

Dear Haines Borough Planning Commission,

I've received a letter regarding a conditional use permit application for Lot 5, Block L, Port Chilkoot Subdivision submitted by Eric Forster and Cambria Holmes. Eric is my friend and I am confident we will be neighbors with mutual respect. My issues are not personally with them, but with the history I have with the previous owners. This new application allows us to address concerns so we can avoid future conflicts.

I am aware that Port Chilkoot is a mixed use area and business is encouraged for the growth of the community, but living next to a restaurant hasn't really worked out for us. This property is surrounded by residences and a restaurant has a different kind of impact on the integrity of the neighborhood than other kinds of businesses. When the Stewarts started doing business as Mosey's Cantina, their restaurant became a very popular eatery. The Stewart's removed a portion of their parking to create a garden space and a commercial compost area. This property is .25 of an acre and just doesn't support the increased business, parking and composting that Mosey's grew into from the original permit approved for the Wackermans.

If you look at the original conditional use permit issued, it states that parking will be constructed in accordance with HBC 18.80.040 standards and have parking in designated parking only. When the Stewarts operated Mosey's, the parking in this area became a nuisance and a hazard. The egress was compromised due to the numerous cars parking in undesignated areas. Cars parked on Soap Suds Alley, accidents were reported and cars parked on adjacent property, including my own. There have been times that my own car was blocked and I was unable to drive out my driveway due to the parking conditions. When I approached the property owners about the issues, they made no effort to control the problem. Additional borough codes were continually violated HBC 10.44.110 Parking in Alleys; HBC 10.44.220 Unauthorized parking on private property; HBC 10.44.140 Parking on narrow streets. These are parking hazards that limit access to my property - especially for emergency vehicles. The conditional use permit has a maximum seating of 28. However, the Stewarts advertised seating for 36. The seating they created outside the conditional use permit has contributed to the parking issue. Parking is a hazard for the neighboring property owners and the continued violation of several parking codes has gone unmanaged and not enforced by the Borough.

I would also like to comment on the commercial compost located on the property which produced a large volume of compost. It looks to be about 300 sq. ft. and is located in the corner of the lot. This compost produced a foul odor, created a habitat for bluebottle flies and was a bear attractant. This is a violation to HBC 8.12.020. We tried to communicate with our previous neighbors regarding the compost and contacted the Borough repeatedly. I have no idea if Eric and Cambria intend to compost at this level; I hope not. Can this conditional use permit include a restriction of commercial composting? Household composting isn't a problem, but we question this large volume of commercial composting in mixed zoning on .25 of an acre.

I believe the new owners are aware of the parking and I trust they will manage it to the standards set forth by the Haines Borough. I ask that the Planning Commission acknowledge the Borough Codes mentioned above and ensure enforcement of code in Port Chilkoot before issuing this conditional use permit.

Sincerely,  
Leigh Horner

CC: Eric Forster & Cambria Holmes