

Principles of the Unalaska Planning Commission

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

CONDUCTING A PUBLIC HEARING

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

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

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

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

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

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

1. CALL TO ORDER

2. REVISIONS TO THE AGENDA

3. APPEARANCE REQUESTS

4. ANNOUNCEMENTS

5. MINUTES

- Regular Meeting February 20, 2014

Public Hearing Action Items:

6. Consideration of amending Unalaska Municipal Code Chapter 8.06 by adding and updating definitions, Chapter 8.08 by clarifying subdivision requirements for lease lots, Chapter 8.12 by deleting building separation language, adding a conditional use for construction camps, and changing submittal deadline requirements.
7. Consideration of a zoning map amendment to rezone Lot 8, Block 8, Haystack Hill Subdivision, located at 134 Raven Way, from Single-Family Residential to Moderate-Density Residential (*Owner/Applicant: Travis Swangel; Property ID: 04-09-233*)
8. Consideration of a variance request to allow for a 2.5-foot front setback to accommodate a fish oil processing plant at 146 Gilman Road (*Owner: OC; Applicant: Bering Fisheries; Property ID: 04-05-390*)
9. Consideration of an amended site plan to a conditional use permit issued in August 2013 allowing for a new temporary-style bunkhouse at 1829 Ballyhoo Road, the base of the spit. (*Owner: OC; Applicant: Icicle Seafoods; Property ID: 02-05-150*)

Regular Meeting:

8. Receipt Platting Authority Resolution 2014-07 of the approval of the preliminary plat for Hazen Subdivision, a resubdivision of Lot 1, US Survey 5185, P-81-14, and Lot 1, ARC Subdivision, P-2000-04, Aleutian Islands Recording District, located at 140 Steward Road.

Worksession:

9. OTHER BUSINESS

10. ADJOURNMENT

Chair Help Sheet

Approval of Minutes Steps:

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

Public Hearing Steps:

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

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION MINUTES
Thursday, February 20, 2014
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

- 1. CALL TO ORDER:** Chair Chris Bobbitt called the meeting to order at 7:00 PM.

Staff Present:

Anthony Grande, Planning Administrator

Roll Call:

Commissioners present:

Chris Bobbitt

Doanh Tran

Steven Gregory

Jessica Earnshaw

Commissioner absent:

Vicki Williams

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

- 3. APPEARANCE REQUESTS:** *None*

- 4. ANNOUNCEMENTS:**

Introduction of the New Planning Commissioner: Chair Chris Bobbitt welcomed the new Planning Commissioner Jessica Earnshaw to the Planning Commission Board.

Selection of Chair and Vice-Chair for 2014: Chair Bobbitt informed the Commission that it is time to select a new Planning Commission Chair and Vice-Chair for 2014. Chair Bobbitt opened the nomination for Chair. Steven Gregory nominated Chair Bobbitt again for the Chair; there was a second. Chair Bobbitt asked if there were any other nominations. Doanh Tran nominated Mr. Gregory for Chair; there was a second. With 2 voting in favor of Chair Bobbitt and 1 voting in favor of Steven Gregory, Chair Bobbitt stayed on as Chair of the Planning Commission.

Chair Bobbitt opened the nomination for the position of Vice-Chair. Ms. Earnshaw nominated Mr. Gregory for Vice-Chair. There was a second. The Chair asked if there were any other nominations. There being none, Chair Bobbitt called for a vote. With a vote of 3-0 in support, Mr. Gregory retained the position as Vice-Chair of the Planning Commission.

- 5. MINUTES:** Ms. Tran moved to approve the minutes from the January 23, 2014 meeting. Ms. Earnshaw seconded the motion. Chair Bobbitt called for a discussion or comments on the minutes. There being no comments, Chair Bobbitt called for a vote and the motion to approve the minutes was unanimous (4-0). The minutes for the January 23, 2014 were adopted.

PUBLIC HEARING ACTION ITEMS:

6. Consideration of a variance request to allow for a 4-foot side setback to accommodate a proposed loading dock at 60 Delta Way.

Staff explained that the variance application is for a reuse of an historic building. To make it useful and as part of the renovation, the owners plan to add a new loading dock facing the side yard of the lot. The requested variance is the minimum necessary in order to accommodate three loading docks and in order to make use of the building viable. This being an industrial area, adding a loading dock to the building will not adversely affect the character of the neighborhood. Staff in concert with the Development Review Team is recommending approval of the variance request as it is in accordance with the standards outlined in the Unalaska's Code of Ordinances.

Chair Bobbitt asked the Commissioners if they have any questions for Staff. In response to questioning, staff explained that they had no additional information about the current use of the building but informed the Commission that the land and as well as the adjacent lots are owned by FDOC, a subsidiary of OC.

Chair Bobbitt asked if there was anyone from the public who would like to testify. Tyler Zimmerman spoke briefly representing the applicant, saying that they intended to renovate the building and needed the variance to make the project viable.

Chair Bobbitt asked anyone else from the public who would like to testify. There being none, Chair Bobbitt called for a motion to approve Resolution 2014-06. Ms. Tran moved to approve Resolution 2014-06. There was a second. There being no further discussion, Chair Bobbitt called for a vote and the motion to approve was unanimous (4-0). The motion carried and Resolution 2014-06 was adopted.

7. Consideration of amending Unalaska Municipal Code Chapter 8.06 by adding and updating definitions, Chapter 8.08 by clarifying subdivision requirements for lease lots, Chapter 8.12 by deleting building separation language, adding a conditional use for construction camps, and changing submittal deadline requirements.

Staff informed the Commissioners that the comments from the last work session on the proposed Title 8 changes have been incorporated specially the definition of "temporary structures" that are designed to be easily moved or dismantled.

The changes regarding the construction camps are to clarify where the camps should be located in the City namely, Marine-Related/Industrial District and Marine-Dependent/Industrial District as a conditional use. The phrase "*project or projects*" was added after the packets went out, making the definition more flexible and allow for multiple projects. A *detailed plan for deconstruction and removal* was added to the proposed ordinance change. Chair Bobbitt pointed out a grammatical error on *Section 8.12.080(D) (4) Construction camps, provided the follow...* "should be *"provided the following..."*

Staff touched on the straightforward changes to make sure that the *Planned Unit Development* section of the code is clear and similar to the Variance and Conditional Use section. PUDs are for developments that are 2 acres in size with multiple buildings. It could involve a few different variances, but would be approved as one for the entire development.

Staff explained that the concept of *lease lots* pertains to long-term property leases as being similar in many ways to property ownership as far as development is concerned. It is important to the community that when these lots are developed and structures built, that they follow the same standards as any other property in the City.

Very much related, staff explained that there have been recent changes made to the Draft Ordinance after they got their packets and proceeded to enumerate the changes; addition of “long-term lease of 30-years or more”, into the definition of “SUBDIVISION”. It now reads:

*(157) “SUBDIVISION” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract or parcel for the purpose, whether immediate or future, of sale, **long-term lease of 30-years or more**, or development, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided.*

Staff said it was necessary to add it to the definition to clarify that the ordinance is for long-term lease of properties of 30-years or more with the assumption that it is for a planned development. It is also to safeguard property owners from unnecessary process of subdivision just to lease off a small portion of their land for a short period that may not involve development and have any impact to the community. The same language was added to *Section 8.08.020(E) “Bar on subdivision by deed or lease”*, to read:

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

Other minor changes involve striking out the building separation requirements in various zoning districts since it had more to do with Building Codes and the process of acquiring a building permit than Title 8.

The last change in the proposed draft involve Section 8.12.215(A)(2) Submittal/timing, which has been moved up by seven (7) days to give enough time for the City Staff to gather feedback from the Development Review Team and still have time to give feedback to the applicant in time to prepare the packet for the Planning Commission meeting.

Chair Bobbitt asked the Commissioners if they have any questions for Staff. Mr. Gregory asked if there were any public feedback regarding striking out the building separation from the code. Staff replied that there had been no public feedback; however, there was positive feedback from the Fire Department. Ms. Tran suggested that it would be best if the Commission vote on these issues separately and not as one Resolution. She also inquired how Staff was able to gather stakeholders input regarding the changes. Staff replied that feedback was gathered from people who contacted the office after seeing the agenda postings and mail-outs.

There being no additional questions for Staff, Chair Bobbitt asked if anyone from the public would like to testify regarding the resolution. Mr. Miller from Ounalashka Corporation asked if

construction camps are allowed in a General Commercial area. Staff explained that they would only be allowed in the two zoning districts of Marine Dependent/Industrial and Marine Related/Industrial. Mr. Miller said that the proposed ordinance puts a limitation on projects if construction camps are only allowed in the two zones.

Mr. Miller also commented on the proposed changes to the definitions. He said the process and the time it takes to have a lot subdivided have an impact or delay the negotiation of a lease. He asked if a property owner is required to plat a piece of property prior to leasing it out. Staff answered that the proposed change will require the property owner to submit a recorded plat prior to leasing the lot.

Mr. Miller said that the 10,000 square foot lot size might prove to be an issue in some long-term leases because there are lots that exist that are less than 10,000 square feet. Ms. Rankin confirmed that many of OC's lots are currently less than 10,000 square feet, noting that this helps make them financially sustainable for small businesses. She also stated that an amendment should be added stating that only the boundary portion of a lease needs to be released to the city.

Chair Bobbitt asked the Commissioners if they had any questions for the public. Ms. Earnshaw had a question for Staff regarding the 60-day period for the platting process. Staff answered that the 60-day period was to allow for the back-and-forth between the City Staff and the applicant, especially when there are corrections to the plat.

Ms. Tran requested that comments from Mr. Miller and Ms. Rankin be gathered and recorded by the Planning Staff for discussion in another work session.

Chair Bobbitt asked the Commissioners if they had any other questions. Hearing none, Chair Bobbitt closed the Public Hearing and called for a motion. Mr. Gregory move to continue the discussion on Resolution 2014-05 to the next meeting. There was a second. Chair Bobbitt asked if there were any further discussion on the motion to continue this item to the next meeting. Hearing none, Chair Bobbitt called for a vote to continue the discussion on Resolution 2014-05. The vote was unanimous (4-0). The motion was adopted and the discussion on Resolution 2014- 05 will be continued in the next regular meeting.

REGULAR MEETING:

8. Receipt of Platting Resolution 2014-01 of the approval of the preliminary plat for DeMeo Subdivision, a Resubdivision of Lot 2A Huling Subdivision, P 91-13, AIRD, located at 140 Steward Road.

Staff informed the Board that the Platting Authority represented by the Planning Director approved an abbreviated plat for DeMeo Subdivision.

WORK SESSION:

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

Staff explained that the CMMP is a description or summary of the Capital projects lined up for fiscal year 2015-2019. The work session will be to gather feedback and comments from the

Commissioners before presenting it to the City Council for approval. There was no further discussion except for Chair Bobbitt's comment of the improved format of the report.

10. OTHER BUSINESS: *None*

11. ADJOURNMENT: Chair Bobbitt adjourned the meeting at 8:07

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

Chris Bobbitt
Chair

Date

Erin Reinders, AICP
Recording Secretary

Date

Prepared by Veronica De Castro and Erin Reinders, Planning Department

Title 8 Revisions
(Continued)

MEMORANDUM TO PLANNING COMMISSION

TO: PLANNING COMMISSIONERS
FROM: ERIN REINDERS, DIRECTOR OF PLANNING
ANTHONY GRANDE, PLANNING ADMINISTRATOR
DATE: MARCH 20, 2014
RE: RESOLUTION 2014-05

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

BACKGROUND: Code changes involve a public process with opportunities for feedback from the public, city officials and professional staff. During the second half of 2013, planning staff began collecting information about necessary changes to Title 8 and conducting research to determine remedies. After changes were drafted by planning staff, potential changes were introduced to the Planning Commission at their January 23, 2014 meeting. Another meeting was conducted with a public hearing on February 20, 2014. Staff has edited the revisions based on feedback from this work session and public hearing. At the request of the Planning Commission, a public mailing was sent to the entire city inviting them to the March 20th meeting, during which the vote is scheduled on this item. Upon approval of Resolution 2014-05, staff will present Ordinance 2014-04 to the City Council for approval, which will require two readings and a public hearing.

DISCUSSION: Attached to this memo is the Planning Commission Resolution 2014-05, which indicates Planning Commission's support of Title 8 changes to City Council. Also included is the draft City Council Ordinance 2014-04, referenced in Planning Commission Resolution 2014-05, which identifies the specific code changes. Currently, the proposed revisions are a result of staff research and discussions, feedback from the City Attorney, ongoing discussion and reflection with the Planning Commission, as well as feedback from the work session with the Planning Commission on January 23, 2014 focusing on the revisions themselves. Further input was considered from the public and from the Commission at the public hearing on February 20, 2014. Additional changes to these revisions may take place as a result of further feedback and direction from the public, Planning Commission and City Council. The changes are focused on five distinct topics: **construction camps, planned unit developments, lease lots, building separation, application deadline.**

Staff proposes to clarify the definition of **construction camps**, which also involves adding the definition of "temporary." The definition of construction camps would be expanded to include temporary housing for any workers, not only specifically construction workers. The definition of "temporary" would be added to make it clear that any structure designed to be moved or deconstructed will be considered temporary. In response to feedback from the Commission and the public at the February 20th hearing, construction camps have been added to the list of *permitted uses* in the Marine-Related/Industrial and Marine-Dependent/Industrial Districts, as well as the list of *conditional uses* in the General Commercial District. This will clarify that construction camps are a use that is intended for industrial areas, and some commercial districts as the Commission sees fit, rather than other zoning districts in the city. Four safeguards have been added to the conditional use. First, the use must be tied to a project or series of projects. Second, a deconstruction plan for the camp must be provided. Third, a removal bond

must be provided. Fourth, a uniform appearance must be maintained for each building in the camp. For the permitted use in industrial districts, a condition was added stating that any housing in industrial areas must be uniform in appearance.

Staff proposes to add a new section to Title 8 clarifying the intent and procedure for **planned unit developments (PUD)**. This is an exciting revision to code, as it encourages creative solutions and master planning for development in this unique environment, such as allowing for a mixture of land uses, increased densities, and building clustering. A refined definition for planned unit development is proposed that would clarify two key concepts: the PUD is to be used for properties of at least two acres and approval of the PUD will approve any nonconformities with Title 8 that are involved in the project. The new section (§8.12.215) would provide a detailed procedure for applications and approvals of PUDs. It is substantially similar to the sections explaining conditional use and variance requests but with a unique set of tests for Planning Commission approval. It is these tests which were not clear in the past, and may be why this planning tool has been underutilized in our community. A PUD would need to further the goals and objectives of the Comprehensive Plan, would need to be compatible with the existing and planned land uses in the surrounding neighborhood and with the intent of its zoning district, will not have a permanent negative impact substantially greater than anticipated from permitted development within the zoning district.

