

# 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  
CITY COUNCIL CHAMBERS, CITY HALL  
June 27, 2013  
7:00 P.M.**

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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

5. MINUTES

- Regular Meeting May 16, 2013

Public Hearing Action Items:

6. Variance for a Lot Width Reduction from 60 feet to 50 feet to allow for the subdivision of Lot 6 of Willow Estates Subdivision, Plat Number 98-27, Aleutian Island Recording District and located on Steward Road. (*Owner/Applicant: Monica Henning; Property ID: 06-09-430*)
7. Preliminary Plat of Unalaska Tideland Survey 101, a 16-acre subdivision of UTS 101 Tract B, Plat Number 98-28, Aleutian Island Recording District and located on Ballyhoo Road. (*Owner/Applicant: City of Unalaska; Property ID: 02-05-500*)

Regular Meeting: *No items.*

Worksession: *No items.*

8. OTHER BUSINESS

9. ADJOURNMENT

**CITY OF UNALASKA  
UNALASKA, ALASKA  
PLANNING COMMISSION  
Regular Meeting  
CHAIR AGENDA  
June 27, 2013  
CITY COUNCIL CHAMBERS, CITY HALL  
7:00 P.M.**

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**Call to Order:** State time for the record.

**Roll Call:** Ask for a roll call.

**Additions to Agenda:** Ask staff.

**Appearance Requests:** Ask if anyone has requested to appear.

**Minutes:** Minutes from the public hearing and regular meeting held on May 16, 2013.

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.

**Announcements/Public Input:** Any subject.

**Public Hearing:**

1. Public Hearing to review the Variance for a Lot Width Reduction from 60 feet to 50 feet to allow for the subdivision of Lot 6 of Willow Estates Subdivision, Plat Number 98-27, Aleutian Island Recording District and located on Steward Road. (Owner/Applicant: Monica Henning; Property ID: 06-09-430)
  - a. Open the Public Hearing.
  - b. Chair calls for potential Ex Parte Communications and potential Conflicts of Interest from Commissioners.
  - c. Staff Presentation.
  - d. Ask if Commissioners have any questions of staff.
  - e. Applicant Presentation.
  - f. Ask if Commissioners have any questions for the applicant.
  - g. Public Testimony. (Ask person to state name for the record.)
  - h. Ask if Commissioners have any questions of the public.
  - i. Close the Public Hearing.
  - j. Open the Commission discussion by calling for a motion to approve Resolution 2013-08
  - k. Call for a second to the motion.
  - l. Commission discussion.
  - m. Close the Commission discussion.
  - n. Vote on the Resolution.
  - o. Close the public hearing and call for a motion to move into a regular meeting.
  - p. Ask for a second.
  - q. Call for a vote by consensus ("all in favor of adjourning into a regular meeting, say aye").

2. Public Hearing to review the Preliminary Plat of Unalaska Tideland Survey 101, a 16-acre subdivision of UTS 101 Tract B, Plat Number 98-28, Aleutian Island Recording District and located on Ballyhoo Road. (Owner/Applicant: City of Unalaska; Property ID: 02-05-500)
  - a. Open the Public Hearing.
  - b. Chair calls for potential Ex Parte Communications and potential Conflicts of Interest from Commissioners.
  - c. Staff Presentation.
  - d. Ask if Commissioners have any questions of staff.
  - e. Applicant Presentation.
  - f. Ask if Commissioners have any questions for the applicant.
  - g. Public Testimony. (Ask person to state name for the record.)
  - h. Ask if Commissioners have any questions of the public.
  - i. Close the Public Hearing.
  - j. Open the Commission discussion by calling for a motion to approve Resolution 2013-09.
  - k. Call for a second to the motion.
  - l. Commission discussion.
  - m. Close the Commission discussion.
  - n. Vote on the Resolution.
  - o. Close the public hearing and call for a motion to move into a regular meeting.
  - p. Ask for a second.
  - q. Call for a vote by consensus ("all in favor of adjourning into a regular meeting, say aye").

**Regular Meeting** : No items

**Work Session** : No items

**Other Business:**

**Adjournment.** State time for the record.

## 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 2013-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, May 16, 2013  
CITY COUNCIL CHAMBERS, CITY HALL  
7:00 P.M.**

**1. Call to Order:**

Chair Chris Bobbitt called the meeting to order at 7:00 P.M.

**Staff Present:**

Erin Reinders, AICP, Planning Director  
Veronica De Castro, Planning Administrative Assistant  
Nancy Peterson, Public Works Director

**Roll Call:**

*Commissioners present:*

Vicki Williams  
Steven Gregory  
Chris Spengler  
Chris Bobbitt  
Peter Sturdivant

**2. Revisions to the Agenda:**

Staff noted the need to elect a Chair and Vice Chair. Chair Chris Bobbitt said that the Election of Officers will be addressed in the housekeeping portion.

**3. Appearance Requests:**

None

**4. Announcements:**

Ms. Erin Reinders announced that she was able to talk with the American Planning Association representatives regarding the Community Planning Assistance Team when she was in Chicago for the APA national conference. They are now starting to put together some plans and looking at September to have the team here. It will be an intensive visit with a lot of meetings and back and forth but she will keep the Planning Commission updated.

**5. Minutes:**

Ms. Vicki Williams moved to approve the minutes from the February 21, 2013 meeting. There was a second. Chair Bobbitt asked if there were any questions about the minutes. Hearing none,

Chair Bobbitt called for vote on the minutes and the motion passed by unanimous consensus (5-0). The minutes from the February 21, 2013 meeting were adopted.

### **SPECIAL ITEM-Election of Officers:**

Chair Bobbitt informed fellow commissioners he is not sure how long he will be on the island now that his children had graduated and his wife accepted a job in Washington. He said to keep that in mind when making the nominations. Chair Bobbitt offered to be a resource person and collaborate with the next Planning Commission officers.

Chair Bobbitt called for nominations for the position of Chair. Vicki Williams nominated Chris Bobbitt as Chair. Steven Gregory seconded the motion. Chair Bobbitt asked if there were any other nominations. Hearing none, Chair Bobbitt called for a vote. The vote was unanimous (4-0) with the Chair abstaining. The motion passed.

Chair Bobbitt called for nominations for the position of Vice Chair. Vicki Williams nominated Steven Gregory as Vice Chair. Chris Spengler seconded the motion. Chair Bobbitt asked if there were any other nominations. Hearing none, Chair Bobbitt called for a vote. The vote was unanimous (5-0) and the motion passed.

### **PUBLIC HEARING ACTION ITEMS:**

- 6. Preliminary Plat of Delta Western Subdivision, a 15.24 acre subdivision of Parcel 1-A and Tract B, Ptarmigan Flats, Subdivision, Plat Number 90-5 and Alaska Tideland Survey Number 1353, Plat Number 88-4, Aleutian Island Recording District.** (Owner/Applicant: Rick Miller, CEO, Ounalashka Corporation/FDOC, Inc.; Property IDs: 04-03-340, 04-03-345, and 01-10-180)

**Staff Presentation:** Chair Bobbitt opened the public hearing and called for any ex parte communication or conflicts of interest to be disclosed. Hearing none, the Chair called for staff presentation.

Staff briefly informed everyone that she has made revisions to Resolution 2013-05 and that the updated copy is on their table. Staff explained that the purpose of this plat is to relocate a few easements, vacate a new easement that is the direct result of construction going on in the area. The resolution addresses the property boundaries adjacent to the tideland because some areas were filled and it impacts the acreage of the property. This adjustment also allows for the building setbacks to be met. The new conditions in the resolution outline the correction that has to be made to the lot number and subdivision name all of which have already been discussed with the applicant.

