

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
HISTORIC PRESERVATION COMMISSION
AGENDA/PUBLIC NOTICE
CITY HALL COUNCIL CHAMBERS
JANUARY 15, 2015
7:00 P.M.**

PLANNING COMMISSION & PLATTING BOARD

1. CALL TO ORDER AND ROLL CALL
2. REVISIONS TO THE AGENDA
3. APPEARANCE REQUESTS
4. ANNOUNCEMENTS
5. MINUTES:
 - Planning Commission & Platting Board, December 18, 2014

PUBLIC HEARING ACTION ITEMS

No Items

REGULAR MEETING

6. Receipt of Platting Authority approval of Resolution 2014-25 for the Parkside Estates Subdivision Revision 1, a resubdivision of Lot 1 Parkside Estates Subdivision.
7. Adoption and submittal of Planning Commission/Platting Board Annual Report for 2014 to City Council.

WORKSESSION

8. Staff presentation of *Unalaska Infill Development Analysis*.

OTHER BUSINESS

No Items

9. ADJOURNMENT

HISTORIC PRESERVATION COMMISSION

1. CALL TO ORDER AND ROLL CALL
2. MINUTES:
 - Historic Preservation Commission, December 18, 2014

BUSINESS ITEMS

3. Adoption and submittal of Historic Preservation Commission Annual Report for 2014 to City Council.
4. Follow-Up on the Historic Resources Inventory and the petition requesting the addition of Unalaska Lake and Iliuliuk River.
5. ADJOURNMENT

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.

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, December 18, 2014
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

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

Roll Call:

Commissioners present:

Steven Gregory

Doanh Tran

Jessica Earnshaw

James Santana

Commissioners absent:

Vicki Williams

Staff Present:

Anthony Grande, Acting Planning Director

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

- 3. APPEARANCE REQUESTS:** *None*

- 4. ANNOUNCEMENTS:** Jessica Earnshaw wanted to congratulate the Unalaska Varsity Volleyball team for their fourth place finish at State. She also congratulated Trey Henning for placing 6th in State for Wrestling.

Anthony Grande announced that the Unalaska Infill Analysis is complete and uploaded on the City's website. Staff is working on a presentation for the January 15, 2015 Planning Commission meeting.

- 5. MINUTES:** *Planning Commission & Platting Board, November 20, 2014.* Chair Gregory called for a motion to approve the minutes from the November 20, 2014 meeting. Jessica Earnshaw made a motion, Doanh Tran seconded the motion. Chair Gregory asked if there were any further discussions on the minutes. There being no comments, Chair Gregory called for a vote, which was unanimous (4-0). The minutes for the November 20, 2014 meeting were adopted.

PUBLIC HEARING ACTION ITEMS:

- 6. Preliminary plat of Unalaska Tidelands Survey (UTS) 104, a resubdivision of Alaska Tidelands Survey (ATS) 1396, Tract A. (Owner: City of Unalaska; Applicant: PND Engineers; Property ID: 05-02-200)**

Last revised: 1/8/2015 1:50:10 PM

Chair Gregory opened the public hearing and called for a disclosure of any ex parte communication or conflicts of interest. Hearing none, the Chair called for staff presentation.

Anthony Grande reported that this was a tideland plat that is a tideland lease with a City Council Resolution, 2014-21, approving a tideland lease to the Ounalashka Corporation. The formal platting process starts after lease approval. OC's development plans include an industrial complex and possible dock facility. This plat would approve the subdivision. Before any development could occur a building permit will have to be completed as well as obtaining a Corp. of Engineers permit. Staff has reviewed this plat and all subdivision requirements have been met and they are recommending approval.

There was a question from the audience regarding the "hatched" area of the plat. Staff explained that there was already an agreement for one acre of Tract A-1 that would be transferred from the City to OC. The one acre is included in this plat. OC will be leasing the 3+ acres but the one acre is already guaranteed.

Rick Miller with OC stated that they have preliminary plans for a marine industrial development on Little South America. OC has already received approval for the lease and they are trying to complete the platting process.

