

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
July 25, 2013
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

5. MINUTES

- Regular Meeting June 27, 2013

Public Hearing Action Items:

6. Conditional Use Permit to continue the use of a Temporary Construction Camp on Tract B, Marineways Subdivision, Addition Number 1, Plat 90-12 and addressed as 42 Gilman Road. (*Owner: Rick Miller, Ounalashka Corporation; Applicant: Greg Kelley, Knik Construction; Property ID:04-05-380*)
7. Conditional Use Permit allowing for a Temporary Batch Plat and Laydown Area on Lot 8B, Block 2, Margaret Bay Subdivision, Addition Number 2, Plat 2010-16 on Sea Lion Circle. (*Owner: Rick Miller, Aleutian Development Corporation; Applicant: Stacey Walters, Alaska Mechanical; Property ID:04-05-525*)

Regular Meeting:

8. Notice to the Platting Board regarding action of Platting Authority on July 18, 2013 to consider the extension of Preliminary Plat of McLaughlin Subdivision, a subdivision of Lot 1, Hawley Subdivision, Plat 95-13, located at 10 and 18 Overland Drive. (*Owner/Applicant: Peggy and Campbell McLaughlin; Property ID:06-09-123*)

Worksession: *No items.*

9. OTHER BUSINESS

10. ADJOURNMENT

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION
Regular Meeting
CHAIR AGENDA
July 25, 2013
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

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 June 27, 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 Conditional Use Permit to continue the use of a Temporary Construction Camp on Tract B, Marineways Subdivision, Addition Number 1, Plat 90-12 and addressed as 42 Gilman Road.
(Owner: Rick Miller, Ounalashka Corporation; Applicant: Greg Kelley, Knik Construction; Property ID:04-05-380)
 - 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-XX
 - 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 Conditional Use Permit allowing for a Temporary Batch Plat and Laydown Area on Lot 8B, Block 2, Margaret Bay Subdivision, Addition Number 2, Plat 2010-16 on Sea Lion Circle. (Owner: Rick Miller, Aleutian Development Corporation; Applicant: Stacey Walters, Alaska Mechanical; Property ID:04-05-525)

- 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-XX
- 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:

3. Notice to the Platting Board regarding action of Platting Authority on July 18, 2013 to consider the extension of Preliminary Plat of McLaughlin Subdivision, a subdivision of Lot 1, Hawley Subdivision, Plat 95-13, located at 10 and 18 Overland Drive.
(Owner/Applicant: Peggy and Campbell McLaughlin; Property ID:06-09-123)

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, June 27, 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

Roll Call:

Commissioners present:

Vicki Williams

Steven Gregory

Chris Bobbitt

Peter Sturdivant

2. Revisions to the Agenda:

None

3. Appearance Requests:

None

4. Minutes:

Peter Sturdivant moved to approve the minutes from the May 16, 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 (4-0). The minutes from the May 16, 2013 meeting were adopted.

5. Announcements:

Erin Reinders informed everyone that the new Planning Administrator Tony Grande will be starting on July 8, 2013 but he will be flying in on the 4th of July. Mr. Grande has a Master's Degree in Planning, is a GIS whiz and will be a great addition to the Planning Department and the community.

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.

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 explained that the minimum required lot width is sixty (60) feet and the applicant is requesting a variance to reduce that to fifty (50) to allow her to subdivide her one hundred (100) foot wide lot into two. Staff also brought to the Planning Commissioners' attention the memo that she sent earlier that day explaining the different kinds of variances that is written in Code. One involves Zoning and Development requirements. This is the sort of code they used regarding parking variance in last month's Public Hearing while the current variance request is related to the Subdivision and Platting requirements of Code. Other communities call this type of variance as Modifications of Standards. Although the tests are similar, the purpose of this type of variance is slightly different from the Zoning and Development requirements. A variance for Subdivision and Platting requirements is not only allowed to be granted due to undue hardship, but also when the Planning Commission finds that the outcome is desirable to the public. Staff is recommending the approval of the variance because it meets the test of code and is desirable from staff's standpoint because it accomplishes a documented need of the community for additional housing.

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

Applicant and Public Testimony: Monica Henning said that in most other cities in the U.S., a fifty (50) foot frontage is pretty standard. In retrospect, she wished that when the Planning Commission changed the lot size requirements from 10,000 square feet to 6,000 square feet that the frontage would also have been adjusted further to fifty (50) foot width instead of just sixty (60) from the original seventy (70) foot requirement.

Chair Bobbitt asked Ms. Henning if she knows what the side yard setbacks are for a fifty (50) width lot was and she replied that she did not but she assumed that it would still be a 10-foot setback. She also said that one can easily build a 1,000 to 1,200 square foot house on a fifty (50) foot wide lot.

Peter Sturdivant said that he actually has a number of questions about the fifty (50) feet width variance request. Mr. Sturdivant questions that if the Planning Commission indeed changed the ordinance and allows a fifty (50) feet width lot at what point should the Planning Commission stop. He said that the sixty (60) feet width ordinance is a good starting point as it addressed most topography issues and he was of the opinion that anything lower can be addressed through the variance process. He also mentioned the two-and-a-half rule found in 8.08.090(D) (b) which states that "Normal depth shall not exceed two-and-a-half (2 ½) time's

width...” The lot dimensions being proposed is contrary to this rule because a fifty (50) foot width multiplied by 2.5 would be a hundred and twenty-five (125) feet in length. This lot at the deepest is two hundred & forty-nine (249) feet in length.