Staff proposes to clarify subdivision requirements for **lease lots**, and in response to comments at the February 20th meeting, these sections have been revised. This includes amending the definitions of “subdivision” and “lease lot” as well as adding a section clearly explaining that a subdivision of land must follow the platting process. The purpose of subdivision review is to promote orderly growth in the community. New subdivisions, relevant to the future pattern of the community, can be created without property sales occurring. For example, developments may occur on lease lots. These revisions would clarify that developments occurring on lease lots are as relevant to the public interest as any other developments, and thus must occur on legally platted lots. There are three proposed changes to code:

1. The definition of a “lease lot” is broadened to include not only lots created by lease lines, but also lots created by any other means in a lease document. This allows for leases of legally recorded lots to fit this definition.
2. The definition of a “subdivision” is edited so that subdivisions are “for the purpose, whether immediate or future, of sale or development, including development associated with a property lease,” clarifying that developments on lease lots are not exempt from subdivision regulation. The definition already refers to development, not only sale, as a purpose of subdivisions, but staff feels it is important to make it clear that the types of non-sale developments covered under this definition would include those which occur on lease lots.
3. A section is added: *Requirement to plat*, which is a standard statement in subdivision regulation codes, clarifying that subdivisions are to occur by the platting procedure outlined in this chapter of code, rather than by deed or lease. Subdivisions for sale or development would need to be platted first.

The purpose of these three changes is to emphasize that the purpose of subdivision regulation is to manage development, regardless of the means of conveyance of property rights leading up to it. When development applications come to the department, staff will check to see that the lot is legally platted first (which is already done for sale parcels), even if the lot for development is a lease lot. It is common city planning practice in the United States to enforce subdivision regulations on lease lots, but we are taking a modest approach here, only regulating those lease lots that result in development.

Staff proposes to remove the references to **building separation** from Title 8. Currently, each zoning district list of requirements has a section about multiple buildings, which is worded in a way that causes confusion and is completely unnecessary. Building separation is most appropriately handled by building permit reviews conducted by the fire chief and the state fire marshal, in addition to expert advice from the city engineer. The zoning code

should avoid placing unnecessary restrictions on building separation when the issue is already addressed by more qualified experts for every building constructed in the city.

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

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

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

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

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

Attachments:

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

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

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

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

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

WHEREAS, the potential updates and revisions to Title 8 were introduced and discussed at the January 23, 2014 Planning Commission meeting and further discussed with a public hearing at the February 20, 2014 Planning Commission meeting; and

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

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

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

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

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

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

Chris Bobbitt
Chair

Erin Reinders, AICP
Recording Secretary

CITY OF UNALASKA
UNALASKA, ALASKA

DRAFT ORDINANCE NO. 2014-04

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

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

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

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

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

§ 8.06.020 DEFINITIONS

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

[...]

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

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

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

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

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

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

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

Section 3: Amendment of CHAPTER 8.08: PLATTING AND SUBDIVISION

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

§ 8.08.020 GENERAL PROVISIONS

[...]

(E) Requirement to plat. All subdivision of land within the jurisdiction of the city shall be by plat in compliance with this chapter.

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

Section 4: Amendment of CHAPTER 8.12: ZONING

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

§ 8.12.040 SINGLE-FAMILY/DUPLEX RESIDENTIAL DISTRICT

[...]

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

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

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

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

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

§ 8.12.050 MODERATE-DENSITY RESIDENTIAL DISTRICT

[...]

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

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

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

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

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

§ 8.12.060 HIGH-DENSITY RESIDENTIAL DISTRICT

[...]

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

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

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

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

Section 8.12.070 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.070 GENERAL COMMERCIAL DISTRICT

[...]

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

[...]

(6) Bulk chemical and petroleum storage and sales;

(7) Construction camps, provided the following safeguards are addressed, in addition to other conditions that the Planning Commission finds necessary as they relate to the specific request:

(a) the use is tied to a specific project or projects and is discontinued following the completion of that project or projects; and

(b) a detailed plan for deconstruction and removal is be provided; and

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

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

[subsections 7 through 20 shall be renumbered 8 through 21]

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

§ 8.12.080 MARINE-RELATED/INDUSTRIAL DISTRICT

[...]

(B) *Uses permitted.* In the Marine-Dependent/Industrial District, no building or structure or land shall be used, and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses:

[...]

(10) Construction camps;

[subsections 10 through 24 shall be renumbered 11 through 25]

[...]

(J) *Special provisions.* The following special provisions apply to all land uses within the Marine-Related/Industrial District:

[...]

(6) All housing is subject to the condition that the appearance of each structure is substantially uniform.

[...]

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

§ 8.12.090 MARINE-DEPENDENT/INDUSTRIAL DISTRICT

[...]

(B) *Uses permitted.* In the Marine-Dependent/Industrial District, no building or structure or land shall be used, and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses:

[...]

(8) Construction camps;

[subsections 8 through 11 shall be renumbered 9 through 12]

[...]

(J) *Special provisions.* The following special provisions apply to all land uses within the Marine-Related/Industrial District:

[...]

(6) All housing is subject to the condition that the appearance of each structure is substantially uniform.

[...]

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

§ 8.12.170 GENERAL PROVISIONS

[...]

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

~~for conditional use permit(s) and/or variance request(s) and will be heard in public hearing(s) before the Commission.~~

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

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

§ 8.12.190 AMENDMENTS

[...]

(B)(2) Submittal/timing

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

[...]

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

§ 8.12.200 CONDITIONAL USE APPLICATIONS

[...]

(A)(2) Submittal/timing

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

[...]

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

§ 8.12.210 VARIANCES

[...]

(B)(2) Submittal/timing

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

[...]

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

§ 8.12.215 PLANNED UNIT DEVELOPMENTS

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

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

(2) Submittal/timing.

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

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

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

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

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

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

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

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

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

(D) Action of the Planning Commission.

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

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

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

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

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

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

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

(G) Decision of the City Council. The City Council shall provide findings of fact and conclusions of law in accordance with its decision on appeal. These findings of fact and conclusions of law shall be issued within 15 working days after the final hearing on appeal. The decision of the City Council shall become final and effective immediately upon the issuance of the findings of fact and conclusions of law. No permits shall be issued concerning the property in question until the decision becomes final. A decision of the City Council may be appealed to the Superior Court within 30 days after the decision becomes final.

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

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

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

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

HON. SHIRLEY MARQUARDT
MAYOR

ATTEST:

_____, CITY CLERK

Travis Swangel
Zone Amendment Application

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

**A RESOLUTION TO THE UNALASKA CITY COUNCIL RECOMMENDING APPROVAL OF
THE ZONING MAP AMENDMENT TO REZONE THE PROPERTY AT LOT 8, BLOCK 8,
HAYSTACK HILL SUBDIVISION, P-91-14, ALEUTIAN ISLANDS RECORDING DISTRICT,
LOCATED AT 134 RAVEN WAY**

Project Information	
Land Owner	Travis Swangel
Applicant	Travis Swangel
Location	134 Raven Way
Property Identification	04-09-233
Application Type	Zoning map amendment
Project Description	Rezone to a higher residential density to allow for two additional dwelling units on the lot.
Zoning	Existing: Single-Family Residential -- Proposed: Moderate Density Residential
Exhibits	Draft Resolution 2014-08, Rezone Application and Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2014-08

PLAN GUIDANCE

1. 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 – 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

1. According to UCO §8.12.040(A), the Single-Family/Duplex Residential District is intended to stabilize and protect the one- and two-family dwelling residential character of the district and to promote and encourage a safe and suitable environment for family life.
2. According to UCO §8.12.050(A), the Moderate-Density Residential District is intended to serve as an intermediate density multi-family residential district where up to four residential dwelling units per lot may be permitted.
3. UCO Section 8.12.190 outlines the zoning amendments process including the following:
 - Boundaries of zoning districts established by this chapter and as shown on the Zoning Map, text in this chapter may be amended, reclassified, or altered whenever required by public necessity and convenience and general welfare.
 - The Planning Commission shall hold at least one public hearing on the application. At the public hearing, the Planning Commission shall determine if any application for a zone change is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan, and make recommendations to the City Council.

- Upon receipt of the recommendation, the City Council shall set the date for a public hearing. At that public hearing, the City Council may accept the recommendation of the Planning Commission, reject the recommendation of the Planning Commission, or approve a modification to the recommendation of the Planning Commission.

BACKGROUND

1. Travis Swangel, owner of the property in question, has submitted an application to rezone the property from Single-Family/Duplex to Moderate Density, which would increase the allowed number of units from two to four.
2. This application is intended to support future plans to add several new dwelling units and renovate one of the buildings on the lot.
3. The property in question is in an area that does not have a single-family character and is predominantly institutional uses, including City Hall and the clinic, as well as the chiropractic center. It serves as a transitional area between these higher intensity uses and the low intensity housing higher up the hill. Therefore, staff finds that this is a reasonable location for the Moderate Density district.

FINDINGS

The purpose of the zoning map amendment is to allow for zoning of certain properties to be amended in order to accommodate the needs of the community. The Planning Commission is to approve the request when it finds that the request is 1) reasonable; 2) in the public interest; and 3) in conformance with the goals and objectives of the Comprehensive Plan. Staff finds that the rezoning meets this standard, as follows:

1. The proposed rezoning is reasonable because it promotes a land use that matches the character of its surroundings and would not cause any particular burdens on the neighborhood.
2. The proposed rezoning is in the public interest because it allows for additional housing to be created at an infill site at a location that can support a higher intensity of use. It is in the public interest maximize the use of land for housing wherever it is not expected to cause negative impact.
3. The proposed rezoning does not conflict with the Comprehensive Plan; rather it supports it by providing more housing for the community, especially at in-fill sites within existing neighborhoods.

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 recommend approval to the City Council of this zoning map amendment by approving Resolution 2014-08.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-08**

**A RESOLUTION TO THE UNALASKA CITY COUNCIL RECOMMENDING APPROVAL OF THE
ZONING MAP AMENDMENT TO REZONE THE PROPERTY AT LOT 8, BLOCK 8, HAYSTACK
HILL SUBDIVISION, P-91-14, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 134
RAVEN WAY**

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

WHEREAS, Travis Swangel is the owner of Lot 8, Block 8, Haystack Hill Subdivision (04-09-233); and

WHEREAS, Travis Swangel has submitted a zoning map amendment application to rezone this property from Single-Family Residential to Moderate-Density Residential; and

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

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

WHEREAS, the property in question is in an area that does not have a single-family residential character and is predominantly institutional uses, including City Hall and the clinic; and

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on March 20, 2014 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that the zoning map amendment request is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

THEREFORE BE IT RESOLVED, that the Planning Commission recommends to the City Council approval of the rezone of Lot 8, Block 8, Haystack Hill Subdivision at 134 Raven Way from Single-Family Residential to Moderate-Density Residential.

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

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

Chris Bobbitt, Chair

Erin Reinders, AICP, Secretary



PLANNING REQUEST APPLICATION FORM
CITY OF UNALASKA, ALASKA

received
2/24/2014

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

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title 8: Planning and Land Use Development, UCO.

APPLICATION FOR:



VARIANCE
ZONE AMENDMENT



CONDITIONAL USE
PLAT

Brief Description of Request: (attach additional information to communicate request)

Rezone Lot 8 Block 8 From Single Family Duplex to Moderate density

Current Zone Designation: *Single Family Duplex* Proposed Zone Designation(s) (if applicable): *Moderate*

Current Land Use(s): *Residential* Proposed Land Use(s) (if changing): *NA*

Property Owner: *Travis Swengel*

Property Owner Address: *116\134 Raven Way Unalaska AK 99685*

Street Address of Property: *same as above*

Applicant's Name: *Travis Swengel*

Mailing Address: *POB 920522 Dutch Harbor AK 99692*

Email: *therock@akwisp.com* Day Time Phone: *907 359 6108* Message Phone: _____

FOR OFFICE USE ONLY		DATE	
Preliminary Plat Copies		Attachment A	
Applicant Letter		Site Plan	
Application Fee		Title Search/Certificate-to-Plat	

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 04-09-233 Lot : 8 Block: 8 Tract: _____

Subdivision: Haystack Hill Subdivision USS: _____

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

PROPOSED FUTURE DESIGNATION OF PROPERTY: (For Plat Application Only)

Platting Procedures and Requirements are described in detail in Chapter 8.08: Platting and Subdivision. A certificate to plat as proof of ownership shall accompany the submittal of a plat.

SUBDIVISION _____

Block(s) _____ Lot (s) _____ Tract (s) _____ USS _____

Containing: _____ Acre(s) _____ Lot(s) _____ Tract(s) _____

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes ☐ No ☐

REQUIRED SUPPLEMENTAL INFORMATION (For Variance, Zone Amendment and Conditional Use Application Only).

Subdivision Variance (8.08.110)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Is needed due to 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.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

Applicant is encouraged to submit supporting documentation to demonstrate how the requested Zone Amendment is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

Conditional Use (8.12.200)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested 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.

Zoning Variance (8.12.210)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

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

***SITE PLAN (TO SCALE):** Please show all existing and proposed structures, access, dimensions, utilities and parking as appropriate.

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), Section 8.12.210(B)(2) UCO, and Section 8.12.190 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.

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 planning action 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, to the best of my knowledge, belief, and professional ability, that this application meets them. I understand that payment of the review 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.