Chair Gregory asked if there was any public comment. Hal Lewis asked if there was going to be a barge landing. Rick Miller answered that they were still in the planning process. Chair Gregory asked for clarification on if this parcel was zoned as Developable Tidelands. Staff confirmed that it was Developable Tidelands.

Chair Gregory closed the public meeting and called for a motion to approve Resolution 2014-26. Ms. Earnshaw moved to approve Resolution 2014-26. Mr. Santana seconded.

Chair Gregory asked for any comments from the commissioners. Doanh Tran stated that she was excited to see more development in the Little South America area. Chair Gregory was also happy to see more infrastructure coming to the area. He also acknowledged that some people would have problems with how it would affect subsistence in the area but he felt that since the area is already zoned as a developable tideland this use would supersede other uses. Chair Gregory asked if there were any further questions from the commissioners. Hearing no questions, Chair Gregory closed the commission discussion and called for a vote to approve Resolution 2014-26. The vote was unanimous (4-0) and the motion was carried and adopted.

REGULAR MEETING:

7. Receipt of Platting Authority approval of Resolution 2014-22 for the Luff Subdivision, a resubdivision of Lot 2, Block 6, Jesse Lee Subdivision.

Anthony Grande presented one subdivision that had recently been approved in the Planning Department. Luff Subdivision was an abbreviated plat that fell under the guidelines that allow for small subdivisions to be approved in the Planning Department and reported at a later date to the commission.

8. Consideration of Nomination for GIS Orthophotography to the FY 16-20 CMMP.

A CMMP plan is put together every year for the next five years. Erin Reinders has been trying to improve the process and get more community involvement. The CMMP process aids with budgeting and prioritizing needs for the City. This year any member of the community can nominate a CMMP project. Commissions can also put forward CMMP nominations. The Planning Department is asking for support from the commission for GIS Orthophotography which basically provides the City with updated aerial photography. The project would take place from July through September of 2015. This has already been approved by City Council for FY15 and is now being re-nominated for another year, FY16. Resolution 2014-27 has been drafted and outlines the need for updated aerial photography.

Chair Gregory asked if there were any questions or comments. Ms. Tran noted that the GIS CMMP nomination was fully supported during the last meeting and she supports it moving forward. Chair Gregory also fully supports the project and would like to see the different possibilities and options available. He inquired into the pricing and vendors the City is looking at. Mr. Grande believed that there are three or four vendors that this project will go out to bid to. The \$100,000 figure on the nomination was at the top of the range. Chair Gregory wondered if all City departments would be able to use the information. Staff let him know that all departments have access to the information and clarified that the City is already using the 2010 orthophotography and this would be a five year update. Any product the vendor provides would be the City's property to use as it sees fit. The information gained will be shared with all departments at no additional cost. Chair Gregory was concerned about redundancy. Staff assured him that the Planning Department manages the GIS system for the City and therefore coordinates the GIS implementation plan. The Planning Department takes the lead and other departments are able to capitalize on that.

Doanh Tran mentioned that, in the past, the Planning Department offered aerial photos when requested by the public and wanted to know if that would continue. Mr. Grande said that service would continue and the City would be able to provide updated photos with a higher resolution.

Chair Gregory would like to see outreach to the public school regarding GIS technology in the form of an internship or any other available learning opportunity to share in this cutting edge technology. Mr. Grande agreed, stating that his introduction to GIS was through an internship in grad school.

Chair Gregory asked for a motion to approve Resolution 2014-27. Jessica Earnshaw made a motion to approve the Resolution, Commissioner Tran seconded the motion. Chair Gregory asked if there was any further discussion. There being no further questions, Chair Gregory called for a vote approving Resolution 2014-27. The vote was unanimous (4-0) and the motion was carried and adopted.

WORK SESSION:

9. Follow-Up Discussion on Code Enforcement and Nuisance Abatement.

Anthony Grande provided a follow up to the commission on last month's discussion on code enforcement and nuisance abatement. The Planning Department continues to work on this issue and has consulted the City attorney regarding the matter. Staff is working on new ideas to make the process more streamlined and effective. The staff report mentions the possibility of a ticketing system where tickets would be issued by Public Safety for cases where there hasn't been any response by the property owner. The Planning Department is still in the process of discussing ticketing options with the attorney and doesn't have any specific details at this time. Staff will be updating the commission in the near future with research findings regarding the best way to amend code regarding nuisance ordinances. Ultimately this issue will have to go to City Council and be read at two hearings so the public will have multiple opportunities to comment before it becomes law.

