
Seattle, WA 98119-2029
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FAX: (206) 283-5044
e-mail: fbi@isomedia.com

June 11, 2009

Elijah Donat, Project Manager
Chilkat Environmental
223 Old Hart St.
Haines, AK 99827

Dear Mr. Donat:

Included are the results from the testing of material submitted on June 1, 2009 from the Chilkoot Lumber Company, F&BI 906002 project. There are 14 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
NAA0611R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on June 1, 2009 by Friedman & Bruya, Inc. (ADEC laboratory approval number UST-007) from the Chilkat Environmental Chilkoot Lumber Company, F&BI 906002 project. The samples were received at 0 °C in good condition and were refrigerated upon receipt. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Chilkat Environmental</u>	<u>Date Sampled</u>
906002-01	34M-1	05/29/09
906002-02	34M-2	05/29/09
906002-03	34M-3	05/29/09
906002-04	34M-4	05/29/09
906002-05	34M-5	05/29/09
906002-06	34M-6	05/29/09
906002-07	34M-7	05/29/09
906002-08	34M-8	05/29/09
906002-09	34M-9	05/29/09
906002-10	34M-9a	05/29/09
906002-11	34M-10	05/29/09
906002-12	34M-11	05/29/09
906002-13	34M-12	05/29/09
906002-14	34M-13	05/29/09
906002-15	34M-14	05/29/09
906002-16	34M-15	05/29/09
906002-17	34M-16	05/29/09
906002-18	4a	05/29/09
906002-19	4b	05/29/09
906002-20	5	05/29/09
906002-21	6	05/29/09

The samples were analyzed as follows.

DRO/RRO (soil) - Analysis Method AK 102/AK 103, Extraction Method 3550B

All quality control requirements were acceptable.

PCBs (soil) - Analysis Method 8082A, Extraction Method 3550B

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
Date Received: 06/01/09
Project: Chilkoot Lumber Company, F&BI 906002
Date Extracted: 06/01/09
Date Analyzed: 06/01/09 and 06/02/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD AK 102**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Surrogate</u> (% Recovery) (Limit 50-150)
34M-1 906002-01	1,200	108
34M-2 906002-02	2,500	79
34M-3 906002-03	1,300	99
34M-5 906002-05	1,600	107
34M-6 906002-06	2,300	105
34M-9 906002-09	2,000	99
34M-9a 906002-10	1,900	101
34M-10 906002-11	2,400	100
34M-11 906002-12	1,500	100
34M-13 906002-14	2,000	87
34M-14 906002-15	2,500	128

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
Date Received: 06/01/09
Project: Chilkoot Lumber Company, F&BI 906002
Date Extracted: 06/01/09
Date Analyzed: 06/01/09 and 06/02/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD AK 102**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
34M-15 906002-16	980	100
Method Blank	<10	92

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
Date Received: 06/01/09
Project: Chilkoot Lumber Company, F&BI 906002
Date Extracted: 06/01/09
Date Analyzed: 06/02/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD AK 102**

**Sample Extracts Passed Through a
Silica Gel Column Prior to Analysis**
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
34M-4 906002-04	780	107
34M-7 906002-07	950	109
34M-8 906002-08	270	112
34M-12 906002-13	520	103
34M-16 906002-17	680	112
Method Blank	<10	103

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
Date Received: 06/01/09
Project: Chilkoot Lumber Company, F&BI 906002
Date Extracted: 06/01/09
Date Analyzed: 06/04/09 and 06/09/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS MOTOR OIL
USING METHOD AK 103**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 50-150)
34M-1 d 906002-01 1/10	3,300	83
34M-2 d 906002-02 1/10	7,300	63
34M-3 d 906002-03 1/10	3,900	125
34M-5 d 906002-05 1/10	4,000	81
34M-6 d 906002-06 1/10	7,900	ip
34M-9 d 906002-09 1/10	6,700	95
34M-9a d 906002-10 1/10	5,800	109
34M-10 d 906002-11 1/10	6,700	ip
34M-11 d 906002-12 1/10	5,000	130
34M-13 d 906002-14 1/10	6,100	ip

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
Date Received: 06/01/09
Project: Chilkoot Lumber Company, F&BI 906002
Date Extracted: 06/01/09
Date Analyzed: 06/04/09 and 06/09/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS MOTOR OIL
USING METHOD AK 103**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 50-150)
34M-14 d 906002-15 1/10	7,200	ip
34M-15 d 906002-16 1/10	3,000	ip
Method Blank	<50	104

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
Date Received: 06/01/09
Project: Chilkoot Lumber Company, F&BI 906002
Date Extracted: 06/01/09
Date Analyzed: 06/02/09 and 06/09/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS MOTOR OIL
USING METHOD AK 103**

**Sample Extracts Passed Through a
Silica Gel Column Prior to Analysis
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)**

<u>Sample ID</u> Laboratory ID	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
34M-4 d 906002-04 1/10	2,600	104
34M-7 d 906002-07 1/10	3,000	93
34M-8 906002-08	970	140
34M-12 906002-13	1,700	106
34M-16 d 906002-17 1/10	2,400	92
Method Blank	<50	93

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09
 Date Received: 06/01/09
 Project: Chilkoot Lumber Company, F&BI 906002
 Date Extracted: 06/01/09
 Date Analyzed: 06/03/09

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
 FOR PCBs REPORTED AS AROCLORS
 USING EPA METHOD 8082A**
 Results Reported on a Dry Weight Basis
 Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	Aroclor							Surrogate (% Rec.) (Limit 50-150)
	<u>1221</u>	<u>1232</u>	<u>1016</u>	<u>1242</u>	<u>1248</u>	<u>1254</u>	<u>1260</u>	
4a 906002-18	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	110
4b 906002-19	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	110
5 906002-20	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	104
6 906002-21	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	104
Method Blank	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	105

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09

Date Received: 06/01/09

Project: Chilkoot Lumber Company, F&BI 906002

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD AK 102**

Laboratory Code: 906002-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Acceptance Criteria
Diesel	mg/kg (ppm)	500	1,200	117	60-140

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel	mg/kg (ppm)	500	104	95	75-125	9

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09

Date Received: 06/01/09

Project: Chilkoot Lumber Company, F&BI 906002

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD AK 102**

Laboratory Code: 906002-03 (Matrix Spike) Silica Gel

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Acceptance Criteria
Diesel	mg/kg (ppm)	500	1,900	137	60-140

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel	mg/kg (ppm)	500	122	116	75-125	5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09

Date Received: 06/01/09

Project: Chilkoot Lumber Company, F&BI 906002

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS MOTOR OIL
USING METHOD AK 103**

Laboratory Code: 906002-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Acceptance Criteria
Motor Oil	mg/kg (ppm)	500	1,700	41 b	60-140

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Motor Oil	mg/kg (ppm)	500	83	81	60-120	2

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09

Date Received: 06/01/09

Project: Chilkoot Lumber Company, F&BI 906002

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS MOTOR OIL
USING METHOD AK 103**

Laboratory Code: 906002-03 (Matrix Spike) Silica Gel

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Acceptance Criteria
Motor Oil	mg/kg (ppm)	500	2,700	7 b	60-140

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Motor Oil	mg/kg (ppm)	500	114	111	60-120	3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/11/09

Date Received: 06/01/09

Project: Chilkoot Lumber Company, F&BI 906002

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF SOIL SAMPLES FOR
POLYCHLORINATED BIPHENYLS AS
AROCLOR 1016/1260 BY EPA METHOD 8082A**

Laboratory Code: 906002-21 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Aroclor 1016	mg/kg (ppm)	<0.1	<0.1	nm
Aroclor 1260	mg/kg (ppm)	<0.1	<0.1	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	% Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Aroclor 1016	mg/kg (ppm)	0.8	100	113	73-135	12
Aroclor 1260	mg/kg (ppm)	0.8	108	114	72-149	5

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 - More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc - The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr - The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

Laboratory Data Review Checklist

Completed by:

[Empty text box]

Title:

[Empty text box]

Date:

[Empty text box]

CS Report Name:

Chilkoot Lumber Company

Report Date:

06/11/09

Consultant Firm:

Chilkat Environmental

Laboratory Name:

Friedman and Royce, Inc.