Chair Bobbitt asked if there were any questions from the commissioners. Peter Sturdivant clarified that the extra acreage from the filling of the tideland was to accommodate the warehouse. Staff confirmed and said that it would add to the buildable area in the property.



Chair Bobbitt asked if there were any other questions from the Commissioners. Hearing none, Chair Bobbitt asked if the applicant or if any from the public who would like to speak on this issue. Hearing none, Chair Bobbitt closed the public hearing opened the Commission discussion by calling for a motion to approve Resolution 2013-05.

**Motion:** Vicki Williams motioned to approve Resolutions 2013-05. There was a second.

**Vote:** The vote was unanimous (5-0). The motion carried.

7. **Variance for a Parking Requirement Reduction from 40 parking spaces to 20 parking spaces for the proposed Delta Western Warehouse located at 1617 East Point Road, Tract B Ptarmigan Flats Subdivision, and Plat Number 90-5.** (*Owner: Rick Miller, CEO, Ounalashka Corporation/FDOC, Inc; Applicant: Tim Hunter, Operations Manager, Delta Western; Property ID: 04-03-340*)

**Staff Presentation:** Chair Bobbitt opened the public hearing and called for any ex parte communication or conflicts of interest to be disclosed. Hearing none, the Chair Bobbitt called for staff presentation.

Staff explained that the applicant is requesting a variance for a reduction of parking requirement of a warehouse which according to code should have one (1) parking space per 1,000 square foot area. The required parking space for this structure is forty (40) that the applicant would like to reduce to twenty (20) parking spaces. Staff explained that in order for a variance to be approved it has to meet the tests of code. Staff found that the test were not met and, with the Development Review Team, did not recommend approval of the variance request. If the Commission chose to grant the variance, staff had Resolution 2013-06 which outlined several conditions of approval. There have also been accommodations made by the Fire Department with regards to the construction of the warehouse just to increase the buildable space. All of these accommodations are listed in detail in the meeting packets.

Chair Bobbitt asked the Commissioners if they have any questions for the staff. Peter Sturdivant inquired if there were any other objections to the reduction of parking other than what is written in the code. Staff sent out public notices to limited landowners within 300 feet of the property but did not receive any feedback.

Chair Bobbitt asked if there were any more questions from the Commissioners. Hearing none, he asked if the applicant would like to testify.

**Applicant Testimony:** Mr. Tim Hunter, Operations Manager of Delta Western, and applicant of the variance request said there are no office spaces inside the warehouse and they did not anticipate more than three (3) vehicles parked there at any given time. It's used as a warehouse and activities would be moving items in and out and the space for parking could be used as additional buildable space.

Chair Bobbitt asked what the 25-foot by 100-foot area on the south side of the building. Mr. Hunter replied it was the entry bay of the building and it is set back from the road. Chair

Bobbitt asked what the intent and purpose of the space on the left side of the building was. Mr. Hunter said it will be used for storage.

Chair Bobbitt asked if there were any other questions from the Commissioners. Hearing none, Chair Bobbitt asked if there were any further Public Testimony on this issue. Hearing none, Chair Bobbitt closed the public hearing at this point and opened the Commission discussion by calling for a motion to approve 2013-06.

**Main Motion:** Mr. Sturdivant moved to approve Resolution 2013-06 as stated. There was a second.

**Commission Discussion:** Mr. Sturdivant asked the applicant that if there will be future problems with parking the vacant space on the north side of the building can be used as additional parking spaces and would they have any objection to that. Mr. Tim Hunter said that they do not have any objections. Staff explained that in Resolution 2013-06 there are conditions spelled out that would help alleviate any safety issues.

Mr. Gregory asked the staff if there is any difference in the requirement for parking space for a 40,000 square foot warehouse to that of a 40,000 square foot apartment building. Chair Bobbitt said there is a difference. Staff explained that parking spaces are broken down in the code depending on the building's uses. Staff cited example that in a building used as a retail office the parking requirement would be one (1) parking space per 200 square foot as compared to one (1) for every 1,000 square foot. for a warehouse considering that people visiting the warehouse would not be as many as that of a retail store.

Chair Bobbitt said that he worries about the instance when the season begins and trucks would be lining up to load and unload. That it would quickly fill up the twenty (20) parking spaces.

Mr. Gregory said that when January comes snow would be piling up and he anticipates traffic in that area.

Mr. Spengler asked if they considered the areas right across the warehouse as additional parking space. Mr. Tim Hunter said that they don't have access to that side. He also said that they are not planning this to be permanent and if they need to work better they will if forty (40) parking spaces is not enough then they will find space for sixty (60) parking spaces.

Chair Bobbitt asked if there were any further discussions on the resolution. Hearing none, he called for a vote by consensus on Resolution 2013-06.

**Vote:** The vote was (4-1), with Chair Bobbitt voting nay. The motion carried.

8. **Zoning Amendment to Rezone the property located at 271 Biorka Drove, the approximately 10 acre portion of USS 58 (Bldg. #616), from General Commercial to High Density Residential.** (Owner/Applicant: Rick Miller, CEO, Ounalashka Corporation; Property IDs: 04-03-600)

**Staff Presentation:** Chair Bobbitt opened the public hearing and called for any ex parte communication or conflicts of interest to be disclosed. Hearing none, Chair Bobbitt called for staff presentation.

Staff explained that this is a rezoning request for a property from General Commercial to High Density Residential for a housing project. She stated that this is a site that is familiar to the Planning Commissioners as they have just recently approved a conditional use permit to allow for three (3) residential units. The development that is being considered is just within the existing structure and renovates it into eight (8) residential units. Staff said that there are future housing development plans for this area. The request is consistent with the Comprehensive Plan and staff recommends approval.

Chair Bobbitt asked if there were any other questions from the Commissioners. Hearing none, Chair Bobbitt asked Mr. Rick Miller if he would like to speak on this issue.

**Applicant Testimony:** Mr. Miller said that they are excited with the housing development and converting the warehouse into additional housing. He said that they are also exploring additional housing projects.

Chair Bobbitt asked if there were any questions from the Commissioners for Mr. Miller. Hearing none, Chair Bobbitt asked if there were any further Public Testimony on this issue. Hearing none, Chair Bobbitt closed the public hearing at this point and opens the Commission discussion by calling for a motion to approve Resolution 2013-07.

**Main Motion:** Mr. Gregory moved to approve Resolution 2013-07. There was a second.

**Vote:** Chair Bobbitt asked if the commissioners would like to discuss the resolution. Hearing none, Chair Bobbitt called for a vote by consensus on the resolution. The vote was unanimous (5-0). The motion carried.

### **REGULAR MEETING:**

No items.

### **WORK SESSION:**

#### **9. General Discussion on Title 8 Requirements: Private access agreements for landlocked lots; Minimum lot width requirement.**

Staff explained that these are ideas which may help to encourage housing development that she would like to run by the Planning Commissioners and to get guidance about the next steps. The two issues include the reduction of lot width requirement and the incorporation of Flag Pole lots.

Staff said that a year or so ago the Planning Commission reduced the width of the front yard from 70 feet to 60 feet and that was a direct result of action item identified in the Comprehensive

Plan in hopes of allowing easier subdivision of a property. Staff said she doesn't know where the sixty feet width was based on. The Townsite's lot widths typically range from 40 feet to 70 feet. Monica Henning has lot that is a 100-foot wide lot but couldn't subdivide it without getting a variance although her lot is large enough to subdivide. Perhaps this is one thing Planning Commission might consider to further reduce the width of a lot's frontage to 50 feet, which would still allow for a site to meet other development requirements.

