

Principles of the Unalaska Planning Commission

1. The Position: In any community, the position of Planning Commissioner is a highly respected and honored one.
2. The Job: The job of Planning Commissioner is to serve the public, as representatives of the City Council and to the best of their ability, in ensuring sound planning and growth management in Unalaska. All decisions of the Planning Commission should be based on sound planning principles and practices, and not on the personal opinion of individual Planning Commissioners. Once the Planning Commission makes a recommendation to the City Council, the job of the Planning Commissioners and Planning Commission is over, in terms of that particular action.
3. Integrity: Planning Commissioners are appointed by City Council. The actions, behavior, and comportment of each Planning Commissioner reflect not only on that Planning Commissioner's integrity – but also on the integrity of the City Council and of the entire City government.
4. Collaboration: An individual Planning Commissioner is not a “lone wolf,” but is part of a collective body. As such, each Planning Commissioner is expected to act in a collaborative manner with his and her fellow Planning Commissioners.
5. Respect Each Other: While it is understandable to sometimes disagree with your fellow Planning Commissioners on issues brought before the body, and appropriate to publically vocalize that disagreement during Planning Commission meetings, a Planning Commissioner should always respect the opinion of their fellow Commissioners and treat each other with respect.
6. Majority Rules: It is important to remember that, at the end of the day, the majority rules. So, after each action is brought before the body, discussed, and voted upon, Planning Commissioners must accept and respect the rule of the majority – even if the ruling was counter to an individual Commissioner's position.
7. Respect Staff: A Planning Commissioner should respect the opinion of City Planning Staff, whether the Planning Commissioner agrees with staff or not. Planning Staff Members are professionals who are employed to serve not only the Planning Commission and general public, but the City Council.
8. The Las Vegas Rule: What comes before the Planning Commission must stay before the Planning Commission. This means there can be no outside negotiating with petitioners or with the public regarding applications brought before the Commission. And, all discussions – pro or con – concerning a petition before the Planning Commission, must take place solely within Planning Commission meetings.
9. Respect Applicants and Public: Each Planning Commissioner must always show professionalism and respect for applicants and the general public – regardless of the position held by that Planning Commissioner or by the Planning Commission.
10. Upholding the Principles: Any member of the Planning Commission who finds that he or she cannot uphold and abide by the above principles should resign from the Commission.

CONDUCTING A PUBLIC HEARING

The following is the sequence of events that is followed by the City of Unalaska Planning Commission and Platting Board in conducting a Public Hearing before the body.

1. The Public Hearing is opened by the Chair of the Planning Commission/Platting Board who reads from the agenda.
2. Any Ex-Parte questions or Commission member involvement are raised. If a Commission member(s) is excused, this is the proper time.
3. Presentation by the staff. This is a short summary of the application, explanation of any maps, plats, exhibits, and code standards that might apply to the application. New written information not in the board packet is provided at this time.
4. Presentation by the applicant. The applicant bears the responsibility for making the case or argument before the Commission. This is the time for Board members to ask questions of the applicant. Attempts to “negotiate” with the applicant should be conducted at this step (Step 4), while the public hearing is still open.
5. Public Testimony. This includes those who are opposed to the application, and also the public in general.
6. Rebuttal by the applicant. Final questions of all parties by the Commission.
7. The Chair closes the Public Hearing and Commission deliberations begin. Once the hearing is closed, DO NOT REOPEN unless absolutely necessary. Questions of staff, the applicant, and the public are acceptable but uninitiated testimony is not. Attempts to “negotiate” with the applicant should be conducted at Step 4, not after the public hearing is closed.
8. Commission discusses or debates the application. A motion must be made, with a second, and then final discussion. If a motion falls, an amendment(s) could be made to further or facilitate Commission final action. After “final action” is taken, reconsideration is possible per 8.04.060(G).

DON'T BEND THE RULES FOR ONE, UNLESS YOU CHANGE THE RULES FOR ALL.

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
AGENDA/PUBLIC NOTICE
COUNCIL CHAMBERS
February 20, 2014
7:00 P.M.**

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission & Platting Board and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Applicant presentation,
3. Public comments,
4. Motion/discussion/vote.

1. CALL TO ORDER

2. REVISIONS TO THE AGENDA

3. APPEARANCE REQUESTS

4. ANNOUNCEMENTS

- Introduction of New Planning Commissioner
- Selection of Chair and Vice-Chair for 2014

5. MINUTES

- Regular Meeting January 23, 2014

Public Hearing Action Items:

6. Consideration of a variance request to allow for a 4-foot side setback to accommodate a proposed loading dock at 60 Delta Way. (*Owner: FDOC; Applicant: Western Pioneer; Property ID: 04-03-355*)
7. Consideration of amending Unalaska Municipal Code Chapter 8.06 by adding and updating definitions, Chapter 8.08 by clarifying subdivision requirements for lease lots, Chapter 8.12 by deleting building separation language, adding a conditional use for construction camps, and changing submittal deadline requirements.

Regular Meeting:

8. Receipt Platting Authority Resolution 2014-01 of the approval of the preliminary plat for DeMeo Subdivision, a Resubdivision of lot 2A Huling Subdivision, P-91-13, Aleutian Islands Recording District, located at 140 Steward Road.

Worksession:

9. Discussion of the Draft FY 2015-2018 Capital and Major Maintenance Plan.

10. OTHER BUSINESS

11. ADJOURNMENT

Chair Help Sheet

Approval of Minutes Steps:

1. Open the Commission discussion by calling for a motion to approve.
2. Call for a second to the motion.
3. Commission discussion.
4. Close the Commission discussion.
5. Vote.

Public Hearing Steps:

1. Open the Public Hearing.
2. Chair calls for potential Ex Parte Communications and potential Conflicts of Interest from Commissioners.
3. Staff Presentation.
4. Ask if Commissioners have any questions of staff.
5. Applicant Presentation.
6. Ask if Commissioners have any questions for the applicant.
7. Public Testimony. (Ask person to state name for the record.)
8. Ask if Commissioners have any questions of the public.
9. Close the Public Hearing.
10. Open the Commission discussion by calling for a motion to approve Resolution 2014-xx.
11. Call for a second to the motion.
12. Commission discussion.
13. Close the Commission discussion.
14. Vote.

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION MINUTES
Thursday, January 23, 2014
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

- 1. CALL TO ORDER:** Chair Chris Bobbitt called the meeting to order at 7:12PM

Staff Present:

Erin Reinders, AICP, Planning Director
Anthony Grande, Planning Administrator

Roll Call:

Commissioners present:

Chris Bobbitt
Doanh Tran
Steven Gregory

Commissioner absent:

Vicki Williams

- 2. REVISIONS TO THE AGENDA:** *None*

- 3. APPEARANCE REQUESTS:** *None*

- 4. ANNOUNCEMENTS:** Erin Reinders reminded the Commissioners to turn in their Financial Disclosure forms to the Clerk's Office. Mrs. Reinders also referenced the Annual Report that would be discussed in this meeting would be presented with other Commission Reports at the City Council Meeting scheduled for February 25, 2014.

- 5. MINUTES:** Steven Gregory moved to approve the minutes from the November 21, 2013 meeting. Doanh Tran seconded the motion. Chair Bobbitt called for a discussion or comments on the minutes. There being no comments, Chair Bobbitt called for a vote and the motion to approve the minutes was unanimous (3-0). The minutes for the November 21, 2013 meeting were adopted.

PUBLIC HEARING ACTION ITEMS: *None*

REGULAR MEETING:

- 6. Adoption and submittal of Planning Commission/Platting Board Annual Report for 2013 to the City Council.**

Chair Bobbitt called for a motion to approved Resolution 2014-02, a Planning Commission and Platting Board Resolution in accordance with 2.60.090 of the Unalaska Code of Ordinances, the City of Unalaska's Planning Commission officially adopts the following annual report, filing the same with the Unalaska City Council. Steven Gregory moved to approve Resolution 2014-02. Doanh Tran seconded the motion. Discussion ensued and Chair Bobbitt suggested that the terms served by the Planning Commissioner listed be included in the

future. The Chair called for a vote and the motion to approve was unanimous (3-0). The motion carried and Resolution 2014-02 was adopted.

7. Review and recommendation of City's Application to acquire 2.94 acres, more or less, of State tidelands within Captains Bay to accommodate existing and planned development by Offshore Systems, Inc.

Chair Bobbitt called for a motion to approve Resolution 2014-04, a resolution recommending to the Unalaska City Council approval of the acquisition from the State of Alaska of a 2.94-acre portion, more or less, of tidelands in Captains Bay, located with the municipal boundary of the City of Unalaska. Anthony Grande presented the staff report and recommended that the Planning Commission recommend this to the City Council. Steven Gregory moved to approve Resolution 2014-04. Doanh Tran seconded the motion. Discussion ensued regarding the limits of the request, the upland owners, and the request's relationship to other actions such as zoning and permitting. The Chair called for a vote and the motion was approved unanimously (3-0). The motion was carried and Resolutions 2014-04 was adopted.

WORK SESSION:

8. Presentation and discussion of potential changes to Title 8.

Erin Reinders and Anthony Grande presented suggested revisions to Title 8 as well as a proposed timeline for adoption. Revisions included addressing construction camps, planned unit developments, lease lots, building separation and the application deadline. Commissioners offered feedback and direction on further refinements to construction camp regulations. Staff stated it would develop alternatives and present them for formal action at the Planning Commission February Meeting.

9. OTHER BUSINESS: *None*

10. ADJOURNMENT: Chair Bobbitt adjourned the meeting at 8:37PM.

PASSED AND APPROVED THIS _____ DAY OF _____ 2014 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.

Chris Bobbitt
Chair

Date

Erin Reinders, AICP
Recording Secretary

Date

Prepared by Veronica De Castro and Erin Reinders, Planning Department

Western Pioneer, Inc.
Variance Application

**City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report**

**A RESOLUTION APPROVING A VARIANCE FOR A SIDE YARD REDUCTION FROM 10-
FEET TO 4-FEET TO ALLOW FOR A LOADING DOCK ON LOT 2, PTARMIGAN FLATS
SUBDIVISION, P-90-05, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 60
DELTA WAY**

Project Information	
Land Owner	FDOC, Inc.
Applicant	Western Pioneer
Location	60 Delta Way
Property Identification	04-03-355
Application Type	Variance for Development
Project Description	Proposal to construct a new loading dock as an addition to the existing structure known as Building 547. The loading dock would extend to within 4 feet of the side lot line, whereas a 10-foot side yard is required.
Zoning	Marine-Related/Industrial
Exhibits	Draft Resolution 2014-06, Variance Application and Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2014-06 with associated conditions

PLAN GUIDANCE

1. The Unalaska Comprehensive Plan 2020 identifies a value in the economic development section of its community action agenda that includes the following:
 - Ensure the provision of adequate land area for the development of businesses and industries to strengthen and further diversify the local economy, supported by the primary action of making more land available for businesses and industries.

CODE REQUIREMENTS

1. According to UCO §8.12.080(G)(2), a minimum 10-foot side yard is required.
2. UCO §8.12.210 outlines the variance request process including the following:
 - The Planning Commission, after public hearings, may vary or modify requirements of this chapter where strict application would cause an undue or unnecessary hardship.
 - Variances will be dimensional in nature and may be limited to requirements governing yards, lot dimensions and coverage, heights, and parking areas.
 - In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity, and to otherwise achieve the purpose of this chapter.
 - The Planning Commission approves an application for a variance by finding:
 - (1) *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;*
 - (2) *That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;*

- (3) That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*
- (4) That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.*

BACKGROUND AND ANALYSIS

1. The applicant, Western Pioneer, proposes to renovate the existing Building 547, located at 60 Delta Way. As part of this renovation, they propose to add a new loading dock facing the side yard of the lot.
2. This is an adaptive reuse of a historic building, which preserves existing resources, but also requires flexibility in the site design.
3. In order to adequately utilize Building 547 as an existing resource, the applicant must creatively locate the loading dock on the side of the building, with truck access parallel to the building.
4. Locating the loading dock on the side will prevent trucks from blocking the right-of-way during loading/unloading activities and will put an economic use to this building.
5. In order to make the use of the building viable, the dock must be wide enough to accommodate 3 loading spots, meaning the requested variance is the minimum necessary to fulfill the needs of the applicant and to put the lot and building to use.
6. The adjacent lot will not be negatively affected by the loading dock. Trucks will have room to load and unload with the proposed configuration, and the nature of the loading dock fits the character of the area, as it is mostly intense industrial uses.