Staff reviewed that the Subdivision Design Standards related to a lot’s dimensional requirements, such as lot width and lot length, is all within one section of the code and should be considered together when granting this variance. Basically, if the variance is granted the Planning Commission is granting the variance not only for the fifty (50) foot width but also the length of the lot.

Mr. Sturdivant asked if the applicant was planning to develop the land herself or if she had plans to sell it. Ms. Henning said that she does not know for sure at this point in time. Peter Sturdivant inquired further if she had any possible start dates for construction. She answered that she does not have one yet.

Chair Bobbitt inquired if the housing unit she provided as an attachment to her application a prefab or does she plan to build it herself. Ms. Henning answered that it would either be stick frame or prefabricated. She also said that she included it as an attachment to show the Commission that it is possible to build a house even with a fifty (50) foot width lot.

Steven Gregory asked Ms. Henning if they can build on the lower portion of the lot near the creek. She said that they cannot and most of the property is unusable.

Chair Bobbitt asked if there were any more questions from the Commissioners. Hearing none, he asked if there were any other from the public who would like to testify. Hearing none, Chair Bobbitt closed the public hearing at this point and opened the Commission discussion by calling for a motion to approve 2013-08.

Main Motion: Mr. Gregory motioned to approve Resolutions 2013-08 as stated. There was a second.

Commission Discussion: Mr. Gregory started the discussion and said that he had a feeling when they started reducing the lot size width that they would start seeing this issue crop up. He said that they should consider reducing the front lot width to fifty (50) feet in code otherwise he foresees the same request over and over again. He referred to the Comprehensive Plan and the identified need to encourage housing. Vicki Williams stated that she supported Mr. Gregory’s idea. Mr. Sturdivant said he was of the opinion that it should remain a variance considering the topography of the island that, combined with a reduced lot width, may be difficult to develop and that there are not a lot of requests for variance of this kind yet. However, if this becomes prevalent then the Commission should rethink the ordinance on lot frontage.

Chair Bobbitt mentioned looking at the buildings in the downtown area and the remnants of the military housing and that these were roughly fifteen-by-fifteen (15x15) or fifteen-by-twenty (15x20) feet and it seemed silly to require those type of houses on a 6,000 square foot lot. However, it is also good to have the option to wait and see. At the same time having the

determined need for housing it would be nice to speed the process up so people can develop more quickly. He said he has been tracking how many variance of this kind occurred in the six (6) month period during the building season and maybe revisit the issue based on the numbers and demand. Mr. Gregory agreed with Chair Bobbitt to track the variance requests and believed that an eventual change in code would speed the process up and help people develop their lands more quickly.

Chair Bobbitt asked if there were any further discussions on the resolution. Hearing none, he called for a vote by consensus on Resolution 2013-08.

Vote: The vote was unanimous. The motion carried.

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.

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 this is pretty much a straightforward preliminary plat. Currently there is one lot that is owned by the City. The purpose of the preliminary plat is to subdivide Tract B into four leasable tideland lots and one remainder lot for a future road right-of-way in Ballyhoo.

Chair Bobbitt asked the Commissioners if they have any questions for the staff. Mr. Sturdivant asked if the plat is simply clarifying some things that were not clear previously. Staff answered in the affirmative.

Applicant and Public Testimony: Chair Bobbitt asked if there were any more questions from the Commissioners. Hearing none, he noted that the City was the applicant and asked if anyone from the public would like to testify. Hearing none, Chair Bobbitt closed the public hearing and opened the Commission discussion by calling for a motion to approve 2013-09.

Main Motion: Ms. Vicki Williams moved to approve Resolution 2013-09 as stated. There was a second.

Commission Discussion: Mr. Sturdivant stated for the record that the State had granted this tideland to the City and that there were no jurisdiction issues with this tideland. He stated that he also looked at the lease contract and 30 years is a reasonable lease for business purposes. Mr. Sturdivant wanted it to be one record that these issues were brought up, researched and cleared.

Chair Bobbitt asked if there were any further discussions on the resolution. Hearing none, he called for a vote by consensus on Resolution 2013-09.

Vote: The vote was unanimous. The motion carried.

REGULAR MEETING:

No items.

WORK SESSION:

No items.

OTHER BUSINESS

Staff said that there will be a meeting on July and asked if the Commissioners if they will be available on the 18th. It was likely that there will not be a quorum on the 18th; Chair Bobbitt asked if the meeting can be moved earlier on the 11th. Staff said that there is a submittal period for the applicant and moving it up might be challenging for the applicants. Steven Gregory said that 25th might be better. Staff suggested that she will send out an email with the possible dates for the next Planning Commission meeting.

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 7:26 P.M.

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

CONDITIONAL USE PERMIT APPLICATION
KNIK CONSTRUCTION, INC.

PLANNING COMMISSION & PLATTING BOARD STAFF REPORT

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO CONTINUE THE USE OF A TEMPORARY CONSTRUCTION CAMP ON TRACT B, MARINEWAYS SUBDIVISION, ADDITION 1, PLAT 90-12 AND ADDRESSED AS 42 GILMAN ROAD.