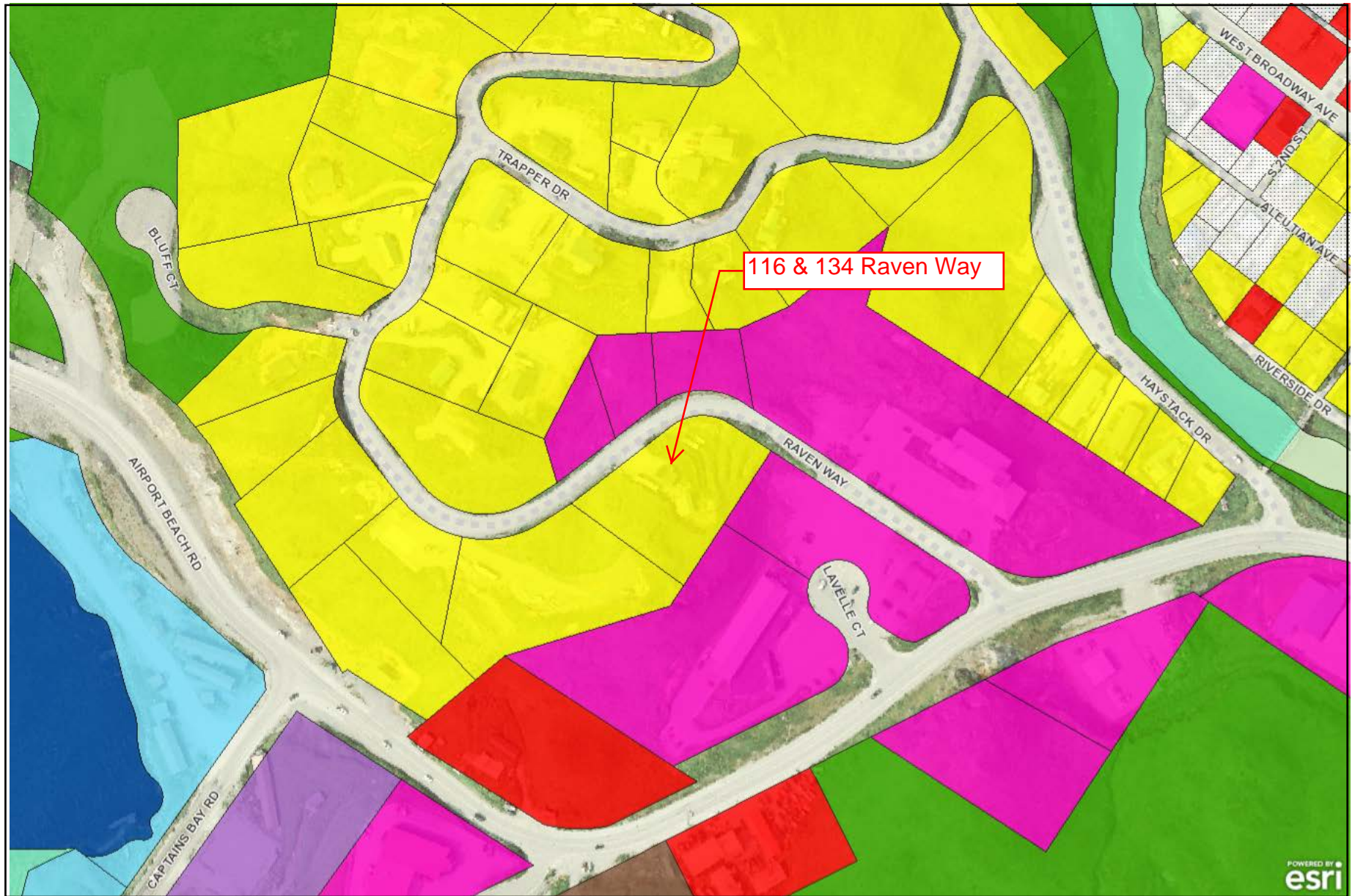
Signature



Date

***Please fill out and submit Authorization to Make Application by Agent form if acting as Owner's Agent**

Travis Swangel Zone Amendment Application



383 ft



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

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VANTAGEPOINTS

Bering Fisheries Variance Application

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

A RESOLUTION APPROVING A VARIANCE FOR A FRONT YARD REDUCTION FROM 10-FEET TO 2.5-FEET TO ALLOW FOR A FISH OIL PLANT ON LOT 1, MARINEWAYS-UNISEA SUBDIVISION, P-2002-07, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 146 GILMAN ROAD

Project Information	
Land Owner	Ounalashka Corporation
Applicant	Bering Fisheries
Location	146 Gilman Road
Property Identification	04-05-390
Application Type	Variance for Development
Project Description	Construction of a new cod liver oil processing plant.
Zoning	Marine-Dependent/Industrial
Exhibits	Draft Resolution 2014-09, Variance Application and Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2014-09 with associated conditions

PLAN GUIDANCE

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

CODE REQUIREMENTS

1. According to UCO §8.12.090, the minimum front yard is 10 feet.
2. UCO §8.12.210 outlines the variance request process including the following:
 - The Planning Commission, after public hearings, may vary or modify requirements of this chapter where strict application would cause an undue or unnecessary hardship.
 - Variances will be dimensional in nature and may be limited to requirements governing yards, lot dimensions and coverage, heights, and parking areas.
 - In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity, and to otherwise achieve the purpose of this chapter.
 - The Planning Commission approves an application for a variance by finding:
 - (1) *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;*
 - (2) *That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;*
 - (3) *That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*

- (4) That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.*

BACKGROUND AND ANALYSIS

1. The applicant proposes to construct a new cod liver oil processing plant on the lot, adjacent to the existing Bering Fisheries building.
2. The effective functioning of the fish oil processing plant requires that it is adjacent to the existing building as shown in the site plan. Because of the orientation of the existing building, being a waterfront structure, there is limited room available on the side with the proposed new structure.
3. This variance would allow the structure to be within 2.5 feet of the lot line, which is a legal right-of-way. However this right-of-way is not used as a street. It is intended to be a drainage ditch.
4. City staff has indicated that the structure within 2.5 feet of this section of right-of-way will not interfere or inhibit its intended use as a drainage ditch.

FINDINGS

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

1. Staff finds that the granting of this variance is required by special conditions of this lot, as it is narrow and the lot lines are not parallel to the natural orientation of the buildings with the waterfront. This limits space in the crucial portion of the lot, adjacent to the waterfront and the existing building.
2. Staff finds that the granting of this variance preserves the right of the landowner to build a reasonable level of development with the size of the lot.
3. Staff finds that the granting of this variance does not negatively impact the surrounding area or the community as a whole. The section of right-of-way the building faces will not be affected by this structure.
4. Staff finds that the granting of this variance does not conflict with the goals of the Comprehensive Plan, but it rather supports the goal of increasing land availability for businesses.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends approval of this variance request with the associated condition of approval identified in Resolution 2014-09.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-09**

**A RESOLUTION APPROVING A VARIANCE FOR A FRONT YARD REDUCTION FROM
10-FEET TO 2.5-FEET TO ALLOW FOR A FISH OIL PLANT ON LOT 1, MARINEWAYS-
UNISEA SUBDIVISION, P-2002-07, ALEUTIAN ISLANDS RECORDING DISTRICT,
LOCATED AT 146 GILMAN ROAD**

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

WHEREAS, the applicant, Bering Fisheries, has been authorized to submit variance application by the owner, Unalashka Corporation, of the property at Lot 1, Marineways-UniSea Subdivision (04-05-390); and

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

WHEREAS, the current front yard requirement of 10 feet prevents the effective use of the property while maintaining existing structures and access to the water; and

WHEREAS, the applicant has submitted a variance request to allow for a side yard reduction to 2.5-feet to allow for the construction of a cod liver oil plant; and

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

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

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a variance for a front yard reduction from 10 feet to 2.5 feet to allow for construction of a cod liver oil plant on Lot 1, Marineways-UniSea Subdivision, at 146 Gilman Road.

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

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

Chris Bobbitt
Chair

Erin Reinders, AICP
Recording Secretary

APPLICATION FOR VARIANCE/CONDITIONAL USE
CITY OF UNALASKA, ALASKA

DATE: 03/03/14 FEE: _____ PERMIT NO.: _____

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

Property Owner: FDOC, Inc.

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

Street Address of Property: 146 Gilman Rd

Applicant's Name: Tyler Zimmerman (for Bering Fisheries)

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

Contact Name: Tyler Zimmerman

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

Request for : ☒ Variance ☐ Conditional Use

Type of Request: ☐ Residential ☒ Commercial

Current Zone Designation: Marine Dependant Industrial

LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____

Lot: 1 Block: _____ Tract: _____

Subdivision: MarineWays-Unisea Sub. USS: _____

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

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

7.5' property setback variance for construction of a building.
The proposed building will be a fish oil processing plant.
It is necessary to have it adjacent to the existing building
for continuity with the processing and make the new business
economically viable.

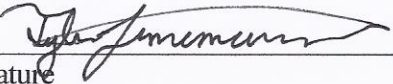
ATTACH SITE PLAN (TO SCALE): Please show all existing and proposed structures, access, dimensions and parking.

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

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

CERTIFICATION:

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


Signature

3/3/14
Date



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

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

I/WE Ounalashka Corporation ARE THE OWNERS OF

(LEGAL DESCRIPTION OF PROPERTY)

LOT 1 BLOCK _____ SUBDIVISION Marineways-Unisea Subdivision
TRACT _____ USS _____
SECTION(S) 3 TOWNSHIP 73S RANGE 118W

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

(For Bering Fisheries)

TO MAKE APPLICATION AS MY/OUR AGENT
FOR :

(CHECK THE APPROPRIATE BOX)

☐
☒
☐

CONDITIONAL USE
VARIANCE
PUD

☐
☐
☐

PLAT
ZONE AMENDMENT
TIDELAND LEASE

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

Tyler Zimmerman

NAME

Tyler Zimmerman

SIGNATURE

Digitally signed by Tyler Zimmerman
DN: cn=Tyler Zimmerman, o=TZ Engineering, ou,
email=tyler.zimmerman@hotmail.com, c=US
Date: 2014.03.03 10:22:33 -0900

Richard A. Miller

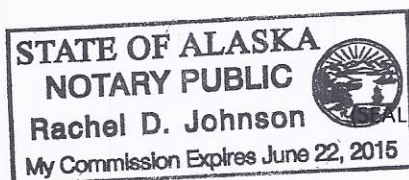
NAME

Richard A. Miller

SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March
20 14.

Rachel D. Johnson



NOTARY PUBLIC IN AND FOR

Alaska

MY COMMISSION EXPIRES:

06-22-2015



DATE: _____

A	02/25/14	TZ	FOR REVIEW
REV.	DATE	BY	DESCRIPTION

TZ ENGINEERING

BERING FISHERIES
DUTCH HARBOR COD LIVER OIL PLANT

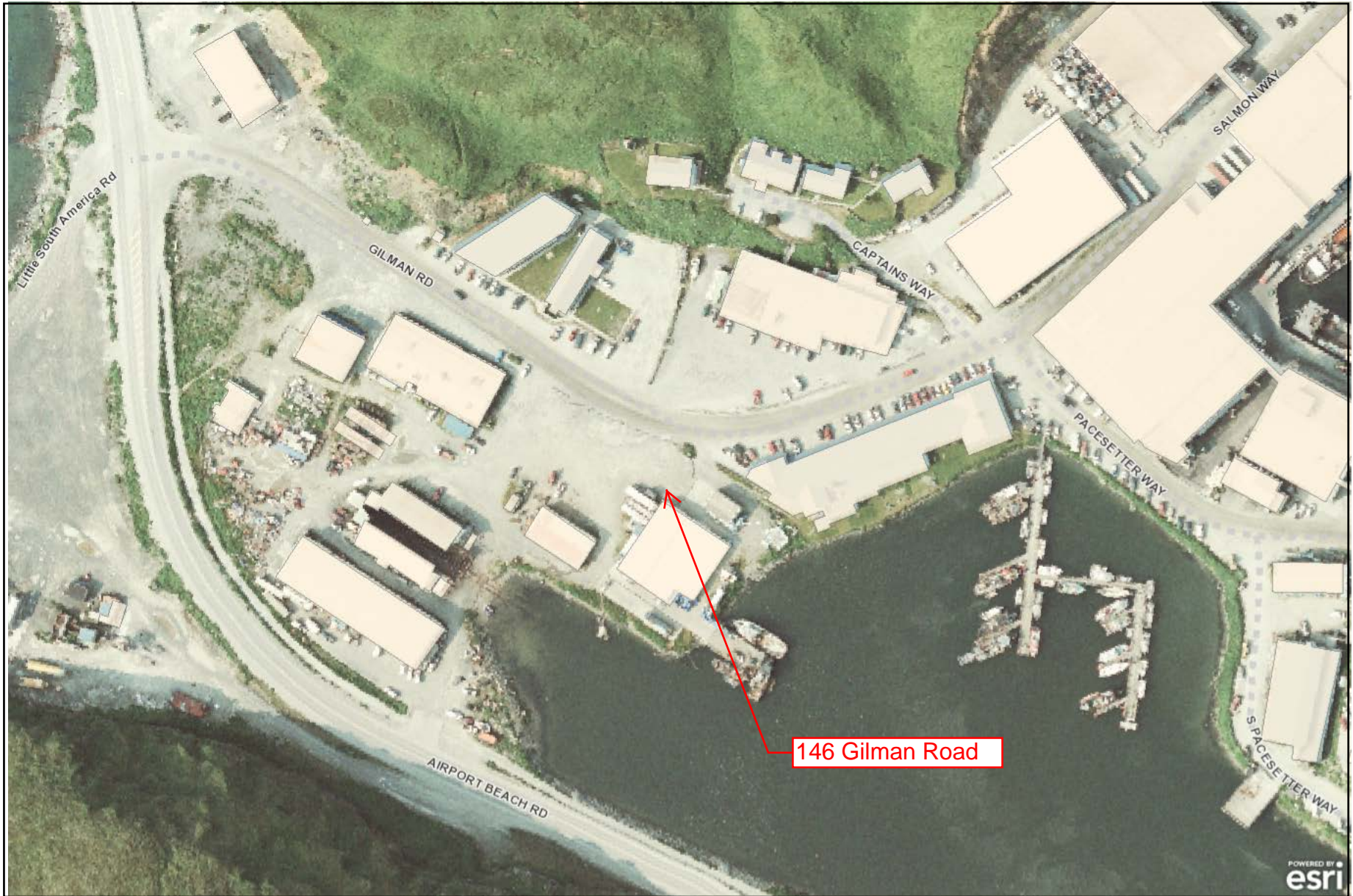
SITE LAYOUT

SHEET

1 OF 1

DESIGNED: tz	SCALE: AS NOTED	DATE: FEB 2014
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Bering Fisheries



89 ft

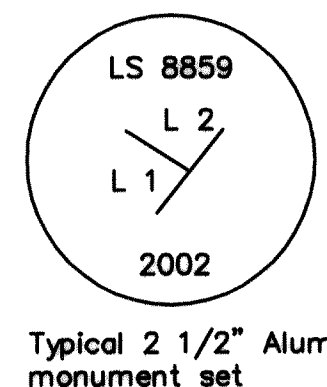


The City of Unalaska uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised,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

Powered by
VANTAGEPOINTS

LEGEND:

- ⊕ MONUMENT (found this survey)
- ⊕ MONUMENT (set this survey)
- REBAR (found this survey)
- () RECORD DATUM P-91-2
- { } RECORD DATUM P-93-18
- = UTILITY PEDESTALS
- ⛶ = HYDRANT
- ⊙ = SEWER MANHOLE
- S — = SEWER LINE
- W — = WATER LINE
- E — = UNDERGROUND ELECTRIC
- T — = UNDERGROUND TELEPHONE/TELEVISION



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.