Commissioner Earnshaw thanked the Planning Department for their efforts regarding this ongoing problem. She is excited about the future and hopes that the community can unite and make our town beautiful for visitors this upcoming tourist season and for long term residents of the community. Commissioner Santana wonders if sometimes the community has the mentality that this is an industrial community which makes people think it is ok to have "junk" all over the place. He also wants to see the town cleaned up and beautified for the tourists and supports moving forward with enforcement efforts. Ms. Tran wants to make sure beautification isn't just for tourists, but also for year round community members. She is concerned about adding more workload to the Planning Department and with the changes to Title 8 that have occurred she wants to make sure that the City is enforcing what is already on the books before it takes on other areas. Chair Gregory wants to make sure this doesn't turn into a witch hunt and hopes that people will voluntarily conform if expectations are laid out clearly.

OTHER BUSINESS: *None*

10. ADJOURNMENT: Chair Gregory adjourned the meeting at 7:43 PM.

PASSED AND APPROVED THIS _____ DAY OF _____ 2015 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.

Steven Gregory
Chair

Date

Erin Reinders
Recording Secretary

Date

Prepared by Kelly Tompkins and Erin Reinders, Planning Department

Item 6:

RECEIPT OF PARKSIDE ESTATES

SUBDIVISION REVISION 1

**City of Unalaska, Alaska
Platting Authority
Resolution 2014-25**

**A RESOLUTION APPROVING PRELIMINARY PLAT OF PARKSIDE ESTATES SUBDIVISION
REVISION 1, A RESUBDIVISION OF LOT 1 PARKSIDE ESTATES SUBDIVISION, P-2011-07,
ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 1398/1400 EAST BROADWAY
AVE**

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, SDIRA Services FBO Billie Jo Gehring is the recorded owner of Lot 1 Parkside Estates Subdivision, P-2011-07, with Tax ID of 06-04-281 in Unalaska; and

WHEREAS, the owner and applicant desires to resubdivide the existing lot into two lots and has submitted a preliminary plat to do so; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities, and Public Safety staff has reviewed the proposed plat; and

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

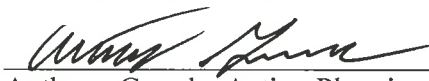
WHEREAS, the City of Unalaska Planning Department held a public hearing on December 18, 2014 to consider this platting action and to hear testimony of the public; and

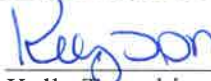
NOW THEREFORE BE IT RESOLVED, the Platting Authority approves the preliminary plat of the Parkside Estates Subdivision Revision 1 with the following conditions of approval in accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision):

1. Surveyor shall indicate the location of any existing structures within the subdivision.
2. Surveyor shall indicate the location of any existing utilities serving the subdivision.
3. Utility service lines shall be installed for both lots prior to approval of the final plat, and their locations shall be shown on the final plat. Utility service lines for any lot shall not cross through another lot without a dedicated utility easement.
4. A plat note shall be added stating, "No building permit will be approved on Lot 1 without providing appropriate access, which shall not cross through Lot 2, unless an access easement is provided. Any improvements required to access Lot 1, including the creation of an approach from the roadway, will be the responsibility of the property owner."
5. A closure report shall be submitted prior to the approval of the final plat.
6. 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 18th **DAY OF** December, 2014, **BY THE
PLATTING AUTHORITY OF THE CITY OF UNALASKA, ALASKA.**