Project Information	
Land Owner	Richard Miller, Ounalashka Corporation
Applicant	Greg Kelley, Knik Construction
Location	42 Gilman Road (04-05-380)
Application Type	Conditional Use Permit
Project Description	A request to allow for the continued presence of the existing temporary construction camp providing housing, lab space and offices for Knik Construction as they work on paving projects for the City of Unalaska.
Zoning	General Commercial
Exhibits	Draft Resolution 2013-11, Conditional Use Permit Application, Resolution 2012-10, and Aerial Imagery from GeoBlade
Staff Recommendation	Approval of Resolution 2013-11, with conditions

PLAN GUIDANCE

1. Employee housing was identified as a community need in the 2009 Community Visions for the Future: Unalaska 2010-2020 visioning document as part of the Comprehensive Planning process.
2. The Unalaska Comprehensive Plan 2020 identifies an action item to pave more roads in order to achieve to the goal of improving and maintaining Unalaska's infrastructure and physical appeal.

CODE REQUIREMENTS

1. Construction camp is defined in UCO 8.06.020 (48) as "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".
2. 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/lighter industrial and warehousing offices, and structures that are not dependent on direct access to a waterbody.
3. Bunkhouses, testing laboratories, trailers, and storage are permitted as Conditional Uses in the General Commercial zoning district. Other similar uses may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of UCO 8.12.200.
4. UCO 8.12.200(d)(2) allows for the Planning Commission to apply specific conditions as additional safeguards or controls to ensure compatibility with surrounding land use and protection of the public.
5. UCO 8.12.200(C) states that at a public hearing, the Planning Commission is to determine that the conditional use:
 - Furthers the goals and objectives of the Comprehensive Development Plan;
 - Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
 - Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

BACKGROUND

1. On August 16, 2012, the Planning Commission approved the Conditional Use Permit request by Knik Construction to locate a temporary Construction Camp, including employee housing, labs, offices,

and mud room. The expiration date for this temporary use was set for December 31, 2013, to coincide with the anticipated end of the applicant's involvement with the State's airport runway project.

2. Resolution 2012-10 outlines this expiration date and several other conditions of approval related to the construction and assurance of the removal of the camp. Pursuant with the conditions of approval allowing this temporary use, Knik Construction has posted a removal bond which was based on the on a quote for shipping the structures from Unalaska to Seattle.
3. The Construction Camp has been in place since the Conditional Use Permit and Building Permits were issued in the fall of 2012.
4. Knik Construction has now received a contract for various City paving projects and is requesting a re-approval of the Conditional Use Permit for a temporary Construction Camp through December 31, 2015, to coincide with the anticipated completion date of the paving.

FINDINGS

1. Housing was identified as a critical component of the Comprehensive Plan. Many employers identified the need for more housing during the Community Visioning process for the Comprehensive Plan. Knik Construction originally chose to bring in temporary housing for its workings involved with the airport improvement construction project, and now wishes it to remain as they work on roadway paving projects for the City. The Comprehensive Plan lists the pavement of roadways as a part of the community's vision for the future. Staff finds that the application meets this test of code.
2. This area is primarily industrial, and the surrounding uses include a wastewater treatment plant, welding shop, warehouses, employee housing, and fish processing. The proposed Conditional Use is for a construction camp to provide housing, office and lab space, which fits the surrounding area and existing uses surrounding the site. Because the request will be compatible with the existing uses in this location, staff finds that the application meets the test of code.
3. The surrounding districts include Public/Quasi-Public, Marine-Related Industrial, and Marine-Dependent Industrial. In order to mitigate permanent negative impacts from the construction camp in this prominent location, staff recommends conditions of approval similar to that of the original approval. These conditions are listed in the resolution and are related to an expiration date, removal of the structures associated with the camp from the City, and a removal bond. With these conditions in place, staff finds that the use of a construction camp in a predominantly industrial area will not have a permanent negative impact substantially greater than anticipated from permitted development within the General Commercial zoning district. Therefore, staff finds that the application meets the test of code.

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 that the Planning Commission approve Resolution 2013-11 and the associated conditions of approval.

**PLANNING COMMISSION & PLATTING BOARD
RESOLUTION 2013-11**

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO CONTINUE THE USE OF A TEMPORARY CONSTRUCTION CAMP ON TRACT B, MARINEWAYS SUBDIVISION, ADDITION 1, PLAT 90-12 AND ADDRESSED AS 42 GILMAN ROAD.

WHEREAS, Title 8 UCO Section 8.12.200 sets forth the procedures for the taking action on a conditional use application; and

WHEREAS, Ounalashka Corporation is the owner of Tract B, Marineways Subdivision, Plat 90-12 (04-05-380) addressed as 42 Gilman Road and currently has an agreement with Knik Construction to lease the property; and

WHEREAS, the subject property is zoned General Commercial; and

WHEREAS, the Knik Construction proposes to continue the operation of a temporary Construction Camp as defined in UCO §8.06.020(48); and

WHEREAS, the Planning Commission held a public hearing on August 16, 2012 to consider the original request and to hear testimony of the applicant, City Staff and the applicant and approved this temporary Conditional Use and related conditions of approval via Resolution 2012-10,

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

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on July 25, 2013 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request for the continued use of a Construction Camp meets the requirements set forth in UCO §8.12.200(C):

1. Furthers the goals and objectives of the Comprehensive Plan;
2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

THEREFORE BE IT RESOLVED, that the Planning Commission approves the request from Knik Construction for a Conditional Use to site a temporary Construction Camp on Tract B, Marineways Subdivision Addition No. 1, Plat 90-12, with the following conditions:

1. This Conditional Use expires on December 31, 2015.
2. Upon the expiration of the Conditional Use Permit, Knik Construction is responsible for the removal of all structures associated with the Construction Camp from the City of Unalaska.
3. Property owner shall grant the City of Unalaska or its designee the right to enter the property and remove all structures associated with the Construction Camp should Knik Construction or

Ounalashka Corporation fail to do so at the time of the Conditional Use expiration.