Laboratory Report Number:

906002

ADEC File Number:

[Empty text box]

ADEC RecKey Number:

[Empty text box]

1. Laboratory

a. Did an ADEC CS approved laboratory receive and perform all of the submitted sample analyses?

Yes No

Comments:

[Empty text box]

b. If the samples were transferred to another "network" laboratory or sub-contracted to an alternate laboratory, was the laboratory performing the analyses ADEC CS approved?

Yes No

Comments: N/A

[Empty text box]

2. Chain of Custody (COC)

a. COC information completed, signed, and dated (including released/received by)?

Yes No

Comments:

[Empty text box]

b. Correct analyses requested?

Yes No

Comments:

[Empty text box]

3. Laboratory Sample Receipt Documentation

a. Sample/cooler temperature documented and within range at receipt ($4^{\circ} \pm 2^{\circ} \text{C}$)?

Yes No

Comments:

b. Sample preservation acceptable – acidified waters, Methanol preserved VOC soil (GRO, BTEX, Volatile Chlorinated Solvents, etc.)?

Yes No

Comments: N / A

c. Sample condition documented – broken, leaking (Methanol), zero headspace (VOC vials)?

Yes No

Comments:

d. If there were any discrepancies, were they documented? For example, incorrect sample containers/preservation, sample temperature outside of acceptable range, insufficient or missing samples, etc.?

Yes No

Comments:

e. Data quality or usability affected? Explain.

Comments: N / A

4. Case Narrative

a. Present and understandable?

Yes No

Comments:

b. Discrepancies, errors or QC failures identified by the lab?

Yes No

Comments:

c. Were all corrective actions documented?

Yes No

Comments:

d. What is the effect on data quality/usability according to the case narrative?

Comments: N/A

5. Samples Results

a. Correct analyses performed/reported as requested on COC?

Yes

No

Comments:

b. All applicable holding times met?

Yes

No

Comments:

c. All soils reported on a dry weight basis?

Yes

No

Comments:

d. Are the reported PQLs less than the Cleanup Level or the minimum required detection level for the project?

Yes

No

Comments:

e. Data quality or usability affected?

Comments: N/A

6. QC Samples

a. Method Blank

i. One method blank reported per matrix, analysis and 20 samples?

Yes

No

Comments:

ii. All method blank results less than PQL?

Yes

No

Comments:

iii. If above PQL, what samples are affected?

Comments: N/A

iv. Do the affected sample(s) have data flags? If so, are the data flags clearly defined?

Yes No

Comments: N/A

v. Data quality or usability affected? Explain.

Comments: N/A

b. Laboratory Control Sample/Duplicate (LCS/LCSD)

i. Organics – One LCS/LCSD reported per matrix, analysis and 20 samples? (LCS/LCSD required per AK methods, LCS required per SW846)

Yes No

Comments:

ii. Metals/Inorganics – one LCS and one sample duplicate reported per matrix, analysis and 20 samples?

Yes No

Comments:

iii. Accuracy – All percent recoveries (%R) reported and within method or laboratory limits? And project specified DQOs, if applicable. (AK Petroleum methods: AK101 60%-120%, AK102 75%-125%, AK103 60%-120%; all other analyses see the laboratory QC pages)

Yes No

Comments:

iv. Precision – All relative percent differences (RPD) reported and less than method or laboratory limits? And project specified DQOs, if applicable. RPD reported from LCS/LCSD, MS/MSD, and or sample/sample duplicate. (AK Petroleum methods 20%; all other analyses see the laboratory QC pages)

Yes No

Comments:

v. If %R or RPD is outside of acceptable limits, what samples are affected?

Comments: N/A

vi. Do the affected sample(s) have data flags? If so, are the data flags clearly defined?

Yes No

Comments: N/A

vii. Data quality or usability affected? (Use comment box to explain)

Comments: N/A

c. Surrogates – Organics Only

i. Are surrogate recoveries reported for organic analyses – field, QC and laboratory samples?

Yes No

Comments:

ii. Accuracy – All percent recoveries (%R) reported and within method or laboratory limits? And project specified DQOs, if applicable. (AK Petroleum methods 50-150 %R; all other analyses see the laboratory report pages)

Yes No

Comments:

AK103 outside of acceptance criteria due to dilution/

matrix effect.

iii. Do the sample results with failed surrogate recoveries have data flags? If so, are the data flags clearly defined?

Yes No

Comments:

iv. Data quality or usability affected? (Use the comment box to explain.)

Comments:

No

d. Trip blank – Volatile analyses only (GRO, BTEX, Volatile Chlorinated Solvents, etc.): Water and Soil

i. One trip blank reported per matrix, analysis and cooler?

Yes No

Comments: N/A

ii. Is the cooler used to transport the trip blank and VOA samples clearly indicated on the COC? (If not, a comment explaining why must be entered below)

Yes No

Comments: N/A

iii. All results less than PQL?

Yes No

Comments: N/A

iv. If above PQL, what samples are affected?

Comments: N/A

v. Data quality or usability affected? Explain.

Comments: N/A

e. Field Duplicate

i. One field duplicate submitted per matrix, analysis and 10 project samples?

Yes No

Comments:

ii. Submitted blind to lab?

Yes No

Comments:

iii. Precision – All relative percent differences (RPD) less than specified DQOs?
(Recommended: 30% water, 50% soil)

$$\text{RPD (\%)} = \text{Absolute value of: } \frac{(R_1 - R_2)}{((R_1 + R_2)/2)} \times 100$$

Where R_1 = Sample Concentration
 R_2 = Field Duplicate Concentration

Yes No

Comments: N/A

iv. Data quality or usability affected? (Use the comment box to explain why or why not.)

Comments:

No

f. Decontamination or Equipment Blank (If not applicable, a comment stating why must be entered below.)

Yes No Not Applicable

i. All results less than PQL?

Yes No Comments: N/A

ii. If above PQL, what samples are affected?

Comments: N/A

iii. Data quality or usability affected? Explain.

Comments: N/A

7. Other Data Flags/Qualifiers (ACOE, AFCEE, Lab Specific, etc.)

a. Defined and appropriate?

Yes No Comments:



DEC Brownfield Assessment & Cleanup (DBAC) Services

DUE
February
15, 2024

2023-2024 Application Notice

Since 2004, the **Contaminated Sites Program** of the **Alaska Department of Environmental Conservation (DEC)** has assisted Alaskan communities in conducting environmental site assessments and cleanups on over 200 brownfield sites.

The intent of the **DEC Brownfield Assessment and Cleanup (DBAC) Program** is to help identify and reduce the environmental uncertainties or actual conditions so that a brownfield can be put back into productive use. DBACs are awarded as services provided by DEC to provide site-specific technical assistance rather than as grants. All project work and support are completed by DEC and its contractors.

Who is eligible?

Public, quasi-public, and non-profit entities, such as state agencies, cities, boroughs, tribes, native corporations, and community development organizations are eligible applicants. The applicant does not have to own the site to request an assessment, but access to the site must be assured. The applicant must own the site to request a cleanup.



What sites are eligible?



In general, any brownfield site that is NOT a federally owned property is potentially eligible for a DBAC. A brownfield site that is privately held may be considered, but only if the owner is not a viable responsible party and the project can be shown to offer significant public benefit.

Previously completed projects have included the following:

- Phase I/Phase II Environmental Site Assessment
- Hazardous Building Materials Surveys
- Cleanup Planning
- Analysis of Brownfields Cleanup Alternatives
- Community Engagement and Facilitation
- Asbestos Abatement
- Soil/Groundwater Cleanup
- Reuse Planning

Complete a DBAC Application no later than February 15th.

Contact DEC Brownfields staff to discuss any questions you may have as soon as possible! For more information about DBACs, including questions about eligibility and tips for applying, scan the QR code to the right or visit the DEC Brownfields Program's Technical Support website at <https://dec.alaska.gov/spar/csp/brownfields/assessment-cleanup/>.

