

May 25, 2025

City and Borough of Sitka
Planning and Community Development
100 Lincoln Street
Sitka, AK 99835

Re: CUP 25-08 and CUP 25-09

Gentlemen:

I rise in opposition to the above referenced Conditional Use Permits.

The permitting of a marijuana retail and consumption facility in my residential area, combined with the present cruise ship dock operation, will make my home worthless on the real estate market.

Yes, I understand that our Old Barge Road is zoned C2, but in reality, we are functionally R2 residential. Since I moved here in 1979, eleven kids have been raised on our street; many, including my two daughters, graduating from Sitka High. There is nothing at all commercial about our neighborhood. We are and have been completely residential. A pot shop in our neighborhood will drive away any potential family looking for a home to raise their children.

You may be wondering why we haven't petitioned the Planning Commission for an R2 designation. Glad you asked. Decades ago the then City Planner came to my neighbor Jim Greenough and myself with an invitation to appear before the Commission and ask for the R2 zoning change. He stated that he would support us in our effort since he felt we were a residential, not commercial, neighborhood. Jim and I appeared and plead our case, explaining to the Commission members that we were completely residential and requested R2. The City Planner, who had promised his support, then arose to ridicule our request as strip zoning and urged the Commission to deny our request, which they did. Jim and I left feeling that we had been set up and ambushed; we felt it useless to pursue the issue further.

Our Old Barge Road neighborhood has been made a sacrifice zone for the industrial cruise ship industry. And now we are suffering insult to injury with the installation of a pot shop/cafe in our residential neighborhood. But would my home, after I purchased it with 360 monthly mortgage payments, at least have some value from the land? No, because the inaccurate city plat of our road shows me with an eighteen foot encroachment, a mistake the City has yet to rectify.

In the absence of these insults, my residential home would have a market value in the neighborhood of \$1M. I will close with this question. How is the City and Borough going to make me whole financially?

Thomas E Jacobsen DDS