Anthony Grande, Acting Planning Director
Platting Authority

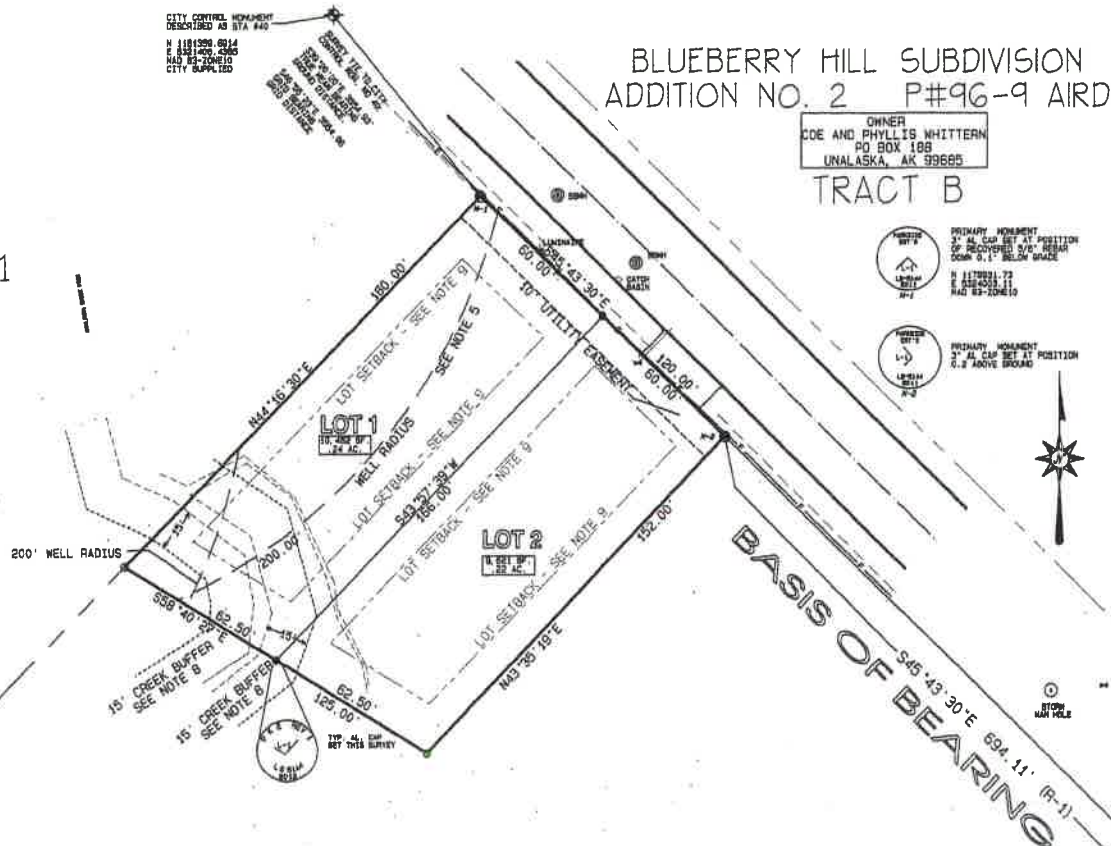

Kelly Tompkins
Secretary

LOT 1

OWNER
CITY OF UNALASKA
PO BOX 610
UNALASKA, AK 99685

BLOCK 6,
REPLAT OF
US SURVEY 778,
TRACT B P#76-1

BLUEBERRY HILL SUBDIVISION
ADDITION NO. 2 P#96-9 AIRD
OWNER
CDE AND PHYLLIS WHITTERN
PO BOX 188
UNALASKA, AK 99685
TRACT B



- LEGEND**
- FOUND CITY CONTROL MONUMENT
 - FOUND ORIGINAL PIPE CORNER
 - FOUND PRIMARY MONUMENT
 - FOUND RECORD REBAR (LESS NOTED)
 - OTHERWISE
 - SET 8/8\" x 30\" REBAR WITH AL CAP
 - WATER VALVE LOCATE
 - (43.81) RECORD INFORMATION
 - N-1 MONUMENT DETAIL

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR

REGISTRATION NO.