4. Proof of removal bond in the amount of \$108,000 shall be provided to the City of Unalaska Department of Planning before the Condition Use permit is issued. The City of Unalaska shall be named as the obligee and bond shall be conditioned on performance of the removal required the condition use permit. The term of bond shall coincide with the term of the Conditional Use permit.

This resolution becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in Section 8.12.200(E) UCO.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2013, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Chris Bobbitt
Chair

Erin Reinders, AICP
Secretary

APPLICATION FOR VARIANCE/CONDITIONAL USE
CITY OF UNALASKA, ALASKA

received

DATE: 10/25/2013 FEE: 200 + 1st 6/26 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: Dunalashka Corporation

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

Street Address of Property: 42 Gilman Road

Applicant's Name: Knik Construction, Attn Greg Kelley

Mailing Address: Box 3757, Seattle, WA 98124

Contact Name: Greg Kelley

Home Phone: _____

Work Phone: 907-545-4330

Request for : _____ Variance ☒ Conditional Use

Type of Request: _____ Residential _____ Commercial

Current Zone Designation: General Commercial

LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 04-05-380

Lot: _____ Block: _____ Tract: B

Subdivision: Marine Ways Add #1 (90-12) USS: _____

Section(s): 4 Township: 73S Range: 118W

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

To extend the current Temporary Conditional Use Permit # 2010-02 which was issued 8/27/12 and expires 12/31/2013. Knik was awarded additional work for the City of Unalaska, i.e. Ballyhoo Road, etc. Requesting extension up to December 2015.

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 6/25/13

CITY OF UNALASKA, ALASKA

"ATTACHMENT A"

AUTHORIZATION TO MAKE APPLICATION BY AGENT

I/WE Unalaska Corporation ARE THE OWNERS OF
(LEGAL DESCRIPTION OF PROPERTY)

LOT _____ BLOCK _____ SUBDIVISION Marine Ways Add #1 (P90-12)
TRACT B USS _____
SECTION(S) 4 TOWNSHIP 73S RANGE 118W

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE

Greg Kelley with Knik Construction (APPLICANT
NAME) TO MAKE APPLICATION AS MY/OUR AGENT FOR:

(MARK APPROPRIATE ☐ WITH AN "X")

- ☒ CONDITIONAL USE
☐ VARIANCE
☐ ZONE AMENDMENT

AND ACKNOWLEDGE THAT I/WE AM/ARE AS FULLY BOUND BY THE TERMS OUTLINE IN
TITLE 8, UCO FOR THE ACTION APPLIED FOR AS THOUGH I/WE HAD MADE APPLICATION FOR
SUCH ACTION MYSELF/OURSELVES.

Richard A Miller
(SIGNED)
Chief Executive Officer

Richard A Miller
(NAME)
6/25/2013

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF
June 20 13



Denise M Rankin
NOTARY PUBLIC IN AND FOR Alaska
MY COMMISSION EXPIRES: 11/28/2013

AMENDED RESOLUTION 2012 - 10
AN AMENDED RESOLUTION OF THE PLANNING COMMISSION
CITY OF UNALASKA, ALASKA

APPROVING THE CONDITIONAL USE REQUEST FROM KNIK CONSTRUCTION, WITH PERMISSION FROM THE LANDOWNER, TO SITE A TEMPORARY CONSTRUCTION CAMP AT 42 GILMAN ROAD, ON TRACT B OF MARINEWAYS SUBDIVISION ADDITION NO. 1, PLAT 90-12, WITHIN THE CITY OF UNALASKA, ALASKA.

WHEREAS, the subject property is zoned General Commercial; and

WHEREAS, the applicant proposes to site a temporary Construction Camp as defined in UCO §8.06.020(48); and

WHEREAS, notices were posted and mailed in accordance with UCO §8.12.200; and

WHEREAS, the Planning Commission held a public hearing regarding the City of Unalaska's request on August 16, 2012, to consider the testimony of the applicant, City staff, and the public; and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request for a Construction Camp meets the requirements set forth in UCO §8.12.200(C):

1. Furthers the goals and objectives of the Comprehensive Plan.
2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

THEREFORE BE IT RESOLVED, that the Planning Commission approves the request from Knik Construction for a Conditional Use to site a temporary Construction Camp on a portion of Tract B, Marineways Subdivision Addition No. 1, Plat 90-12, with the following restrictions as listed below.