FINDINGS

The purpose of a variance is to grant relief to an applicant when a requirement causes an undue or unnecessary hardship. In order to be granted, a variance request must meet the four tests of code identified in UCO Section 8.12.210(E) listed above. Staff finds that all four tests are met as follows.

1. Staff finds that the granting of this variance relieves a unique hardship of this location because it allows the reuse and renovation of an existing building. Without the variance, the existing building would be an obstruction to its own usefulness causing unnecessary strain on using the lot productively.
2. Staff finds that the granting of this variance preserves the anticipated intensity of use, similar to other properties in the zoning district.
3. Staff finds that the granting of this variance will not be detrimental to the surrounding area, as it is surrounded by intense industrial uses. The adjacent property will not be impacted by the presence of the loading dock within 4 feet of the lot line.
4. Staff finds that the granting of this variance does not conflict with the goals of the Comprehensive Plan, but supports the need to promote business expansion by making more land available for industry.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends approval of this variance request identified in Resolution 2014-06.

APPLICATION FOR VARIANCE/CONDITIONAL USE
CITY OF UNALASKA, ALASKA

DATE: 01/24/14 FEE: _____ PERMIT NO.: _____

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title Sections 8.12.200 UCO (Conditional Use) and 8.12.210 UCO (Variance).

Property Owner: FDOC, Inc.

Property Owner Address: PO Box 149, Unalaska, AK 99685

Street Address of Property: 60 Delta Way

Applicant's Name: Tyler Zimmerman (for Western Pioneer)

Mailing Address: PO Box 921285, Dutch Harbor, AK 99692

Contact Name: Tyler Zimmerman

Home Phone: 907-359-3596 Work Phone: _____

Request for : ☒ Variance ☐ Conditional Use

Type of Request: ☐ Residential ☒ Commercial

Current Zone Designation: Marine Related Industrial

LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____

Lot: 2 Block: _____ Tract: _____

Subdivision: Ptarmigan Flats Sub. USS: _____

Section(s): 3 Township: 73S Range: 118

Brief Description of Request: (attach additional information if necessary)

6' property setback variance for construction of a loading dock.
The proposed loading dock will be 30' x 40'. The extra width
is necessary to be able to utilize 3 spots for loading/unloading
and make the loading dock economically viable.


ATTACH SITE PLAN (TO SCALE): Please show all existing and proposed structures, access, dimensions and parking.

PLEASE NOTE: All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2) and Section 8.12.210(B)(2) UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

ANY MATERIALS YOU WISH THE PLANNING COMMISSION TO REVIEW DURING THE SCHEDULED PUBLIC HEARING MUST BE PROVIDED TO THE DEPARTMENT OF PLANNING ***ONE WEEK*** PRIOR TO THE PUBLIC HEARING DATE

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for) the owner of the property described above and that I desire a (variance/conditional use) for this property in conformance with the Title 8, UCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability, that this application meets them. I understand that payment of the (variance/conditional use) fee is non-refundable and is to cover costs associated with the processing of this application and that it does not assure approval of the request.

Signature  Date 1/24/14



**AUTHORIZATION TO MAKE APPLICATION BY AGENT
CITY OF UNALASKA, ALASKA**

Department of Planning
PO Box 610
Unalaska, Alaska 99685-0610
PHONE (907) 581 3100 FAX (907) 581 4181
Email: planning@ci.unalaska.ak.us
Website: www.ci.unalaska.ak.us

I/WE FDOC, Inc. ARE THE OWNERS OF

(LEGAL DESCRIPTION OF PROPERTY)

LOT 2 BLOCK _____ SUBDIVISION Ptarmigan Flats Sub.
TRACT _____ USS _____
SECTION(S) 3 TOWNSHIP 73S RANGE 118W

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE (APPLICANT NAME) Tyler Zimmerman

(For Western Pioneer) _____ TO MAKE APPLICATION AS MY/OUR AGENT
FOR :

(CHECK THE APPROPRIATE BOX)

☐
☒
☐

CONDITIONAL USE
VARIANCE
PUD

☐
☐
☐

PLAT
ZONE AMENDMENT
TIDELAND LEASE

AND ACKNOWLEDGE THAT (I AM / WE ARE) AS FULLY BOUND BY THE TERMS OUTLINED IN TITLE 7 AND 8 UCO AND RELATED POLICIES AND REGULATIONS FOR THE ACTION APPLIED FOR AS THOUGH I/WE HAD MADE APPLICATION FOR SUCH ACTION MYSELF/OURSELVES.

Tyler Zimmerman

NAME

Tyler Zimmerman

SIGNATURE

Digitally signed by Tyler Zimmerman
DN: cn=Tyler Zimmerman, o=TZ Engineering, ou,
email=tyler.zimmerman@hotmail.com, c=US
Date: 2014.02.05 11:35:51 -0800

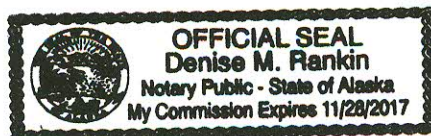
Richard A. Miller, CEO

NAME

Richard A. Miller

SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF February,
20 14.

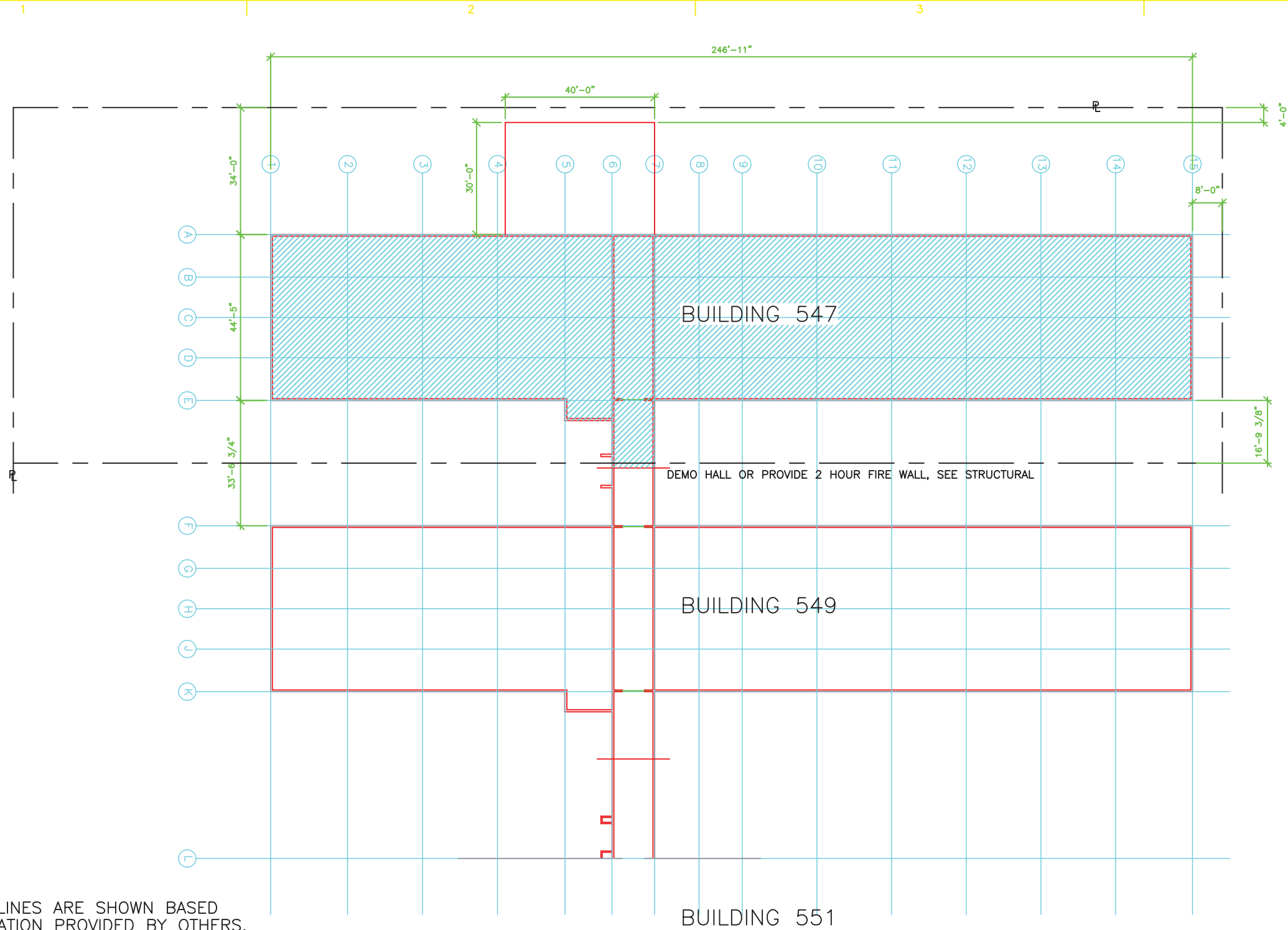


Denise M Rankin

NOTARY PUBLIC IN AND FOR Alaska

(SEAL)

MY COMMISSION EXPIRES: 11/28/2017



SHEET NOTES:

1. PROPERTY LINES ARE SHOWN BASED ON INFORMATION PROVIDED BY OTHERS. WE HAVE NO REASON TO DOUBT THIS INFORMATION BUT INFORMATION SHOULD BE FIELD VERIFIED. ARCHITECT DOES NOT ASSUME ANY LIABILITY FOR INACCURATE INFORMATION.

A1 SITE PLAN
A1.0 SCALE 1/32" = 1'-0"



Western Pioneer
Building 547 Renovation Project

Tyler Zimmerman
TZ Engineering
Dutch Harbor, AK

KLAUDER & COMPANY
ARCHITECTS, INC.

606 Petersen Way
Kenai, Alaska 99611
Tel (907) 283-1919 : Fax (907) 283-0450
klauder@alaska.net

DESIGN BY:
PK

DRAWN:
PK, BD

CHECKED:
PK

JOB NO: 1342

DATE: 1/17/2014

REVISIONS:

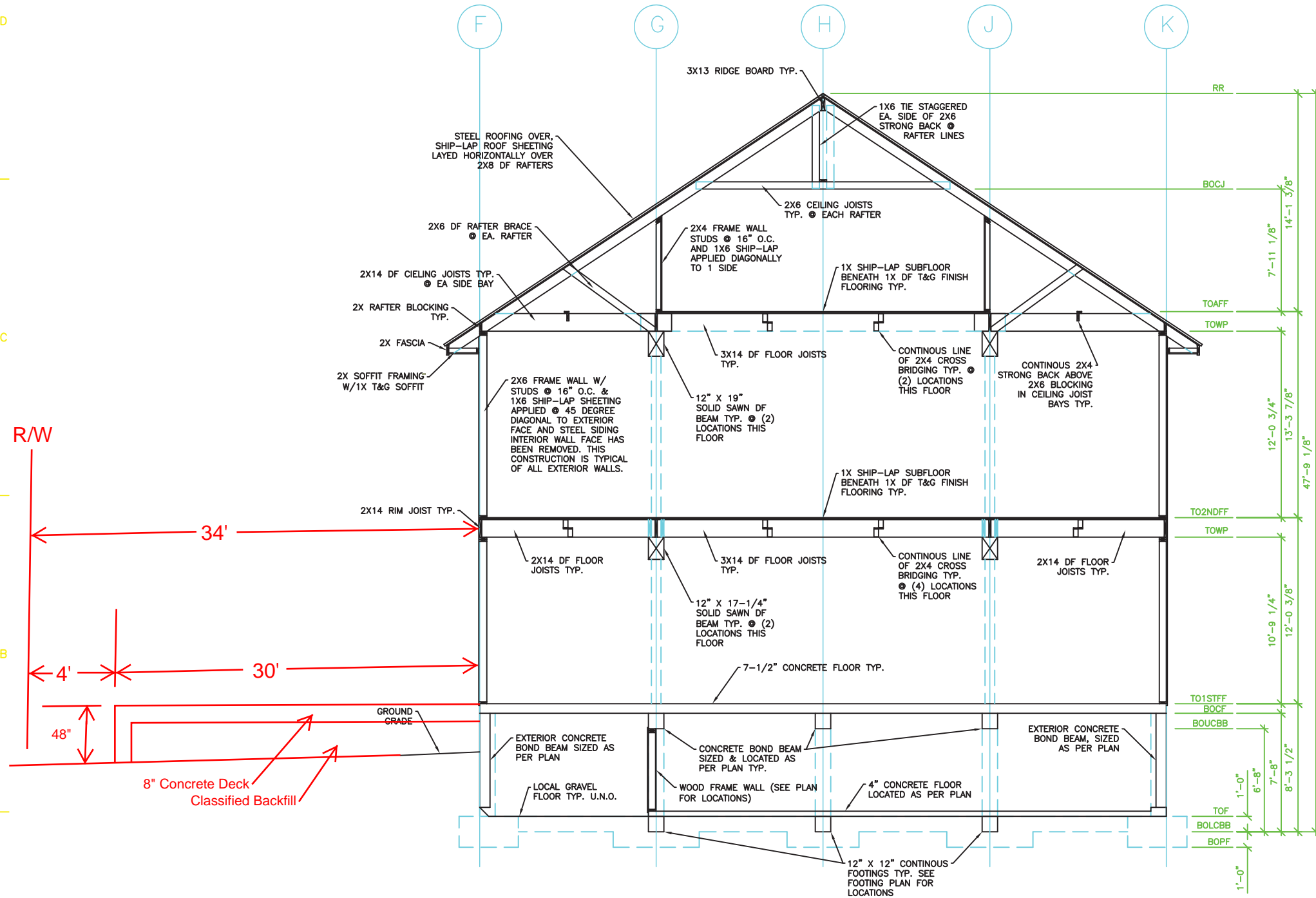
CATEGORY:

A

SHEET:

1.0

SHEET CONTENTS:
SITE PLAN



LEGEND:

RR = ROOF RIDGE

BOCJ = BOTTOM OF CEILING JOISTS

TOAFF = TOP OF ATTIC FINISH FLOOR

TOWP = TOP OF WALL PLATE

TO2NDFF = TOP OF 2ND FINISH FLOOR

TOWP = TOP OF WALL PLATE

TO1STFF = TOP OF 1ST FINISH FLOOR

BOCF = BOTTOM OF CONCRETE FLOOR

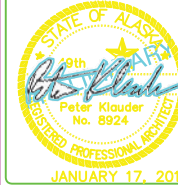
BOUCBB = BOTTOM OF UPPER CONCRETE BOND BEAM

TOF = TOP OF FOOTING

BOLCBB = BOTTOM OF LOWER CONCRETE BOND BEAM

BOPF = BOTTOM OF PILASTER/COLUMN FOOTINGS

A1 BUILDING SECTION AA
A4.0 SCALE 1/8" = 1'-0"



Western Pioneer
Building 547 Renovation Project

Tyler Zimmerman
TZ Engineering
Dutch Harbor, AK

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ARCHITECTS, INC.

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DESIGN BY:

PK

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PK

JOB NO:

1342

DATE:

1/17/2014

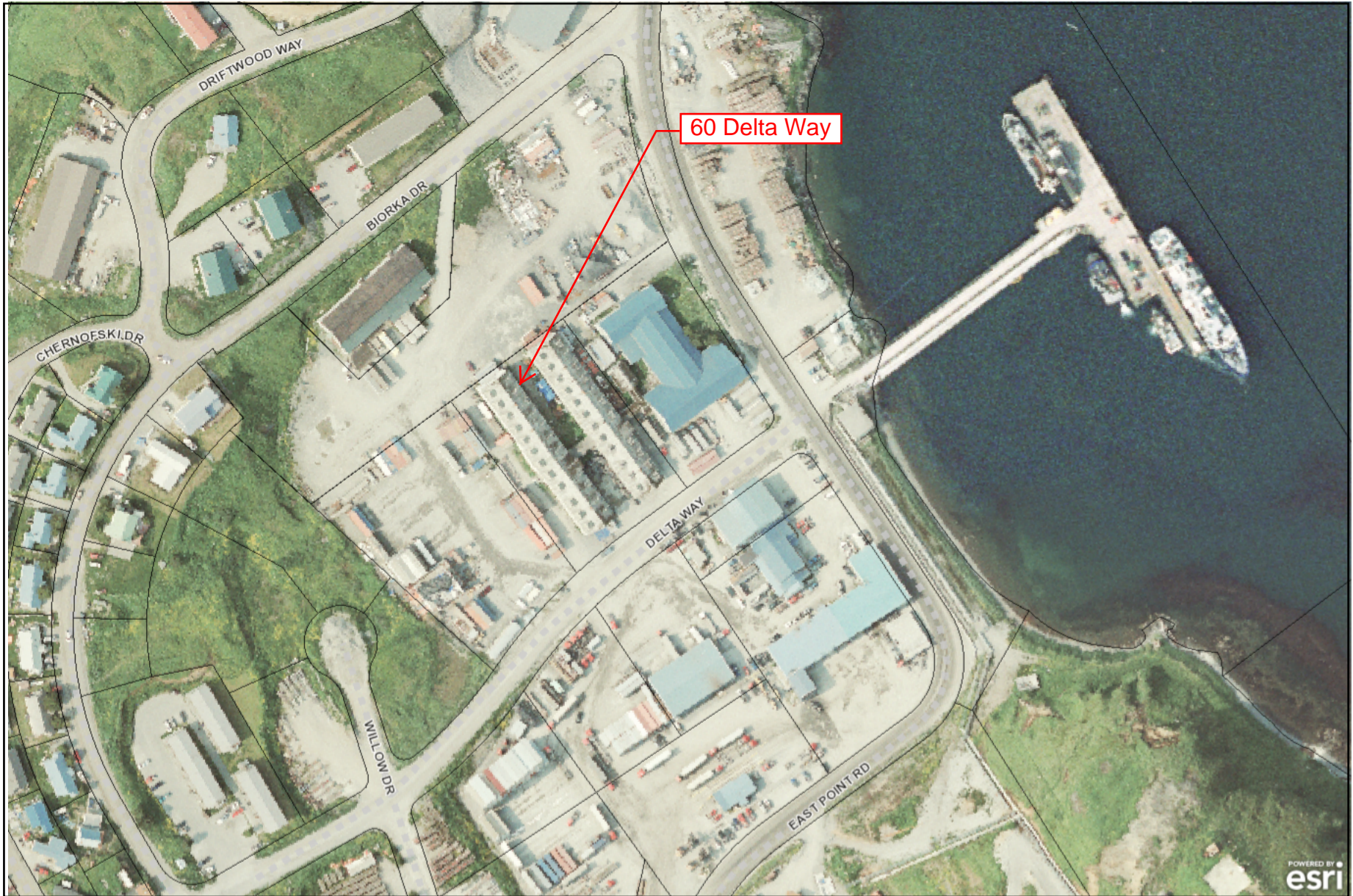
REVISIONS:

CATEGORY:

A 4.0

SHEET CONTENTS:
BUILDING SECTION
AA

Western Pioneer, Inc.



99 ft



The City of Unalaska uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Unalaska reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Unalaska cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Unalaska shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

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VANTAGEPOINTS

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-06**

**A RESOLUTION APPROVING A VARIANCE FOR A SIDE YARD REDUCTION FROM 10-
FEET TO 4-FEET TO ALLOW FOR A LOADING DOCK ON LOT 2, PTARMIGAN FLATS
SUBDIVISION, P-90-05, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 60
DELTA WAY**

WHEREAS, UCO §8.12.210 sets forth the procedures and requirement for variances for development projects; and

WHEREAS, the applicant, Western Pioneer, has been authorized to submit variance application by the owner, FDOC, Inc., of the property at Lot 2, Ptarmigan Flats Subdivision (04-03-355); and

WHEREAS, the subject property is zoned Marine-Related/Industrial; and

WHEREAS, the current side yard requirement of 10 feet prevents the effective use of the property while maintaining existing physical structures already on the lot, particularly Building 547; and

WHEREAS, the applicant has submitted a variance request to allow for a side yard reduction to 4-feet to allow for the addition of a loading dock on Building 547; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the request; and

WHEREAS, the creation of additional usable industrial land is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on February 20, 2014 in order to consider the testimony of the public; and

WHEREAS, the Planning Commission finds the Variance to be in accordance with the following tests of code:

- Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the

objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.

WHEREAS, UCO §8.12.210(A) allows the Planning Commission to attach conditions, which it finds necessary to protect the best interests of the surrounding property or vicinity, and to otherwise achieve the purpose of this chapter.

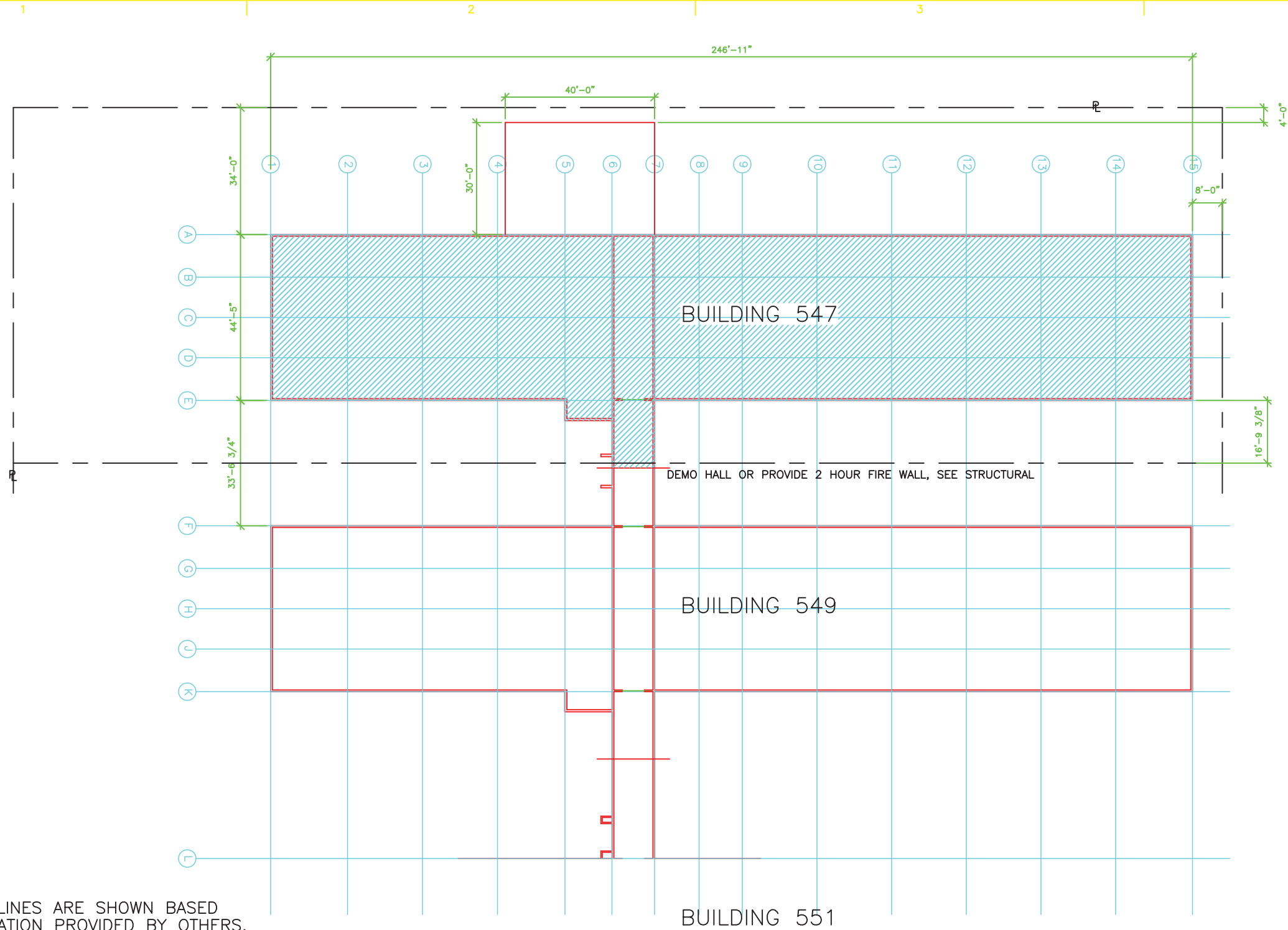
NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a variance for a side yard reduction from 10 feet to 4 feet to allow for addition of a loading dock to the building on Lot 2, Ptarmigan Flats Subdivision, at 60 Delta Way.