Debra Mack
CITY CLERK

Seth D.
DIRECTOR OF PLANNING

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF May, 2002

FOR Debra Mack

Robin Hall
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 11-24-03

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF May, 2002

FOR Scott Dier

Robin Hall
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 11-24-03

TAX CERTIFICATE

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

Debra Mack
TAX OFFICIAL, CITY OF UNALASKA

5/23/02
DATE

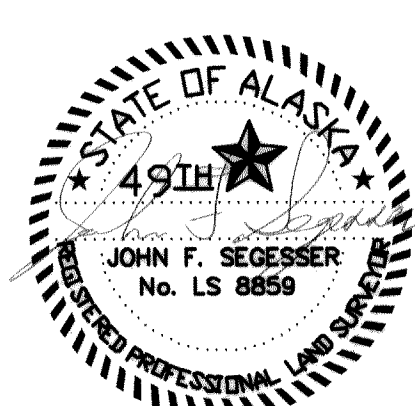
SURVEYOR'S CERTIFICATE

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

John F. Segesser
REGISTERED LAND SURVEYOR

LS 8859
REGISTRATION NO.

4/23/02
DATE



NOTES:

- The Basis of bearing for this survey is N59°22'30"W and is based on the North property line of Lots 1 and 2 as shown on the plat of Marineways Subdivision Plat 91-2 and filed in the Aleutian Islands Recording District.
- As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
- No Alaska Department of Environmental Conservation approval is required for this plat.
- Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.
- Structures existing at time of certification of this plat are shown. Some of these structures may not conform to City of Unalaska Code of Ordinance, Title 8, regarding minimum setbacks from property lines. All structures shown are authorized non-conforming structures of record with regard to setback requirements.
- The retaining wall encroachment on this plat will be abated as outlined in the Encroachment Abatement Agreement dated April 24, 2002, recorded Serial No. 2002-000306-0 AIRD.

GSA Parcel 1
P-85-4
Remainder
9.692 ac. excluding ROW

Intersea Mall
Subdivision
P-85-4

Marineways
Subdivision
P-91-2

Lot 2

Lot 1
149,043 sq. ft.

Lot 2
39,747 sq. ft.

Unisea Inn

ATS 808
P-89-9

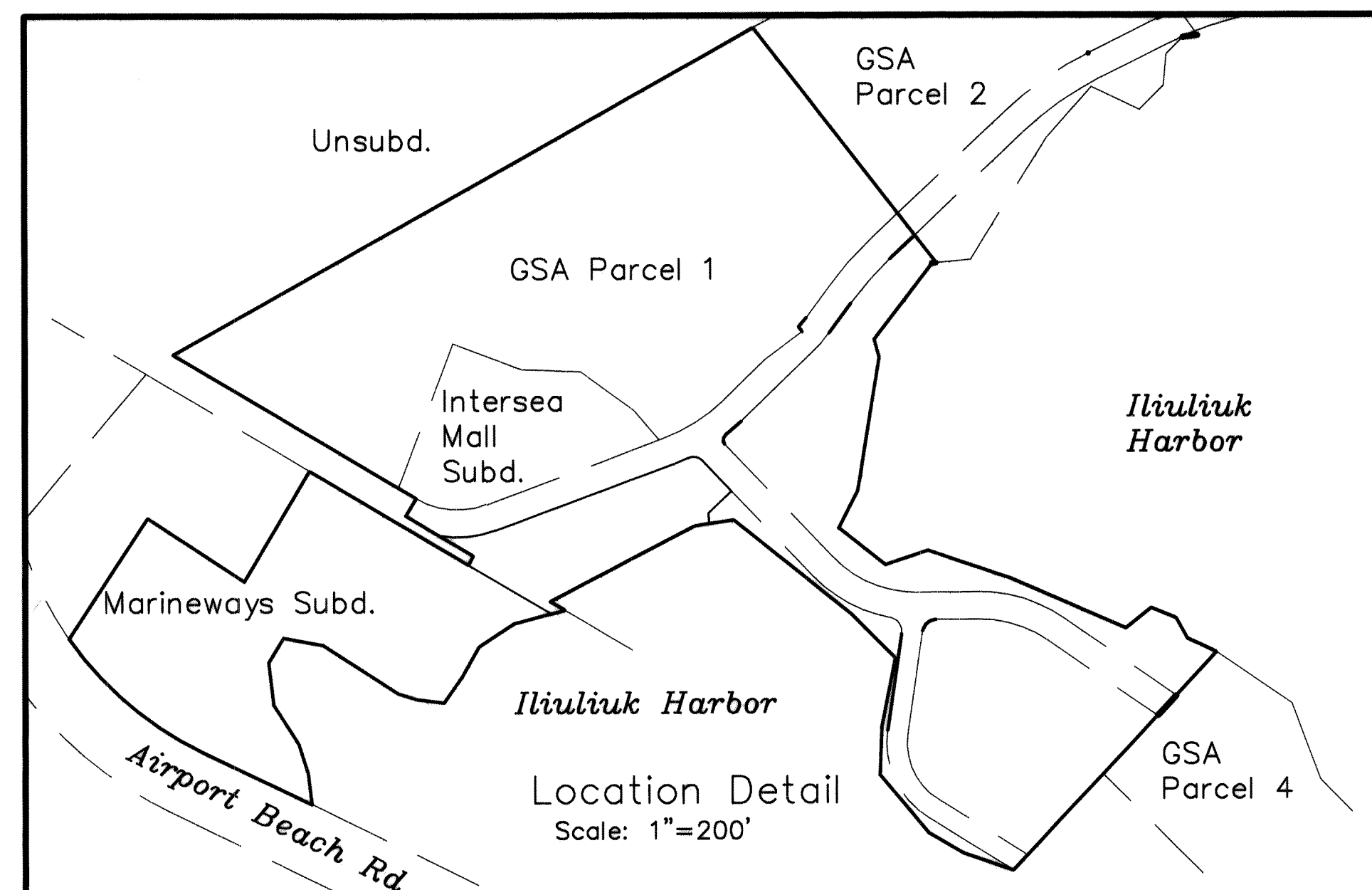
ATS 1245
P-83-10

Iluliuk Harbor

UNSUBDIVIDED

LINE	BEARING	LENGTH
(L1)	N64°13'45"W	151.00
(L2)	N64°13'45"W	25.64
(L3)	S06°37'29"E	45.53
(L4)	S17°37'42"E	46.47
(L5)	S32°40'01"E	66.95
(L6)	S06°59'41"E	62.68
(L7)	S31°41'43"W	42.64
(L8)	N79°19'33"W	58.82
(L9)	N57°21'58"W	130.65
(L10)	N71°20'50"W	28.90
(L11)	N83°55'35"W	39.39
(L12)	S35°20'09"W	41.84
(L13)	S29°52'52"W	54.14
(L14)	S56°31'06"W	61.70
(L15)	N75°45'35"E	56.12
(L16)	N75°45'35"E	21.20
(L17)	S59°23'35"E	25.47
(L18)	S30°47'59"W	14.94
(L19)	S59°34'33"E	59.26
(L20)	S81°35'00"W	22.57
(L21)	N06°28'31"W	15.07
(L22)	N46°15'05"E	47.00
(L23)	N43°44'55"W	60.51

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
(C1)	29°11'42"	510.00	259.87	132.82	257.07	S49°37'54"E
(C2)	30°38'07"	160.00	85.55	43.82	84.53	N84°56'45"E
(C3)	4°26'15"	290.00	22.46	11.24	22.45	N67°24'34"E
(C4)	71°04'31"	20.00	24.81	14.29	23.25	N79°16'18"W



VICINITY
MAP
1" = 1 MILE

CERTIFICATE of OWNERSHIP and DEDICATION

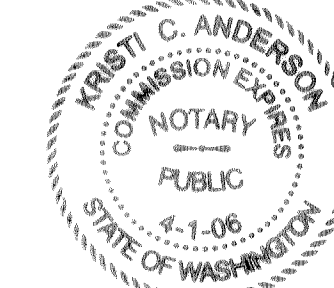
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

Terry Shaff
TERRY SHAFF, PRESIDENT
UNISEA, INC.
P.O. BOX 97019
REDMOND, WA 98073

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF May, 2002

FOR Terry Shaff



Kristi C. Anderson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 4/1/06

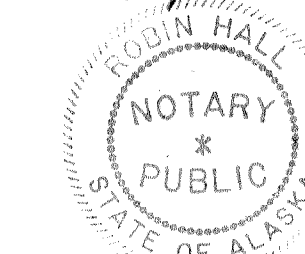
I HEREBY CERTIFY THAT I AM THE OWNER OF THE SURFACE ESTATE SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

Karl Swanson
KARL SWANSON, CEO
OUNALASKA CORPORATION
P.O. BOX 149
UNALASKA, AK 99685

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF May, 2002

FOR Karl Swanson



Robin Hall
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 11-24-03

Marineways-Unisea Subdivision

A subdivision of a portion of GSA Sale Parcel 1, and Lot 1, Marineways Subdivision, P-91-2 A.I.R.D.

Located within protracted Section 3, T73S, R118W, S.M., Amaknak Island, City of Unalaska, Aleutian Islands Recording District
Containing 14.206 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	00016	DRAWN:	4-22-02
SURVEYED:	April, 2000	SCALE:	1" = 50'
FIELD BK:	00-2	SHEET:	1 of 1

Icicle Seafoods, Inc.

Conditional Use

Site & Design Plan Amendment

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

**A RESOLUTION APPROVING A REVISED SITE PLAN FOR RESOLUTION 2013-13 FOR A
CONDITIONAL USE PERMIT FOR A TEMPORARY BUNKHOUSE ON TRACT A, BASE OF
SPIT SUBDIVISION, 82-04, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT
1829 BALLYHOO ROAD**

Project Information	
Land Owner	Ounalashka Corporation
Applicant	Icicle Seafoods
Location	1829 Ballyhoo Road (base of the spit)
Property Identification	02-05-150
Application Type	Conditional Use Permit
Project Description	Construction of a new temporary-style bunkhouse
Zoning	Marine-Dependent/Industrial
Exhibits	Draft Resolution 2014-10, Conditional Use Permit Application and Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2014-10 with associated 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 Comprehensive Plan identifies several goals, as well as corresponding values and actions to help realize the vision of our community. These include:
 - a. Goal: Ensure a thriving and sustainable local economy
 - b. Goal: Continue improving the overall quality-of-life enjoyed by all Unalaska residents and visitors.
 - i. Value: Continue the provision of adequate shelter and amenities to support the needs of all local residents, visitors, and businesses.
 1. Action: Encourage Construction of Quality, Reasonably-Priced Housing
 - c. Goal: Continue to improve and maintain Unalaska's infrastructure and physical appeal.
 - i. Value: Improve the community's overall appearance, cleanliness and visual appeal, including both private and public properties.

CODE REQUIREMENTS

1. According to UCO §8.12.090, the Marine-Dependent/Industrial District is intended to provide for those land uses and structures whose primary purposes require direct access to a water body and/or can be carried out on, in, or adjacent to a water body.
2. Temporary housing is not listed as a permitted use in this district, but according to UCO §8.12.090(D), any other uses may be approved by the Planning Commission through the conditional use approval process.
3. UCO §8.12.200(C) states that at a public hearing, the Planning Commission is to determine that the conditional use meets the following three tests and may apply site or development conditions, pursuant to UCO §8.12.200(D)(2), in order to ensure that the three tests are met.
 1. Furthers the goals and objectives of the Comprehensive Development Plan; and

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.

BACKGROUND

1. On August 8, 2013 Icicle Seafoods was approved for a conditional use permit for a temporary-style, containerize bunkhouse on their lot at the base of the spit. The purpose was to allow seasonal workers to have improved living conditions, compared to the living quarters on the vessels.
2. Icicle Seafoods has submitted an amendment to this conditional use permit with a different design and site plan for the bunkhouse. All conditional use approvals are tied to the site plan submitted by the applicant, meaning an altered plan requires another approval.
3. Resolution 2013-13, approving the original plan, has been included here, along with those plans. Note that the Commission's analysis is restricted to the difference between the original application and the new one. In other words, since the original plan was found to meet the three tests of code, our review is to determine whether the *updates* to the plan cause it to no longer meet those tests.

FINDINGS

The purpose of the conditional use permit is to allow for a specific use to be examined on a case-by-case basis with consideration to the uniqueness of the situation and public testimony. The Planning Commission is to approve the request when it finds that the three-part test is satisfied. Staff finds that all three tests are met as follows.

1. The proposed development associated with this conditional use application furthers the objectives of the Comprehensive Plan by promoting housing within the city and improving the quality of life for those working in the city.
2. The proposed development associated with this conditional use application is compatible with the surrounding land uses and neighborhood character, as it is fully surrounded by industrial uses and structures.
3. In order to ensure that the proposed development associated with this conditional use application will not have any substantial negative impact on the community, the applicant is reminded that a building permit shall be obtained from City Department of Public Works and all other related requests identified in that process shall be addressed. Further, the bunkhouse buildings will be painted. These have been added as conditions of approval in Resolution 2014-10.

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 the conditional use request with the associated condition of approval identified in Resolution 2014-10.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-10**

**A RESOLUTION APPROVING A REVISED SITE PLAN FOR RESOLUTION 2013-13 FOR A
CONDITIONAL USE PERMIT FOR A TEMPORARY BUNKHOUSE ON TRACT A, BASE OF SPIT
SUBDIVISION, 82-04, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 1829
BALLYHOO ROAD**

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

WHEREAS, the applicant, Icicle Seafoods, has been authorized to submit application for conditional use by the owner, Ounalashka Corporation, of Tract A, Base of Spit Subdivision (02-05-150); and

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

WHEREAS, the applicant has been approved for a conditional use permit to construct a temporary bunkhouse through Planning Commission Resolution 2013-13; and

WHEREAS, the applicant proposes to amend the design and site plan for the proposed bunkhouse; and

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

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

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on March 20, 2014 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that this amendment to the conditional use request maintains satisfaction with the three part test 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 amended design and site plan for Resolution 2013-13 for a conditional use for a temporary bunkhouse on Tract A, Base of Spit Subdivision at 1829 Ballyhoo Road maintaining the following conditions of approval:

1. All conditions of the City of Unalaska Building Permit, including Engineered Construction and Utility Plans and State Fire Marshall approval shall be addressed prior to the units being located on the property. Details of what is submitted to and approved by the State Fire Marshall shall be provided to the Department of Public Works as part of the Building Permit application.
2. External portions of the containerized units shall be painted. Details of the painting plan shall be included in the Building Permit application packet.