QR code



Have questions? Contact the DEC Brownfields Team at dec.brownfields@alaska.gov.





Initial Test Results and Next Actions

34 Mile Haines Highway

Points of Contact:

Anne Marie Palmieri, DEC, (907) 766-3184

Henry Leasia, DEC, (907) 891-3534

Site History

In the early 2000s, 1,300 cubic yards of petroleum contaminated soil was moved from the Haines Sawmill site to a Haines Borough-owned rock pit at 34 Mile with the intention of incorporating the soil into asphalt for the Haines Highway reconstruction project. The soil was never incorporated into the highway and remains at the rock pit today.

Sampling Results

In November 2023, Alaska Department of Environmental Conservation (DEC) staff collected 20 soil samples from 5 test pits and 5 surface locations from the stockpile to test for petroleum contamination. The results showed concentrations exceeding DEC cleanup levels. The tables below compare the regulatory cleanup levels to the concentrations that were found in the stockpile.

Potential for Exposure

DEC has various cleanup levels to protect against different types of exposure to contamination. The samples that were taken in November 2023 indicate that the concentrations of Diesel Range Organics (DRO) exceed cleanup levels for migration to groundwater. Samples of soil taken at a depth of 4 feet or more showed Residual Range Organics (RRO) concentrations exceeding clean up levels for ingestion and migration to groundwater. All sample results are in milligrams per kilogram (mg/kg).

DEC Cleanup Levels		
Exposure Pathway	Cleanup Level for Diesel Range Organics (DRO)	Cleanup level for Residual Range Organics (RRO)
Ingestion	8,250 mg/kg	8,300 mg/kg
Inhalation	12,500 mg/kg	12,500 mg/kg
Migration to Groundwater	230 mg/kg	9,700 mg/kg

Summary of November 2023 Test Results		
Sample depth	Highest Concentration of DRO	Highest Concentration of RRO
0-3 feet below ground	1,090 mg/kg	3,750 mg/kg
3-6 feet below ground	2,690 mg/kg	9,030 mg/kg
6-9 feet below ground	3,280 mg/kg	11,900 mg/kg

Next Steps

The stockpile must be cleaned up to the standards outlined in DEC's regulations. This will require the development and implementation of a cleanup action plan. The Haines Borough can conduct the work itself or DEC may be able to assist through the DEC Brownfields Assessment and Cleanup (DBAC) program. Applications for this assistance are due by February 15, 2024.



12B

Haines Friends of Recycling
WORKING TOWARD ZERO WASTE

PO Box 822
Haines AK 99827
766-3000 or 766-2185
aronson@aptalaska.net

To: Members of Planning Commission
Annette Kreitzer, Borough Manager
Aleka Fullerton, Borough Clerk
Kierstan Long, Deputy Clerk

Fr: Melissa Aronson, HFR Chair
Kate Saunders, HFR Vice-Chair
Ron Jackson, HFR Board Member

December 29, 2023

Re: Request for property from Haines Friends of Recycling (HFR)

On December 14 we met with the Planning Commission and requested that the PC approve giving us property for our new Recycling Center. At that time we were looking at property next to the Public Safety Building.

At the meeting Don Turner Jr. and Ed Coffland raised concerns about the substrate at the requested site. We had heard there might be problems with the substrate at the site and had requested to see the geo-technical analysis that the Borough had. The Borough staff had searched for the analysis but as of the December 14 meeting hadn't been able to find the document. However on December 15 the geo-technical analysis was found and provided to us. The analysis supported the problems with the entire site, including where the Public Safety Building is currently located. It should be noted that the Public Safety Building is estimated to be about 50 years old despite problems because of the historic fill and wetlands at the site. If a new Recycling Center was to be built on adjoining property, it would likely require an engineered foundation.

So we have continued our search and have had help from Don Turner Jr. and Ed Coffland. They both identified a site owned by the Borough between the water treatment plant and Community Waste Solutions. The property will need to be subdivided but Ed has indicated that shouldn't be a problem. There isn't a property number designated on the Property Viewer. Therefore we are changing our request for property to be donated to Haines Friends of Recycling to this new site.

We have walked the site and find it suitable. We have also talked with Craig Franke of Community Waste Solutions who supports us having our new Recycling Center there. We have messaged Zach Gianotti of DEC to confirm that there aren't any problems DEC is aware of. Because of the holidays we haven't been able to reach him as of this writing (December 29) but hope to have an update about our conversations with him for the January 11, 2024 Planning Commission meeting.

There are a number of advantages to this site:

It will provide for increased informal cooperation and collaboration between CWS and HFR.

It is convenient to people who self-haul their garbage because they can make one trip to bring their recycling to us and their garbage to CWS.

This convenience should have the result of increasing recycling and therefore reducing what goes into the landfill, thus extending the life of the landfill.

Currently people drop off items at the landfill that can be re-used. Because we will have the Scrap Box for such items it will be easy for CWS staff to bring those items to us to provide to the community.

When we considered the property on the other side of FAA road there was concern by at least one resident on FAA road about increased traffic through the residential area of FAA. We will work to mitigate this concern by changing our open hours to correspond closely with the open hours of CWS. At our current location we accept recyclables 24/7/365 but that won't be possible in this new location.

Per the request of the Planning Commission, we have included a matrix of the eleven sites we have researched in our search for new Recycling Center site. As noted in the matrix, no site is perfect but this site between the Water Treatment plant and Community Waste Solutions seems to be our best option.

We have also updated our Business Plan to incorporate this new request.

In order to move forward efficiently and effectively, please let us know in advance of the January 11 Planning Commission meeting if you have any questions or concerns so we are prepared to address them at the meeting.

Thank you.

Haines Friends of Recycling

Business Plan

December 29, 2023

**Prepared by
Haines Friends of Recycling
P.O. Box 822
Haines, AK 99827**

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Executive Summary

Current practice: In most communities recycling and waste management is handled by the Borough government. Haines has a different and unique situation. The landfill is operated by a for-profit business, Community Waste Solutions (CWS). Recycling is handled by Haines Friends of Recycling (HFR), a 501(c)(3) non-profit with one part-time employee and a group of unpaid and dedicated volunteers. Currently Takshanuk Watershed Council (TWC), also a 501(c)(3) is constructing a community composting facility that will hopefully come on-line in 2024 or 2025. The Borough handles junk cars and contracts annually for a hazardous waste collection.

Recent history: In order to bring some cohesion to waste management in the Borough a Solid Waste Working Group (SWWG) was formed in 2020. HFR, CWS, and TWC were all standing members of SWWG and developed an excellent working collaboration among the three groups. Among the ideas discussed was the development of a transfer station but the idea was abandoned for a number of reasons including the cost of construction (estimated to be in excess of \$1,000,000) and the problems of management and transportation of different types of wastes. Even though SWWG had no budget or financial backing from the Borough it was disbanded by Assembly action in 2022. Establishing a centrally located Recycling Center will provide an opportunity for a transfer station for CWS and TWC to have collection trucks at the Recycling Center.

HFR mission: Haines Friends of Recycling (HFR), a 501(c)(3) organization, has provided recycling, waste reduction services and education to the Chilkat Valley since 1999. Our mission is to develop educational and recycling programs and the facilities that increase the capacity for Haines and Chilkat Valley residents and visitors to reduce waste, to recycle, and to reuse resources. HFR exists to serve the borough. Other than the one part-time employee all other efforts of HFR are undertaken by volunteers who give freely of their time and resources.

HFR current operation: The recycle center's current operation includes the collection, processing, storing and shipping of an average of 250,000 pounds of recyclable per year. HFR also provides numerous opportunities throughout the year for public education to promote recycling and strategies to reduce the waste stream entering the landfill.