The other issue concerns an individual who owns a property in Haystack Hill and he has a lot that received a variance to be created that has absolutely no direct frontage to a road right-of-way, which code does not allow. Through a private access easement, he was able to create the lot. Staff would not recommend doing that in the future, but that is where we are at right now. The lot is actually wide enough to be cut in half and have buildable space that could be sold. The current owner has requested an additional variance to create this additional lot with no direct access of the right of way, requiring any further owner to use the private access easement. The Planning Commission did not support the request. Private access easements are not public and have the potential to be problematic if a disagreement occurs between the properties owners.

A Flag Pole lot may be useful in this or other situations, allowing a narrow access to a public right of way to create uniquely shaped lots that can be privately owned and sold. The "pole" section of the lot is access owned by the "flag" portion of the lot. Some communities do not like this design because properties end up with houses in what appears to be their backyard. Another matter to consider with flag pole lots is how wide the pole portion should be and how that width might be impacted if it is adjacent to another flag pole lot.

Staff wanted to get these two issues for consideration and if the Planning Commission would like further research on these.

Chair Bobbitt asked what the reduced minimum lot size is now. Staff answered that it is now 6,000 sq. ft. from 10,000 sq. ft. Chair Bobbit said that if you take in consideration the side yard setbacks you will be left with only a 30-foot area to develop if you reduce the front width to 50 feet then you would be left with a short and narrow house when the purpose was to keep the front of the house long and the side twice as long as the street. Chair Bobbitt said, however, that this was definitely worth considering.

Chair Bobbitt stated that in his opinion the flag pole lot is more viable in community like ours that has a very limited amount of quality lots but where there are a lot of lands that are under developed. If access to these types of lands is made easier we would be able to fulfill the goals of the housing portion of the Comprehensive Plan. He said this option is worth exploring and looking for ways to do it but maybe not as outlined by allowing it in the code especially in existing circumstance but as mediation for a less desirable situation.

Mr. Sturdivant said that per his experience regarding shared driveways, the issue is usually not legal but emotional.

## **10. OTHER BUSINESS**

Chair Bobbitt asked if there were any other business matters that the commissioners would like to discuss. Mr. Chris Spengler announced that he is resigning as Planning Commissioners effective at the end of the session because he is leaving Unalaska. He thanked everyone at the Planning Commission. Chair Bobbitt also thanked Mr. Spengler for his time serving as Commissioner.

Staff inquired about the Commissioners availability to attend meetings in the coming summer months. Staff said there is likely going to be a Planning Commission meeting in June, but would work with the Commissioner set a date.

Chair Bobbitt asked if there were any other questions from the Commissioners. There were no other businesses to discuss.

## **11. ADJOURNMENT.**

Chair Bobbitt adjourned the meeting at 7:40PM.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 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

VARIANCE APPLICATION FOR LOT 6  
WILLOW ESTATES SUBDIVISION

## PLANNING COMMISSION & PLATTING BOARD STAFF REPORT

Variance for a Lot Width Reduction from 60 feet to 50 feet to allow for the subdivision of Lot 6 of Willow Estates Subdivision, Plat Number 98-27, Aleutian Island Recording District and located on Steward Road.

Project Information	
<b>Land Owner</b>	Monica Henning
<b>Applicant</b>	Same as land owner
<b>Location</b>	Steward Road
<b>Property Identification</b>	06-09-430
<b>Application Type</b>	Variance Request
<b>Project Description</b>	The current lot width of 100 feet prevents the lot to be subdivided due to a minimum 60-foot lot width requirement. Applicant is requesting a minimum lot width of 50 feet.
<b>Zoning</b>	Single Family/Duplex Residential
<b>Exhibits</b>	Draft Resolution 2013-08, Variance Application and Supplemental Materials, Plat Number 98-27, and Aerial imagery from GeoBlade
<b>Staff Recommendation</b>	Approval of Resolution 2013-08

### PLAN GUIDANCE

- The Unalaska Comprehensive Plan 2020 identifies a vision for the future that includes the following:
  - More housing – and more affordable housing – would be created within the City limits. This is “the key to our future,” without which Unalaska will not be able to retain its current residents or accommodate additional residents. Therefore, over the next ten years it will be essential to make more land available for the development of quality, affordable housing.
- The Unalaska Comprehensive Plan 2020 – Housing Plan identifies several goals including:
  - Increase affordable home-ownership opportunities for current and future City residents.
  - Increase the supply of affordable rental housing.
  - Amend the zoning code to provide more flexibility in redeveloping in-fill lots and new subdivisions for new housing development.

### CODE REQUIREMENTS

- UCO Section 8.08.020 (A) outlines the purpose of this Planning and Subdivision chapter of code, and included the following:
  - The purpose of this chapter is to promote and improve the health, safety, and general welfare of the citizens of the city.
  - This chapter is designed to encourage the orderly development and use of land; to prevent overcrowding; to prevent congestion on streets and highways; to provide adequate light and air; and to protect the public from fire, disease, and other dangers.
  - This chapter is designed to achieve the greatest economy to the city and its citizens while protecting the public interests involved in the subdivision of land within the city.
- UCO Section 8.08.090 (D) outlines the Subdivision Design Standards for new lots and includes the following:
  - The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
  - Lots shall be designed with a suitable proportion between width and depth. Long and narrow, or wide and shallow lots are undesirable. Normal depth shall not exceed 2 1/2 times width, or be less than 85 feet. Width of all lots shall not be less than 60 feet.
  - No lots, tracts, or parcels shall be created or designed which would create any non-conforming setbacks as they relate to any physical improvements which are subject to setback, building Separation, or other dimensional provisions.

3. UCO Section 8.08.110 outlines the variance request and process including the following:
- The Board may grant a variance from the provisions of this chapter on a finding that undue hardship may result from strict compliance with specific provisions or requirements of this chapter. The Board shall only grant variances that it deems necessary because of an undue hardship or that it finds desirable from the standpoint of public interest. In making its findings, as required below, the Board shall take into account the nature of the proposed use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effects of the proposed subdivision upon conditions in the vicinity. No variance shall be granted unless the Board finds that:
    - *There are such special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance. In such cases, the subdivider shall first state his/her reasons in writing for a variance from the specific provision or requirement involved and submit the statement to the Board;*
    - *The granting of a specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;*
    - *Such variance will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city; and*
    - *The Board shall note its findings and the specific reasons for its action on the request for a variance, and shall also record its action in the form of a resolution.*

### **BACKGROUND AND ANALYSIS**

1. The applicant has submitted a variance request for a minimum lot width of 50-foot to allow for subdivision of a 100-foot wide lot as well as supporting documentation including a lot layout, parking plan, and potential housing plans.
2. The existing lot is 24,290 square feet. According to the proposed lot layout exhibit, if subdivided to create two lots, one lot would be 12,311 square feet and the other would be 11,979 square feet. The square footage of these lots is well over the minimum requirements.
3. The supporting documentation demonstrate that all other development requirements, such as parking and building setbacks, would be met if this variance were to be granted.
4. The predominant land use in this area is residential. This site is zoned Single Family Duplex and the surrounding area is zoned either Single Family Duplex or Medium Density Residential. The granting of this variance would not impact the land use or zoning designation of the lot or future lot.
5. This would allow for additional housing development and private ownership of land, which is in desirable for the standpoint of the public interest.
6. Utilities are readily available and will be able to accommodate a 2-lot subdivision of this lot. Due to the angle of the existing ROW, a subdivision would likely require a 10-foot utility easement along the front yard lot line to allow for maintenance of an electric line. Additionally, utility stub outs will be required for water, wastewater and electric.