This resolution approves the variance from the zoning code only as it applies to the specific site plan submitted with the application, shown in Attachment A, and becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.210(F).

PASSED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Chris Bobbitt
Chair

Erin Reinders, AICP
Recording Secretary



SHEET NOTES:

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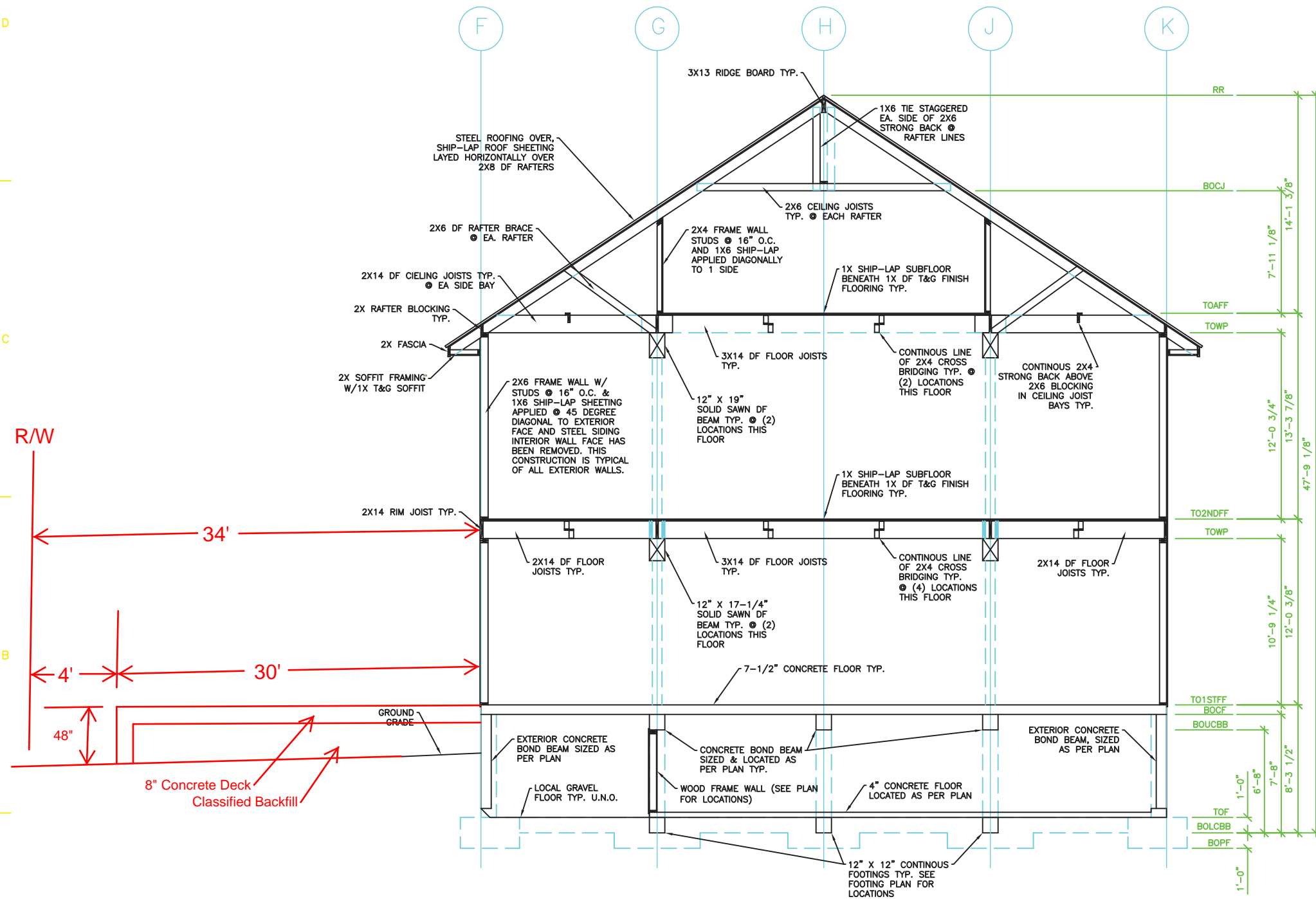
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SHEET:

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BOPF	= BOTTOM OF PILASTER/COLUMN FOOTINGS

A1 BUILDING SECTION AA
A4.0 SCALE 1/8" = 1'-0"



Western Pioneer
Building 547 Renovation Project

Tyler Zimmerman
TZ Engineering
Dutch Harbor, AK

KLAUDER & COMPANY
ARCHITECTS, INC.

606 Petersen Way
Kenai, Alaska 99611
Tel (907) 283-1919 ; Fax (907) 283-0450
klauder@alaska.net

DESIGN BY:

PK

DRAWN:

PK, BD

CHECKED:

PK

JOB NO:

1342

DATE:

1/17/2014

REVISIONS:

CATEGORY:

A 4.0

SHEET:

SHEET CONTENTS:
BUILDING SECTION
AA

Title 8 Revisions

MEMORANDUM TO PLANNING COMMISSION

TO: PLANNING COMMISSIONERS
FROM: ERIN REINDERS, DIRECTOR OF PLANNING
DATE: FEBRUARY 20, 2014
RE: RESOLUTION 2014-05

SUMMARY: Previous research, conducted by planning staff, and Planning Commission feedback have provided guidance for developing recommended revisions to Title 8. Staff has drafted the proposed revisions to address the concerns and needs of the community as a whole and to meet the goals and objectives of the Comprehensive Plan. The changes are focused on five distinct topics including construction camps, planned unit developments, lease lots, building separation, and the application deadline. Staff recommends approval of this Planning Commission Resolution 2014-05 in support of the Title 8 changes listed in draft City Council Ordinance 2014-04.

BACKGROUND: Code changes involve a public process with opportunities for feedback from the public, city officials and professional staff. During the second half of 2013, planning staff began collecting information about necessary changes to Title 8 and conducting research to determine remedies. After changes were drafted by planning staff, potential changes were introduced to the Planning Commission at their January 23, 2014 meeting. Staff has edited the revisions based on feedback from this work session. Upon approval of Resolution 2014-05, staff will present Ordinance 2014-04 to the City Council for approval, which will require two readings and a public hearing.

DISCUSSION: Attached to this memo is the Planning Commission Resolution 2014-05, which indicates Planning Commission's support of Title 8 changes to City Council. Also included is the draft City Council Ordinance 2014-04, referenced in Planning Commission Resolution 2014-05, which identifies the specific code changes. Currently, the proposed revisions are a result of staff research and discussions, feedback from the City Attorney, ongoing discussion and reflection with the Planning Commission, as well as feedback from the work session with the Planning Commission on January 23, 2014 focusing on the revisions themselves. Additional changes to these revisions may take place as a result of further feedback and direction from the public, Planning Commission and City Council. The changes are focused on five distinct topics: **construction camps, planned unit developments, lease lots, building separation, application deadline.**

Staff proposes to clarify the definition of **construction camps**, which also involves adding the definition of "temporary." The definition of construction camps would be expanded to include temporary housing for any workers, not only specifically construction workers. The definition of "temporary" would be added to make it clear that any structure designed to be moved or deconstructed will be considered temporary. Further, construction camps would be added to the list of conditional uses in Marine-Related/Industrial and Marine-Dependent/Industrial districts, whereas it currently is not listed in any zone. This will clarify that construction camps are a use that is intended for industrial areas, rather than other zoning districts in the city. Three safeguards have been added to the conditional use. First, a deconstruction plan for the camp must be provided. Second, a removal bond must be provided. Third, a uniform appearance must be maintained for each building in the camp.

Staff proposes to add a new section to Title 8 clarifying the intent and procedure for **planned unit developments (PUD)**. This is an exciting revision to code, as it encourages creative solutions and master planning for development in this unique environment, such as allowing for a mixture of land uses, increased densities, and building clustering. A refined definition for planned unit development is proposed that would clarify two key

concepts: the PUD is to be used for properties of at least two acres and approval of the PUD will also approve any nonconformities with Title 8 that are involved in the project. The new section (§8.12.215) would provide a detailed procedure for applications and approvals of PUDs. It is substantially similar to the sections explaining conditional use and variance requests but with a unique set of tests for Planning Commission approval. It is these tests which were not clear in the past, and may be why this planning tool has been underutilized in our community. A PUD would need to further the goals and objectives of the Comprehensive Plan, would need to be compatible with the existing and planned land uses in the surrounding neighborhood and with the intent of its zoning district, will not have a permanent negative impact substantially greater than anticipated from permitted development within the zoning district.

Staff proposes to clarify subdivision requirements for **lease lots**. This includes amending the definitions of “subdivision” and “lease lot” as well as adding a section clearly explaining that a subdivision of land cannot occur through a deed or lease alone. Just as a property cannot be sold unless it is a legally recorded lot, a property will not be allowed to be leased unless it is a legally recorded lot. In other words, if a property is not already a legally recorded lot, a land owner will be required to subdivide the property through the platting process prior to leasing. The purpose of this change is to allow the Platting Board to review and apply existing standards for all subdivisions of land, whether it is for sale or lease. All lots, including lease lots, create the development patterns of the community, and it is important to ensure that they conform to the standards set forth in the subdivision chapter of the Title 8. Right-of-way access, utility connections, and minimum design standards need to be maintained for lease lots, just as the City requires for lots that are created for sale or development. The city attorney has explained to staff that this requirement is already addressed in State Statute as well as City Code, but could use clarification. Additionally, staff feels that since this has not been the practice in our community that making these revisions in code communicates the expectations and requirements in a public and transparent fashion.

Staff proposes to remove the references to **building separation** from Title 8. Currently, each zoning district list of requirements has a section about multiple buildings, which is worded in a way that causes confusion and is completely unnecessary. Building separation is most appropriately handled by building permit reviews conducted by the fire chief and the state fire marshal, in addition to expert advice from the city engineer. The zoning code should avoid placing unnecessary restrictions on building separation when the issue is already addressed by more qualified experts for every building constructed in the city.

Staff proposes to change the **application deadline** in order to provide a more appropriate length of time for internal review of all zoning applications. The deadline would be moved to 22 days prior to a meeting of the Planning Commission, rather than 15 days prior. This extra week will provide City staff a sufficient amount of time to review applications before information is sent to the commissioners. Planning staff is looking for a more appropriate amount of time for communicating comments back to applicants in order to have issues addressed before the date of the meeting. This will benefit the applicant, City staff, and the Planning Commission by allowing a more complete and thorough application to be presented to the Commission for review.

ALTERNATIVES: Although changes to code are ultimately the decision of the City Council, the Planning Commissions provides important recommendations to the City Council to consider regarding Title 8. The Planning Commission may:

1. Approve Planning Commission Resolution 2014-05 recommending code changes identified in the Draft City Council Ordinance 2014-04 in its entirety, or
2. Approve the Planning Commission Resolution 2014-05 contingent up on particular revisions to the code changes identified in the Draft City Council Ordinance 2014-04, which would be shared with City Council, or
3. Disapprove Planning Commission Resolution 2014-05 and recommending that City Council not approve the code changes identified in the Draft City Council Ordinance 2014-04.

LEGAL: The City Attorney has been consulted throughout this review process and the proposed revisions are in keeping with his recommendations.

STAFF RECOMMENDATION: Staff recommends approval of Planning Commission Resolution 2014-05 supporting the Title 8 revisions identified in City Council Ordinance 2014-04.

