

Samantha Pierson

From: Seattleco1 <seattleco1@gmail.com>
Sent: Wednesday, May 02, 2018 8:19 PM
To: Planning Department
Subject: Public Comment re Permit 4660 4670 & 4702 Halibut Pint Road Permit change

Dear City of Sitka:

We are writing here as owners of the Cove Marina at 4701 Halibut Point Road, on behalf of both ourselves, and our many tenants mooring boats at the marina.

We believe re-opening and expanding the quarry at this location is both a step backward for the community of Sitka, and potentially damaging to neighboring property and in our case, our mooring tenants property.

Historically this quarry's operations rained down rocks on the marina, damaging at least one boat house and several boats. Quarries generate large amounts of dust both with their operations and the trucking operations supporting the quarry. The noise and dust pollution is not limited to the quarry property, and effects all of the neighboring community members.

We are concerned blasting and increased runoff with the reduced ground cover may effect both the road stability and the downslope property owners as ground water drains down to the bay. Increased ground water has proven to cause damages time and again to downslope properties.

Further, In talking with many people, before writing this, we have heard that the silt drained in to the bay when the quarry was in operation previously..creating brown water and murk continuously. In this new era of environmental impact understanding, there should be concern what this dust and silt would potentially be doing to the bay.

Blasting rock, while being able to be controlled with warnings and pre-planning, can not be controlled for the potential errant rocks that can be sent up to a mile in any direction. Damage or potentially death to a community that has only grown since the quarry last operated is a risk that can not be trivialized.

Constant Loader noise, truck noise, drilling noise and operation noise, so close to the surrounding community is also an impact, separate from the potential flying rock and dust hazards.

Finally, we ask that City of Sitka consider the welcome mat this quarry would be rolling out for the thousands of cruise ship visitors docking and departing nearby and the many guests of outfitters looking to escape to the beauty and serenity of Alaska. The City should not want to be welcoming them with clouds of dust and noise from the quarry operations, nor a spreading brown water bay from the silt. This is not the face the beautiful city of Sitka should want to show the world's visitors.

We humbly ask, on behalf of ourselves and our tenants that the City please consider the many negative impacts this quarry will have, not just on the neighboring property owners and bay, but the entire Sitka community, and reject this zoning request and quarry operation.

Sincerely,

Mike & Alene Moore
Cove Marina, Inc.

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a(n) conditional use permit for a quarry at 4660, 4670, and 4702 Halibut Point Road. The Planning Commission will hold a public hearing at 7:00 PM at Harrigan Centennial Hall on 4/12/2018 to take testimony and consider the approval of:

Project Description: Quarry

Street Address: 4660, 4670, 4702 Halibut Point Road

Legal Description: Lot 63 US Survey 3475, Lot 1A USS 3670 Subdivision, and Lots 61A and 62A S&S Subdivision

Zoning: I Industrial Zone

Applicant: Roger Sudnikovich

Owner: Roger/John/Judith Sudnikovich