The HFR recycle center has been located on Small Tracts Road since 1999. The property is owned by Chilkoot Indian Association (CIA) and Haines Friends of Recycling rents on a month-to-month basis. HFR is limited to one-third of the building space for the processing and baling of recyclables for shipping. The rest of the building is used by CIA. Due to lack of indoor storage, four Conex vans are used for the storage of materials such as paper and cardboard that cannot be stored outdoors. Although not optimal for recycling, all other materials collected are stored

outdoors. An electric fence is utilized in an effort to keep bears from destroying the bales awaiting shipping but there is no protection from the outdoor elements that degrade materials and the bales themselves. The lack of indoor storage space while battling Alaska weather has been an ongoing issue for HFR; it has become a critical problem as we explore the up-cycling of plastic and realize it cannot happen without a larger building.

HFR plans for the future: HFR has out-grown the current rented facility with our existing operations. We are proposing a new facility that we will own that will allow all collection, storage, and processing to occur indoors, out of the weather. The new facility will also include a plastic up-cycling operation and our Scrap Box (similar to a Re-Store). We are asking the Haines Borough to give us property that will be convenient to the community.

As a 501(c)(3) nonprofit, our ability to build the new facility and acquire the plastic up-cycling equipment is dependent on donations and grant funding. Our day-to-day operations are managed through the sale of recyclable materials, membership, donations, and small grants.

This Business Plan outlines our plans for acquiring property, obtaining a building kit, constructing the building, moving our operation to the new site, and adding in a plastic up-cycling process.

Operations

Background: Haines Friends of Recycling has been in operation since 1999. It is a nonprofit that is run by volunteers and has one part-time paid employee. There are currently 127 active volunteers and 330 individuals, families, businesses, and organizations in Haines and the Chilkat Valley that are contributing members. The population of the Chilkat Valley is estimated at about 2,000 so the number of member households, businesses, and organizations represent a fairly large portion of the community. Many others use our recycling services without being members.

Management Team: The HFR management team is made up of nine volunteer board members including a chairperson and vice chair. The board members meet on the second Monday of every month and hold an annual membership meeting in the fall. The majority of the board members are former educators and scientists or people currently active with state-wide recycling projects. The board members are unpaid volunteers. The board terms are three years and we generally replace one board member each year.

Organizational Sustainability: To ensure the longevity of HFR into the future, an extensive management handbook has been developed and is updated annually so that the organization is not overly dependent on any one person for its continuation. The handbook describes all of our operations and procedures. In addition, meeting minutes, historical documents, budget

documents and other important information are archived on Google Docs to preserve our history.

Materials Collected: The recyclable materials collected at the recycling center include white paper, cardboard, newspaper, all metals (steel, aluminum, copper, brass, iron), electronics, fish nets, fishing line, eyeglasses, Brita filters, printer cartridges, appliances and fluorescent tubes. All of these items are sent to companies in the Pacific Northwest for recycling. The income from the sale of these items comprise approximately one-third of our annual operations budget of about \$60,000.

We also collect #1 and #2 plastics but in recent years the plastics recycling market has collapsed; we are addressing plastics recycling by acquiring a plastics up-cycling equipment so we can convert all plastics, except PVC and styrofoam, into usable and sellable plastics products. We anticipate that the plastics up-cycling project will become self-sustaining after the first couple of years. The project described in this Business Plan provides us with the building site, electricity, water, and indoor space needed to make this plastic up-cycling project feasible.

We have a Scrap Box, much like a Re-Use store, that focuses on construction and gardening materials. People can drop off usable items and then we sell them for a small donation.

Recycling Services : Haines Friends of Recycling (HFR) accepts most recyclable seven days a week, 24 hours a day, 365 days a year at the outside drop-off bins at the Recycling Center. This service is free to everyone although donations are appreciated. Metals, electronics and fish nets are accepted during special event collections while appliances and fluorescent tubes are taken during staffed hours. There is a small fee for electronics, fish nets, appliances, and fluorescent tubes to cover additional processing and shipping costs.

HFR volunteers provide pick-up of recyclables at numerous locations around town throughout the summer, including the cruise ship dock, the Visitor's Center, and Third and Main, to encourage recycling and reduce waste going in to the landfill. We collect recycling from the Senior Village all year long.

HFR hosts Zero Waste Events in which only plates, cups, utensils, and other items that are compostable are utilized. In addition to reducing waste going in to the landfill, these events provide an opportunity to further educate the community on how everyone can reduce their waste stream. These Zero Waste Events include the Southeast Alaska State Fair, the Fishermen's BarBQ, the community July 4 picnic, weddings, memorials, conferences, and other events. We provide guidelines and training on how to host a Zero Waste Events for the event organizers.

A major change planned for future service is the addition of a plastic up-cycling machine that will convert plastics into usable products such as 2X4 boards that can be used for decking and construction of raised beds for gardens. This would eliminate the need to ship plastics out. In addition, a partnership with Community Waste Solutions (private owner of the landfill) will

divert plastics brought to the landfill back to HFR for the up-cycling project, greatly increasing the raw material available to create useable products and greatly extending the life of the landfill.

Public Education on Recycling and Waste Reduction: Every spring an annual flyer is sent to every PO Box in the Chilkat Valley. The flyer describes what we take for recycling, the dates of our special events, our social media sites, and includes a membership form.

The “Reduce Our Waste Together (ROW Together) document, updated annually, serves as a guide for the community in how to safely dispose of or re-home numerous household items and is available on the HFR website. ROW Together identifies 46 materials that can be recycled or re-used at 38 different locations in Haines.

“Talking Trash” is a 15 minute radio program that airs every fourth Tuesday throughout the year on our local public radio station, KHNS. The objective of the program is to inform and educate the public in ways to reduce the waste stream within our community. The script from the show is made available on our social media.

"Waste Reduction Tip of the Week" posted on our website, hainesrecycle.org, and our Facebook page, HainesFriendsOfRecycling, contains public information and current news regarding our organization. The Waste Reduction Tip of the Week is also used as a Public Service Announcement on KHNS.

Earth Day events and spring cleanup, including Marine Debris cleanup, are held in coordination with many local organizations, businesses and school groups for education and the benefit of the community.

Our Annual Membership Meeting provides an opportunity to the community to be informed of our current efforts to recycle and our plans into the future.

HFR offers two scholarships for college students. One is the Frank and Ramona Holmes scholarship for students with a declared interest in environmental science, recycling and/or related fields of study. The Bill Aronson Memorial Scholarship is for students studying climate change, energy efficient construction, or renewable energy design and installation.

We partner with local and other organizations to provide youth an opportunity to learn about our recycling program. In several years, Takshanuk Watershed Council (TWC) and Southeast Alaska Independent Living (SAIL) have coordinated student work experience with our events, such as preparing fish nets or high value metals for recycling.

The Road Less Traveled organization brought high school students to work with HFR during our scrap metal drive in the summer of 2023. The object of the program was to learn more about how recycling works and the value of performing community service work. With the success of

the 2023 program, the organization is planning to bring a group again in 2024 to help with one of our many events.

We implemented our own Youth Summer Internship program in 2023 for the first time in which two high school students learned and participated in all aspects of our recycling program and events within our community. The program was deemed successful and we will continue the program next summer.

We provide tours to interested groups, including school groups. We also provide informal education on an on-going basis as requested and needed. We anticipate providing field trips and tours of the new Recycling Center to demonstrate how a small, isolated community can work together to reduce waste.

Needs for the Future

As awareness of the value of recycling and the need for waste reduction continues to grow, Haines Friends of Recycling is poised to continue to provide that service for Haines and the Chilkat Valley. Unlike most communities where solid waste is handled by the local government, in Haines recycling is handled by the non-profit Haines Friends of Recycling and solid waste is handled by the for-profit Community Waste Solutions.

HFR needs a larger, more efficient facility that we own. Currently we rent space on a month-to-month basis in a building with inadequate indoor space, no water (or bathroom), and an electrical system that can't be upgraded to handle plastic up-cycling.

