

From: [mike kinison](#)
To: [Xi Cui](#)
Subject: C.U.P. letter for meeting
Date: Tuesday, June 07, 2016 8:54:58 AM

Hi TRACY, Could you please print copies of this for commissioners at the meeting.

Concerning the C.U.P permit

Dear Commissioners;

Another non conditional heliport ? and only two miles apart? As it is now The Constantine Mine and their no flight restrictions are very disturbing and unnerving every day starting in the spring and lasting until late fall.

This is what our days are like starting bright and early.

No matter how many times my dogs hear the drone of the first helicopter at 8:30 AM, they run out barking. This goes on all day long and lasts until the last one at 5:30 PM. They never get used to it and even know the words ""it's just a helicopter".

We too never get used to the noise, and even feel the vibrations in our body from this loud intrusion.

So we know what it's like to have an unconditional heliport near by. It has greatly disrupted our quiet lives and the very reason that us and our neighbors bought property this far out the highway.

I worry about the natural wildlife corridor and all the little brooks and streams that run down the slope from 35 mile and what about the sensitive fish rearing tributaries built just below on the highway that runs from 34 mile to 36 mile ,all brooks and streams in that area run into the tributaries. Also they would be flying right over them and create great disruption from the noise.

Please do the right thing in preserving our future habitats .

Thank you .

Carrie Kinison

38 mile resident

June 8, 2016

To: Haines Borough Planning Commissioners

Re: Mike Wilson's CUP application for year-round 35 Mile heliport

As you consider Mike Wilson's Conditional Use Permit application for a year-round heliport at 35 Mile, please ask yourself a personal question---"Would I buy property next to, across the street from or in the general area of a heliport?"

Granted you may not be looking to buy property out the road, but this relates to one of the criteria that must be met to approve a CUP: Criteria 2. The development of the use is such that the value of the adjoining property will not be significantly impaired.

Mr. Wilson states on his application that, "There are no residences within 1 mile of the proposed area." This does not address the issue of property values.

The manager states that, "Historical studies as well as real estate appraisal guidelines indicate that property values are not affected due to the proximity of a heliport. The value is based on sales in the area."

What "historical studies" support this claim? Please consider the source of this statement! This is a **direct quote** from HeliExperts International, a company that designs and litigates for heliports.

<http://heliexpertsinternational.com/heliport-safety-educational-and-regulatory-information/heliports-25-frequently-asked-questions-answers>

Excerpt from website, emphasis added: **OUR ACCOMPLISHMENTS**

- Master planned and/or designed 750+ heliports
- Inspected, audited, inventoried and evaluated 3,000+ heliports
- Exceptional heliport regulatory approval rate
- 100% success rate in litigation support dealing with helicopters and heliports**

Clearly this is an unsubstantiated claim by a heliport design company that is more interested in heliport development than good land use planning.

The level of year-round use Mr. Wilson anticipates has not been disclosed, but in his September 24, 2015, application for heliport use during the heli-ski season, he mentioned building a lodge on the property. Business associated with a lodge or other commercial uses could result in a substantial increase in landings and a much larger impact than his past use.

The property near the proposed heliport is both state land and private property. One large native allotment is adjacent and another large private parcel is across the street from the proposed heliport. While these parcels are currently undeveloped, locating a year-round heliport at 35 Mile would affect the salability of these properties and eventually the property values in the area.

HeliExperts International provides no support for their claim that property values are not affected due to the proximity of a heliport. There are, however, studies that show property **values are negatively affected** by proximity to airport facilities.

<http://airportnoiselaw.org/propval.html>

AVIATION NOISE LAW

Airport Noise and Residential Property Value

Effects of Airport Noise on Housing Value

In 1994 the consulting firm of Booz-Allen & Hamilton, Inc. prepared a report titled *The Effect of Airport Noise on Housing Values: A Summary Report* for the Federal Aviation Administration. The report describes a methodology for evaluating the impact of noise on housing values. The methodology essentially compares market prices in similar neighborhoods that differ only in the level of airport-related noise. In pilot studies using this method, Booz-Allen found that the effect of noise on prices was highest in moderately priced and expensive neighborhoods. In two paired moderately priced neighborhoods north of Los Angeles International Airport, the study found "an average **18.6 percent** higher property value in the quiet neighborhood, or 1.33 percent per dB of additional quiet." (See [Bibliography: Impacts of Noise on Property Value](#).)