### **FINDINGS**

The purpose of a variance from platting and subdivision requirements is to grant relief to an applicant when a requirement causes undue or unnecessary hardship or when such a relief from requirements is desirable from the standpoint of the public interest. In order to be granted, a variance request must meet the three tests of code identified in UCO Section 8.08.110(A) listed above.

1. Staff finds that the granting of this variance to reduce the minimum lot width to 50 feet is in the public's interest as it allows for additional housing to be provided in an existing residential area when such housing is a documented community need. Therefore, staff finds that the first test has been met.
2. Staff finds that the granting of this variance to reduce the minimum lot width to 50 feet will not detrimental to the public welfare or nearby properties, as the applicant has demonstrated that all other land use and subdivision requirements will be able to be addressed. Therefore, staff finds that the second test has been met.



3. Staff finds that the granting of this variance to reduce the minimum lot width to 50 feet is consistent with Chapter 8.08 of UCO as well as the Comprehensive Plan as it would allow for orderly residential development. Therefore, staff finds that the third test has been met.

**RECOMMENDATION**

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends approval of this variance and of Resolution 2013-08.

**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2013-08**

**A RESOLUTION APPROVING VARIANCE FOR A LOT WIDTH REDUCTION FROM 60 FEET TO 50 FEET TO ALLOW FOR THE SUBDIVISION OF LOT 6 OF WILLOW ESTATES SUBDIVISION, PLAT NUMBER 98-27, ALEUTIAN ISLAND RECORDING DISTRICT AND LOCATED ON STEWARD ROAD.**

**WHEREAS**, Title 8 UCO Section 8.08.110 sets forth the procedures and requirement for variances for platting and subdivision requirements; and

**WHEREAS**, Monica Henning is an owner of Lot 6 of Willow Estates Subdivision (06-09-430); and

**WHEREAS**, the current lot width of 100 feet prevents the lot to be subdivided due to a minimum 60-foot lot width requirement in accordance with 8.08.090(D)(2); and

**WHEREAS**, the owner has submitted a variance request to allow for a lot width reduction to 50 feet to allow for the subdivision of this lot so long as all other requirements were met; and

**WHEREAS**, the creation of additional land for housing is desirable from the standpoint of public interest; and

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

**WHEREAS**, the Planning Commission/Platting Board conducted a public hearing on June 27, 2013 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:

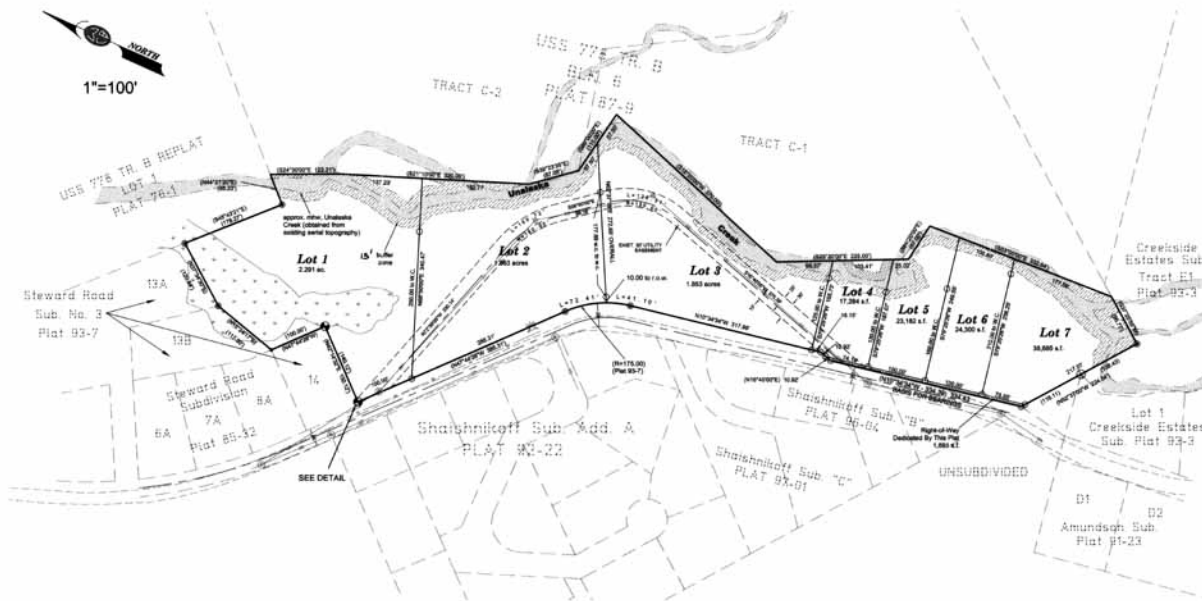
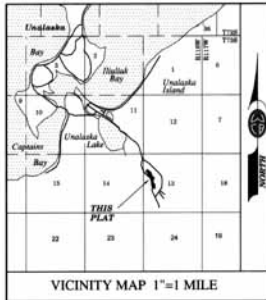
- There are such special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance. In such cases, the subdivider shall first state his/her reasons in writing for a variance from the specific provision or requirement involved and submit the statement to the Board;
- The granting of a specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Such variance will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city; and

**NOW THEREFORE BE IT RESOLVED**, that in accordance with UCO Section 8.08.110, the Planning Commission grants a variance for a lot width reduction from 60 feet to 50 feet to allow for the subdivision of lot 6 of Willow Estates Subdivision. This resolution becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in UCO Section 8.08.130(A).

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

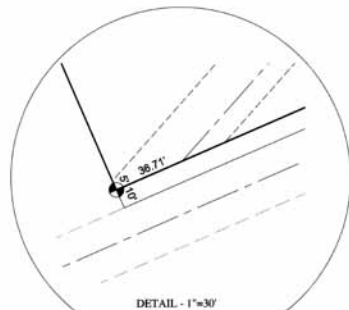
\_\_\_\_\_  
Chris Bobbitt  
Chair

\_\_\_\_\_  
Erin Reinders, AICP  
Recording Secretary



# LEGEND

- 3/4" x 1/4" ALUM. CAP MONUMENT FOUND
- REBAR WALLING CAP FOUND
- IRON PIPE FOUND
- 5/8" REBAR FOUND
- 5/8" x 30" REBAR W/ 1/2" ALUM. CAP SET THIS SURVEY (SEE DETAIL BELOW)
- 30" MONUMENT W/ 1/2" ALUM. CAP SET THIS SURVEY (SEE DETAIL BELOW)
- UTILITY PREDESTALS
- SEWER LINE
- WATER LINE
- SEWER MANHOLE
- FIRE HYDRANT
- AREA SUBJECT TO SEASONAL FLOODING
- BUFFER ZONE
- EXISTING TRAVELWAY



## 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 HIGHEST EXTENT OF PRACTICE OF LAND SURVEYING 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 TO THE PUBLIC.