This resolution approves the conditional use only as it applies to the specific site plan submitted with the application, shown in Attachment A, and becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.200(E).

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2014, 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

DATE: 2/28/14 FEE: \$200.00 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: Ounalashka Corporation
Property Owner Address: P.O. Box 149, Unalaska, AK 99685
Street Address of Property: 100 Ballyhoo Road, Dutch Harbor, AK
Applicant's Name: Icicle Seafoods, Inc.
Mailing Address: P.O. Box 79003, Seattle, WA 98199
Contact Name: Chris Pugmire
Home Phone: 206-331-1249 Work Phone: 206-281-4483
Request for : _____ Variance X Conditional Use
Type of Request: _____ Residential X Commercial
Current Zone Designation: Marine Dependent / Industrial

LEGAL DESCRIPTION: _____ (Fill in applicable blanks)

Tax Lot ID No.: 02-05-150

Lot: _____ Block: _____ Tract: A
Subdivision: Tract A (Base of Spit) USS: _____
Section(s): _____ Township: _____ Range: _____

Brief Description of Request: (attach additional information if necessary)
See attached description.

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 2/28/14

CITY OF UNALASKA, ALASKA

"ATTACHMENT A"

AUTHORIZATION TO MAKE APPLICATION BY AGENT

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

LOT _____ BLOCK _____ SUBDIVISION Tract A (Base of spit)
TRACT A USS _____
SECTION(S) _____ TOWNSHIP _____ RANGE _____

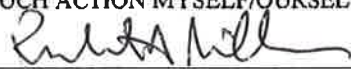
LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE

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

(MARK APPROPRIATE ☐ WITH AN "X")

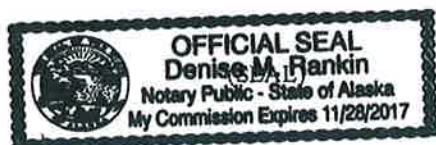
☒ CONDITIONAL USE ☐ PLAT
☐ VARIANCE ☐ ZONE AMENDMENT

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.


(SIGNED)

Richard A Miller, CEO
(NAME)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF
March 20 14



Denise M Rankin
NOTARY PUBLIC IN AND FOR Alaska
MY COMMISSION EXPIRES: 11/28/2017



February 28, 2014

City of Unalaska
Attn: Planning Commission
P.O. Box 610
Unalaska, AK 99685

RE: Conditional Use Permit

Icicle Seafoods, Inc. hereby requests authorization from the City of Unalaska Planning Commission for a Conditional Use Permit that would enable us to install non-permanent containerized bunkhouse units on the property we currently occupy at 100 Ballyhoo Road (at the base of the spit). The purpose of these units would be to satisfy our need to provide additional housing for employees working at our seafood processing facility in Dutch Harbor.

Our intention is to place six bunkhouse units, one community-style bathroom unit, and a mudroom/supply storage unit on a 64' x 40' plot of land near the Southwest border of the property known as "Tract A" (see attached site plan for more details regarding the positioning and configuration of the units). This plot is conveniently located adjacent to an existing roadway that cuts through the middle of the property, allowing for easy access by fire trucks and other emergency vehicles. The units will be positioned at ground level, directly adjacent to one another, and they will all be interconnected through a main hallway that runs through the center-line of the camp (see attached image for visual representation). We are currently working with an engineer to ensure that all of these containers will be secured to one another and to the property in a manner that is conducive to withstanding the harsh environmental conditions that are common in this area of Alaska.

The proposed units are comprised of 40' ISO cargo containers, built to meet uniform building and fire codes, as well as square footage and headroom requirements. Each bunkhouse unit is designed to accommodate at least six people and is equipped with bunks, shelves/lockers, locking doors, lighting, conduit electricity with circuit breakers, ventilation to promote airflow, thermostatically controlled heat, and smoke / carbon monoxide alarms. The bathroom unit is also powered for heat and light and plumbed to provide showers, sinks, and toilets to accommodate the bunkhouse inhabitants. The mudroom/supply storage unit will serve as the entryway into the camp, providing the inhabitants with a convenient location to store gear, boots, and other belongings; as well as any supplies needed to maintain the bunk/bathroom units. It will also house the electrical power distribution equipment, which will facilitate the supplying of electricity to the camp via power generated from our processing vessel moored at the dock. Water and sewer for the bathroom unit will be provided by the city via existing services, which are currently located along the easement at the dockside face of the property.

Despite their temporary nature, it is our intention to keep these housing units at the proposed location in Dutch Harbor for the foreseeable future. We believe that the approval of this



ICICLE

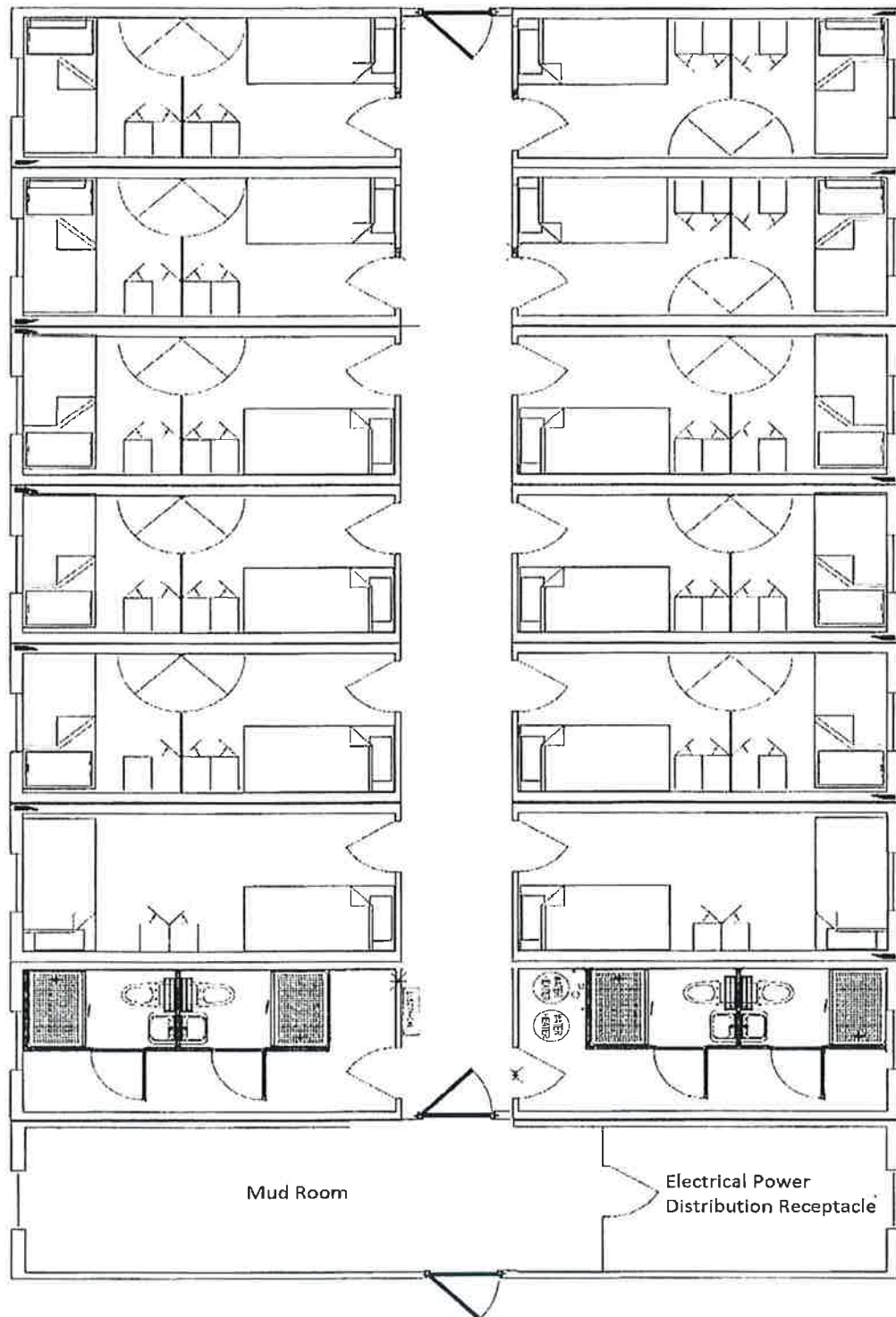
bunkhouse project will not only improve our operations, but will also benefit the City of Unalaska by encouraging additional commerce as a result of the influx of additional seasonal workers employed at our local seafood processing facility.

Thank you for your consideration of this request for a Conditional Use Permit. Please don't hesitate to contact me if you have any questions.

Best Regards,

Chris Pugmire
Icicle Seafoods, Inc.
206-281-4483 (office direct)
(206)-331-1249 (cell)
chrisp@icicleseafoods.com

Enclosures (as noted)



36 BED CAMP

Mud Room

Electrical Power
Distribution Receptacle

MTH Modular Housing, Inc.

21 WIS 21 TEL: 414-414-4141 FAX: 414-414-4141 414-414-4141 414-414-4141 414-414-4141

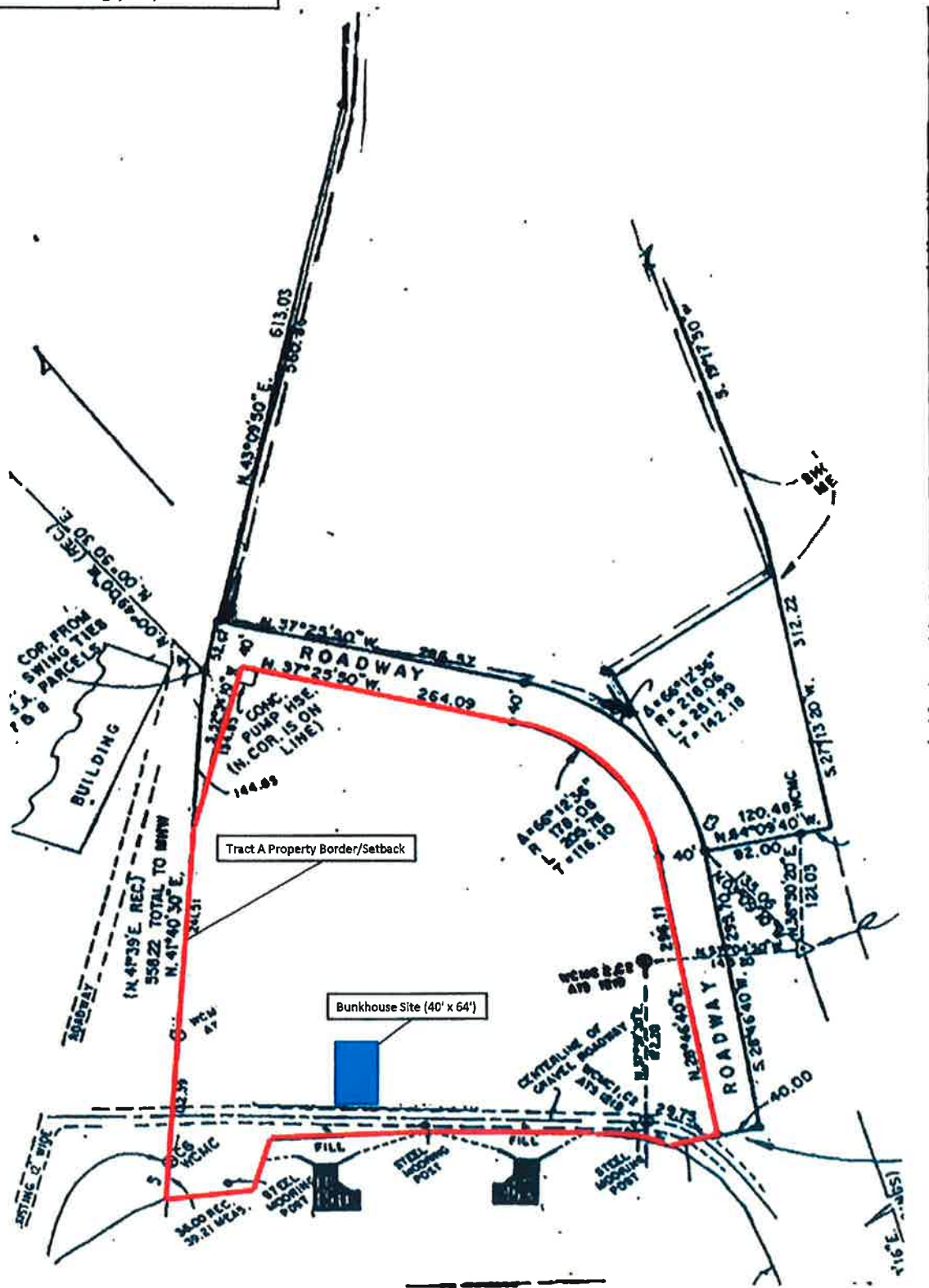
36 BED CAMP
CONCEPTUAL LAYOUT



DATE: 07.18.14
SCALE: 1/8" = 1'-0"
DRAWN BY: JLB
CHECKED BY: JLB

NO.	DESCRIPTION
1	
2	
3	
4	
5	

Site Plan - Bunkhouse location relative to setbacks/property boundaries, existing structures, and bordering properties.