A 1996 study funded by the Legislature of the State of Washington used a somewhat similar methodology and found that the proposed expansion of Seattle-Tacoma Airport would cost five nearby cities \$500 million in property values and \$22 million in real-estate tax revenue. The study of single-family homes -- all in "very good" condition, with three or more bedrooms and two or more baths, and excluding the most expensive and inexpensive units to provide more representative comparisons -- found that "a housing unit in the immediate vicinity of the airport would sell for **10.1 percent** more -- if it were located elsewhere."

The Washington study also concluded: "all other things remaining equal, the value of a house and lot increases by about 3.4% for every quarter of a mile the house is farther away from being directly underneath the flight track of departing/approaching jet aircraft." (Details can be found in [Sections 9.01 - 9.07](#) of the study.)

In 1997 Randall Bell, MAI, Certified General Real Estate Appraiser, licensed real estate broker, and instructor for the Appraisal Institute, provided the results of his own professional analysis to the Orange County Board of Supervisors. Comparing sales of 190 comparable properties over six months in communities near Los Angeles International Airport, John Wayne Airport, and Ontario Airport, Bell found a diminution in value due to airport proximity averaging **27.4 percent**. (See the [full report](#).) Bell has also developed a list of over 200 conditions that impact real estate values -- airport proximity is categorized as a "detrimental condition." [end excerpt]

Jet takeoffs at 305 meters register about 100 dB and according to the helicopter sound study conducted by the borough, helicopter takeoffs at the home near a proposed heliport on Chilkat Lake Road averaged 85dB. While a jet takeoff is louder than the helicopter in the noise study, placing a heliport in a previously rural “quiet” neighborhood would, I believe, constitute a “detrimental condition.”

In addition, Alaska requires real estate sales to disclose conditions affecting the property, including noise. For many potential buyers, the disclosure of a nearby heliport would have a chilling effect on the sale.

State of Alaska
Residential Real Property Transfer Disclosure Statement
Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Additional Information (Continued): **Yes** **No**

33. Noise

a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc? • •

b. If Yes, explain:

For the above reasons, I don’t believe the CUP meets the requirements of Criteria #2. Another criteria that must be met is Criteria #5: The granting of the conditional use will not be harmful to the public safety, health or welfare.

Inasmuch as there is already a year-round heliport at 33 Mile, it is not in the public’s best interest or welfare to locate another year-round heliport just 2 miles away and therefore Criteria #2 can’t be met. Adding another year-round heliport at 35 Mile would only serve to degrade property values, the public welfare and quality of life that residents of this area wish to protect.

While the manager has evaluated the eight individual criteria that must be met to issue a CUP, he has not given the Planning Commission a recommendation required by borough code:

18.50.030 Application.

D. Manager’s Review Procedure.

3. The manager shall forward the application to the commission together with a report setting forth the **manager’s recommendation for action**, with or without proposed conditions, and the reasons therefor.

Because this application does not meet all eight Criteria for a CUP, please deny this application for a year-round heliport at 35 Mile.

Sincerely,

Carolyn Weishahn

June 5, 2016
Concerning the CUP
35 Mi

Dear Commissioners,

Please, it's time for you to draw a line in the sand and respectfully deny the upcoming proposal for year mound helicopter use at 35 mi.

This request can only mean that the interested party has aims at summer tours/activities. Summer heli traffic in our area is already thick - given the continuing explorations performed each season by the Constantine Mine (and note that they have no flight restrictions).

So, it is not too much of a stretch of the imagination (is it?) to realize what the daily drone in one's ears may be like.

Also, my neighbors have submitted letters as well and some include logical and clear specifics that I quite agree with. So, there's no need for me to repeat them.

As far as I know, all permanent residents from 35mi to the border are in agreement. Please honor our concerns and let this proposal go on by.