Said approval of the request is given for the attached site plans and with the following conditions:

1. This Conditional Use expires on December 31, 2013.
2. Approval is based upon the site plan and floor plans as attached.
3. Upon the expiration of the Conditional Use Permit, Knik Construction is responsible for the removal of all structures associated with the Construction Camp from the City of Unalaska.
4. Property owner shall grant the City of Unalaska or its designee the right to enter the property and remove all structures associated with the Construction Camp should Knik Construction or Ounalashka Corporation fail to do so at the time of the Conditional Use expiration.
5. The appropriate building permits must be received from the City of Unalaska Department of Public Works and the associated conditions shall be addressed.
6. Proof of removal bond in the amount of \$108,000 shall be provided to the City of Unalaska Department of Planning before the Condition Use permit is issued. The City of

Unalaska shall be named as the obligee and bond shall be conditioned on performance of the removal required the condition use permit. The term of bond shall coincide with the term of the Conditional Use permit.

This resolution becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in Section 8.12.200(E) UCO.

APPROVED AND ADOPTED THIS 16th DAY OF August, 2012, BY
THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.



Chris Bobbitt
Chair



Erin Reinders, AICP
Secretary



6400 South Airpark Place, Ste 1
Anchorage, AK 99502
(907) 249-0266 Phone
(907) 245-1744 Fax

July 27, 2012

City of Unalaska, Port of Dutch Harbor
Planning Department
P.O. Box 610, Unalaska AK 99685

Re: Application for Conditional Use Permit
42 Gilman Road
Unalaska, AK 99685

Erin,

Knik's is pursuing a Conditional Use Permit for the property located at 42 Gilman Road, to provide a camp facility for our personnel while working on the Unalaska Airport Rehabilitation Project. We expect to complete work on this project in the fall of 2013 which also will coincide with use of the camp facility.

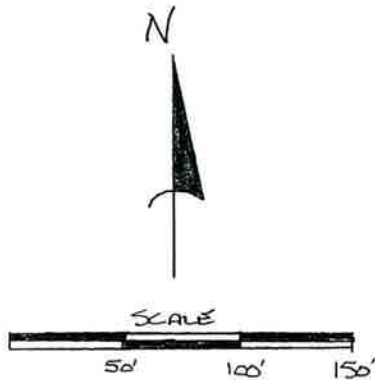
The camp facility is a modular structure that will have a footprint of 40' x 60' with an additional 10' x 20' mud room at the entrance. It is made up of 9 individual units placed together to house 24 personnel. We anticipate that the camp will be connected to electrical, sewer, and water utilities for the duration of its stay.

In addition to the camp facility Knik intends to place a 10' x 40' office trailer and a 10' x 10' lab facility on the site for use by ADOT contract administration personnel.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Kelley", written over a horizontal line.

Greg Kelley.
Project Manager



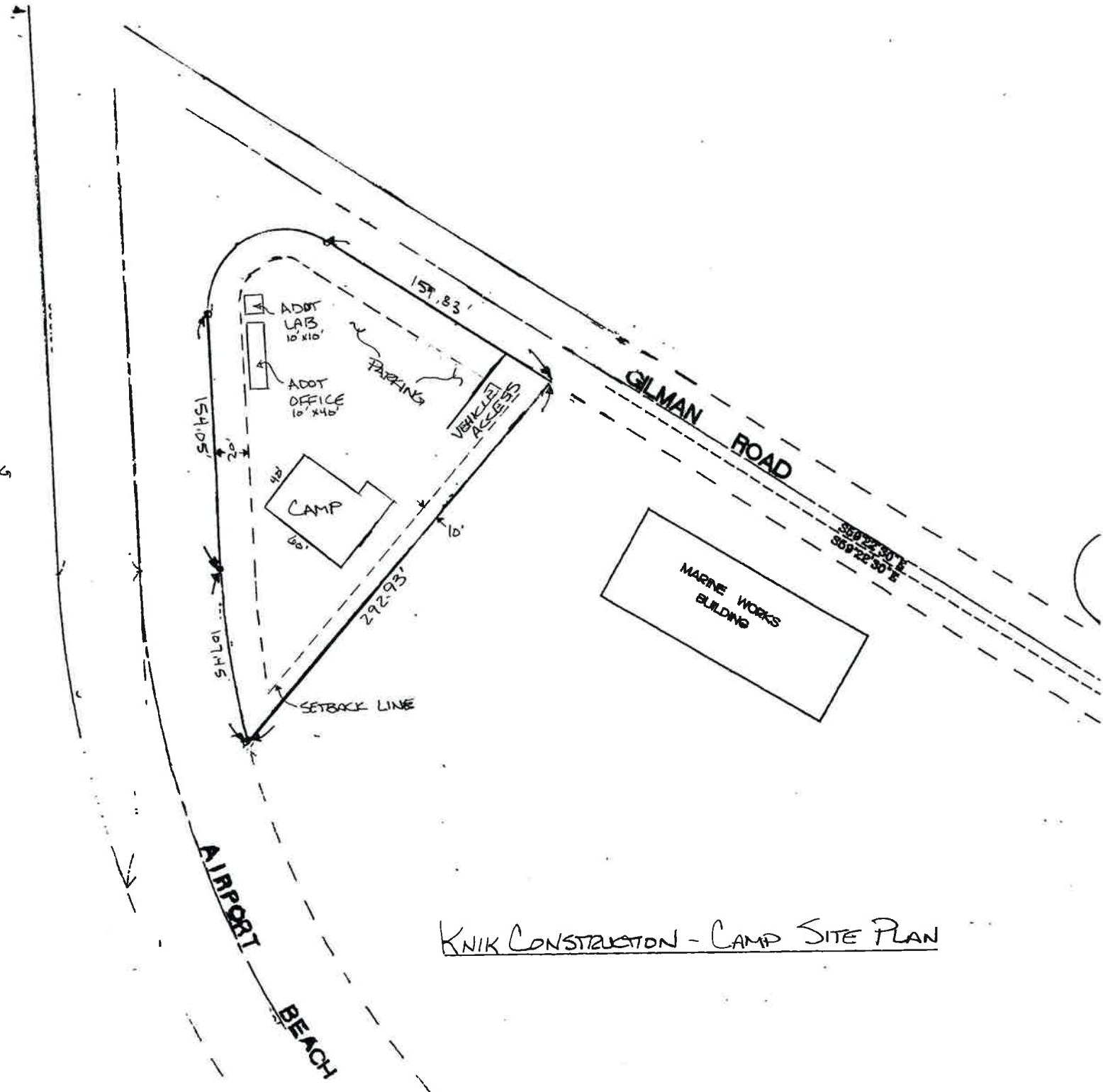
NOTES:

ALL STRUCTURES TO BE SECURED USING DUCK BILL ANCHORS.

ACCESS TO SITE SHALL BE FROM GILMAN ROAD.

ALL STRUCTURES ARE PROPOSED. NO EXISTING STRUCTURES ON SITE

PARKING ALSO AVAILABLE IN FRONT OF EACH STRUCTURE.



KNIK CONSTRUCTION - CAMP SITE PLAN

42 Gilman Road



- ◆ 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.



185 ft

CONDITIONAL USE PERMIT APPLICATION
ALASKA MECHANICAL, INC.

PLANNING COMMISSION & PLATTING BOARD STAFF REPORT

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING FOR A
TEMPORARY BATCH PLANT AND LAYDOWN AREA ON LOT 8B, BLOCK 2,
MARGARET BAY SUBDIVISION, ADDITION NUMBER 2, PLAT 2010-16 ON SEA LION
CIRCLE.

Project Information	
Land Owner	Richard Miller, Aleutian Development Corporation
Applicant	Stacey Walters, Alaska Mechanical
Location	Sea Lion Circle, off of Salmon Way (04-05-525)
Application Type	Conditional Use Permit
Project Description	Alaska Mechanical proposes to locate a temporary batch plant on underutilized Sea Lion Circle and obtain a Conditional Use Permit for this property primarily for laydown area associated with the batch plant and construction activities associated with the new Waste Water Treatment Plant.
Zoning	General Commercial
Exhibits	Draft Resolution 2013-12, Conditional Use Permit Application, and Aerial Imagery from GeoBlade
Staff Recommendation	Approval of Resolution 2013-12

PLAN GUIDANCE

1. The Unalaska Comprehensive Plan 2020 identifies an action item to construct a new Wastewater Treatment Plant in order provide the highest level of service possible to protect health and wellbeing.

CODE REQUIREMENTS

1. According to UCO Section 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/lighter industrial and warehousing offices, and structures that are not dependent on direct access to a waterbody.
2. Trailers, industrial equipment storage and repair, public uses including storage yards and operations are permitted as Conditional Uses in the General Commercial zoning district, which is outlined in UCO 8.12.200 "Conditional Use Applications". All other uses not listed may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of UCO 8.12.200.
3. UCO Section 8.12.200(d)(2) allows for the Planning Commission to apply specific conditions as additional safeguards or controls to ensure compatibility with surrounding land use and protection of the public.
4. UCO Section 8.12.200(C) states that at a public hearing, the Planning Commission is to determine that the conditional use:
 - Furthers the goals and objectives of the Comprehensive Development Plan
 - Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and

- Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

BACKGROUND

1. Alaska Mechanical, Incorporated has the contract to construct the City's new Waste Water Treatment Plant.
2. Alaska Mechanical has already received permission to use the adjacent underutilized Sea Lion Circle Right-of-Way to help with construction operations. It is anticipated that the temporary batch plant will be located in this Right-of-Way area.
3. Alaska Mechanical now seeks a Conditional Use Permit primarily for the temporary storage, laydown and stockpiling of construction related equipment, material, connexes, sand and gravel.

FINDINGS

1. The need for a new Waste Water Treatment Plant is an identified and well documented goal for the community in the CMMP, the Comprehensive Plan and elsewhere. Supporting the construction of this needed and federally mandated facility by allowing for the temporary use of this vacant and conveniently located property for storage and a batch plant is consistent with the intention of the Comprehensive Plan. Staff finds that the application meets this test of code.
2. This Sea Lion Circle area is primarily undeveloped and unused or being used as storage area. The land uses in the surrounding area along Salmon Way include retail establishments, warehouse, office, museum, employee housing, and fish processing. Because the request for temporary batch plant and laydown area for storage will be compatible with nearby existing uses in this area and are not expected to impact future uses at all, staff finds that the application meets the test of code.
3. The surrounding zoning districts include Marine-Related/ Industrial, and Marine-Dependent/ Industrial, High Density Residential, and General Commercial. By their very nature the proposed uses of stockpiling, storage and laydown area are temporary and will not pose a permanent negative impact substantially greater than anticipated from permitted development within the General Commercial zoning district. To further ensure this, an expiration date of June 30, 2015 has been recommended which coincides with the anticipated completion of construction and the termination date of the temporary use permit granted for the adjacent Right-of-way from the City of Unalaska. Therefore, staff finds that the application meets the test of code.