Site Plan - Utilities

Base of the Spit



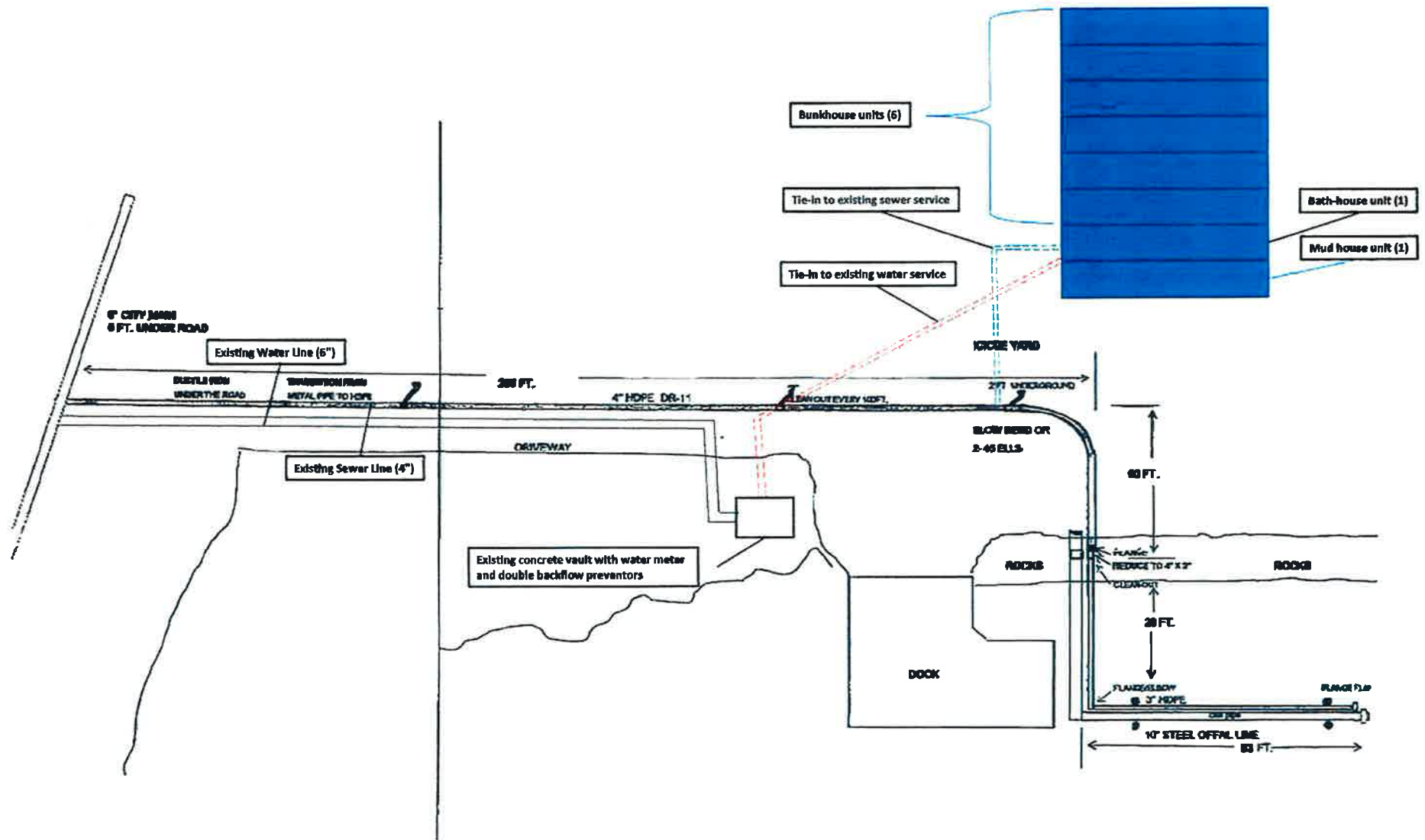
- Street Lights
- Switch Gears
- Hydrant
- Service Connections
- System Valve
- Water Main
- Service Line
- sde_unalaska GISDL swDetentionArea
- sde_unalaska GISDL swJunction
- sde_unalaska GISDL swRetentionArea
- sde_unalaska GISDL swScadaSensor
- seCleanOut
- seManhole
- Network_Net_Junctions
- ssGravityMain
- ssLateralLine
- ssPressurizedMain

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.



200 ft

Site Plan - Utilities 2 (Drawing Not To Scale)



Site Plan - Access Ways / Rights of Way **Base of the Spit**



- ◆ Street Lights
- Switch Gears
- ◆ Hydrant
- ◆ Service Connections
- System Valve
- Water Main
- Service Line
- sde_unalaska GISDL swDetentionArea
- sde_unalaska GISDL swJunction
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Geo
Blade

209 ft

Site Plan - Drainage

Base of the Spit



- ◆ Street Lights
- ◆ Switch Gears
- ◆ Hydrant
- ◆ Service Connections
- ◆ System Valve
- Water Main
- Service Line
- sde_unalaska GISDL swDetentionArea
- sde_unalaska GISDL swJunction
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205 ft



FIRM PROFILE MODULAR TRANSPORTABLE HOUSING

Modular Transportable Housing

Modular Transportable Housing, Inc. (MTH) of Yakima, Washington is a major innovator in modular building units. For the past 16 years MTH has focused on supplying the critical shortage of modular units such as: Turn-key construction camp facilities, office facilities, medical facilities, emergency relief facilities, project site offices, training and first aid stations, as well as bulk material containers for locations both domestic and abroad.

MTH Advantage

Our pre-engineered modular units are designed for rigid climates. Since MTH modular units are made from new ISO cargo containers, they are virtually indestructible and are wind and water tight, suited for uses in areas with the most vigorous weather conditions.

Reduced set-up cost due to simple foundation system (Perimeter Foundation).

MTH units can also be set directly on site pads.

Pre-fabricated modular units can be completed in much less time than conventional construction.

MTH modular units are constructed with steel structural framing and steel exterior skins, allowing the units to be stacked eight units high for ocean transport. The stacking of modular units also promotes final configurations in a very compact footprint.

Perhaps one of the most overlooked aspects of portable modular units is the challenge of transporting the units to remote project sites. MTH modular units travel easily by rail, truck, sea transport or air. A common front end loader can be utilized to place the modular units at a project site, thus allowing for quick and efficient placement anywhere the job takes you.

At MTH, we specifically design our modular units to be easily assembled, dismantled and

transported. Wide load permits or specialized transportation equipment are not required.

Commercial Units

MTH modular units can be utilized separately, or joined together side by side, or stacked to create multi-family high density residential or larger commercial structures.

MTH custom builds modular units for any application such as: power generation systems, telecommunication systems, water purification systems, wastewater systems, UPS battery modules and other specialized applications.

MTH modular units are pre-engineered commercial units that provide flexible solutions to fit your ever changing needs.

Project Planning & Design

MTH has the experience to plan and design your project throughout the entire process. From an initial assessment of your needs, budget planning, to final installation; MTH has the expertise you can count on. Let the designers at MTH help you with your construction needs.

Manufacturing

MTH has a "patented" design to convert shipping containers into insulated structures. From the basic container, construction of the modular units include the installation of doors and windows, interior wall systems, plumbing, wiring, insulation, and interior/exterior final finishes; as well as any specified specialty equipment.

Since inception, MTH has provided low cost, portable modular units. The MTH staff is knowledgeable in modular construction and has the expertise to incorporate electrical, lighting, mechanical, plumbing, heating and cooling systems into the confines of modular constructed units. We manufacture our products to meet all state and local codes.

We also provide additional services including:

- Project Planning & Design
- Shipping & Logistics
- Final Installation
- Final Inspection

For more information contact:

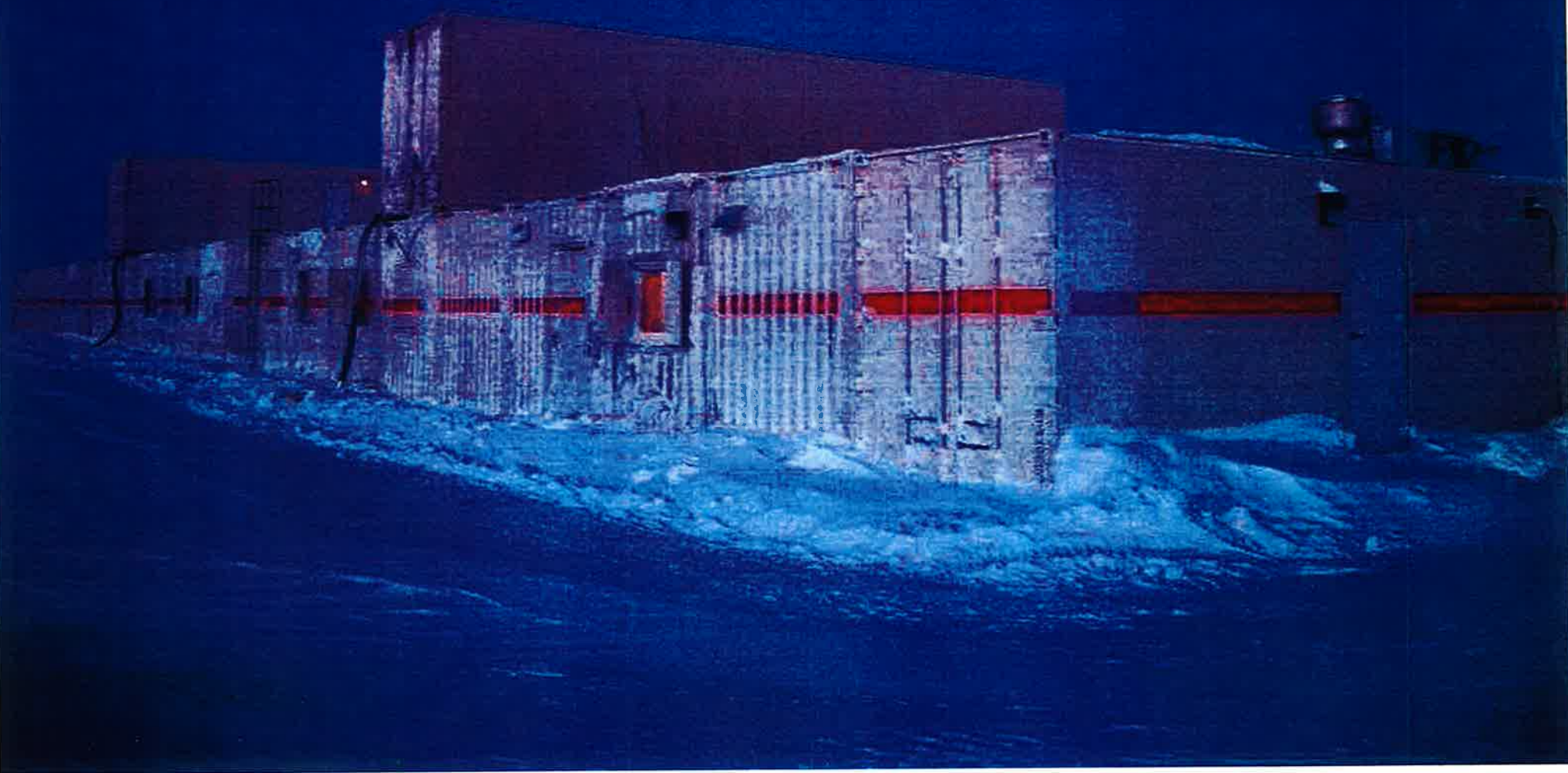
M.T. Housing, Inc.
21 West Viola Avenue
Yakima, WA 98902

PHONE509. 248. 8616
FAX509. 248. 8656
TOLL FREE877. 929. 9902

EMAIL:
mthousing@nwinfo.net

WWW.MTHOUSING.NET

Yukon Camp In Dead Horse







Icicle Seafoods, Inc.



188 ft



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

Powered by
VANTAGEPOINTS

Original Icicle Seafoods CU Application

Approved August 8, 2013

PLANNING COMMISSION & PLATTING BOARD STAFF REPORT

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING FOR A NON-PERMANENT
CONTAINERIZED BUNKHOUSE ON TRACT A, BASE OF SPIT SUBDIVISION, PLAT 82-4 LOCATED
ON BALLYHOO ROAD.

Project Information	
Land Owner	Richard Miller, Ounalashka Corporation
Applicant	Chris Pugmire, Icicle Seafoods
Location	Base of the Spit on Ballyhoo Road (02-05-150)
Application Type	Conditional Use Permit
Project Description	A request to allow for 7 containers to serve as housing and restroom facilities for Icicle Seafoods employees.
Zoning	Marine Dependent / Industrial
Exhibits	Draft Resolution 2013-13, Conditional Use Permit Application, and Aerial Imagery from GeoBlade
Staff Recommendation	Approval of Resolution 2013-13, with conditions

PLAN GUIDANCE

- 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.
- The Comprehensive Plan identifies several goals, as well as corresponding values and actions to help realize the vision of our community. These include:
 - Goal: Ensure a thriving and sustainable local economy
 - Goal: Continue improving the overall quality-of-life enjoyed by all Unalaska residents and visitors.
 - Value: Continue the provision of adequate shelter and amenities to support the needs of all local residents, visitors, and businesses.
 - Action: Encourage Construction of Quality, Reasonably-Priced Housing
 - Goal: Continue to improve and maintain Unalaska's infrastructure and physical appeal.
 - Value: Improve the community's overall appearance, cleanliness and visual appeal, including both private and public properties.

CODE REQUIREMENTS

- UCO 8.06.020 provides the following definitions which may be related to this request:
 - (31) "BUNKHOUSE" means a dwelling unit consisting of individual rooms for one or more individuals working for a single employer. The rooms shall not be for rent or lease to persons other than employees of the employer; guests may utilize the facilities of the bunkhouse only on a limited basis.
 - (47) "CONTAINER VAN" also referred to as a connex, means a metal receptacle on or off a movable chassis used for the transshipment or storage of goods.
 - (48) "CONSTRUCTION CAMP" means those on-site buildings and/or trailers that are temporarily used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors.
 - (97) "MOBILE HOME" means a dwelling designed for habitation, constructed and fabricated at a factory and capable of being transported to a location of use on its own chassis and wheels. Any such structure shall be deemed to be a mobile home whether or not the wheels have been removed, whether or not it is resting upon a temporary or permanent foundation, and whether or not it has been partially or completely rehabilitated or reconstructed upon a chassis.
 - (98) "MOBILE HOME PARK" means more than four mobile or manufactured homes located on one lot or parcel.
- According to UCO 8.12.040 (M)(1), UCO 8.12.050 (L)(1), and UCO 8.12.060(L)(1), it is a special provision in residential districts that container vans either on or off of a movable chassis must be sided at all times with

standard exterior residential siding; and doors or entrances must be entirely sided with standard exterior residential siding or be painted to cover any commercial markings. The movable chassis must be skirted at all times with standard exterior residential siding.