Sincerely,
Jeff Bochart
39 mi
30 yr. resident

From: [mark and mardell](#)
To: [Larry Geise](#); [Heather Lende](#); [Brenda Josephson](#); [Lee Heinmiller](#); [Rob Goldberg](#); turnerconstruction@aptalaska.net; [Rob Miller](#)
Cc: [Xi Cui](#)
Subject: 35 mile
Date: Monday, June 06, 2016 2:01:56 PM

Commissioners,

We already have a year round helicopter pad a 33 mile. It makes absolutely no sense to put another one 2 miles down the road. Please, please consider our neighborhood when making the decision to grant year round use of the 35 mile heli- pad.

Every morning between June and Sept we wake up to the sound of helicopters that are flying over to the mine. This is not a maybe/if situation. We already have regular helicopter use in our area 7 months out of the year between the mine and help-skiing. Please do not open the door for more.

It has been 20 years since this community made a strong vote that they did not want summer helicopter tours. Now it is back up for community decision. If you are not going to go with the community vote of 20 years ago I suggest that you have another vote or community assessment whether we want summer heli tours.

Do not try to convince me that the tour permitting process will prohibit summer heli-tourism because history shows it will not.

It is your task and opportunity as planning commissioners to help avoid the degradation of our property values out the road, and for the larger community to avoid summer heli-tour madness we see in other places.

Thank you for your time and work in our community.
Mark S. Kistler , Mardell Gunn Mile 38.5. Haines Hwy

From: [Richmond Tolles](#)
To: [Xi Cui](#)
Subject: Mike Wilson"s 35 mile CPU
Date: Sunday, June 05, 2016 10:50:25 AM

Tracy; please supply a copy of my letter to the planning commission members.

To the planning commission;

I am writing you to express my opposition to, Mike Wilson's proposed year around heliport at 35 mile.

There is already an existing heliport at 33 mile, I do not feel there is any need for a second. The resident's who live out this way have chosen to do so because of the quiet. An additional heliport will degrade the property values of the surrounding area. And degrade our way of life. Please take into consideration the area residents when you consider Mr Wilsons request.

Thank you

Richmond Tolles
HC 60 Box 4012
Haines, AK. 99827

[Sent from Yahoo Mail on Android](#)

From: [Renaldo Esp.](#)
To: [Larry Geise](#); [Heather Lende](#); [Brenda Josephson](#); [Lee Heinmiller](#); [Rob Goldberg](#); turnerconstruction@aptalaska.net; [Rob Miller](#); [Xi Cui](#)
Subject: On the proposed use of helicopters year round @ Mike Wilson's 35 Mile Haines Highway Property
Date: Saturday, June 04, 2016 6:16:50 PM

Tracy, please provide written copies of my comments to the Planning Commission for the June 9, 2016 hearing.
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Dear Commissioners,

I respectfully ask that you refrain from approving Mike Wilson's CUP application for year round use of helicopters from his 35 mile property.

**unlimited year-round use with this application**

**is enough to violate some of the 8 criteria that must be passed to approve the CUP.**

**\*\*\*The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved** is one that will be violated by the term "unlimited" in the application.

No mention is made of established flight routes to minimize noise to residents. On that alone the application should be denied.

**\*\*\*The development of the use is such that the value of the adjoining property will not be significantly impaired.** Again, "unlimited" does not speak to anything that is concerned about property owners in the area.

**\*\*\*The granting of the conditional use will not be harmful to the public safety, health or welfare.** I

find it increasingly interesting

that prior to heliskiing and heli-mining activities, when there was none of either, residents were not considered as worthy entities from an objection stand point. As soon as either of these activities began, then there was talk of grand-fathering those same activities as if they had some primordial rights to be. Consider, however, those of us who had prior to that a grand-fathered right to quiet year round use of our properties and areas.

Year round "unlimited" use from 35 mile will absolutely be harmful to the health and welfare of residents of our area.

**\*\*\*Comments received from property owners impacted by the proposed development have been considered and given their due weight.** The due weight in this instance is to deny the application that assaults our prior quiet use of the area. There were none of the helicopter uses 35 years ago and yet through the years when they arrived it was always a case of getting for them more and more and now this desire for "unlimited" ill defined use that speaks little or nothing for residents and what residents want and need.

Thank-you,  
Ron Weishahn  
35 years as a year round resident  
Mile 39-40 Haines Highway  
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