Due to lack of indoor space currently available many items ready for recycling are stored outdoors while waiting to be shipped out. In our Southeast Alaskan environment, this is less than optimal since materials degrade in the weather, bears destroy bales of recyclables, and access to materials is limited for months due to weather. A facility in which all recyclables can be stored within the building will make the program more efficient and would increase the amount of product that is in fact recyclable. By having a covered, drive-through collection area for the bins, safety issues for people dropping off recycling in the snow and ice can be greatly reduced.

Due to our remote location in Haines, difficulties in storing plastics and the volatility of the plastics market, we need to be able to recycle plastics into usable products within our own community. With the purchase of a plastic up-cycling machine, HFR could eliminate the need to ship plastics out while creating new and useful products such as lumber, flower pots, cutting boards, and other items to be determined.

As we expand into the up-cycling of plastics within our community, a larger facility with 3-phase power and water is a necessity. The electrical system in the current rented facility won't handle the needed 3-phase power and modification of the current facility isn't possible. Ownership of

our own facility will ensure that HFR will continue to be active in the future and will allow it to grow with the needs of our community.

The Solid Waste Working Group considered a Transfer Station. Once our new location is established, we will work with Community Waste Solutions (landfill) and Takshanuk Watershed Council (community composting) to coordinate transfer station options at our facility.

Funding, Grants and Donations

Haines Friends of Recycling is funded entirely through the sale of recyclables, memberships, volunteer labor, donations and grants. Approximately one-third of our annual \$60,000 budget comes from the sale of recyclables, one-third from donations and memberships and one-third through grants and major gifts.

HFR receives in-kind donations for many things, including bookkeeping services, maintaining the website, and shipping six van loads of recyclables to Seattle every year. We also receive thousands of hours of volunteer time from our members. This support from the community for our work is what makes HFR able to do what we do. In 2022 HFR was gifted a mortgage of approximately \$200,000; we receive monthly payments of just over \$1,300 on that mortgage.

A Capital Fund Drive began in October of 2023 with the proceeds going towards funding a new facility and the machinery for plastic up-cycling. The Capital Fund will be used for matching for grant applications and for ancillary costs not covered by grants. By the end of the first month, the Capital Fund was approaching \$40,000 with gifts from nearly 40 individuals from Haines. We are confident that more funds will be donated to the Capital Fund once we have the property given to us by the Borough. Since in-kind donations are a frequent requirement for many grant awards, HFR has an informal goal for \$100,000. Success with meeting this goal is largely dependent on acquiring the property.

In the past HFR has received grants from Ocean Conservancy, Zender Environmental, Chilkat Valley Community Foundation, Haines Borough, American Seafoods, ALPAR, RuralCAP, and America Recycles Day for general operating support, staff development training, special collection events (such as scrap metal and electronics) and for educational programs within the community.

The anticipated costs for the new Recycling Center are estimated to be about \$300,000 to \$500,000. The breakdown of the costs are in the budget section of this Business Plan. Until the location of the new Center is confirmed we can't finalize some of the costs. Once we have the location confirmed we will seek more donations to the Capital Fund and will be able to pursue grants. Granting agencies won't give grants for capital projects on land not owned by the organization seeking funds.

We are working on seeking grant funds. We have met with the Alaska Community Foundation. Two of our local major and successful grant writers have volunteered to write grants for us. We have support from Chet Hovey and his organization, Solid Waste Training Institute, which is a nonprofit that works nationally to help small, remote communities develop, find funding for and implement plans for dealing with solid waste. We have identified a number of other funding sources, including the EPA SWIFR program, the State of Alaska Community Development Block grants, Rasmussen Foundation, and the Chilkat Valley Community Foundation. Once we have the property we can move forward with grant applications.

Proposed Operations

In addition to our current operations for collecting and shipping recycling and providing public education (detailed above), we propose to expand our operations to a new facility that will include a plastic up-cycling process.

For the past year HFR has been searching for a new location that would have the space needed for an 80' x 100' building with a 22' extended roof line, access to 3 phase power, water/sewer, accessibility for 40' container vans coming in for shipping materials out, while being conveniently located for community members. We have prepared a matrix that identifies the eleven sites we have considered. No site option is perfect but we are currently working with private individuals, Borough staff, the Planning Commission, and soon the Borough Assembly to acquire the best option for our site.

The new building will provide an entrance and windows to observe plastic up-cycling, the Scrap Box Store with its own entrance and window display, and an entrance to the covered drop off bins along one side of the building. If the selected site allows, the front of the building will be converted to a pocket park and landscaped with products made from the up-cycled plastic lumber such as raised flower beds, picnic tables and benches. With the larger indoor space, all recyclable will be stored within the building making year-round recycling in our climate more efficient. The back side of the building will have a cut bank directly in front of a garage door so that a 40' van can back right up to the building. This will allow vans to be loaded regardless of the weather or time of year. With the outside wall height of 16', the roofline on one side of the building will be extended by 22'. This will allow for a drive-through covered area with recycle bins and a large access door for appliance drop off making recycling easier, snow and ice-free, and safer throughout the year.

Since all recyclables will be stored inside the building, there will not be any visual pollution. Indeed, we look forward to working with the Borough and local gardeners and artists to make this an attractive addition to the area.

In addition to the construction of a new building, HFR is planning to purchase the equipment to recycle plastic into new products. No market for the recycling of plastics has existed in the U.S for the past 2 years. When recycling companies are buying plastic, it has been limited only to numbers 1 and 2. HFR has been unable to recycle #5 plastic for many years. Rather than sending the many types of un-recyclable plastic to landfill, HFR anticipates up-cycling plastics #1,2,4,5 and 7, making them into new marketable products. In other words, all plastics except PVC and styrofoam will be recycled. Initially the plastic would be made into lumber that could be used to make things like planters, benches, decking, and picnic tables. Other products will be produced in time, with community input and as we gain experience with both the process and equipment. To begin up-cycling plastic, HFR plans to purchase a machine that uses the extrusion process to melt plastics, molds for 2x4, 2x6, and 4x4 lumber, a carousel for switching molds, and two shredding machines. Community Waste Solutions has offered to purchase one of the shredding machines for us.

Currently HFR has one part-time employee who works a 20 hour a week in the winter and 30 hours a week in the summer. With the addition of plastic up-cycling, the plan is to add an additional employee for 40 hours a week for 6 months of the year.

Given the nature of recycling and the new indoor facility there will be no known environmental impacts to the community. Hazardous materials and liquids are not collected by HFR. The fluids from refrigerators and freezer are only drained by a licensed and certified evacuator. If there was a spill of any liquid, it would be within the building on a cement floor and therefore easily cleaned up.

The plastic up-cycling process only heats the plastics used to the point of being softened and moldable but not to the point of melting and therefore off-gassing. Number 3 plastics (PVC) is not used for this process due to its toxic release of gasses. By using the plastics currently being collected and the addition of 3 more types that could be collected, it will eliminate many of the plastics going into the land fill and reduce the micro plastics going into the environment.

Research and Development

In the fall of 2022 news articles began appearing from the Anchorage area regarding Patrick Simpson with Alaska Plastics Recovery and his purchase of a piece of machinery to recycle plastic into a new product. His funding was based on taking plastic marine debris that washes up on the thousands of miles of coastline in Alaska and making it into a plastic lumber similar to TREX. Intrigued, the HFR Board held discussions and an ad hoc committee was formed to investigate similar possibilities for Haines. Simpson was contacted by HFR to learn more and was invited to come to Haines to demonstrate the process. Unfortunately, he did not have funding to include Haines in his 2023 summer demonstration tour.

About that time, Chet Hovey's name came up as someone who had just purchased a smaller machine for the up-cycling of plastics. His organization, Solid Waste Training Institute, is a nonprofit that helps small, remote communities develop, find funding for and implement plans for dealing with solid waste. Since he was already working with Kake, Angoon and Gustavus in Southeast Alaska, he had plans to bring his up-cycling machine to Juneau during the summer for demonstrations. In July of 2023, Kate Saunders, vice chair of HFR, traveled to Juneau to learn more about plastic recycling machinery and determine if it was feasible for Haines. In September, Hovey came to Haines to tour the Recycling Center, the CWS landfill and the new composting facility under development by Takshanuk Watershed Council to assess how the community is currently handling solid waste and how operations could be improved. Since a new recycling facility and machinery for plastic up-cycling were identified as key future projects, Hovey is currently researching funding sources for these projects in Haines.