Attachments:

- 1) Planning Commission Resolution 2014-05
- 2) City Council Ordinance 2014-04

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-05**

**A RESOLUTION RECOMMENDING APPROVAL OF CITY COUNCIL ORDINANCE 2014-04
AMENDING UNALASKA MUNICIPAL CODE CHAPTER 8.06 ADDING AND UPDATING
DEFINITIONS, CHAPTER 8.08 CLARIFYING SUBDIVISION REQUIREMENTS, CHAPTER
8.12 DELETING BUILDING SEPARATION LANGUAGE, ADDING A CONDITIONAL USE,
AND CHANGING SUBMITTAL DEADLINE REQUIREMENTS**

WHEREAS, the city desires to encourage sound, orderly growth within the city limits and to avoid land use incompatibilities resulting from uncoordinated development; and

WHEREAS, one of the duties of the Planning Commission is to prepare and to recommend to the City Council ordinances, regulations, or other proposals promoting orderly development indicated as desirable by the Comprehensive Plan; and

WHEREAS, the potential updates and revisions to Title 8 were introduced and discussed at the January 23, 2014 Planning Commission Meeting; and

WHEREAS, the proposed code amendments included in City Council Ordinance 2014-04 have been drafted to address concerns of professional staff members, statements made by Planning Commissioners, as well as input from the City Attorney; and

WHEREAS, the proposed code amendments included in the City Council Ordinance 2014-04 have been drafted as a result of the recommendations, goals, and objectives identified in the Unalaska Comprehensive Plan 2020; and

WHEREAS, the Planning Commission conducted a formal public hearing on February 20, 2014 in order to further consider the testimony of the public; and

WHEREAS, the Planning Commission finds the code amendments to be reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan; and

NOW THEREFORE BE IT RESOLVED the Planning Commission recommends the City of Unalaska City Council approves the proposed code amendments included in City Council Ordinance 2014-04.

PASSED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE
PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Chris Bobbitt
Chair

Erin Reinders, AICP
Recording Secretary

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE NO. 2014-04

AN ORDINANCE OF THE UNALASKA CITY COUNCIL AMENDING UNALASKA MUNICIPAL CODE CHAPTER 8.06 ADDING AND UPDATING DEFINITIONS, CHAPTER 8.08 CLARIFYING SUBDIVISION REQUIREMENTS, AND CHAPTER 8.12 DELETING BUILDING SEPARATION LANGUAGE, ADDING A CONDITIONAL USE, AND CHANGING SUBMITTAL DEADLINE REQUIREMENTS

BE IT ENACTED by the City Council of the City of Unalaska:

Section 1: **Form.** This is a Code ordinance.

Section 2: **Amendment of CHAPTER 8.06: DEFINITIONS**

Section 8.06.020 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.06.020 DEFINITIONS

(A) For the purpose of Title 8 UCO, certain terms, words, or phrases used herein shall be interpreted as follows:

[...]

(48) “CONSTRUCTION CAMP” ~~means those on-site buildings and/or trailers that are temporarily used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors.~~ means those temporary structures used to house and feed a variety of workers or for storage of materials or office space in connection with (a) the construction, alteration or demolition of a structure or vessel, (b) the exploration or support of any mine or oilfield operation, or (c) any other work that requires a temporary work force to reside in the city.

(82) “LEASE LOT” or “LEASE PARCEL” means a parcel or tract of land described and designated by lease lines, or described in a lease document as a lot in a legally recorded plat, and which at the time of applying for a building permit or another use permit is designated as the tract or parcel of land to be used, developed, or built upon as a unit of land. For purposes of zoning information, setbacks, yards, and other dimensional information, lease lots shall be interpreted as if they were actual lots or parcels.

(110) “PLANNED UNIT DEVELOPMENT (PUD)” means a form of development, on a property of at least 2 acres, characterized by a unified site design for a number of houses, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses, the plan for which may not conform to regulations established in Title 8 UCO. ~~The PUD may require variances to Chapter 8.08, “Platting and Subdivision,” by the Platting Board and/or conditional use permit and/or variance approval by the Planning Commission for purposes of Chapter 8.12, “Zoning.”~~ Any aspects of the development, which do not conform to Title 8 UCO and would typically require a platting variance, conditional use

permit, or zoning variance, shall be considered an allowable nonconformity upon approval of the development as specified in § 8.12.215.

(157) “SUBDIVISION” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale, lease, or development, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided.

(161) “TEMPORARY” means those structures, which, based on their design elements, are not reasonably expected to be productive for more than 30 years, or are designed to be moved or dismantled. The Director of Planning shall have the discretion in determining whether a structure fits this definition and may consider the anticipated use of the structure and its surroundings.

[subsections 161 through 172 shall be renumbered 162 through 173]

Section 3: Amendment of CHAPTER 8.08: PLATTING AND SUBDIVISION

Section 8.08.020 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.08.020 GENERAL PROVISIONS

[...]

(E) Bar on subdivision by deed or lease. All subdivision of land within the jurisdiction of the city shall be by plat in compliance with this chapter. No deed, conveyance, or lease document shall be used as a means to create a subdivision of land, except where such subdivision is exempt from the provisions of this chapter. Any sale, transfer, or lease of property must be of lots created by the subdivision process outlined in this chapter, except where exempt.

[subsections E through J shall be renamed F through K]

Section 4: Amendment of CHAPTER 8.12: ZONING

Section 8.12.040 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.040 SINGLE-FAMILY/DUPLEX RESIDENTIAL DISTRICT

[...]

~~(L) Special provisions for multiple buildings on a lot.~~

~~(1) More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~

~~(2) Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

[subsections M through O shall be renamed L through N]

Section 8.12.050 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.050 MODERATE-DENSITY RESIDENTIAL DISTRICT

[...]

~~(K) Special provisions for multiple buildings on a lot.~~

~~(1) More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~

~~(2) Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

[subsections L through N shall be renamed K through M]

Section 8.12.060 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.060 HIGH-DENSITY RESIDENTIAL DISTRICT

[...]

~~(K) Special provisions for multiple buildings on a lot.~~

~~(1) More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~

~~(2) Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

[subsections L through N shall be renamed K through M]

Section 8.12.080 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.080 MARINE-RELATED/INDUSTRIAL DISTRICT

[...]

(D) *Conditional uses and structures.* In the Marine-Related Industrial District, the following uses and their accessory uses may be permitted, subject to securing a Conditional Use approval in each case as provided for in this chapter (See § 8.12.200):

(1) Junkyards, salvage yards, and wrecking yards;

(2) Power generation facilities;

(3) Natural resource extraction; ~~and~~

(4) Construction camps, provided:

(a) the use is tied to a specific project and is discontinued following the completion of that project. A detailed plan for deconstruction and removal must be provided; and

(b) the applicant provides proof of a bond in an amount, deemed by the Planning Commission to be sufficient to ensure removal of the structure upon project completion; and

(c) the appearance of each structure, comprising the construction camp, is substantially uniform.

(5) All other uses not listed above may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of § 8.12.200 contained herein.

[...]

Section 8.12.090 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.090 MARINE-DEPENDENT/INDUSTRIAL DISTRICT

[...]

(D) *Conditional uses and structures.* In the Marine-Dependent Industrial District, the following uses and their accessory uses may be permitted, subject to securing a Conditional Use approval in each case as provided for in this chapter (See § 8.12.200):

(1) Resource extraction; ~~and~~

(2) Construction camps, provided:

(a) the use is tied to a specific project and is discontinued following the completion of that project. A detailed plan for deconstruction and removal must be provided; and

(b) the applicant provides proof of a bond in an amount, deemed by the Planning Commission to be sufficient to ensure removal of the structure upon project completion; and

(c) the appearance of each structure, comprising the construction camp, is substantially uniform.

(3) All other uses not listed above may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of § 8.12.200 contained herein.

[...]

Section 8.12.170 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.170 GENERAL PROVISIONS

[...]

~~(J) *Planned unit developments.* A developer may request exceptions from portions of this chapter in the case of a planned unit development. Application for any such exception shall be made in writing by the developer before or at the time the proposed development is submitted to the Department of Planning. The request for planned unit development shall be supplemented with maps, plans, or other data which may aid in the analysis of the proposed project. When an application for a planned unit development is complete, the request will be treated as application for conditional use permit(s) and/or variance request(s) and will be heard in public hearing(s) before the Commission.~~

[subsections K through Q shall be renamed J through P]

Section 8.12.190 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.190 AMENDMENTS

[...]

(B)(2) *Submittal/timing*

(a) The application must be received at least ~~15~~ 22 days prior to the next regular meeting of the Planning Commission.
[...]

Section 8.12.200 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.200 CONDITIONAL USE APPLICATIONS

[...]

(A)(2) *Submittal/timing*

(a) The application must be received at least ~~15~~ 22 days prior to the next regular meeting of the Planning Commission.
[...]

Section 8.12.210 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.210 VARIANCES

[...]

(B)(2) *Submittal/timing*

(a) The application must be received at least ~~15~~ 22 days prior to the next regular meeting of the Planning Commission.
[...]

Section 8.12.215 of the Unalaska Municipal Code is hereby added as follows:

§ 8.12.215 PLANNED UNIT DEVELOPMENTS

(A) Procedure. A developer may apply for approval of a planned unit development from the Planning Commission, granting exemption from portions of this chapter for large scale developments. The procedure for taking action on a planned unit development application shall be as follows:

(1) Written application. A written application for a planned unit development approval shall be filed with the Department of Planning on forms prescribed by the Department. Upon filing an application for a planned unit development approval with the Department of Planning by a landowner or his/her authorized agent, the applicant shall be informed of the time and place of the next regular meeting at which the application will be considered.

(2) Submittal/timing.

(a) The application must be received at least 22 days prior to the next regular meeting of the Planning Commission.

(b) The application will not be scheduled for a public hearing unless the Department of Planning, following an examination of the City of Unalaska Real Property Tax Roll, determines the person signing as landowner(s) on the application form are in fact the latest owner(s) of record.

(B) Public Hearing. The Planning Commission shall hold at least one public hearing on the application. Notice of the Public Hearing shall be given not less than 10 days prior to the public hearing in the following manner:

(1) The Department of Planning will mail notice of public hearing to all landowners of record within 300 feet of the proposed planned unit development as shown on the City of Unalaska Real Property Tax Roll; and

(2) The Department of Planning will post at least two copies of this notice, printed or written, in a conspicuous place not less than 10 days prior to the date of the hearing.

(C) Findings. At public hearing, the Planning Commission shall determine if any application for a planned unit development:

(1) Furthers the goals and objectives of the Comprehensive Development Plan;

(2) Will be compatible with the existing and planned land uses in the surrounding neighborhood and with the intent of its zoning district; and

(3) Will not have a permanent negative impact substantially greater than anticipated from permitted development within the zoning district.

(D) Action of the Planning Commission.

(1) The Planning Commission shall make its decision concerning a planned unit development application within 30 days after the first public hearing on the application, unless the hearing is continued.

(2) In rendering its decision, the Planning Commission may apply specific site or development conditions as additional safeguards or controls to ensure compatibility with surrounding land use and protection of the public. Such approval will be specifically tied to the site plan submitted with the application, unless otherwise modified and noted by the Planning Commission.

(3) The Planning Commission shall cause written notification of its action to be mailed to the applicant within 10 days after the decision has been rendered. Its decision shall be final unless appealed to the City Council.

(E) Appeals. A person aggrieved by the decision of the Planning Commission may make written request for a hearing before the City Council to appeal such decision. For purposes of this subsection, an aggrieved person means an applicant or landowner within the area involved or within 300 feet of the exterior boundaries of the area involved. Such request shall contain reference to the specific decision appealed and shall be delivered to the City Clerk within 10 working days from such ruling. Upon receipt of any such request, the City Council will set a date for a public hearing to consider the Planning Commission's decision and objections thereto. Notice of the Public Hearing shall be given not less than 10 days prior to the public hearing in the following manner

(1) The Department of Planning will mail the notice of public hearing to all landowners of record within 300 feet of the proposed planned unit development as shown on the City of Unalaska Real Property Tax Roll; and

(2) The City Clerk will post at least two copies of this notice, printed or written, in a conspicuous place not less than 10 days prior to the date of the hearing.

(F) Action of the City Council. At the public hearing, the City Council may uphold the action of the Planning Commission, reverse the action of the Planning Commission, or modify the action of the Planning Commission.