*David J. Smith* 6089-5  
REGISTERED SURVEYOR  
DATE: 11/1/98

## 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.

*Donna Black* 11-19-98  
CITY CLERK

*Russell A. Smith* 11-18-98  
CHAIRMAN, PLATTING BOARD

*David J. Smith* 11-24-99  
NOTARY PUBLIC FOR ALASKA

*David J. Smith* 11-24-99  
NOTARY PUBLIC FOR ALASKA

*David J. Smith* 11-24-99  
NOTARY PUBLIC FOR ALASKA

*David J. Smith* 11-24-99  
NOTARY PUBLIC FOR ALASKA

## TAX CERTIFICATE

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

*Donna Black* 11/18/98  
TAX OFFICIAL, CITY OF UNALASKA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (ONE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY APPROVE THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO THE PUBLIC, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEWART COMPANY  
P.O. BOX 188  
UNALASKA, ALASKA 99585

*Col. Whitten*  
COE WHITTEN  
PARTNER

*Phyllis Whitten*  
COE WHITTEN  
PARTNER

*Leah Fellows* LEAH FELLOWS  
PARTNER

*Mary Fellows* MARY FELLOWS  
PARTNER

## NOTARY'S ACKNOWLEDGMENT FOR COE WHITTEN

SUBSCRIBER AND SIGNER TO BEFORE ME, A NOTARY PUBLIC, THIS 17 DAY OF November 19 98

*Col. Whitten* 11-24-99  
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

## NOTARY'S ACKNOWLEDGMENT FOR PHYLLIS WHITTEN

SUBSCRIBER AND SIGNER TO BEFORE ME, A NOTARY PUBLIC, THIS 17 DAY OF November 19 98

*Col. Whitten* 11-24-99  
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

## NOTARY'S ACKNOWLEDGMENT FOR LEAH FELLOWS, by David Whitten P.C.

SUBSCRIBER AND SIGNER TO BEFORE ME, A NOTARY PUBLIC, THIS 17 DAY OF November 19 98

*Col. Whitten* 11-24-99  
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

## NOTARY'S ACKNOWLEDGMENT FOR MARY FELLOWS, by David Whitten P.C.

SUBSCRIBER AND SIGNER TO BEFORE ME, A NOTARY PUBLIC, THIS 17 DAY OF November 19 98

*Col. Whitten* 11-24-99  
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

## NOTES:

- ALL LOTS SHALL BE SERVED BY CITY OF UNALASKA WATER AND SEWER. NO OCCUPANCY SHALL OCCUR ON ANY LOT WITHIN THIS SUBDIVISION UNLESS ADEQUATE MAINLINE CITY WATER AND SEWER CONNECTIONS ARE PROVIDED TO THE LOT UPON WHICH OCCUPANCY IS PROPOSED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS N10°28'W, AND IS BASED ON THE NORTHERLY 1/4 SECTION 10, T11N, R11W, S4M, City of Unalaska ISLANDS RECORDING DISTRICT.
- RECORD INFORMATION FOR PLAT NO. 93-7 SHOWN IN 1.
- WATER AND SEWER LOCATIONS ARE FROM AVAILABLE MAP DATA, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
- AS OF THE DATE OF SURVEY, ALL PUBLIC UTILITIES ARE WITHIN THE RIGHTS-OF-WAY OR HAVE DEDICATED EASEMENTS PROVIDED AND THE RIGHTS-OF-WAY ENCOMPASS THE TRAVELWAYS.
- DEVELOPERS MAY NOT ALTER EXISTING NATURAL DRAINAGE WITHOUT PROVIDING ALTERNATIVES AND/OR DRAINAGE EASEMENTS, IF NECESSARY.
- NO ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVAL IS REQUIRED FOR THIS SUBDIVISION.
- "BUFFER ZONE" MEANS AN AREA OR PARCEL OF LAND WHICH INCLUDES PROTECTION OF THE NATURAL GROUND CONTOUR AND COVER BORDERING THE MEAN HIGH WATER LINE OF MARSH, LAKE, POND, OR STREAM FROM FORCES OUTSIDE OF NATURE. NO CLEARING, CUTTING, EXCAVATION, CULTIVATION, OR OTHER INTERFERENCES OF THIS ZONE ARE ALLOWED. A BUFFER ZONE OR PORTION OF A BUFFER ZONE MAY BE WITHIN A SET-BACK REQUIREMENT.
- OTHER WATERBODIES EXIST THAT MAY OR MAY NOT BE SHOWN ON THIS PLAT. THOSE THAT ARE FREE FLOWING AND/OR THOSE THAT HAVE A FREE CONNECTION TO MOVING WATERBODIES HAVE A 10' GREENBELT AROUND THE MEAN HIGH WATER OF SUCH.
- PROPERTY OR PORTIONS OF PROPERTY SHOWN HEREON MAY BE WITHIN WETLANDS OR AN UNDESIRABLE FLOOD PLAIN. CONSULTATION WITH THE APPROPRIATE STATE OR FEDERAL AGENCY IS ADVISED WHERE SUITABILITY OF DEVELOPMENT IS QUESTIONABLE.

DATE OF SURVEY 1998	11-1-98	REVISIONS
WINCE-CORTHRELL-BRYSON	P.O. BOX 1041, KENAI, AK 99611	
<p><b>Willow Estates Subdivision</b></p> <p>A Subdivision of Tract B-5, Block 6 Steward Road Subdivision No. 3, Plat 93-7, Alutian Islands Recording District, within protected S.13, T.13S, R.11W, S.4M, City of Unalaska</p> <p>Containing 5.521 AC. ±</p>		
SCALE: 1"=100'	DR. (DATE): P.M.	FILE NAME: 98001
DATE: 1998	CHG. BY: P.M.	SHEET NO. 1 OF 1



# Willow Estate



NOTE:  
THE CITY OF UNALASKA ASSUMES NO RESPONSIBILITY FOR ANY INFORMATION SHOWN ON THIS MAP. THE MAP WAS COMPILED USING AVAILABLE CITY RECORDS AND IS NOT MEANT TO BE SUBSTITUTED FOR A FIELD SURVEY. ALL ITEMS ON THE MAP ARE APPROXIMATE. ALL UTILITIES SHOWN SHOULD BE FIELD LOCATED PRIOR TO EXCAVATION.



198 ft

APPLICATION FOR VARIANCE/CONDITIONAL USE  
CITY OF UNALASKA, ALASKA

DATE: 6/4/2013 FEE: \$50 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: Monica Henning  
Property Owner Address: P.O. Box 920524  
Street Address of Property: Steward R.O.  
Applicant's Name: Monica Henning  
Mailing Address: P.O. Box 920524  
Contact Name: Monica Henning  
Home Phone: 581-3615 Work Phone: 359-3615  
Request for: ☒ Variance ☐ Conditional Use  
Type of Request: ☒ Residential ☐ Commercial  
Current Zone Designation: Single family / Due Plex



**LEGAL DESCRIPTION:** (Fill in applicable blanks)

Tax Lot ID No.: 98-27  
Lot: 6 Block: 6 Tract: B-5  
Subdivision: Willow Estate USS: \_\_\_\_\_  
Section(s): \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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

Subdivide lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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

