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April 8, 2018

TO: Dick Parmelee  
FROM: Harold Stocker  
RE: A portion of Lot US Survey 3670

This parcel is a part of the bench land on the northern end of Halibut Point Road.

It appears to me that the intent of the planning commission is to change the zoning to Industrial and then go through the conditional use permit process to allow the area to be an extension of the Sudnikovich gravel pit. I am very much against any extension of the gravel pit in this area. Why make an eye sore bigger?

In Sitka as of now the fishing industry is deteriorating and the tourist business is growing. People visit Sitka for its scenic beauty as well as its history. What an impression it must be for a visitor, on a tour ship docking at the McGraw dock to see a big hole in the mountain. The same can be said for local people in recreational boats and driving on Halibut Point Road.

Forty years ago, Ted Wolfe (one of the Wolfes) cut down a big swath of trees on Arrowhead Mountain in Jamestown Bay area. People complained about that for years because it was a big ugly scar on the side of the mountain, especially viewable from a boat. In times, trees grow back. Gravel pits don't.

A gravel pit belongs as an extension of those in the Granite Creek less destructive of the scenic views in Sitka. The Halibut Point Road gravel pit has a history of regulatory and city policy abuse and the City of Sitka has a history of non enforcement and blind eye. Even your recent photo printed 3/30/2018 shows the pit beyond the (industrial after the fact) parcel into the Sudnikovich C2 parcel and into portion of Lot 2 US Survey 3670. I think the city is lucky in that, so far, no one (child, hunter, hiker) has fallen to their death off the remaining steep cliff.

The second point I want to make about the portion of Lot 1 US Survey 3670 is that it is excellent for residential expansion. Land slides from steep mountain sides are of current concern. The bench lands in this area are wide and the adjacent mountain sides are further away and not as tall or steep as they are in the Kramer Avenue area. There is not a big mountain side facing this area. Along the rim of the bench lands over looking HPR are excellent views. If there is concern for safe buildable lots for residential use, this is it.

The third point on portion of Lot 1 US Survey 3670 is the following: It appears that the reason for the triangular shapes on the far north and south of the provided photo is that at these points the change to industrial use could be extended along the property perpendicular to Halibut Point Road in the future, making a continuous block of industrial use along HPR. As a property owner of three separate parcels slightly north of this area, I would propose that the northern line of that portion of Lot 1 US Survey 3670 be an extension of the northern line of the Sudnickovich property. This would provide a better buffer for the existing C 2 and R 1 uses that currently exist north of this proposed industrial area. The property along HPR north of the .and the triangular shape of the proposed industrial area does not make sense for practical use.

Thanks for your consideration.