(G) Decision of the City Council. The City Council shall provide findings of fact and conclusions of law in accordance with its decision on appeal. These findings of fact and conclusions of law shall be issued within 15 working days after the final hearing on appeal. The decision of the City Council shall become final and effective immediately upon the issuance of the findings of fact and conclusions of law. No permits shall be issued concerning the property

in question until the decision becomes final. A decision of the City Council may be appealed to the Superior Court within 30 days after the decision becomes final.

(H) *Reapplication*. No request for a planned unit development shall be considered by the Planning Commission within the 12-month period immediately following a previous denial of such request, except that the Director of Planning may consent to a new hearing, if in the opinion of the Director of Planning new evidence or a change of circumstances warrant it.

(I) *Time Limit*. Each planned unit development authorized under the provisions of this Chapter which is not actually established or for which the actual construction commenced on the buildings or structures involved within one year from the date of the decision of the Planning Commission, will be null and void. In the event construction work is involved, it must actually commence within the stated period and must be diligently pursued to completion.

Section 5: **Effective Date.** This ordinance is effective June 1, 2014.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS _____ DAY OF _____, 20__.

HON. SHIRLEY MARQUARDT
MAYOR

ATTEST:

_____, CITY CLERK

DeMeo Subdivision Plat Application

**City of Unalaska, Alaska
Platting Authority
Resolution 2014-01**

**A RESOLUTUION APPROVING PRELIMINARY PLAT OF DEMEO SUBDIVISION, A
RESUBDISIVISON OF LOT 2A HULING SUBDIVISION, P-91-13, ALEUTIAN ISLANDS
RECORDING DISTRICT, LOCATED AT 140 STEWARD ROAD.**

WHEREAS, UCO § 8.08.040 sets forth the conditions and procedures for abbreviated platting of land and provides that the Planning Director shall act as the Platting Authority; and

WHEREAS, Robert DeMeo is the owner of Lot 2A, Huling Subdivision (06-05-535) addressed as 140 Steward Road; and

WHEREAS, the owner and applicant desires to split the lot into two lots in preparation for future development; and

WHEREAS, the City of Unalaska Department of Planning, Department of Public Works, and Department of Public Utilities staff has reviewed the proposed plat and have requested revisions as described below; and

WHEREAS, notices were posted and mailed in accordance with Title 8, UCO §8.08.020(F); and


WHEREAS, the City of Unalaska Planning Department held a public hearing on January 16, 2014 to consider this platting action and to hear testimony of the public; and

NOW THEREFORE BE IT RESOLVED, the Platting Authority approves the preliminary plat of the DeMeo Subdivision with the following conditions of approval in accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision):

1. Electric, water and wastewater stub-outs serving Lot 2 shall be installed by the property owner, prior to recordation, and shown on the final plat in accordance with UCO § 8.08.100(B).
2. A note shall be added stating that the "proposed building" indicated on Lot 2 will not be approved by the City of Unalaska until the utility easement under it is vacated.
3. The signature title under City Approval shall change from Chair of Platting Board to Platting Authority.
4. A closure report shall be submitted.
5. Electronic versions of the final plat details in formats allowing for incorporation into the City's CADD and GIS programs shall be provided to the Department of Planning at the time of mylar submittal.

Upon the correction of the aforementioned deficiencies, the applicant shall submit a corrected preliminary plat to the Department of Planning for review and concurrence before proceeding to final plat. This conditional plat approval becomes effective if there are no appeals within ten (10) working days after the Planning Commission action and shall remain in effect for one year.

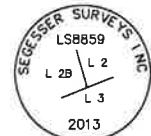
**APPROVED AND ADOPTED THIS 16 DAY OF January, 2014, BY
THE PLATTING AUTHORITY OF THE CITY OF UNALASKA, ALASKA.**


Erin Reinders, AICP, Planning Director
Platting Authority


Anthony Grande, Planning Administrator
Secretary

LEGEND

- = REBAR FOUND
- = REBAR W/ PLASTIC CAP SET THIS SURVEY
- ⊙ = PRIMARY MONUMENT SET THIS SURVEY
- S— = SEWER LINE
- W— = WATER LINE
- UE— = UNDERGROUND ELECTRIC
- UT— = UNDERGROUND TELEPHONE/TELEVISION



TYPICAL MONUMENT SET



TYPICAL PLASTIC CAP

North

Lot 2

Lot 1A

Lot 2A

Lot 3A

Lot 3

Generals Hill Subd.

Plat 85-5

Generals Hill Subd.
Plat 90-1
Lot 1C

Huling Subd.
Plat 91-13
Lot 2B

NOTES:

- The Basis of bearing for this survey is N20°33'05"W and is based on the West property line of Lot 2A as shown on the plat of Huling Subdivision Plat No. 91-13, and filed in the Aleutian Islands Recording District.
- As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
- No Alaska Department of Environmental Conservation approval is required for this plat.
- Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.
- A Declaration of Covenants and Restrictions which affects this subdivision is recorded in Book 27 Page 593, A.I.R.D.
- Lots 1 and 2 are zoned Single Family Duplex Residential at the time of this platting action. For lots between 8,000 and 10,000 square feet, the setback for a yard fronting any street is 15 feet, side yard is 10 feet, and rear yard is 15 feet. Maximum lot coverage is 40% and maximum height of structure is 35 feet.

CITY APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY OF UNALASKA, SAID PLAT HAS BEEN APPROVED BY THE CITY OF UNALASKA.

CITY CLERK

CHAIR OF THE PLATTING BOARD

ACCEPTANCE OF DEDICATION

THE CITY OF UNALASKA HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHT OF WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS, AND PUBLIC AREAS SHOWN HEREON.

MAYOR

CITY CLERK

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___,
FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___,
FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS DRAWING REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA. I FURTHER CERTIFY THAT ALL KNOWN PUBLIC UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN UTILITY EASEMENTS DEDICATED BY THIS PLAT.

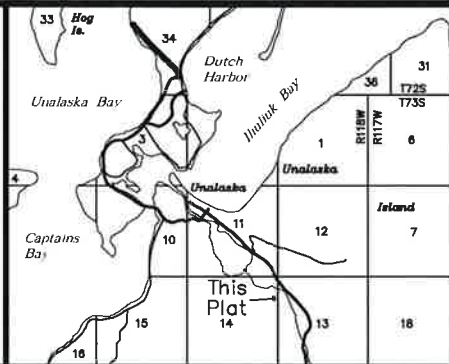
REGISTERED LAND SURVEYOR

REGISTRATION NO. _____

DATE



VICINITY
MAP
1" = 1 MILE



CERTIFICATE of OWNERSHIP
and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

ROBERT L. DEMEO
P.O. BOX
DUTCH HARBOR, AK 99682

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___,
FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

TAX CERTIFICATE

I HEREBY CERTIFY THAT NO TAX PAYMENT IS CURRENTLY DUE FOR THE PROPERTY SHOWN HEREON.

TAX OFFICIAL, CITY OF UNALASKA

DATE

DeMEO Subdivision

A resubdivision of Lot 2A Huling Subdivision,
Plat 91-13, Aleutian Islands Recording District.

Located within protracted Section 14, T73S, R18W, S.M.,
City of Unalaska, Alaska.

Containing 17129 s.f.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	13056	DRAWN:	12-12-13
SURVEYED:	Dec., 2013	SCALE:	1"=20'
FIELD BK:	13-2	SHEET:	1 of 1

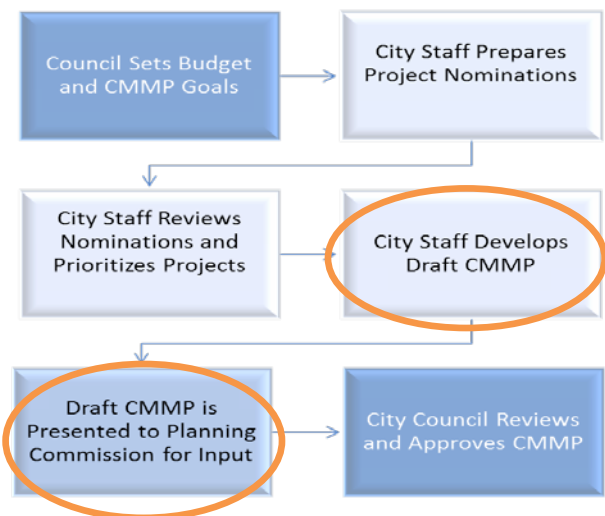
Draft FY 2015-2018
Capital and Major
Maintenance Plan

MEMORANDUM TO PLANNING COMMISSION

TO: PLANNING COMMISSIONERS
FROM: ERIN REINDERS, PLANNING DIRECTOR
DATE: FEBRUARY 20, 2014
RE: INTRODUCTION TO THE DRAFT FY15 – FY19 CMMP

SUMMARY: The Capital and Major Maintenance Plan serves as a tool to help the City effectively and efficiently meet the needs of the community. This planning document outlines anticipated or recommended projects and expenditures for the upcoming five years. City Staff is currently compiling the document itself and wishes to review the CMMP's updated format and the anticipated project and funding with the Planning Commission. Staff plans to present the completed CMMP to City Council in March with the final adoption expected in April. No formal action by the Planning Commission is required.

BACKGROUND: The City Council reviews and approves the CMMP, which is presented by the City Manager annually per Title 6.12., UCO. The CMMP is a five year planning document that outlines anticipated expenditures related to specific improvement or maintenance projects and purchases that will be of benefit to our community and consistent with goals and objectives identified by City Council. Because this is a planning document containing several projects with potential to impact the development of our community, the Planning Commission's familiarity with the CMMP process will be beneficial in future decision making.



The development of the CMMP is a team effort with representatives of every City department researching, assembling, and reviewing project nominations. The six month development period has consisted of many hours of work performed by staff and consultants to complete detailed project nominations packets; several staff meetings reviewing the value, necessity, and timing of each of the projects; followed by more hours spent on verifying the accuracy of the nominations and compiling the CMMP document. We are currently at this verification and compilations stage.

DISCUSSION: Staff would like to review the CMMP's **updated format** and the lasted **anticipated projects and funding**. Please note that the projects and figures are still in their preliminary stages and may be revised.

Updated Format: In the past the CMMP document has come to be more than 500 pages of very technical information, with the majority of what is actually discussed being summarized in spreadsheets identifying the anticipated expenditures. The spreadsheets consist of estimated project timelines and activities, annual project funding needs, as well as an overview sheet summarizing projected total costs. The nomination packets include a nomination form as well as a variety supporting information such as photography, mapping, related plans, and cost estimates.

Whether or not these 500 plus pages is in hard copy or digital format, the CMMP is a lengthy document with a great potential to overwhelm the end user, or even limit who that end user actually is. The CMMP should serve as a tool to describe the projects themselves that could be used not only by City Staff, the Planning Commission, and City Council, but also residents, businesses and others interested in our community. Staff will be altering the format of the final CMMP document to be a more effective tool.

The new format dedicates one consistently formatted page to each project and includes a location map or relevant photograph, a graphical representation of the funding request and project timeline, and a summary of the project description and need. A sample of this sheet is provided below. Additionally, the new packet will still include the spreadsheets everyone is accustomed with. This will result in a more user friendly and concise document of approximately 50 pages. The original nominations would still be provided to the City Council in digital format and available upon request.

Description of project location, purpose, need, and benefits.

Overview of funding amount and source, with color-coding.


January 24, 2014

FY15-19 CMMP

POWERHOUSE ENGINE 4 | ELECTRIC

ESTIMATED PROJECT & PURCHASE TIMELINE
 Inception/Concept: October 2011-December 2011
 Feasibility/Pre Design: January 2012 – February 2012
 Engineering/Design: February 2012 – July 2014
 Construction: August 2014 – April 2015

	FY2015	FY2016	FY2017	FY2018	FY2019
[Color-coded bar]					



REVENUE SOURCE	EXISTING FUNDS	FY15	FY16	FY17	FY18	FY19	Total
General Fund	\$ 2,000,000						\$ 2,000,000
1% Sales Tax	\$ -						\$ -
Grant	\$ 1,000,000	\$ 4,500,000					\$ 5,500,000
Proprietary Fund	\$ 375,000						\$ 375,000
TOTALS	\$ 3,375,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ 7,875,000

Existing Funds: Engineering Services, Travel & Related Costs, Permit Fees, Machinery & Equipment, Contingency | Requested Funds: Construction Services, Contingency

Project name and fund or department, with color-coding.