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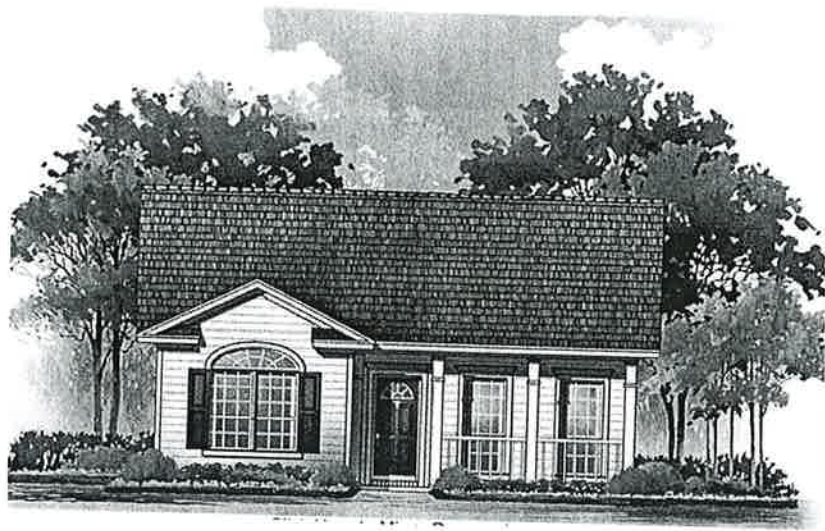
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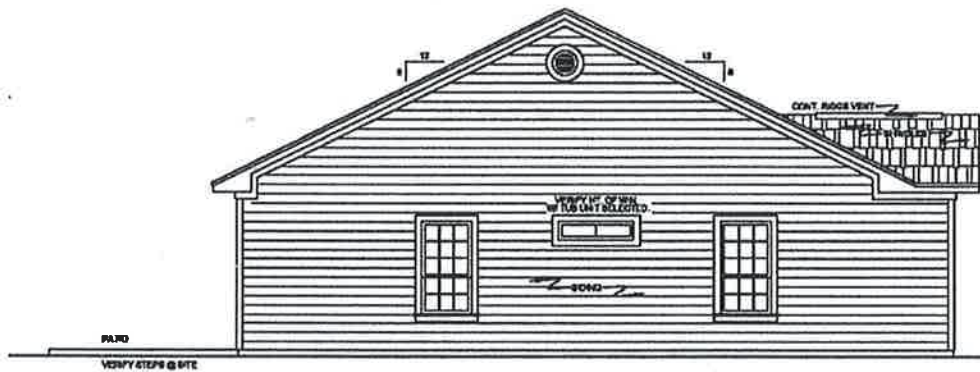
**CERTIFICATION:**

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.

Monica Henning  
Signature

6/4/2013  
Date



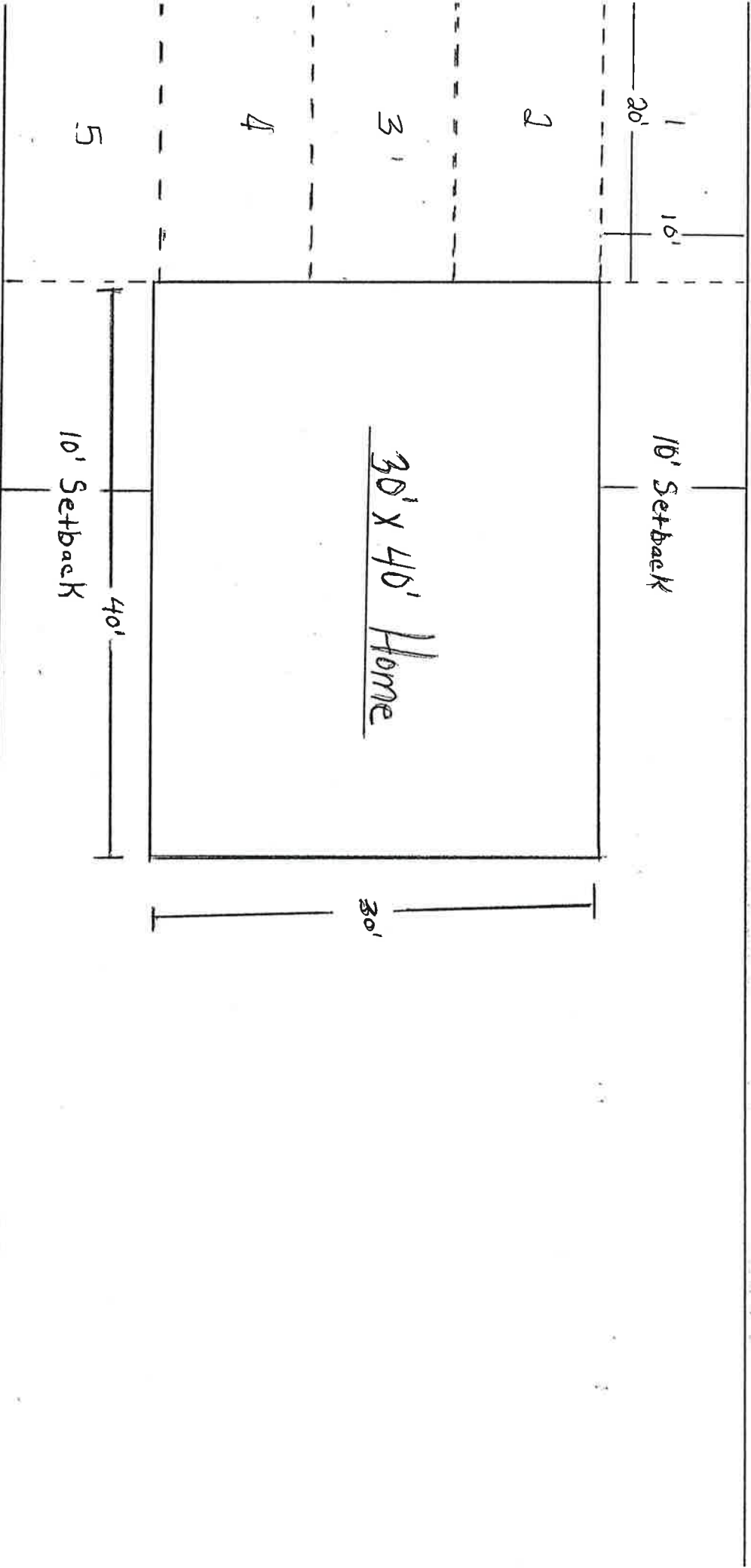


**LEFT ELEVATION**



# 1,200 Sqft 30' x 40' House Plans





Parking Plan

each parking space = 10' x 20'

1" = 10 feet



Review of the Preliminary Plat of  
Unalaska Tideland Survey 101

**PLANNING COMMISSION & PLATTING BOARD  
STAFF REPORT**

Preliminary Plat of Unalaska Tideland Survey 101, a 16-acre subdivision of UTS 101 Tract B, Plat Number 98-28, Aleutian Island Recording District and located on Ballyhoo Road.

Project Information	
<b>Land Owner</b>	City of Unalaska
<b>Applicant</b>	Same as above
<b>Location</b>	Ballyhoo Road
<b>Property Identification</b>	02-05-500
<b>Application Type</b>	Preliminary Plat
<b>Project Description</b>	Preliminary Plat to create 4 leasable tideland lots.
<b>Zoning</b>	Developable Tideland
<b>Exhibits</b>	Draft Resolution 2013-09, Preliminary Plat of UTS 101 Tract B, Parent Plat 98-28, and Aerial imagery from GeoBlade
<b>Staff Recommendation</b>	Approval with Conditions as identified in Resolution 2013-09

**BACKGROUND**

The purpose of this plat is to subdivide Tract B into four leasable tideland lots and one remainder lot to be dedicated as Ballyhoo ROW in the future. What is identified as B-1 is currently leased to Magone Marine but was never formally subdivided. Based on past tideland lease applications that were never fully processed, the potential exists for Magone Marine to lease Tract B-2 and for Kloosterboer to lease Tract B-4.

**RECOMMENDATION**

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision), the City of Unalaska Department of Planning, in concert with the Development Review Team, have reviewed the preliminary plat and have identified the need for minor revisions. These revisions are particularly related to clarifying plat notes and final plat requirements.

Staff recommends conditional approval of the preliminary plat for the UTS 101 Tract B, with conditions to be met before acceptance of the Preliminary Plat and/or submission of the Final Plat, as outlined on Resolution 2013-09.