DATE

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO RE-SUBDIVIDE LOT 1 INTO TWO SEPARATE LOTS OF NEAR EQUAL SIZE.
2. FIELD SURVEY'S WERE COMPLETED ON JUNE 15, 2011 AND AUGUST 12, 2012.
3. ALL LOTS SHALL BE SERVED BY CITY OF UNALASKA WATER AND SEWER.
4. THE BASIS OF BEARING FOR THIS SURVEY IS BAS 43°30'E AND IS BASED ON THE STATION PLAT OF REPLAT OF US SURVEY 778, TRACT B, SUBDIVISION OF BLOCK 6, REPLAT OF US SURVEY 778, TRACT B, AS SHOWN ON PLAT NO. 76-1, LOTS 1 AND 2, IN THE ALEUTIAN ISLANDS RECORDING DISTRICT.
5. THIS SITE IS LOCATED NEAR A COMMUNITY WATER SYSTEM WELL, PER STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATION, A PRIVATE SEWER LINE MUST BE AT LEAST ONE HUNDRED (100') FROM A COMMUNITY WATER SYSTEM WELL AND A COMMUNITY WATER LINE MUST BE AT LEAST TWO HUNDRED FEET (200') FROM A COMMUNITY WATER SYSTEM WELL. DEVELOPMENT ON THIS SITE SHALL AVOID THESE OTHER DISTANCE SEPARATION DISTANCES BETWEEN CHANGING WATER SOURCES AND POTENTIAL SOURCES OF CONTAMINATION IDENTIFIED IN ALASKA STATE DRINKING WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE CITY OF UNALASKA DEPARTMENT OF PUBLIC UTILITIES SHALL BE CONSULTED PRIOR TO CONSTRUCTION ACTIVITY TO ASSURE MINIMUM SEPARATION DISTANCES ARE MET.
6. DEVELOPERS MAY NOT ALTER EXISTING DRAINAGE WITHOUT PROVIDING ALTERNATIVE AND/OR DRAINAGE EASEMENTS, IF NECESSARY.
7. FOR THE PLANNING DETERMINATION MADE BY BEEN REBAR, DETECTOR OF PLANNING THE SUBDIVISION IS HEREBY EXEMPTED FROM PROVIDING ONE NEW PRIMARY MONUMENT FOR THIS SUBDIVISION PER LAC 04.075.00 (4).
8. "BUFFER ZONE" MEANS AN AREA OR PARCEL OF LAND WHICH IMPOSES PROTECTION OF THE NATURAL SCENIC CONDITION AND OTHER PROPERTIES OF THE NEAR NEAR WATER LINE OF RIVERS, LAKES, PONDS, AND STREAMS FROM FOREVER OUTLIER OF NATURE, NO CLEARING, CUTTING, ELEVATION, CULTIVATION, CONSTRUCTION OR OTHER DISTURBANCES OF THIS ZONE ARE ALLOWED, A BUFFER ZONE OR PORTION OF A BUFFER ZONE MAY BE REBAR REBARMENT.
9. LOTS 1 AND 2 ARE CURRENTLY ZONED SINGLE-FAMILY/DOUBLE RESIDENTIAL (SFR). LOT 1 IS TO BE DIVIDED INTO TWO LOTS OF NEARLY EQUAL SIZE. THE FRONT YARD SETBACK IS 20 FEET, THE SIDE YARD SETBACK IS 10 FEET, AND THE REAR YARD SETBACK IS 10 FEET. LOT 2 IS TO BE DIVIDED INTO TWO LOTS OF NEARLY EQUAL SIZE. THE FRONT YARD SETBACK IS 10 FEET, THE SIDE YARD SETBACK IS 10 FEET, AND THE REAR YARD SETBACK IS 10 FEET. THE TOTAL LOT COVERAGE IS 40% AND THE MAXIMUM HEIGHT OF STRUCTURES IS 30 FEET.

OWNER
CDE AND PHYLLIS WHITTERN
PO BOX 188
UNALASKA, AK 99685

RECORD DOCUMENTS

- RP-11 PLAT NO. 87-A, REPLAT OF US SURVEY 778, TRACT B, SUBDIVISION OF TRACT C, BLOCK 6, RECORDING MAY 14, 1997, AIRD
- RP-20 PLAT NO. 76-1, REPLAT OF US SURVEY 778, TRACT B, RECORDING JANUARY 30, 1976, AIRD
- RP-20 DOCUMENT NO. 0006-0006-01, RETAINMENT CERTIFICATION, BY BESSER SURVEY, RECORDING AUGUST 31, 2004, AIRD

ACCEPTANCE OF DEDICATION

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

CITY MANAGER

DATE

CITY CLERK, CITY OF UNALASKA

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER LOT 1:

BOHRA SERVICES TWO
LOT 1 JO SERVING
PO BOX 124
UNALASKA, AK 99685

DATE

OWNER LOT 2:

BOHRA SERVICES TWO
LOT 2 JO SERVING
PO BOX 124
UNALASKA, AK 99685

DATE

NOTARY ACKNOWLEDGEMENT FOR BILLIE JO SERVING
SUBSCRIBED AND SIGNED, BEFORE ME THIS _____ DAY OF _____ 2012.
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.