Anticipated timeline.

Picture or map of project.

Anticipated Projects and Funding: A summary of the currently anticipated project and funding sources is provided below and shows that DRAFT FY15 - FY19 CMMP represents nearly \$85 Million in expenditures. Because this is a planning document, the numbers do not account for projects where the need for funding is still to be determined and the numbers that are provided will be refined slightly as the individual project scopes are more clearly defined. This, however, does include over \$44 Million in anticipated grant funding. Typically, the first of the five years in the CMMP, in this case 2015, closely resembles what will become next year's Capital Budget.

	FY15	FY16	FY17	FY18	FY19	Totals
General Fund Projects*	146,707	669,033	2,146,207	6,058,611	983,920	10,004,478
Proprietary Fund Projects	5,936,936	12,346,297	54,825,476	1,247,918	397,450	74,754,077
Totals	\$6,083,643	\$13,015,330	\$56,971,683	\$7,306,529	\$1,381,370	\$84,758,555
<u>Funding Source</u>	FY15	FY16	FY17	FY18	FY19	Totals
General Fund	146,707	669,033	2,146,207	3,527,361	983,920	7,473,228
1% Sales Tax	-	-	-	-	-	-
Electric Proprietary	322,959	476,017	199,350	131,468	-	1,129,794
Water Proprietary *	768,852	683,300	1,805,500	1,013,500	70,850	4,342,002
Wastewater Proprietary	164,225	213,400	34,126	38,150	326,600	776,501
Solid Waste Proprietary	80,900	206,500	206,500	32,400	-	526,300
Ports Proprietary *	100,000	7,767,080	17,915,000	32,400	-	25,814,480
Airport Proprietary	-	-	-	-	-	-
Housing Proprietary	-	-	240,000	-	-	240,000
Debt	-	-	-	-	-	-
Grants	4,500,000	3,000,000	34,425,000	2,531,250	-	44,456,250
Totals	\$6,083,643	\$13,015,330	\$56,971,683	\$7,306,529	\$1,381,370	\$84,758,555

* Amounts do not include the projects where the necessary funding is to be determined in fiscal years 15, 16 and 17.

This funding supports over 25 construction and maintenance projects as well as major purchases anticipated in the upcoming 5 years. In addition to planned annual vehicle replacements or introductions, the following list outlines these projects or major purchases included in the DRAFT FY15 - FY19 CMMP. Projects in bold are new and included in this year's CMMP for the first time. Others have been updated and appeared in previous CMMPs. Several of the projects are related to federal or state mandates and compliance requirements and many others are related to maintaining existing investments or to improving existing levels and quality of service.

Fund or Department	Project or Purchase <i>(excluding annual vehicle replacements)</i>
Public Works	Cemetery Survey
Public Works & PCR	Burma Road Chapel Roof Ventilation Upgrades
Finance	Copier
PCR / Library	Unalaska Public Library Expansion
PCR / Aquatic Center	Aquatic Center Improvements
Public Safety	Replace Breathing Air Compressor
Planning	GIS Orthophotography
Electric	Powerhouse Engine 4
Electric	Powerhouse C280 Crank Case Ventilation
Electric	Automatic Meter Read System
Electric	Bering Sea Fisheries Electrical Upgrades
Electric	Powerhouse Battery Room Shower
Water	CT Tank Interior Maintenance and Painting
Water	CT and Storage Tank
Water	Water Flow Optimization Project
Water	Icy Lake Roof and Siding
Water	Water Utility Automatic Meter Reading System
<i>Water</i>	Backflow Preventer Installations and Compliance
Solid Waste	Building Improvements
Solid Waste	Baler Conveyor Belt Rebuild
Ports & Harbors	UMC Dock Replacement & Expansion (Positions III & IV)
Ports & Harbors	UMC Backreach Improvements
Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (C Float)
Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (A & B Floats)
Housing	4-Plex Roof Replacement

NEXT STEPS: The draft versions of familiar spreadsheets are included in your packets. An overview and status update of these sheets, the nominations, as well as the summary sheets will be provided at the Planning Commission meeting on Thursday, February 21, 2013. The CMMP will then be presented in its entirety to the City Council, likely in March. Necessary updates and revisions will be made in order to address the comments and feedback received from the public, Commission, Council and staff for the CMMP's final Council approval, slated to take place in April. Questions and comments are welcome!



City of Unalaska
Capital and Major Maintenance Plan
FY2015 - FY2019
Estimated Project and Purchase Timelines
(excluding annual vehicle purchases & replacements)

Initiation / Concept	
Feasibility / Pre-Design	
Engineering / Design	
Construction	

Regardless of when a project might be funded, many remain active in other fiscal years. The purpose of this table is to provide an overview of the estimated project timelines identified in the nominations for the current CMMP and to display the allocation of valuable staffing resources. Projects identified in previous CMMP's that are not in need of additional funding in the current CMMP are not included below.

Fund or Department	Project <i>(Bolded projects are newly included in this year's CMMP, other projects have been updated from previous CMMPs.)</i>	Associated Funds <i>(Appropriated and Requested)</i>	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Public Works	Cemetery Survey	\$35,000					
Public Works&PCR	Burma Road Chapel Roof Ventilation Upgrades	\$375,000					
Finance	Copier FY 2016 - MORE INFORMATION COMING						
PCR/Library	Unalaska Public Library Expansion	\$5,450,000					
PCR	Aquatic Center Improvements	TBD					
Public Safety	Replace Breathing Air Compressor	\$66,300					
Planning	GIS Orthophotography	\$100,000					
Electric	Powerhouse Engine 4	\$7,875,000					
Electric	Powerhouse C280 Crank Case Ventilation	\$129,000					
Electric	Automatic Meter Read System	\$362,511					
Electric	Bering Sea Fisheries Electrical Upgrades	\$120,000					
Electric	Powerhouse Battery Room Shower	\$36,500					
Water	CT Tank Interior Maintenance and Painting	\$1,208,000					
Water	CT and Storage Tank	\$8,250,000					
Water	Water Flow Optimization Project	TBD					
Water	Icy Lake Roof and Siding	\$61,250					
Water	Water Utility Automatic Meter Reading System	\$106,052					
Water	Backflow Preventer Installations and Compliance	\$501,550					
Solid Waste	Building Improvements FY 2016 - MORE INFORMATION COMING						
Solid Waste	Baler Conveyor Belt Rebuild	\$49,900					
Ports & Harbors	UMC Dock Replacement & Expansion (Positions III & IV)	\$40,880,000					
Ports & Harbors	UMC Backreach Improvements	\$9,151,221					
Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (C Float)	TBD					
Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (A & B Float)	\$9,930,000					
Housing	4-Plex Roof Replacement	\$240,000					

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City of Unalaska
Capital and Major Maintenance Plan
FY 2015

General Fund

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY15 Request	Total	FY15 Financing Sources for Capital Cost				
						City				Other
						General Fund	1% Sales Tax	Proprietary	Debt	Grant
PR401	PCR - Aquatic Center	Aquatic Center Improvements (Project Engineering & Design)	35,000	TBD	TBD	TBD	-	-	-	-
	Public Works-Fac Maint	Facility Maintenance Truck (New Vehicle Purchase)	-	28,231	28,231	28,231	-	-	-	28,231
	Public Works-Fac Maint	Facility Maintenance Service Truck (New Vehicle Purchase)	-	39,976	39,976	39,976	-	-	-	39,976
	General Fund	Vehicle Replacement (Purchases)	-	78,500	78,500	78,500	-	-	-	78,500
Governmental Grand Total			35,000	146,707	146,707	146,707	-	-	-	146,707

Proprietary Funds

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY15 Request	Total	FY15 Financing Sources for Capital Cost				
						City				Other
						General Fund	1% Sales Tax	Proprietary	Debt	Grant
EL101	Electric-Distribution	Automatic Meter Read System (Project Engineering & Design)	-	29,344	29,344	-	-	29,344	-	-
	Electrical-Distribution	Bering Sea Fisheries Electrical Upgrades (Project Construction)	21,885	98,115	120,000	-	-	98,115	-	-
	Electrical-Distribution	Powerhouse Battery Room Shower (Project Design & Construction)	-	36,500	36,500	-	-	36,500	-	-
EL302	Electrical-Distribution	Powerhouse C280 Crank Case Ventilation (Project Design & Constuction)	-	129,000	129,000	-	-	129,000	-	-
	Electrical-Distribution	Powerhouse Engine 4 (Project Construction)	3,375,000	4,500,000	7,875,000	-	-	-	-	4,500,000
	Electric	Vehicle Replacement (Purchases)	-	30,000	30,000	-	-	30,000	-	-
Electric Grand Total			3,396,885	4,822,959	8,219,844	-	-	322,959	-	4,500,000

	Water	CT and Storage Tank (Project Feasibility)	-	100,000	100,000	-	-	100,000	-	-
	Water	Backflow Preventer Installations and Compliance (Project Design & Const.)	-	501,550	501,550	-	-	501,550	-	-
	Water	Icy Lake Roof and Siding Replacement (Maint. Design & Construction)	-	61,250	61,250	-	-	61,250	-	-
	Water	Water Utility Automatic Meter Reading System (Project Design & Const.)	-	106,052	106,052	-	-	106,052	-	-
Water Grand Total			-	768,852	768,852	-	-	768,852	-	-

	Wastewater	Electronic Forklift (New Vehicle Purchase)	-	35,000	35,000	-	-	35,000	-	-
	Wastewater	Exterior Forklift (New Vehicle Purchase)	-	76,000	76,000	-	-	76,000	-	-
	Wastewater	Flatbed (New Vehicle Purchase)	-	31,908	31,908	-	-	31,908	-	-
	Wastewater	Pick Up (New Vehicle Purchase)	-	21,317	21,317	-	-	21,317	-	-
Wastewater Grand Total			-	164,225	164,225	-	-	164,225	-	-

	Solid Waste	Vehicle Replacement (Purchases)	-	31,000	31,000	-	-	31,000	-	-
	Solid Waste	Baler Conveyor Belt Rebuild (Maintenance Construction)	-	49,900	49,900	-	-	49,900	-	-
Solid Waste Grand Total			-	80,900	80,900	-	-	80,900	-	-

PH905	Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (A&B Floats)	100,000	100,000	200,000	-	-	100,000	-	-
PH303	Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (C Float)	3,662,107	TBD	TBD	-	-	TBD	-	-
Ports & Harbors Grand Total			3,762,107	100,000	200,000	-	-	100,000	-	-

	Airport		-	-	-	-	-	-	-	-
Airport Grand Total			-	-	-	-	-	-	-	-

	Housing		-	-	-	-	-	-	-	-
Housing Grand Total			-	-	-	-	-	-	-	-

Governmental Fund Total			35,000	146,707	181,707	146,707	-	-	-	146,707
Proprietary Funds Total			7,158,992	5,936,936	13,095,928	-	-	1,436,936	4,500,000	5,936,936
City Grand Totals			7,193,992	6,083,643	13,277,635	146,707	-	1,436,936	4,500,000	6,083,643



**City of Unalaska
Capital and Major Maintenance Plan
FY 2016**

General Fund

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY16 Request	Total	FY16 Financing Sources for Capital Cost					Total
						City				Other	
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Public Safety	Replace Breathing Air Compressor (Purchase)	-	66,300	66,300	66,300	-	-	-	-	66,300
	Planning	GIS Orthophotography (Project Design & Engineering)	-	100,000	100,000	100,000	-	-	-	-	100,000
	Public Works	Cemetery Survey (Project Design & Engineering)	-	35,000	35,000	35,000	-	-	-	-	35,000
PR401	PCR-Aquatic Center	Aquatic Center Improvements (Project Construction)	35,000	TBD	TBD	TBD	-	-	-	-	TBD
	PCR-Library	Public Library Expansion (Project Feasibility)	-	12,500	12,500	12,500	-	-	-	-	12,500
	General Fund	Vehicle Replacement (Purchases)	-	455,233	455,233	455,233	-	-	-	-	455,233
		Governmental Grand Total	35,000	669,033	669,033	669,033	-	-	-	-	669,033