**City of Unalaska, Alaska**  
**Planning Commission/Platting Board**  
**Resolution 2013-09**

A RESOLUTION APPROVING PRELIMINARY PLAT OF UNALASKA TIDELAND SURVEY 101, A 16-ACRE SUBDIVISION OF UTS 101 TRACT B, PLAT NUMBER 98-28, ALEUTIAN ISLAND RECORDING DISTRICT AND LOCATED ON BALLYHOO ROAD.

**WHEREAS**, Title 8 UCO Section 8.08.070 sets forth the procedures for the subdivision and platting and provides that the Planning Commission shall act as the Platting Authority; and

**WHEREAS**, City of Unalaska is the owner UTS 101 Tract B (02-05-500); and

**WHEREAS**, City of Unalaska has submitted a platting application to divide Tract B into four leasable tidelands and a remainder tract to be dedicated as right of way in the future;

**WHEREAS**, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the proposed plat and have recommended revisions as described below; and

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

**WHEREAS**, the City of Unalaska Planning Commission held a public hearing on June 27, 2013 to consider this platting action and to hear testimony of the public and City Staff, and

**NOW THEREFORE BE IT RESOLVED**, the Platting Authority approves the preliminary plat of the Delta Western 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):

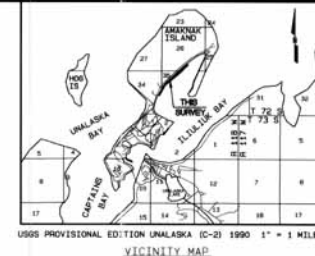
1. Tracts B-1, B-3 and B-4 show uplands between ROW and the tidelands. These properties shall be identified by subdivision tract and plat number.
2. Title shall be revised to add reference to Tract B-5.
3. Note 1 shall be revised to correct the spelling of Tracts, and note 5 shall be deleted as it is a repeat of Note 1.
4. Surveyor shall set one new primary monument and provide coordinates in NAD 83 Alaska State Plane Zone 10, U.S. foot.
5. A closure report shall be submitted.
6. A Mylar shall be submitted and that each corner of each tract of record shall be monumented.
7. An electronic version of the final plat in a format approved by the Platting Authority shall be.

Upon the correction of the aforementioned deficiencies 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.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, BY THE PLATTING BOARD OF THE CITY OF UNALASKA, ALASKA.

\_\_\_\_\_  
Chris Bobbitt  
Chair

\_\_\_\_\_  
Erin Reinders, AICP  
Secretary



# CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE SURFACE ESTATE OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

Gary Bloomquist Don 4, 1998  
GARY BLOOMQUIST, CITY MANAGER  
CITY OF UNALASKA  
P.O. BOX 610  
UNALASKA, ALASKA 99565  
DATE

**NOTARY ACKNOWLEDGMENT FOR**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS 4 DAY OF December 1998.  
Robin Hall 11-24-99  
NOTARY PUBLIC MY COMMISSION EXPIRES

**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 HAVING BEEN APPROVED BY THE CITY OF UNALASKA, ALASKA.  
W. L. Olson 12-4-98  
acting city clerk DATE  
Sam Dineen 12-4-98  
DIRECTOR OF PLANNING DATE

**NOTARY ACKNOWLEDGMENT FOR**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS 4 DAY OF December 1998.  
Robin Hall 11-24-99  
NOTARY PUBLIC MY COMMISSION EXPIRES

**NOTARY ACKNOWLEDGMENT FOR**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS 4 DAY OF December 1998.  
Robin Hall 11-24-99  
NOTARY PUBLIC MY COMMISSION EXPIRES

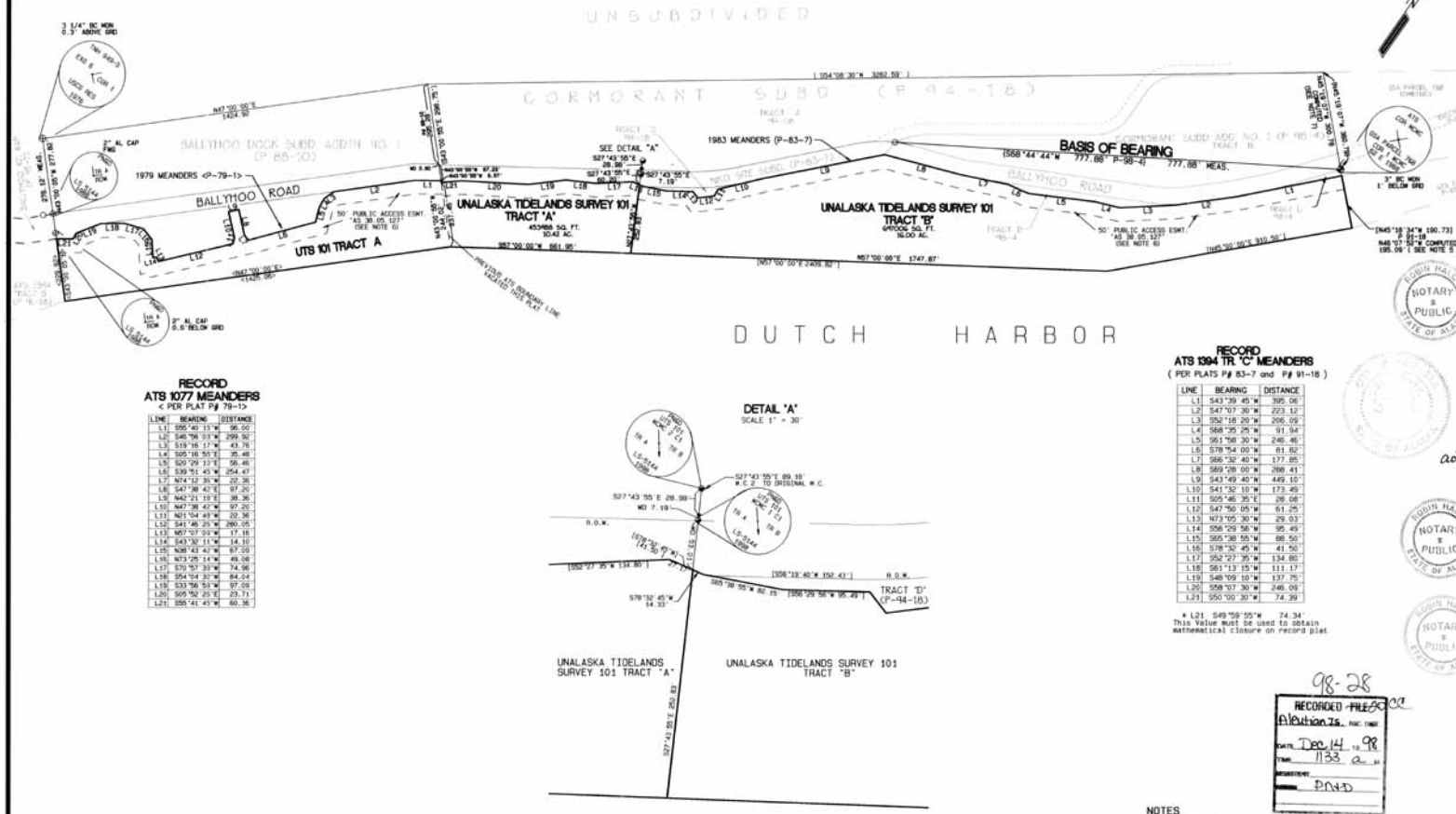
**TAX CERTIFICATE**  
I HEREBY ACKNOWLEDGE THAT NO TAX PAYMENT IS CURRENTLY DUE FOR THE PROPERTY SHOWN HEREON.  
W. L. Olson 12-4-98  
TAX OFFICIAL - CITY OF UNALASKA DATE