Later in September, Pat Simpson contacted HFR that he had received more funding for another year and was interested in coming to Haines. The following week he came to Haines to tour the facility and share his experiences with plastic up-cycling from the past summer. He is currently working on a plan to include Haines on next summer's tour that would include using plastics from our annual marine debris clean up as well as the #1 and #2 plastics currently stored at the HFR Recycling Center and providing demonstrations of the up-cycling process for the community.

Marketing

The marketing for plastic up-cycling began a year ago in November when local news stories began appearing regarding HFR's interest in pursuing the project. Since then there have been numerous updates on the project in the Chilkat Valley News (our local weekly newspaper), on our local radio station KHNS, social media, and during the events in which HFR participates. The community has continued to show strong support. The idea of taking single use plastic and giving it a second, longer life is popular. The reality that plastics currently destined for the land fill for a fee could go to HFR in the future for free, has also been well-received.

As a non-profit, HFR has a distinct marketing advantage over businesses because the prices on products can be kept lower. The goal is to meet costs rather than to make a profit. Our local research has shown that TREX lumber doesn't sell in Haines. Although the idea of plastic lumber seems like a great idea in this wet environment, it doesn't sell because of the cost. An eight foot 2x4 of TREX costs roughly \$30 where as a standard 2x4 is about \$7. TREX is so much more expensive because it is heavy. An eight foot 2x4 weighs 27 lbs, so the shipping cost of a pallet load to Alaska is expensive and is reflected in the overall price. HFR's advantages are that the plastics are collected here for free and there are no shipping costs. The machinery needed for this process will be funded through grants and donations, leaving staffing and energy as the main costs to HFR. The exact cost to manufacture a single 2x4 is still unknown but with expenses being considerably less as a nonprofit, the price will be well below that of TREX.

Strategic Planning

A critical first step to the proposed expansion of operations project is for HFR to acquire a site for the new facility. Without a site secured it has been impossible to determine the actual cost of the project, information that is needed to apply for grant funding. The cost of building site preparation can vary greatly depending on if the new site is heavily forested and/or will need large amounts of fill brought in to have a level building pad. Site location also determines whether or not city water and sewage are available or if a septic system will have to be put in at a typical cost of \$30,000. Since a goal of this project is to include plastic up-cycling in the future, the distance to 3 phase electric power from the site is also a huge variable in the cost of the overall project.

In December we requested property next to the Borough's Public Safety Building. We had heard there might be problems with the substrate fill but the geo-technical report the Borough had couldn't be found. At the Planning Commission meeting two members of the public with historical knowledge confirmed problems with the substrate. The next day the geo-technical report was located and it confirmed the problems. To build by the Public Safety Building will require an engineered foundation.

So we have continued our research for an appropriate site and are now requesting a site between the water treatment plant and CWS. It doesn't have a site number. In talking with Ed Coffland and Don Turner Jr. it is believed that this property could be subdivided, allowing us adequate space for our new facility.

If the site can be secured this winter (2023/24), site preparation will begin in the spring/summer of 2024. Since the building is a pre-engineered kit the actual erection of the building will go quite quickly. Once the building is up it will have spray insulation applied to the inside walls to prevent condensation and dripping within the building. The final step will be to have the interior electric and plumbing installed.

Projected Project Costs

Until a site has been secured it is impossible to have a complete breakdown of all of the costs associated with this project. This creates a bit of a “chicken and egg” situation for us so please see the notes with the budget.

New Facility

Property	donated by the Borough to HFR
Site Prep (gravel, grading, etc.)	to be determined
Electrical/phon hook-up	awaiting estimate from Alaska Power and Telephone
Water and Sewer	awaiting information from Borough staff
Foundation	to be determined
R&M Metal Building Kit	\$150,000
AML Shipping	\$20,000
Construction	awaiting bid from Dawson Construction
Spray Insulation	awaiting bid from Dawson Construction
Electrical Wiring	awaiting bid from Dawson Construction
Signage	\$1,000
Moving costs	Mostly volunteer labor; \$10,000 for large equipment
Total Costs	To be determined when the site ownership has been transferred to Haines Friends of Recycling

Plastic Up-Cycling

American Cierra Plastic Extruder (entire package) \$100,000
(includes 2 shredders (one donated), 6 molds, carousel)

Shipping \$2,000

Training \$20,000

Total Costs \$122,000

Financial Data

Current Accounts (November, 2023)

Beginning of...	Checking	Paypal	Bus Sav CD	Capitol Fund	TOTAL
Jan					
Feb	\$ 39,168.01	\$ 4,519.14	\$ 11,093.13	\$ 7,106.68	\$ 61,886.96
Mar	\$ 37,054.85	\$ 464.00	\$ 11,093.13	\$ 7,106.68	\$ 55,718.66
Apr			\$ 11,093.13	\$ 7,106.68	\$ 18,199.81
May					\$ -
June					\$ -
July					\$ -
Aug	\$ 42,994.92	\$ 485.62	\$ 11,093.13	\$ 7,106.68	\$ 61,680.35
Sep	\$ 42,195.95	\$ 4,524.88	\$ 11,282.25	\$ 7,106.68	\$ 65,109.76
Oct	\$ 42,957.83	\$ 4,526.23	\$ 11,282.25	\$ 7,117.87	\$ 65,884.18
Nov	\$ 47,362.82	\$ 4,526.23	\$ 11,282.25	\$ 37,567.87	\$ 100,739.17
Dec					\$ -

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 11/09/23
 Accrual Basis

Haines Friends of Recycling
Profit & Loss
 January 1 through November 9, 2023

	Jan 1 - Nov 9, 23
Ordinary Income/Expense	
Income	
4001 · Program Income	
4001-09 Scrap	5,302.63
4001-01 · Donations for Services	750.00
4001-02 · Material Sales	1,740.00
4001-03 · Fluorescent Bulbs	786.00
4001-04 · Electronics	4,540.74
4001-05 · Appliances	4,898.20
4001-06 · Compostable Sales	5,043.35
4001-07 · Fish Nets & Marine Debris	150.00
Total 4001 · Program Income	23,210.92
4030 · Contributions Income	
4030-03 · Donations to Capital Fund	30,146.71
4030-01 · Membership Dues	12,517.06
4030-02 · Donations	3,180.01
Total 4030 · Contributions Income	45,843.78
4110 · Grants	
4110-01 · Haines Borough	1,200.00
Total 4110 · Grants	1,200.00
Total Income	70,254.70
Gross Profit	70,254.70
Expense	
6310 · Training	364.00
6100 · Rent	8,000.00
6110 · Insurance	
6110-01 · Liability Insurance	1,418.00
6110-02 · Worker's Compensation	857.00
Total 6110 · Insurance	2,275.00
6120 · Utilities	
6120-01 · Electric	892.51
6120-03 · Telephone	553.17
6120-04 · Gasoline	684.55
6120-05 · Snow Plowing	1,778.80
Total 6120 · Utilities	3,909.03
6130 · Freight	3,611.67
6140 · Advertising	
6140-01 · Newspaper	587.50
6140-03 · Website	75.00
Total 6140 · Advertising	662.50
6150 · Supplies	709.39
6160 · Annual Flyer	999.38
6170 · Bookkeeping	315.00
6180 · Licenses & Memberships	127.50
6200 · Repairs & Maintenance	1,969.45
6300 · Payroll Expenses	26,605.24
6400 · Compostables Purchased	2,935.55
6500 · Special Events	
6500-01 · Earth Day	126.50
6500 · Special Events - Other	980.13
Total 6500 · Special Events	1,106.63
6510 · Fish Nets & Marine Debris Exp	200.00