Proprietary Funds

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY16 Request	Total	FY16 Financing Sources for Capital Cost					Total
						City				Other	
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electrical-Distribution	Automatic Meter Read System (Project Construction)	29,344	333,167	362,511	-	-	333,167	-	-	333,167
	Electric	Vehicle Replacement (Purchases)	-	142,850	142,850	-	-	142,850	-	-	142,850
		Electric Grand Total	29,344	476,017	505,361	-	-	476,017	-	-	476,017
	Water	CT and Storage Tank (Project Feasibility & Design)	100,000	3,525,000	3,625,000	-	-	525,000	-	3,000,000	3,525,000
	Water	Vehicle Replacement (Purchases)	-	158,300	158,300	-	-	158,300	-	-	158,300
		Water Grand Total	100,000	3,683,300	3,783,300	-	-	683,300	-	3,000,000	3,683,300
	Wastewater	Vehicle Replacement (Purchases)	-	213,400	213,400	-	-	213,400	-	-	213,400
		Wastewater Grand Total	-	213,400	213,400	-	-	213,400	-	-	213,400
	Solid Waste	Vehicle Replacement (Purchases)	-	206,500	206,500	-	-	206,500	-	-	206,500
		Solid Waste Grand Total	-	206,500	206,500	-	-	206,500	-	-	206,500
	Ports & Harbors	Vehicle Replacement (Purchases)	-	65,859	65,859	-	-	65,859	-	-	65,859
PH905	Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (A&B Floats)	200,000	290,000	490,000	-	-	290,000	-	-	290,000
PH003	Ports & Harbors	UMC Backreach Improvements (Project Construction Phases II and III)	1,740,000	7,411,221	9,151,221	-	-	7,411,221	-	-	7,411,221
		Ports & Harbors Grand Total	1,940,000	7,767,080	9,707,080	-	-	7,767,080	-	-	7,767,080
	Airport		-	-	-	-	-	-	-	-	-
		Airport Grand Total	-	-	-	-	-	-	-	-	-
	Housing		-	-	-	-	-	-	-	-	-
		Housing Grand Total	-	-	-	-	-	-	-	-	-
		Governmental Fund Total	35,000	669,033	704,033	669,033	-	-	-	-	669,033
		Proprietary Funds Total	2,069,344	12,346,297	14,415,641	-	-	9,346,297	-	3,000,000	12,346,297
		City Grand Totals	2,104,344	13,015,330	15,119,674	669,033	-	9,346,297	-	3,000,000	13,015,330



**City of Unalaska
Capital and Major Maintenance Plan
FY 2017**

General Fund

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY17 Request	Total	FY17 Financing Sources for Capital Cost					Total
						City				Other	
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	PCR-Library	Public Library Expansion (Project Engineering & Design)	12,500	375,000	387,500	375,000	-	-	-	-	375,000
	General Fund	Vehicle Replacement (Purchases)	-	1,771,207	1,771,207	1,771,207	-	-	-	-	1,771,207
		Governmental Grand Total	12,500	2,146,207	2,158,707	2,146,207	-	-	-	-	2,146,207

Proprietary Funds

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY17 Request	Total	FY17 Financing Sources for Capital Cost					Total
						City				Other	
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electric	Vehicle Replacement (Purchases)	-	199,350	199,350	-	-	199,350	-	-	199,350
		Electric Grand Total	-	199,350	199,350	-	-	199,350	-	-	199,350
WA301	Water	CT Tank Interior Maintenance and Painting (Design for Re-Coat)	155,000	100,000	255,000	-	-	100,000	-	-	100,000
WA402	Water	Water Flow Optimization Project (Project Design & Construction)	99,500	TBD	TBD	-	-	TBD	-	-	TBD
	Water	CT and Storage Tank (Project Design & Construction)	3,625,000	4,625,000	8,250,000	-	-	1,625,000	-	3,000,000	4,625,000
	Water	Vehicle Replacement (Purchases)	-	80,500	80,500	-	-	80,500	-	-	80,500
		Water Grand Total	3,879,500	4,805,500	8,585,500	-	-	1,805,500	-	3,000,000	4,805,500
	Wastewater	Vehicle Replacement (Purchases)	-	34,126	34,126	-	-	34,126	-	-	34,126
		Wastewater Grand Total	-	34,126	34,126	-	-	34,126	-	-	34,126
	Solid Waste	Vehicle Replacement (Purchases)	-	206,500	206,500	-	-	206,500	-	-	206,500
		Solid Waste Grand Total	-	206,500	206,500	-	-	206,500	-	-	206,500
PH905	Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (A&B Floats)	490,000	9,440,000	9,930,000	-	-	6,035,000	-	3,405,000	9,440,000
	Ports & Harbors	UMC Dock Replacement and Expansion (Project Construction)	980,000	39,900,000	40,880,000	-	-	11,880,000	-	28,020,000	39,900,000
		Ports & Harbors Grand Total	1,470,000	49,340,000	50,810,000	-	-	17,915,000	-	31,425,000	49,340,000
	Airport		-	-	-	-	-	-	-	-	-
		Airport Grand Total	-	-	-	-	-	-	-	-	-
	Housing	4-Plex Roof Replacement (Maintenance Design & Construction)	-	240,000	240,000	-	-	240,000	-	-	240,000
		Housing Grand Total	-	240,000	240,000	-	-	240,000	-	-	240,000
		Governmental Fund Total	12,500	2,146,207	2,158,707	2,146,207	-	-	-	-	2,146,207
		Proprietary Funds Total	5,349,500	54,825,476	60,174,976	-	-	20,400,476	-	34,425,000	54,825,476
		City Grand Totals	5,362,000	56,971,683	62,333,683	2,146,207	-	20,400,476	-	34,425,000	56,971,683

DRAFT



**City of Unalaska
Capital and Major Maintenance Plan
FY 2018**

General Fund

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY18 Request	Total	FY18 Financing Sources for Capital Cost				
						City				Other
						General Fund	1% Sales Tax	Proprietary	Debt	Grant
	Public Works	Burma Road Chapel Roof Ventilation Upgrades (Maint. Design)	-	25,000	25,000	25,000	-	-	-	-
	PCR/Library	Public Library Expansion (Project Construction)	387,500	5,062,500	5,450,000	2,531,250	-	-	-	2,531,250
	General Fund	Vehicle Replacement (Purchases)	-	971,111	971,111	971,111	-	-	-	-
		Governmental Grand Total	387,500	6,058,611	6,446,111	3,527,361	-	-	-	2,531,250

Proprietary Funds

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY18 Request	Total	FY18 Financing Sources for Capital Cost				
						City				Other
						General Fund	1% Sales Tax	Proprietary	Debt	Grant
	Electric	Vehicle Replacement (Purchases)	-	131,468	131,468	-	-	131,468	-	-
		Electric Grand Total	-	131,468	131,468	-	-	131,468	-	-
WA301	Water	CT Tank Interior Maintenance and Painting (Re-Coat)	255,000	953,000	1,208,000	-	-	953,000	-	-
	Water	Vehicle Replacement (Purchases)	-	60,500	60,500	-	-	60,500	-	-
		Water Grand Total	255,000	1,013,500	1,268,500	-	-	1,013,500	-	-
	Wastewater	Vehicle Replacement (Purchases)	-	38,150	38,150	-	-	38,150	-	-
		Wastewater Grand Total	-	38,150	38,150	-	-	38,150	-	-
	Solid Waste	Vehicle Replacement (Purchases)	-	32,400	32,400	-	-	32,400	-	-
		Solid Waste Grand Total	-	32,400	32,400	-	-	32,400	-	-
	Ports & Harbors	Vehicle Replacement (Purchases)	-	32,400	32,400	-	-	32,400	-	-
		Ports & Harbors Grand Total	-	32,400	32,400	-	-	32,400	-	-
	Airport		-	-	-	-	-	-	-	-
		Airport Grand Total	-	-	-	-	-	-	-	-
	Housing		-	-	-	-	-	-	-	-
		Housing Grand Total	-	-	-	-	-	-	-	-
		Governmental Fund Total	387,500	6,058,611	6,446,111	3,527,361	-	-	-	2,531,250
		Proprietary Funds Total	255,000	1,247,918	1,502,918	-	-	1,247,918	-	-
		City Grand Totals	642,500	7,306,529	7,949,029	3,527,361	-	1,247,918	-	2,531,250

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City of Unalaska
Capital and Major Maintenance Plan
FY 2019

General Fund

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY19 Request	Total	FY19 Financing Sources for Capital Cost					Total
						City				Other	
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Public Works	Burma Road Chapel Roof Ventilation Upgrades (Maint. Const.)	25,000	350,000	375,000	350,000	-	-	-	-	350,000
	General Fund	Vehicle Replacement (Purchases)	-	633,920	633,920	633,920	-	-	-	-	633,920
		Governmental Grand Total	25,000	983,920	1,008,920	983,920	-	-	-	-	983,920

Proprietary Funds

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY19 Request	Total	FY19 Financing Sources for Capital Cost					Total
						City				Other	
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electric		-	-	-	-	-	-	-	-	-
		Electric Grand Total	-	-	-	-	-	-	-	-	-
	Water	Vehicle Replacement (Purchases)	-	70,850	70,850	-	-	70,850	-	-	70,850
		Water Grand Total	-	70,850	70,850	-	-	70,850	-	-	70,850
	Wastewater	Vehicle Replacement (Purchases)	-	326,600	326,600	-	-	326,600	-	-	326,600
		Wastewater Grand Total	-	326,600	326,600	-	-	326,600	-	-	326,600
	Solid Waste		-	-	-	-	-	-	-	-	-
		Solid Waste Grand Total	-	-	-	-	-	-	-	-	-
	Ports & Harbors		-	-	-	-	-	-	-	-	-
		Ports & Harbors Grand Total	-	-	-	-	-	-	-	-	-
	Airport		-	-	-	-	-	-	-	-	-
		Airport Grand Total	-	-	-	-	-	-	-	-	-
	Housing		-	-	-	-	-	-	-	-	-
		Housing Grand Total	-	-	-	-	-	-	-	-	-
		Governmental Fund Total	25,000	983,920	1,008,920	983,920	-	-	-	-	983,920
		Proprietary Funds Total	-	397,450	397,450	-	-	397,450	-	-	397,450
		City Grand Totals	25,000	1,381,370	1,406,370	983,920	-	397,450	-	-	1,381,370



City of Unalaska
Capital and Major Maintenance Plan
FY2015 -FY2019
Summary of Project and Funding Sources

	FY15	FY16	FY17	FY18	FY19	Totals
General Fund Projects*	146,707	669,033	2,146,207	6,058,611	983,920	10,004,478
Proprietary Fund Projects	5,936,936	12,346,297	54,825,476	1,247,918	397,450	74,754,077
Totals	\$6,083,643	\$13,015,330	\$56,971,683	\$7,306,529	\$1,381,370	\$84,758,555

<u>Funding Source</u>	FY15	FY16	FY17	FY18	FY19	Totals
General Fund	146,707	669,033	2,146,207	3,527,361	983,920	7,473,228
1% Sales Tax	-	-	-	-	-	-
Electric Proprietary Fund	322,959	476,017	199,350	131,468	-	1,129,794
Water Proprietary Fund*	768,852	683,300	1,805,500	1,013,500	70,850	4,342,002
Wastewater Proprietary Fund	164,225	213,400	34,126	38,150	326,600	776,501
Solid Waste Proprietary Fund	80,900	206,500	206,500	32,400	-	526,300
Ports&Harbors Proprietary Fund*	100,000	7,767,080	17,915,000	32,400	-	25,814,480
Airport Proprietary Fund	-	-	-	-	-	-
Housing Proprietary Fund	-	-	240,000	-	-	240,000
Debt	-	-	-	-	-	-
Grants	4,500,000	3,000,000	34,425,000	2,531,250	-	44,456,250
Totals	\$6,083,643	\$13,015,330	\$56,971,683	\$7,306,529	\$1,381,370	\$84,758,555

* Amounts do not include the projects where the necessary funding is to be determined in fiscal years 15, 16 and 17.