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 that the Planning Commission approve Resolution 2013-12 and the associated condition of approval.

**PLANNING COMMISSION & PLATTING BOARD
RESOLUTION 2013-12**

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING FOR A
TEMPORARY BATCH PLANT AND LAYDOWN AREA ON LOT 8B, BLOCK 2, MARGARET BAY
SUBDIVISION, ADDITION NUMBER 2, PLAT 2010-16 ON SEA LION CIRCLE.

WHEREAS, Title 8 UCO Section 8.12.200 sets forth the procedures for the taking action on a conditional use application; and

WHEREAS, Ounalashka Corporation is the owner of Tract 8B, Margaret Bay Subdivision, Addition Number 2, Plat 2010-16 (04-05-525) located on Sea Lion Circle and currently has an agreement with Alaska Mechanical to use the property; and

WHEREAS, the subject property is zoned General Commercial; and

WHEREAS, Alaska Mechanical proposes to locate a temporary batch plant on the underutilized Sea Lion Circle and use this property as primarily for laydown area associated with the batch plant and construction activities associated with the new Waste Water Treatment Plant; and

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

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on July 25, 2013 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request for temporary use for a temporary batch plant and laydown area set forth in UCO §8.12.200(C):

1. Furthers the goals and objectives of the Comprehensive Plan;
2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

THEREFORE BE IT RESOLVED, that the Planning Commission approves the request from Alaska Mechanical for a Conditional Use Permit to site a temporary batch plant and laydown area on Tract 8B, Margaret Bay Subdivision, Addition No. 2, Plat 2010-16, with an expiration date of **June 30, 2015**.

This resolution becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in Section 8.12.200(E) UCO.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2013, BY THE
PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Chris Bobbitt, Chair

Erin Reinders, AICP, Secretary

CITY OF UNALASKA, ALASKA

"ATTACHMENT A"

AUTHORIZATION TO MAKE APPLICATION BY AGENT

I/WE Aleutian Development Corporation ARE THE OWNERS OF
(LEGAL DESCRIPTION OF PROPERTY)

LOT 8B BLOCK _____ SUBDIVISION Margaret Bay Add #2

TRACT _____ USS _____

SECTION(S) _____ TOWNSHIP _____ RANGE _____

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE

Alaska Mechanical, Inc. (APPLICANT
NAME) TO MAKE APPLICATION AS MY/OUR AGENT FOR:

(MARK APPROPRIATE ☐ WITH AN "X")

☒ CONDITIONAL USE
☐ VARIANCE

☐ PLAT
☐ ZONE AMENDMENT

AND ACKNOWLEDGE THAT I/WE AM/ARE AS FULLY BOUND BY THE TERMS OUTLINE IN
TITLE 8, UCO FOR THE ACTION APPLIED FOR AS THOUGH I/WE HAD MADE APPLICATION FOR
SUCH ACTION MYSELF/OURSELVES.

Richard A. Miller
(SIGNED)

Richard A. Miller
(NAME)

Chief Executive officer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF
July 20 13

Denise M Rankin
NOTARY PUBLIC IN AND FOR Alaska

MY COMMISSION EXPIRES: 11/28/2013



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.

Stacey Walters
Signature

7-10-13
Date

APPLICATION FOR VARIANCE/CONDITIONAL USE
CITY OF UNALASKA, ALASKA

DATE: 7/1/13 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: Aleutian Development Corporation

Property Owner Address: PO Box 149, Unalaska, Alaska 99685-0149

Street Address of Property: _____

Applicant's Name: Alaska Mechanical, Inc.

Mailing Address: PO Box 203649, Anchorage, AK 99515

Contact Name: Stacey Walters

Home Phone: (907) 304-1945

Work Phone: (907) 349-8502

Request for : Variance ^x Conditional Use

Type of Request: Residential ^x Commercial

Current Zone Designation: General Commercial

LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 04-05-525

Lot: 8B Block: _____ Tract: _____

Subdivision: Margaret Bay Add # 2 USS: _____

Section(s): _____ Township: _____ Range: _____

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

Setup temporary batch plant and laydown area for temporary storage of materials and
equipment to support construction of the Unalaska WWTP CEPT Upgrades project.
23,000 sq. ft.

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

Alaska Mechanical Inc.