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Accrual Basis

Haines Friends of Recycling
Profit & Loss
January 1 through November 9, 2023

	<u>Jan 1 - Nov 9, 23</u>
6810 · Bank Service Charges	18.99
Total Expense	<u>53,809.33</u>
Net Ordinary Income	16,445.37
Other Income/Expense	
Other Income	
7010 · Interest Income	6,632.24
Total Other Income	<u>6,632.24</u>
Net Other Income	<u>6,632.24</u>
Net Income	<u><u>23,077.61</u></u>

2022

Forms 990 / 990-EZ Return Summary

For calendar year 2022, or tax year beginning , and ending

Haines Friends of Recycling

92-0165523

Net Asset / Fund Balance at Beginning of Year

305,522

Revenue

Contributions	<u>21,197</u>	
Program service revenue	<u>39,595</u>	
Investment income	<u>7,672</u>	
Capital gain / loss		
Fundraising / Gaming:		
Gross revenue		
Direct expenses		
Net income		
Other income	<u>0</u>	
Total revenue		<u>68,464</u>

Expenses

Program services	<u>71,021</u>	
Management and general	<u>1,066</u>	
Fundraising		
Total expenses		<u>72,087</u>
Excess / (deficit)		<u>-3,623</u>

Changes

Net Asset / Fund Balance at End of Year

301,899

Reconciliation of Revenue

Total revenue per financial statements	_____
Less:	
Unrealized gains	_____
Donated services	_____
Recoveries	_____
Other	_____
Plus:	
Investment expenses	_____
Other	_____
Total revenue per return	<u>68,464</u>

Reconciliation of Expenses

Total expenses per financial statements	_____
Less:	
Donated services	_____
Prior year adjustments	_____
Losses	_____
Other	_____
Plus:	
Investment expenses	_____
Other	_____
Total expenses per return	<u>72,087</u>

	Beginning	Balance Sheet Ending	Differences
Assets	<u>311,057</u>	<u>306,842</u>	
Liabilities	<u>5,535</u>	<u>4,943</u>	
Net assets	<u>305,522</u>	<u>301,899</u>	<u>-3,623</u>

Miscellaneous Information

Amended return _____
 Return / extended due date 05/15/23
 Failure to file penalty _____

Forms 990 / 990-EZ Return Summary

For calendar year 2021, or tax year beginning _____, and ending _____

Haines Friends of Recycling

92-0165523

Net Asset / Fund Balance at Beginning of Year		<u>104,800</u>
Revenue		
Contributions	<u>206,776</u>	
Program service revenue	<u>48,668</u>	
Investment income	<u>691</u>	
Capital gain / loss	<u> </u>	
Fundraising / Gaming:		
Gross revenue	<u> </u>	
Direct expenses	<u> </u>	
Net income	<u> </u>	
Other income	<u>0</u>	
Total revenue		<u>256,135</u>
Expenses		
Program services	<u>54,873</u>	
Management and general	<u>540</u>	
Fundraising	<u> </u>	
Total expenses		<u>55,413</u>
Excess / (deficit)		<u>200,722</u>
Changes		<u> </u>
Net Asset / Fund Balance at End of Year		<u>305,522</u>

Reconciliation of Revenue

Total revenue per financial statements	<u> </u>
Less:	
Unrealized gains	<u> </u>
Donated services	<u> </u>
Recoveries	<u> </u>
Other	<u> </u>
Plus:	
Investment expenses	<u> </u>
Other	<u> </u>
Total revenue per return	<u>256,135</u>

Reconciliation of Expenses

Total expenses per financial statements	<u> </u>
Less:	
Donated services	<u> </u>
Prior year adjustments	<u> </u>
Losses	<u> </u>
Other	<u> </u>
Plus:	
Investment expenses	<u> </u>
Other	<u> </u>
Total expenses per return	<u>55,413</u>

	Beginning	Ending	Differences
Assets	<u>110,410</u>	<u>311,057</u>	
Liabilities	<u>5,610</u>	<u>5,535</u>	
Net assets	<u>104,800</u>	<u>305,522</u>	<u>200,722</u>

Miscellaneous Information

Amended return _____
 Return / extended due date 05/16/22
 Failure to file penalty _____

**Short Form
Return of Organization Exempt From Income Tax**

2020

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form, as it may be made public.
▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2020 calendar year, or tax year beginning July 1, 2020, and ending December 31, 2020

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization: **Haines Friends of Recycling**
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite
PO Box 822
 City or town, state or province, country, and ZIP or foreign postal code
Haines, AK 99827

D Employer identification number: **92-0165523**

E Telephone number: **907-766-3000**

F Group Exemption Number ▶

G Accounting Method: Cash Accrual Other (specify) ▶

H Check if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

I Website: ▶

J Tax-exempt status (check only one) — 501(c)(3) 501(c) () (insert no.) 4947(a)(1) or 527

K Form of organization: Corporation Trust Association Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B)) are \$500,000 or more, file Form 990 instead of Form 990-EZ. \$ **28,600**

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)		Check if the organization used Schedule O to respond to any question in this Part I <input checked="" type="checkbox"/>	
Revenue	1 Contributions, gifts, grants, and similar amounts received	1	7,944
	2 Program service revenue including government fees and contracts	2	7,153
	3 Membership dues and assessments	3	13,486
	4 Investment income	4	17
	5a Gross amount from sale of assets other than inventory	5a	
	5b Less: cost or other basis and sales expenses	5b	
	5c Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)	5c	0
	6 Gaming and fundraising events:		
	a Gross income from gaming (attach Schedule G if greater than \$15,000)	6a	
b Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b		
c Less: direct expenses from gaming and fundraising events	6c		
d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	0	
7a Gross sales of inventory, less returns and allowances	7a		
b Less: cost of goods sold	7b		
c Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)	7c	0	
8 Other revenue (describe in Schedule O)	8	0	
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	9	28,600	
Expenses	10 Grants and similar amounts paid (list in Schedule O)	10	0
	11 Benefits paid to or for members	11	0
	12 Salaries, other compensation, and employee benefits	12	6,261
	13 Professional fees and other payments to independent contractors	13	0
	14 Occupancy, rent, utilities, and maintenance	14	8,117
	15 Printing, publications, postage, and shipping	15	685
	16 Other expenses (describe in Schedule O)	16	2,204
17 Total expenses. Add lines 10 through 16	17	17,267	
18 Excess or (deficit) for the year (subtract line 17 from line 9)	18	11,333	
Net Assets	19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	93,467
	20 Other changes in net assets or fund balances (explain in Schedule O)	20	0
	21 Net assets or fund balances at end of year. Combine lines 18 through 20	21	104,800

**Haines Friends of Recycling
Site Selection Matrix
12/28/23**

We have been searching for property to build a new Recycling Center seriously for a year and longer on a more informal basis. The matrix below is separated into two categories: (A) those sites still under serious consideration and (B) those sites we have eliminated for various reasons. The bottom line is that there doesn't seem to be any perfect site but there are some good choices.