CITY CLERK, CITY OF UNALASKA

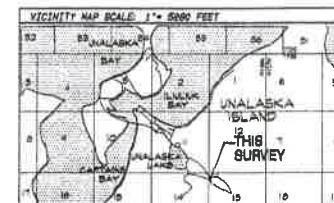
DATE

PLAT 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, CITY OF UNALASKA

FLATTING AUTHORITY



**ParkSide Estates
Subdivision-Revision 1**

A SUBDIVISION OF LOT 1, PARKSIDE ESTATES SUBDIVISION PLAT NO. 2011-7, ALEUTIAN ISLAND RECORDING DISTRICT, LOCATED WITHIN

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 118 WEST, BEARAWARD DIVISION, ALASKA

ALEUTIAN ISLAND RECORDING DISTRICT

CONTAINING 48 ACRES

ALASKA SURVTECH

LAND SURVEYORS & DEVELOPERS

11/1/2011

Scale 1\"/>

Item 7:

ADOPTION AND SUBMITTAL

OF

PLANNING COMMISSION/PLATTING BOARD

2014 ANNUAL REPORT

**CITY OF UNALASKA
PLANNING COMMISSION & PLATTING BOARD
2014 ANNUAL REPORT**



This annual report is designed to serve multiple functions: to summarize the planning activities of the Unalaska Planning Commission; to serve as a resource document; to project future planning needs and activities; and to meet the requirements of § 2.60.090, Unalaska Code of Ordinances.

The Planning Commission, Platting Board, Department of Planning, and Unalaska City Council refer to the adopted Comprehensive Plan, Platting and Subdivision Regulations, Zoning Code of Ordinances, Zoning Map, and other applicable codes for all decisions rendered.

The following residents of Unalaska served on the City of Unalaska's Planning Commission and Platting Board throughout 2014:

Chair Steven Gregory (Nominated to Chair August, 2014)

Chair Chris Bobbitt (through May, 2014)

Vice Chair Doanh Thi Tran (Nominated to Vice Chair October, 2014)

Vicki Williams

Jessica Earnshaw (Started February, 2014)

James Santana (Started October, 2014)

The Planning Commission and Platting Board are supported by the City of Unalaska's Planning Department, which consists of:

Erin Reinders, AICP, CPM, Planning Director

Anthony Grande, Planning Administrator

Kelly Tompkins, Administrative Assistant

PLANNING COMMISSION AND PLATTING BOARD
RESOLUTION 2015-03

In accordance with § 2.60.090 of the Unalaska Code of Ordinances, the City of Unalaska's Planning Commission officially adopts the following annual report, filing the same with the Unalaska City Council.

CITY OF UNALASKA
PLANNING COMMISSION

BY: _____
Steven Gregory, Chair

Erin Reinders, Secretary

DATE OF ADOPTION: _____

INTRODUCTION

Alaska State law gives incorporated municipalities the authority and responsibility for planning, platting, and land use regulation. In addition to providing for the orderly and efficient use of land and other resources, planning can establish ground rules for development for the whole community and provide the means by which residents participate in important decisions about their community's future. With effective planning, a community can define its character and realize tangible benefits.