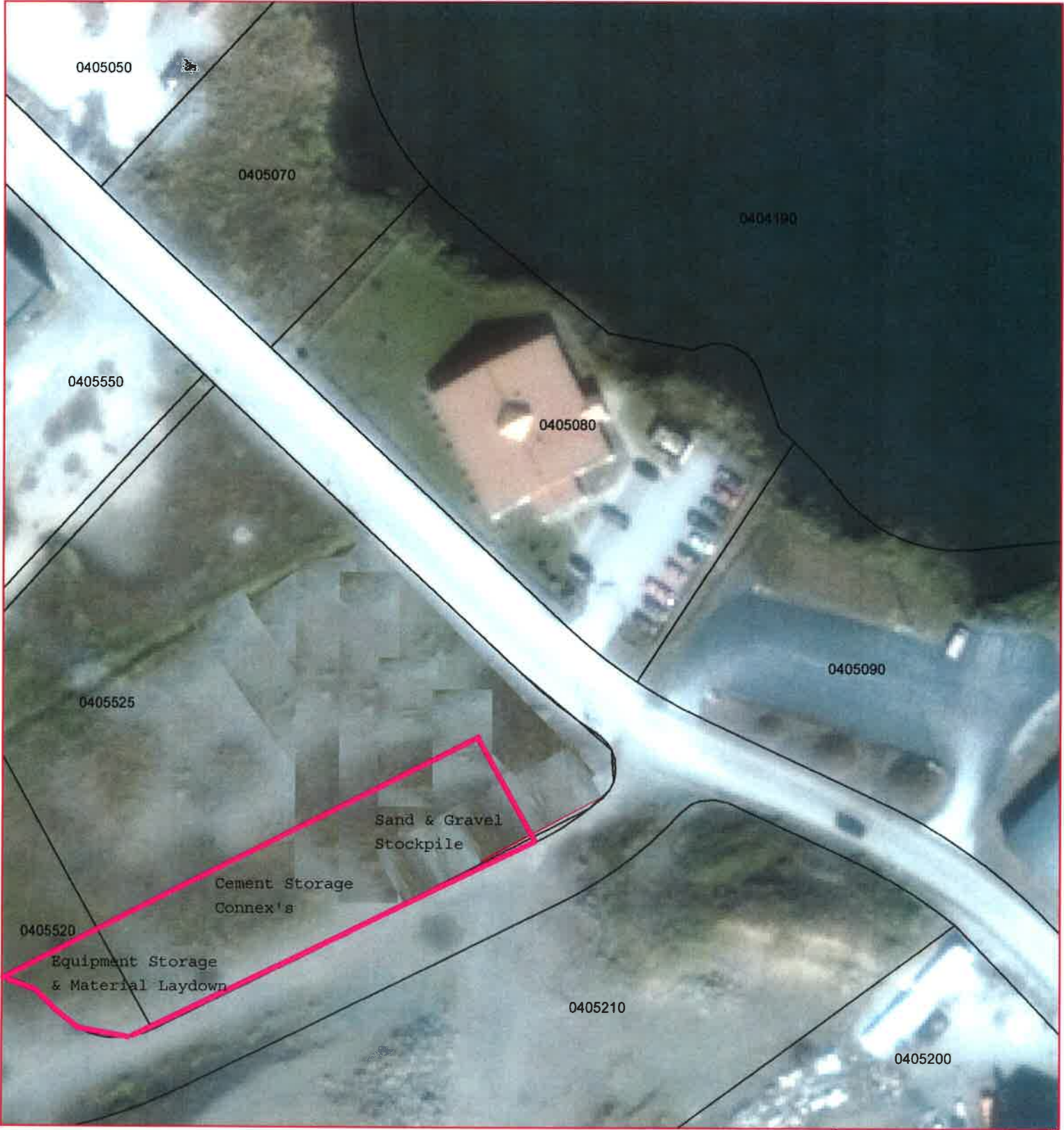











Exhibit A: Alaska Mechanical Inc. Ground lease consisting of 23,000 sq ft located in a protion of Lot 8B, Block 2, Margaret Bay Subdivision Addition #2. Shown hatched in this drawing.
Non-Exclusive access from Sea Lion Circle.



Location Map - Alaska Mechanical Temporary Batch Plant



-  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.



417 ft

PRELIMINARY PLAT APPLICATION EXTENSION
MCLAUGHLIN SUBDIVISION

RESOLUTION 2013-10

A RESOLUTION OF THE PLATTING AUTHORITY CITY OF UNALASKA, ALASKA

A 12-MONTH EXTENSION OF THE APPROVAL OF THE PRELIMINARY PLAT OF MCLAUGHLIN SUBDIVISION, A SUBDIVISION OF LOT 1, HAWLEY SUBDIVISION, PLAT 95-13, LOCATED AT 10 AND 18 OVERLAND DRIVE.

WHEREAS, UCO Section 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, in accordance with UCO Section 8.08.070, the approval of a preliminary plat shall be for a period of 12 months, unless The Platting Authority grants a one-time extension not to exceed 12 months upon a finding that it is in the public interest to do so provided a written request for an extension together with the reasons why an extension is desired is submitted to the Department of Planning by the subdivider prior to the deadline; and

WHEREAS, landowners of record for Lot 1, Hawley Subdivision Peggy and Campbell McLaughlin desire to replat their property for the purpose of subdividing into two smaller lots; and

WHEREAS, the City of Unalaska Platting Authority held a public hearing on August 16, 2012 to consider this platting action and to hear testimony of the public, City Staff, and the applicant and approved the Preliminary Plat via Resolution 2012-12;

WHEREAS, the landowners have submitted a written request to extend this approval for 12 months to allow for time to install utilities and the Planning Director has determined that it is in the public interest to do so;


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

WHEREAS, the City of Unalaska Platting Authority held a public hearing on July 18, 2013 to consider the extension of the approval of the platting action and to hear testimony of the public, City Staff, and the applicant.

THEREFORE BE IT RESOLVED, the Platting Authority approves extension of the preliminary plat of McLaughlin Subdivision, with the conditions identified in Resolution 2012-12.

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 Platting Authority action and shall remain in effect for one year.

APPROVED AND ADOPTED THIS 18th DAY OF JULY, 2013, BY THE
PLATTING AUTHORITY OF THE CITY OF UNALASKA, ALASKA.


Erin Reinders, AICP, Planning Director
Platting Authority


Anthony Grande, Planning Administrator
Secretary