3. According to UCO 8.12.090 (A), the Marine-Dependent/Industrial District is to provide for those land uses and structures whose primary purposes require direct access to a water body and/or can be carried out on, in, or adjacent to a water body only.
4. According to UCO 8.12.090 (B), permitted uses in the Marine-Dependent/Industrial District included:
 - (2) Marine transport services, including ferry terminals, public boat landings/boat launches, container storage and staging yards, excursion services, and boat rentals;
 - (6) Facilities for processing, packaging, warehousing, distributing, and shipping products harvested from the ocean;
 - (7) Permanent accessory employee housing, bunkhouses, employee apartments, and associated employee feeding, laundry and recreational facilities;
 - (8) Support facilities for offshore industries.
5. Other similar uses not specifically identified but which meet the “Purpose and Intent” provisions of this zoning district of the ordinance and would be no more objectionable than those uses identified may be permitted if the Director of Planning makes a “Planning Determination” in this matter subject to appeal to the Planning Commission identified in UCO 8.12.220(A)(2).
6. Other 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.
7. 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.
8. 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.

BACKGROUND

1. Permanent structures for employee housing are permitted in the Marine Dependent / Industrial zoning district. Other similar uses may be considered by the Planning Commission and could be allowed through a Conditional Use Permit. Due to the temporary and portable nature of containers or connexes, staff has determined that a non-permanent containerized bunkhouse would constitute a Conditional Use.
2. Icicle Seafoods has submitted an application and associated documentation for a conditional use permit to allow for six containerized bunkhouse units and one containerized bathroom unit. The application addresses how the containers will be positioned, how they could be served by utilities and how they could be accessed.
3. The applicant indicates in their letter, that despite the temporary nature of the containers, the intention is to have the units remain at this location for the foreseeable future.
4. A review by the State Fire Marshall will be required for compliance with fire and life safety codes. Additionally, a building permit from the City of Unalaska will be required prior to the placement of these containers. The applicant has been advised of these requirements.
5. The Planning Department has posted and mailed out notices of regarding this conditional use application in accordance with City Code. At the time this report was written, no comments had been received.

FINDINGS

1. Ensuring economic growth, providing quality housing, and improving the community’s physical appeal were all mentioned in the Comprehensive Plan as goals. Allowing for non-permanent containerized bunkhouse helps an existing industry provide housing to its employees in a cost effective method. Although these units may not add to the permanent housing stock of the community, as the structures themselves may be relocated, the application states that Icicle intends to use them for the foreseeable future. With the following safeguards

in place, staff finds that the application furthers the goals and objectives of the Comprehensive Development Plan thereby meeting this test of code.

- To better ensure that the units provide safe and quality housing resulting in no greater negative impact than would be anticipated from other permitted development in this zoning district, a building permit from the City of Unalaska and a State Fire Marshall review are required for this scale and type of development. Staff has outlined this requirement as a condition of approval.
 - To help meet the goal of increasing community appeal and to increase compatibility with existing and planned uses in the surround area, staff has included a condition that the containers be painted. This condition is based on a similar requirement for when containers are placed in residential areas and to compliment efforts that other employers have made in providing permanent site-built housing facilities which are sided and painted.
2. The intent of this zoning district is to support uses for industries requiring access to water. This area is primarily industrial, with surrounding uses including welding, warehouses, docks, storage and staging, employee housing, and fish processing. Permanent site- built employee housing located in the area has been sided and painted. The proposed conditional use of a non-permanent containerized bunkhouse will provide housing facilities for Icicle employees. Employee housing fits the surrounding area and existing uses surrounding the site. Because the request will be compatible with the existing and future uses in this location, staff finds that the application meets the test of code with the previously mentioned safeguard in place.
- To help meet the goal of increasing community appeal and to increase compatibility with existing and planned uses in the surround area, staff has included a condition that the containers be painted. This condition is based on a similar requirement for when containers are placed in residential areas and to compliment efforts that other employers have made in providing permanent site-built housing facilities which are sided and painted.
3. This site is zoned Marine-Dependent Industrial which permits permanent employee housing, such as bunkhouses, as well as container storage by right. Staff finds that containers retrofitted to provide employee housing would not have a permanent negative impact substantially greater than anticipated from permitted development within the Marine-Dependent Industrial zoning district, so long as the previously mentioned safeguard is in place. Therefore, staff finds that the application meets the test of code.
- To better ensure that the units provide safe and quality housing resulting in no greater negative impact than would be anticipated from other permitted development in this zoning district, a building permit from the City of Unalaska and a State Fire Marshall review are required for this scale and type of development. Staff has outlined this requirement as a condition of approval.

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 2013-13 and the associated conditions of approval.

**PLANNING COMMISSION & PLATTING BOARD
RESOLUTION 2013-13**

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING FOR A NON-PERMANENT CONTAINERIZED BUNKHOUSE ON TRACT A, BASE OF SPIT SUBDIVISION, PLAT 82-4 LOCATED ON BALLYHOO 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 A, Base of Spit Subdivision, Plat 82-4 (02-05-150), located on Ballyhoo Road and currently has an agreement with Icicle Seafoods to use the property; and

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

WHEREAS, Icicle Seafoods proposes to locate a non-permanent containerized bunkhouse to meeting employee housing needs for the foreseeable future; 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 August 8, 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 as 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; and

WHEREAS, 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.

THEREFORE BE IT RESOLVED, that the Planning Commission approves the request from Icicle Seafoods for a Conditional Use Permit to site a Non-Permanent Containerized Bunkhouse on Tract A, Base of Spit Subdivision, Plat 82-4 with the following conditions:

1. All conditions of the City of Unalaska Building Permit, including Engineered Construction and Utility Plans and State Fire Marshall approval shall be addressed prior to the units being located on the property. Details of what is submitted to and approved by the State Fire Marshall shall be provided to the Department of Public Works as part of the Building Permit application.
2. External portions of the containerized units shall be painted. Details of the painting plan shall be included in the Building Permit application packet.

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

DATE: 7/25/13 FEE: \$200.00 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: Ounalashka Corporation
Property Owner Address: P.O. Box 149, Unalaska, AK 99685
Street Address of Property: 100 Ballyhoo Road, Dutch Harbor, AK
Applicant's Name: Icicle Seafoods, Inc.
Mailing Address: P.O. Box 79003, Seattle, WA 98199
Contact Name: Chris Pugmire
Home Phone: 206-331-1249 Work Phone: 206-281-4483
Request for : Variance X Conditional Use
Type of Request: Residential X Commercial
Current Zone Designation: Marine Dependent / Industrial

LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____
Lot: _____ Block: _____ Tract: A
Subdivision: Tract A (Base of Spit) USS: _____
Section(s): _____ Township: _____ Range: _____

Brief Description of Request: (attach additional information if necessary)
See attached description.

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

7/25/13

Date

CITY OF UNALASKA, ALASKA

"ATTACHMENT A"

AUTHORIZATION TO MAKE APPLICATION BY AGENT

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

LOT _____ BLOCK _____ SUBDIVISION Tract A (Base of spit)
TRACT A USS _____
SECTION(S) _____ TOWNSHIP _____ RANGE _____

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE

Icicle Seafoods, Inc (APPLICANT
NAME) TO MAKE APPLICATION AS MY/OUR AGENT FOR:

(MARK APPROPRIATE ☐ WITH AN "X")

☒ CONDITIONAL USE ☐ PLAT
☐ 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)

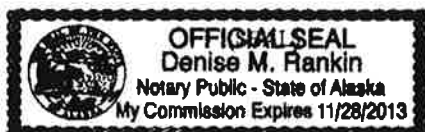
Richard Miller
(NAME)

Chief Executive Officer

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

Denise M Rankin
NOTARY PUBLIC IN AND FOR Alaska

MY COMMISSION EXPIRES: 11/28/2013





July 25, 2013

City of Unalaska
Attn: Planning Commission
P.O. Box 610
Unalaska, AK 99685

RE: Conditional Use Permit

Icicle Seafoods, Inc. hereby requests authorization from the City of Unalaska Planning Commission for a Conditional Use Permit that would enable us to install non-permanent containerized bunkhouse units on the property we currently occupy at 100 Ballyhoo Road (at the base of the spit). The purpose of these units would be to satisfy our need to provide additional housing for employees working at our seafood processing facility in Dutch Harbor.

Our intention is to place six bunkhouse units and one community-style bathroom unit on a 50' x 50' plot of land near the Southwest corner of the property known as "Tract A" (see attached site plan for more details regarding the positioning and configuration of the units). This plot is conveniently located adjacent to an existing roadway that cuts through the middle of the property, allowing for easy access by fire trucks and other emergency vehicles. The bunkhouse units will be stacked two high and positioned parallel to one another, while the bathroom unit will be placed perpendicular to the ends of the bunkhouse containers. Each unit will have at least two exits, and the upper level units will be outfitted with adjoined porches and corresponding stairways that will provide an egress to the ground level for each container (see attached image for visual representation). We are currently working with an engineer to ensure that all of these containers will be secured to one another and to the property in a manner that is conducive to withstanding the harsh environmental conditions that are common in this area of Alaska.

The proposed units are comprised of re-purposed 40' Conex containers, built to meet uniform building and fire codes, as well as square footage and headroom requirements. Each bunkhouse unit is designed to accommodate six people and is equipped with bunks, shelves/lockers, 2 locking steel doors, lighting, conduit electricity with circuit breakers, ventilation to promote airflow, thermostatically controlled heat, and smoke / carbon monoxide alarms. The bathroom unit is also powered for heat and light and plumbed to provide showers and bathrooms to accommodate the bunkhouse inhabitants. The electrical power needs for all of the units will be supplied by power generated from our processing vessel moored at the dock. Water and sewer for the bathroom unit will be provided by the city via existing services, which are currently located along the easement at the dockside face of the property.

Despite their temporary nature, it is our intention to keep these Conex units at the proposed location in Dutch Harbor for the foreseeable future. We believe that the approval of this bunkhouse project will not only improve our operations, but will also benefit the City of



ICICLE

Unalaska by encouraging additional commerce as a result of the influx of additional seasonal workers employed at our local seafood processing facility.

Thank you for your consideration of this request for a Conditional Use Permit. Please don't hesitate to contact me if you have any questions.

Best Regards,

Chris Pugmire

Icicle Seafoods, Inc.

206-281-4483 (office direct)

(206)-331-1249 (cell)

chrisp@icicleseafoods.com

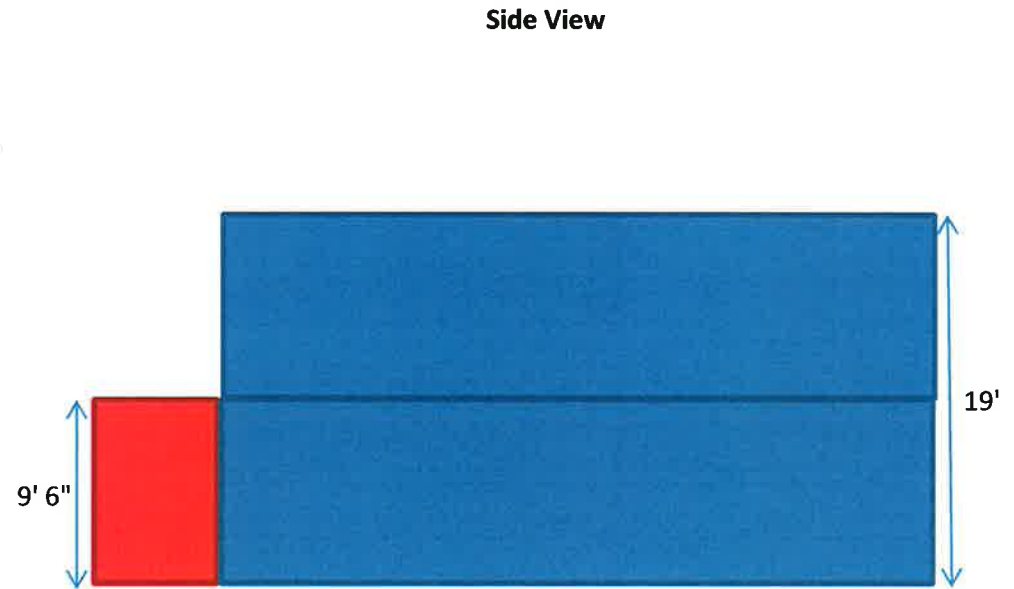
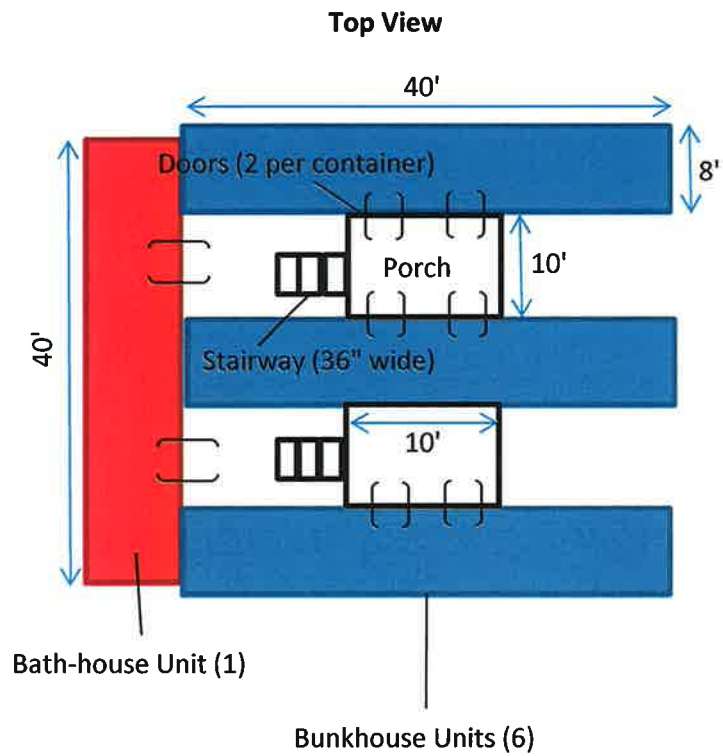
Enclosures (as noted)

ICICLE SEAFOODS, INC.