A: Sites under consideration 12/28/23

Criteria	FAA road between the water treatment plant and CWS	Small Tracts across from current site	Reitze property across from Big Foot Auto
Lot number	Across the road from C-STR-02-1900 No assigned lot number	C-SEC-11-0200	C-735-03-600
Size (1-2 acres min.)	2 acres	5 acres	1.69 acres
water, sewer	water ok, septic needed	neither	ok
3-phase power	ok	ok	ok
Current zoning	rural mixed use	rural mixed use	light industrial
Re-plat/ permit requirement	needs re-plat	zoning changing to residential?	Army Corp Eng.-fill DOT -access
Contamination	checking with DEC	No	No
Cost to acquire	donated by Borough?	donated by Borough?	\$220,000
Drainage problems	Some drainage near CWS	Good near front, very wet going back	Needs lots of fill to be usable
Substrate	ok	ok	ok
Grade/slope	mostly flat	mostly flat	flat
Fill needed?	Some to level	Some to level	Yes, lots
Wooded?	needs to be cleared	needs to be cleared	mostly cleared
Public access	yes	yes	yes
Traffic issues?	access thru residential	ok	ok
Educ opportunities	limited	limited	excellent location

Close to CWS or TWC	next to CWS	no	close to TWC
Criteria	FAA road on left, Next to CWS	Public Safety area by Highway	Public Safety area by Ed Shirley Drive
Lot number	C-STR-02-1900 + LOT 18, SEC 2, T31S, R59E CRM	C-MIS-0L-0200 C-MIS-0L-0100 C-MIS-0L-0700 C-MIS-0L-0800 C-MIS-0L-0900	C-MIS-0L-0200 C-MIS-0L-0100 C-MIS-0L-0700 C-MIS-0L-0800 C-MIS-0L-0900
Size (1-2 acres min.)	10 acres	1.5 acres, approx.	1.5 acres, approx.
Water, sewer	water yes, sewer no	yes on both	yes on both
3-phase power	yes	yes	yes
Current zoning	rural mixed use	Commercial	Commercial
Re-plat/permit requirement	1 lot owned by state, 1 lot needed by CWS	yes	yes
Contamination	Yes	No	No
Cost to acquire	donated by Borough and state?	donated by Borough?	donated by Borough?
Drainage problems	drainage problem from CWS	Slow to drain	Slow to drain
Substrate	ok	requires engineered foundation	requires engineered foundation
Grade/slope ok	too steep	flat	flat
Fill needed?	excessive fill needed	3' approx..	3' approx..
Wooded?	yes	cleared	cleared
Public access	ok	excellent	excellent
Traffic issues?	access through residential	ok	ok
Educ. opportunities	limited	excellent	good
Close to CWS or TWC	next to CWS	could double as transfer station	could double as transfer station

B: Sites eliminated from consideration

Criteria	Fair Drive	Takshanuk Watershed Council	Acme Transfer
Lot number	C-735-00-0000	C-SMR-00-0400	C-735-01-0400 C-735-01-0100
Size (1-2 acres min.)	Sub-divide Currently 15 acres	1.5 acres, approx.	2.18 acres
water, sewer	Maybe \$\$ - across parking lot	not available	not available
3-phase power	No	yes	yes
current zoning	Lt. Industrial	Lt. Industrial	Lt. Industrial
re-plat/permit requirement	Needs re-plat	yes	yes
contamination	No	contaminated	probably
cost to acquire	donated by Borough and state?	unavailable to purchase	\$1,000,000
drainage problems	mostly wetlands	No	No
substrate	?	ok	ok
grade/slope ok	Significant slope	flat	flat
fill needed?	yes	ok	ok
wooded?	yes	partly	cleared
public access	ok	ok	ok
traffic issues?	Winter access, Too close to Fairgrounds	ok	ok
Educ. opportunities	limited	excellent	good
close to CWS or TWC	No	close to TWC	close to TWC

B: Sites eliminated from consideration

Criteria	Sawmill by cemetery	Current site	
Lot number	C-785-00-111A	C-STR-11-03A0 C-STR-11-0320	
Size (1-2 acre min.)	3 acres	Limited indoor space	
water, sewer	Water- No Sewer- yes	no on either	
3-phase power	yes	possible	
current zoning	Rural mixed use	rural mixed use	
re-plat/permit requirement	Permit required	NA	
contamination	No	probably	
cost to acquire	\$180,000; already sold	not for sale	
drainage problems	No	No	
substrate	ok	ok	
grade/slope	ok	ok	
fill needed?	No	No	
wooded?	needs to be cleared	Cleared 2021/22	
public access	ok	ok	
traffic issues?	Possible conflict with cemetery services	ok	
Educ. opportunities	excellent	good	
close to TWC or CWS	close to TWC	no	



Memo from the Borough Manager

Date: January 5, 2024

To: Planning Commission

From: Manager & Planner

Re: **Classification of Borough Land for Sale
Sales and Exchanges by Negotiation or Competitive Proposal
Staff Comments on Haines Friends of Recycling's (HFR) Business Plan
Lot: 925 FAA Road, Proposed Subdivision
Zone: Rural Mixed Used
Current Land Use: Utility Facility, Public Water System
Proposed Land Use: Recycling Facility, Industrial – Light**

1. A recycling center should be coordinated with long-term solid waste plans (landfill, transfer station, etc.), especially when considering the disposal of public lands.
2. This land use will require a Conditional Use Permit.
3. Parcel will need to be subdivided. Proposed building and wastewater system will be subject to existing utility easements and required separation distances.
4. The business plan states that although the cost to manufacture a 2x4 piece of lumber from recycled plastic is unknown, the price "will be well below TREX". The plan needs to address all of the costs that will accrue to the initial recycled lumber pieces (power, labor, overstock storage, etc.).
5. The business plan should provide a detailed breakdown of estimated construction, maintenance, and operational costs including: surveying, platting, engineering and design, site preparation, construction, utilities, and snow removal.
6. The detailed financials are very useful, but clarification on HFR's current financial picture is needed. Does HFR have around \$200,000 in CD's or some other financial instrument?
7. Include details for the plans and costs associated with the relocation and/or disposal of HFR's current infrastructure, e.g. storage containers and other materials/equipment at the current recycle location.

Recommendation:

1. If the Planning Commission finds satisfactory answers, my recommendation would be to donate the parcel requested with a reversion clause to the Borough if HFR is unable to build the facility as finally described in a Borough contract.

CODE REFERENCES

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. 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. 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.
- B. Upon direction of the assembly by motion, the manager shall commence negotiations for the sale, or exchange or other disposal of borough land. 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 manager to execute the disposal are set forth in an ordinance enacted pursuant to this subsection.
- C. If the final terms of the sale, exchange or other disposal of borough land are not set forth in an ordinance adopted by the assembly, after review by the planning commission and authorization by the assembly, the manager may conclude arrangements for the sale, or exchange or other disposal of borough land and submit the final contract to the assembly for approval by ordinance.
- 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. (Ord. 21-07-586 § 5)

18.20.020 Definitions – Regulatory.

“Industrial, light” means a use involving minor manufacturing or processing, characterized by uses that do not create external effects of noise, dust, smoke, fumes, offensive odors or vibration. Light industrial uses include wholesale and warehouse activities and operations whose external physical effects are restricted to the immediate property, and the manufacture or processing of finished or semi-finished products. Light industrial uses may include: minor fish processing, warehouses and manufacturing.

“Recycling facility” means a site where recyclable materials (glass, paper, waste oil, metals, etc.) are collected, stored and processed for use on site or for shipping to facilities or locations where the material can be reused.

Chapter 18.50 CONDITIONAL USE

18.50.010 Purpose.

Conditional uses are intended to address uses and issues of community-wide importance and are therefore subject to a broader public process and higher standards than approvals by the manager. The conditional use process is intended to afford the commission and the community the flexibility necessary to make development approvals that are appropriate to specific sites, uses, designs and situations. The commission may attach conditions of approval to ensure compliance with adopted borough plans and both the general and specific approval criteria of this title.

18.50.020 Approval required.

All conditional uses must receive approval by the commission prior to commencement. In all applications for approval, the burden of proof shall be on the developer to prove, by a preponderance of the evidence, that the criteria set forth in this title are met. The uses eligible for approval by the commission as a conditional use are listed in HBC 12.08.110(D)(2), 18.70.030(B)(3)(e), (B)(4)(e), (C)(3)(e), (C)(4)(e), and (D)(5), the use chart in HBC 18.70.040, and HBC 18.80.030(B), building separation.

18.100.030 Short plat criteria.

A subdivision, lot line adjustment, or lot consolidation which falls within the following criteria shall follow the short plat procedures:

- A. Subdivisions of a single lot into not more than four lots, which has not been part of a short plat within the previous five years.
- B. The requirements of HBC 18.100.070 through 18.100.095 shall apply.
- C. Lot line adjustments and lot consolidations meet all of the criteria of HBC 18.100.020.
- D. If the plat meets the criteria of subsections (A) through (C) of this section and contains a dedication or vacation of a street right-of-way or other area, the short plat procedure may apply upon approval by the manager with an additional requirement of planning commission approval of the plat