**Peratrovich, Nottingham & Drage, Inc.**  
Engineering Consultants  
1506 West 36th Avenue,  
Anchorage, Alaska 99503 (907) 561-1011

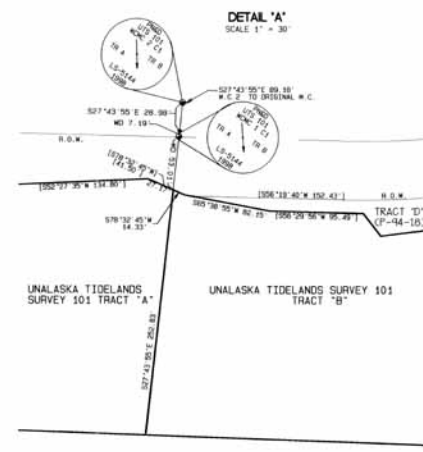
**UNALASKA TIDELANDS SURVEY 101**  
TRACTS 'A' AND 'B'  
A Subdivision of ATS 1304 Tract C, (P-91-18) and ATS 1077 (P-79-1)  
Located Within  
Sec. 26, 34 & 35, T25N, R117W, Seward Meridian, Alaska  
Containing 26.42 Acres  
UNALASKA ISLANDS RECORDING DISTRICT

DESIGNED BY TPN SCALE 1" = 200' PROJECT NO. 97009  
DRAWN BY M/TB DATE AUG 23, 1998  
CHECKED BY TPN/MT FIELD BOOK NO. 100 LOCATION UNALASKA, AK  
PREPARED FOR CITY OF UNALASKA DATE OF SURVEY 12/15/97 SHEET 1 OF 1



**RECORD**  
ATS 1077 MEANDERS  
< PER PLAT P-79-1 >

LINE	BEARING	DISTANCE
L1	S89°40'13"W	58.00
L2	S48°58'13"W	269.50
L3	S19°18'17"W	43.78
L4	S05°18'50"E	26.40
L5	S20°29'17"E	66.40
L6	S39°51'45"W	254.47
L7	S74°12'39"E	40.30
L8	S47°38'42"E	57.20
L9	S42°21'13"E	38.30
L10	S47°38'42"E	40.30
L11	S21°04'49"W	22.30
L12	S41°48'56"E	280.00
L13	S67°03'59"W	17.18
L14	S43°30'11"W	14.10
L15	S08°43'42"W	47.20
L16	S73°25'14"W	49.00
L17	S70°50'30"W	14.90
L18	S54°04'30"W	84.04
L19	S33°56'53"W	87.20
L20	S60°50'35"E	29.71
L21	S05°41'45"W	60.30



# RECORD ATS 1304 TRACT C MEANDERS (PER PLATS P-83-7 and P-91-18)

LINE	BEARING	DISTANCE
L1	S43°39'45"W	395.00
L2	S47°07'30"W	223.12
L3	S52°18'20"W	206.00
L4	S08°35'25"W	91.34
L5	S61°58'30"W	246.46
L6	S78°48'00"W	81.62
L7	S66°30'40"W	177.85
L8	S69°18'00"W	208.41
L9	S43°49'47"W	449.10
L10	S41°30'10"W	173.49
L11	S05°46'35"E	28.08
L12	S47°40'05"W	61.25
L13	S73°05'30"W	29.03
L14	S06°09'56"W	95.49
L15	S65°38'18"W	86.50
L16	S78°50'45"W	41.00
L17	S52°27'35"W	134.80
L18	S61°13'15"W	111.17
L19	S48°09'10"W	137.75
L20	S08°07'30"W	246.09
L21	S50°00'30"W	74.39

\* L21 S48°09'20"W 74.39'  
This Value must be used to obtain mathematical closure on record plat

# NOTES

- ALL INFORMATION SHOWN IS MEASURED & RECORDED FROM PLAT'S OF COMRAHANT SUBD. (P-94-18), COMRAHANT SUBD. ADDN. NO. 1 (P-98-4), ATS NO 1077 (P-79-1), AND ATS NO 1304 (P-91-18) ALEUTIAN ISLANDS RECORDING DISTRICT, UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING FOR THIS SURVEY IS S68°44'44"W AND IS BASED ON A TIE BETWEEN TWO FOUND PROPERTY CORNERS WITHIN COMRAHANT SUBD. ADDN. NO. 1 AS SHOWN ON THE RECORDED PLAT NO. 98-4, ALEUTIAN ISLANDS RECORDING DISTRICT.
- NO ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION APPROVAL REQUIRED FOR THIS PLAT ACTION.
- THE MEANDERS SHOWN HEREON WERE TAKEN FROM THE REFERENCED RECORDED PLATS AND ARE SHOWN FOR AREA COMPUTATIONS ONLY. THE TRUE MEANDERS OF MEAN HIGH WATER FORM THE BOUNDARIES OF THE SUBDIVISION.
- THE OUTSIDE BOUNDARY OF TRACT 'C' ATS 1304 DOES NOT CLOSE MATHEMATICALLY. FOR THIS PLAT WE UTILIZED THE MEANDERS FROM THE PLAT IN WHICH THEY WERE ORIGINATED (P-93-7) AND CORRECTED THE MEANDERS ON P-91-18 TO MATCH. THE FORCE A CLOSURE ON THE EAST BOUNDARY EXTENDED AND NOTED THE DIFFERENCE ON THE PLAT.
- ALL EASEMENTS FROM A FIRM POINT TO NAVIGABLE OR PUBLIC WATERS EXTEND TO THE WATER LINE EXTENDING OR SHORTENING AS THE WATER ADVANCES OR RECESSES. EASEMENTS CREATED FOR ACCESS CANNOT BE VACATED EXCEPT BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF ALASKA.
- COMPUTED NOTATIONS INDICATE VALUES OF LINES OF RECORD BY COMPUTING RATHER THAN BY REFERENCE TO THE PLAT. THESE VALUES WERE NOT SHOWN

# CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

LS-5144  
REGISTRATION NO.  
Sam P. Jones  
REGISTERED LAND SURVEYOR



# LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 2" AL. CAP
- FOUND 1 1/2" AL. CAP
- SET 2 1/2" AL. CAP ON 2" X 30" AL. PIPE
- SET PMAD 1 1/2" AL. CAP
- RECORD & MEASURED (SEE NOTE 1)
- FLUSH WITH GROUND

- INFO/NOTE**
- (P-94-18) RECORD INFORMATION FROM, COMRAHANT SUBD. (P-94-18)
  - (P-98-4) RECORD INFORMATION FROM, COMRAHANT SUBD. ADDN. NO. 1 (P-98-4)
  - (P-91-18) RECORD INFORMATION FROM, ATS 1304 (P-91-18)
  - (P-79-1) RECORD INFORMATION FROM, ATS 1077 (P-79-1)

RECORDED - FILED  
ALEUTIAN IS. REC. DIST.

FILED  
DATE  
BY







# GeoBlade UTS 101



- ◆ Signs
- ★ AddressPoints
- Contours
- CityLimit
- Storage Tanks
- Curbs
- Sidewalks
- BuildingFootPrints
- Parcels

NOTE:  
THE CITY OF UNALASKA ASSUMES NO RESPONSIBILITY FOR ANY INFORMATION SHOWN ON THIS MAP. THE MAP WAS COMPILED USING AVAILABLE CITY RECORDS AND IS NOT MEANT TO BE SUBSTITUTED FOR A FIELD SURVEY. ALL ITEMS ON THE MAP ARE APPROXIMATE. ALL UTILITIES SHOWN SHOULD BE FIELD LOCATED PRIOR TO EXCAVATION.



835 ft