4019-21st Avenue West, Seattle, WA 98199

P.O. Box 79003, Seattle, WA 98119 – Tel: 206-282-0988 – Fax: 206-282-0988

Site Plan - Structure Dimensions (Drawing Not To Scale)





Site Plan - Utilities

Base of the Spit



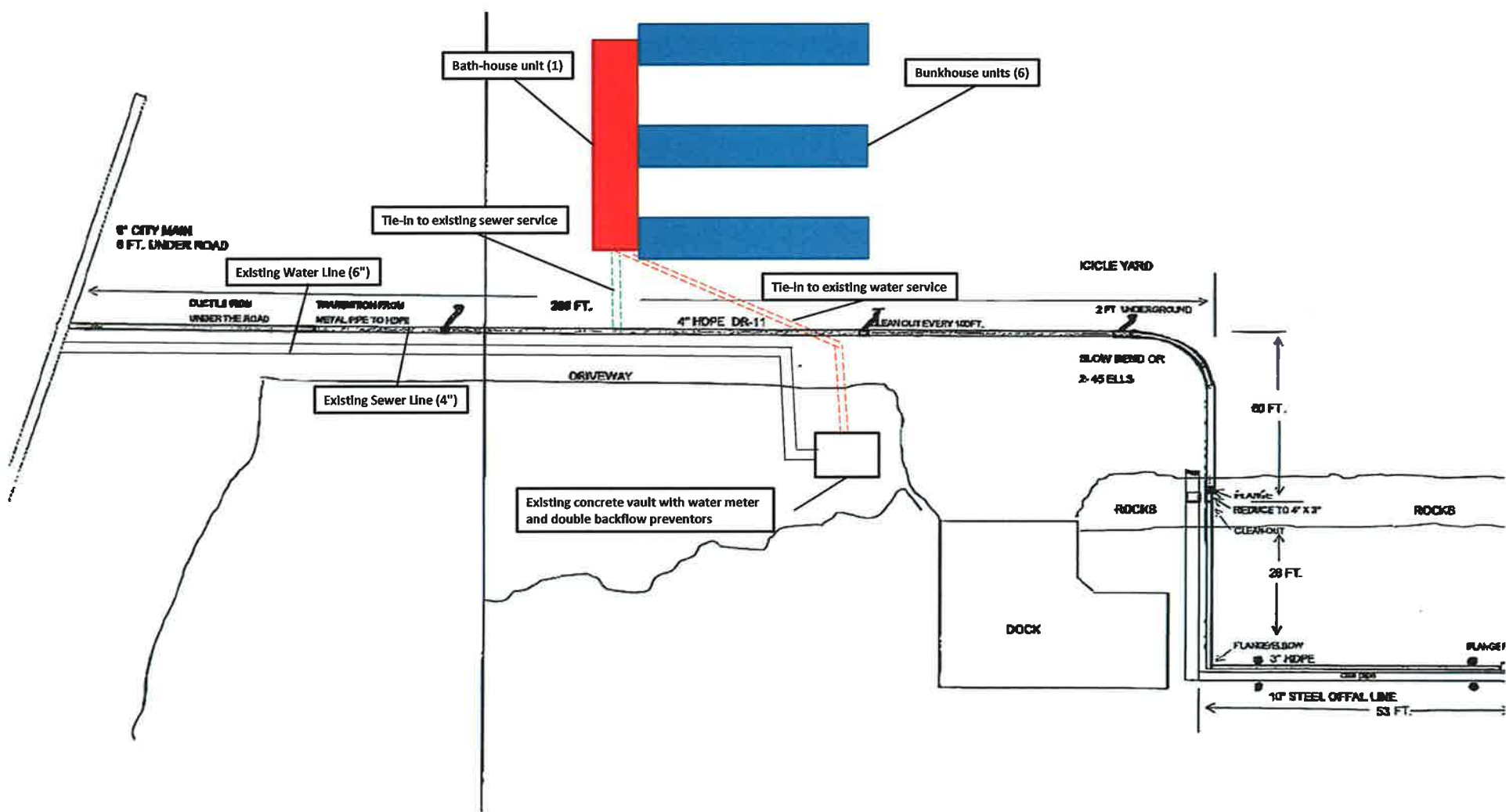
- Street Lights
- Switch Gears
- Hydrant
- Service Connections
- System Valve
- Water Main
- Service Line
- sde_unalaska GISDL swDetentionArea
- sde_unalaska GISDL swJunction
- sde_unalaska GISDL swRetentionArea
- sde_unalaska GISDL swScadaSensor
- ssCleanOut
- ssManhole
- Network_Net_Junctions
- ssGravityMain
- ssLateralLine
- ssPressurizedMain

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.



209 ft

Site Plan - Utilities 2 (Drawing Not To Scale)



Site Plan - Access Ways / Rights of Way **Base of the Spit**



- Street Lights
- Switch Gears
- Hydrant
- Service Connections
- System Valve
- Water Main
- Service Line
- sde_unalaska GISDL swDetentionArea
- sde_unalaska GISDL swJunction
- sde_unalaska GISDL swRetentionArea
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209 ft

Site Plan - Drainage

Base of the Spit

The placement of the bunkhouses shouldn't impact drainage of the property. Water will continue to flow from this area to the lowest adjacent point, which is the surrounding harbor.



- Street Lights
- Switch Gears
- Hydrant
- Service Connections
- System Valve
- Water Main
- Service Line
- sde_unalaska GISDL swDetentionArea
- sde_unalaska GISDL swJunction
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209 ft

1 1/4 the cost of a conventional bunkhouse.

Each unit contains (3) two-person dorm-style rooms to supplement your existing mess hall, laundry and shower facilities.

2 Requires minimal maintenance.

Steel construction stands up to the elements; these units are literally bulletproof.

3 Offers employees privacy, security & comfort.

Promotes morale and increases worker productivity. When working long days in a cold, wet environment, a good night's sleep in a warm, dry place is essential.

4 Provides off-season storage.

Portable units do not permanently tie-up land and are stackable to reduce footprint during the off-season.

INCREASE PRODUCTIVITY.

By providing your workforce with comfortable housing, you'll enjoy improved output and reduced personnel problems.

REDUCE EXPENSES.

Re-purposed Conex containers create a flexible, low maintenance bunkhouse system superior to conventional methods.



SEASONAL BUNKHOUSE SOLUTIONS



CONEX DORMS

Quality.
Mobility.
Affordability.

Contact:

Blaine Bardarson
907.362.3812
bardy@seward.net

HOUSE SEASONAL WORKERS-

for 75% less than the cost of a conventional bunkhouse.



Housing seasonal workers creates several challenges, and Conex Dorms are the solution. This easy-to-manage bunkhouse system provides functional lodging with the added advantage of mobility so that your property is not tied up permanently. Each bunkhouse meets uniform building and fire codes, as well as square footage and headroom requirements and can be placed on-site with minimal effort. They are the ideal low-cost approach to supplementing your existing seasonal housing facilities and are appropriate for a wide range of applications.

During the off-season, these units can provide additional storage, and they are stackable to reduce foot-print and free up your property for other uses.

Each unit is equipped with:

- Smoke and carbon monoxide alarms
- Thermostatically controlled heat
- Ventilation to promote airflow
- Conduit electricity with circuit breakers
- Adequate lighting
- 110 volt AC power
- Locking steel doors
- Shelves, hooks, and storage
- Two bunks per room
- A unique address

The flexibility and affordability of these units

make them the superior way to provide seasonal housing.

**City of Unalaska, Alaska
Platting Authority
Resolution 2014-07**

**A RESOLUTION APPROVING PRELIMINARY PLAT OF HAZEN SUBDIVISION, A
RESUBDIVISION OF LOT 1, US SURVEY 5185, P-81-14, AND LOT 1, A.R.C.
SUBDIVISION NO. 1, P-2000-04, ALEUTIAN ISLANDS RECORDING DISTRICT,
LOCATED AT 640-660 STEWARD ROAD**

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

WHEREAS, Michael and Catherine Hazen are the recorded owners of Lot 1, US Survey 5185 (06-09-080) and Lot 1, ARC Subdivision No. 1 (06-09-186) addressed as 640 and 660 Steward Road; and

WHEREAS, the owner and applicant desires to dissolve the lot line between the two lots and create a new lot line; and

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

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

WHEREAS, the City of Unalaska Planning Department held a public hearing on February 20, 2014 to consider this platting action and to hear testimony of the public; and

NOW THEREFORE BE IT RESOLVED, the Platting Authority approves the preliminary plat of the Hazen 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. A closure report shall be submitted.
2. Electronic versions of the final plat details in formats allowing for incorporation into the City's CADD and GIS programs shall be provided to the Department of Planning at the time of mylar submittal.

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

**APPROVED AND ADOPTED THIS 20 DAY OF February, 2014, BY
THE PLATTING AUTHORITY OF THE CITY OF UNALASKA, ALASKA.**



Erin Reinders, AICP, Planning Director
Platting Authority



Anthony Grande, Planning Administrator
Secretary

LEGEND

- = REBAR FOUND
○ = REBAR W/ PLASTIC CAP SET THIS SURVEY
⊕ = MONUMENT FOUND THIS SURVEY
⊗ = PRIMARY MONUMENTS SET THIS SURVEY
☒ = UTILITY PEDESTALS
—s— = SEWER LINE
—w— = WATER LINE
—e— = UNDERGROUND ELECTRIC



TYPICAL MONUMENT SET



TYPICAL PLASTIC CAP

NOTES:

- 1) The Basis of bearing for this survey is N09°23'08"W and is based on the West boundary line of U.S. Survey 5185 as shown on the plat of A.R.C. Subdivision Addition No. 1, Plat No .2000-4 filed in the Aleutian Islands Recording District.
- 2) As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
- 3) No Alaska Department of Environmental Conservation approval is required for this plat.
- 4) Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.
- 5) Lots 1 and 2 are zoned Single Family Duplex Residential at the time of this platting action. For both lots, the minimum front and rear setback is 20 feet, the minimum side yard setback is 10 feet, the maximum coverage is 40%, and the maximum height of a structure is 35 feet.
- 6) All public utilities shown are existing at the time of survey. Locations were provided by the City of Unalaska except for the water services locations which are approximate.

CITY APPROVAL

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

CITY CLERK

PLANNING DIRECTOR, PLATTING AUTHORITY

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___DAY OF _____ ,

FOR _____

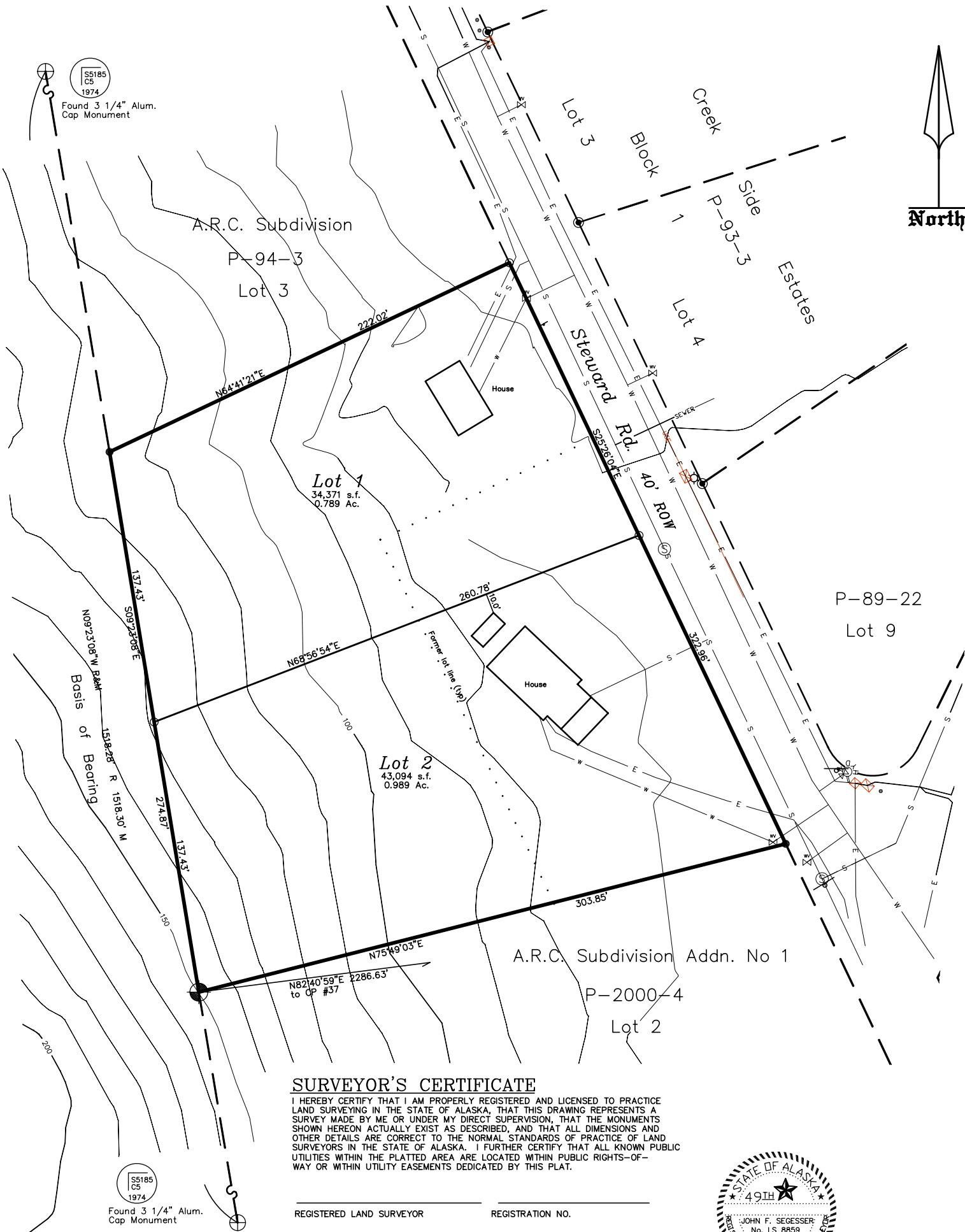
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___DAY OF _____ ,

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR

REGISTRATION NO.

DATE



CERTIFICATE of OWNERSHIP and DEDICATION

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

MICHAEL HAZEN CATHERINE S. HAZEN
P.O. BOX 920493 AKA CATHERINE HAZEN
DUTCH HARBOR, ALASKA 99692

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___DAY OF _____ ,

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___DAY OF _____ ,

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

TAX CERTIFICATE

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

TAX OFFICIAL, CITY OF UNALASKA

DATE

Hazen Subdivision

A resubdivision of Lot 1, U.S. Survey 5185, Plat 81-14, and Lot 1, A.R.C. Subdivision Addition No. 1, Plat 2000-4, Aleutian Recording District.

Located within protracted Section 13, T73S, R118W, S.M., City of Unalaska, Alaska.

Containing 77465 s.f., 1.778 Ac.

SEGESSER SURVEYS

30485 Rosland St.

Soldotna, AK 99669

JOB NO.	13055	DRAWN:	2-5-14
SURVEYED:	Nov, 2013	SCALE:	1"=30'
FIELD BK:	13-2	SHEET:	1 of 1