

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE UNALASKA CITY COUNCIL TO REZONE LOT 1, Q-TRIBE
SUBDIVISION FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF UNALASKA, as follows:

Section 1: Classification: This Ordinance is a Non-Code Ordinance.

Section 2: Effective Date: This ordinance is effective upon passage.

Section 3: Content: Rezone Lot 1, Q-Tribe Subdivision from General Commercial to Medium
Density Residential.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April
23, 2019.



Frank Kelty
Mayor

ATTEST:



Roxanna Winters
Acting City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Planning Director
Through: Thomas Thomas, City Manager
Date: April 9, 2019
Re: Ordinance 2019-05 Rezoning Q-Tribe Subdivision Lot 1 from General Commercial to Medium Density Residential

SUMMARY: The owner of Lot 1, Q-Tribe Subdivision requested a Zone Amendment/Rezone from General Commercial to Medium Density Residential to allow for the development of the property. The owner has indicated that the development will be a 4-unit apartment structure. The Planning Commission reviewed the request, considered the testimony of the public, evaluated the requirements outlined in City Code, and has recommended that Council rezone the property from General Commercial to Medium Density Residential. This meets the needs of the owner and the indicated development plan. Staff recommends approval of Ordinance 2019-05.

PREVIOUS COUNCIL ACTION: With the exception of Native Allotments, all properties in the City of Unalaska were subject to the 1996 City-wide rezone. This area was zoned General Commercial as part of that rezone. According to UCO §8.12.070(A), the General Commercial District is intended to provide primarily for the general retail sales, service, and repair activities of the community. It is also to provide locations for professional offices, certain commercial/light industrial and warehouse offices, and structures that are not dependent on direct access to a water body. The City Council has made no further action on this property.

BACKGROUND: City Council reviews zoning actions based on recommendations from the Planning Commission. The Applicant, Ounalashka Corporation (OC), applied to the Planning Commission to rezone the property in question from General Commercial to Medium Density Residential. In the past, the property held the former Q-Tribe and APIA offices as well as the Post Office. The structures have since been demolished after the construction of a new Post Office and the tenants moving to other properties. The lot has sat vacant since 2015.

OC plans to develop a 4-unit housing structure on the subject parcel. It is in keeping with the context of the surrounding land uses but is not a permitted use in the General Commercial zoning district. Thus OC applied for a zoning amendment and the Planning Commission reviewed and approved it on March 21, 2019.

DISCUSSION: Per UCO § 8.12.190(C), the Planning Commission must find any Zone Amendment/Rezoning action to be reasonable, in the public's interest, and in conformance with the goals and objectives of the Comprehensive Plan in order to offer

support. The Planning Commission found that rezoning this property to Medium Density Residential met these three tests. The Planning Commission adopted their Resolution 2019-05 and recommends City Council review and approve the changed based on the findings outlined below.

Reasonable. The Medium Density Residential zone is reasonable because it promotes a land use that matches the character of its surroundings and would not cause any particular burdens on the neighborhood. The lot is sufficiently sized for the structure and necessary parking requirements. Furthermore, there are several multi-story structures on the same block.

Public Interest. The Medium Density Residential zone is in the public interest because it allows for additional housing to be created at an infill site at a location that can support a higher intensity of use. It is in the public interest to maximize the use of land for housing wherever it is not expected to cause negative impact.

Comprehensive Plan. The Medium Density Residential zone is also consistent with the Comprehensive Plan as it would provide more housing opportunities for the community. The Comprehensive Plan highly prioritizes the creation of more housing opportunities in the community. The Unalaska Land Use Plan of 2015 for the Downtown/Unalaska Townsite Subarea calls for increases in both commercial and mixed use land uses. This land use is not consistent with the Land Use Plan, but is in line with the goals and priorities of the Comprehensive Plan at large.

ALTERNATIVES: Section 8.12.190(D)(2) outlines potential Council actions as follows: the City Council may accept the recommendation of the Planning Commission or approve a modification to the recommendation of the Planning Commission. Although an outright rejection of the recommendation of the Planning Commission by the Council is possible, doing so is not advised as there are no future plans for commercial use and the lot would remain vacant.

FINANCIAL IMPLICATIONS: None at this time

LEGAL: The Zone Amendment request is proceeding in accordance with City Code.

STAFF RECOMMENDATION: Staff recommends the Council accept the Planning Commission's recommendation and adopt Ordinance 2019-05, rezoning the property from General Commercial to Medium Density Residential.

PROPOSED MOTION: I move to approve Ordinance 2019-05 and set it for second reading and public hearing on April 23, 2019.

CITY MANAGER COMMENTS: I recommend Council adopt Ordinance 2019-05.

ATTACHMENT: Signed Planning Commission Resolution 2019-05

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2019-03**

A RESOLUTION TO THE UNALASKA CITY COUNCIL RECOMMENDING APPROVAL OF THE ZONING MAP AMENDMENT TO REZONE THE PROPERTY AT LOT 1, Q-TRIBE SUBDIVISION, PLAT 2001-11, AIRD, LOCATED AT 201 WEST BROADWAY AVENUE FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL.

WHEREAS, UCO §8.12.190 sets forth the procedures for the taking action on a zoning map amendment application; and

WHEREAS, the applicant, Ounalaska Corporation is the owner of Lot 1, Q-Tribe Subdivision Plat 2001-11, filed in the Aleutian Islands Recording District, addressed as 201 West Broadway Avenue; and

WHEREAS, Ounalaska Corporation has submitted a zoning map amendment application to rezone this property from General Commercial to Medium Density Residential; and

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

WHEREAS, the encouragement, and support of the needs of housing 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 City of Unalaska Planning Commission held a public hearing on March 21, 2019 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application, heard public testimony, and on that basis finds that the zoning map amendment to Medium Density Residential to be reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.


THEREFORE BE IT RESOLVED, the Planning Commission recommends to the City Council approval of the rezone of Lot 1, Q-Tribe Subdivision Plat 2001-11, filed in the Aleutian Islands Recording District, addressed as 201 West Broadway Avenue from General Commercial to Medium Density Residential.

BE IT FURTHER RESOLVED, the secretary of the Planning Commission is to certify a copy of this Resolution and to file it with the Unalaska City Clerk no later than fifteen (15) working days from the date shown below.

APPROVED AND ADOPTED THIS 21st DAY OF MARCH, 2019, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.



Billie Jo Gehring
Commission Chair



Bil Homka, AICP, Planning Director
Secretary of the Commission