The Unalaska Code of Ordinances establishes the Planning Commission and Platting Board to help assure orderly growth of Unalaska and offers additional guidance regarding their functions, power and duties, which include:

- To recognize and utilize such basic information necessary to understand past trends, present conditions, and forces affecting community growth and development;
- To prepare and keep current a Comprehensive Plan for meeting present requirements and future needs for community growth and development as may be foreseen by the Commission/Board;
- To establish principles and policies for guiding actions affecting growth in the city;
- To prepare and to recommend to the City Council ordinances, regulations, or other proposals promoting orderly development indicated as desirable by the Comprehensive Plan;
- To exercise jurisdiction over platting as provided in Chapter 8.08, and to act upon requests for variances, conditional uses, and zone amendments as provided in Chapter 8.12;
- To keep the City Council and general public informed and advised as to matters before the Commission/Board;
- To conduct such meetings, as required, to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and the ordinances and regulations relating to it; and
- To perform other duties lawfully assigned to the Commission/Board or which have a bearing on the preparation or accomplishment of the Comprehensive Plan.

§ 2.60.090 of the Unalaska Code of Ordinances requires each board and committee to submit an annual report which summarizes the activities which have occurred during the previous year. The Annual Report is a mechanism for monitoring those activities and for presenting to the City Council the goals and objectives for Planning in the coming year.

SUMMARY OF PLANNING ACTIONS FOR 2014

I. General Statistics (January 1, 2014 – December 31, 2014)

2014 was a busy year for both the Planning Commission/Platting Board and the staff of the Planning Department. The PC/PB actions for 2014 and previous years are summarized below:

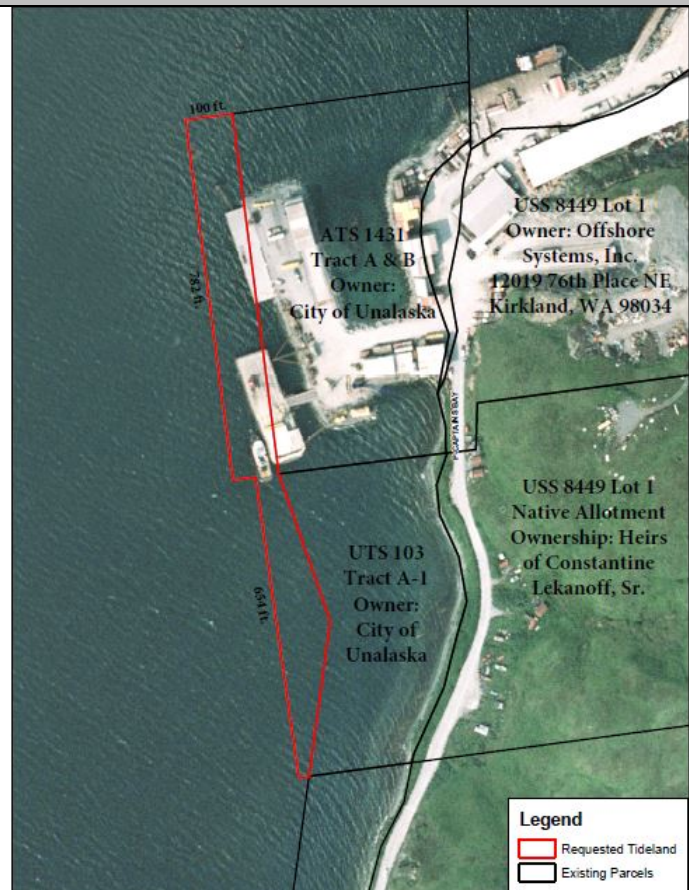
Application Type	Considered or Reviewed/ Granted, Approved or Formally Recommended		
	2012	2013	2014
Variance	-	5/5	3/3
Conditional Use	4/4	8/8	-
Zone Amendment	1/1	1/1	2/2
Property Acquisitions	4/3	-	1/1
Code Revisions	1/1	-	5/5
Plats	4/4	7/7	1/1
Planning Documents	-	3/1	3/2
TOTAL MEETINGS	9	11	10

II. Planning Commission Recommendations to Council

The Planning Commission recommended two Zone Amendments, one Tideland Acquisition and five Municipal Code Amendments in 2014.

On January 23, 2014, the Planning Commission unanimously approved Resolution **2014-04** recommending to the City Council the approval of the acquisition from the State of Alaska of a 2.94 acre portion, more or less, of tidelands in Captains Bay, located within the municipal boundary of the City of Unalaska.

The Unalaska City Council approved the acquisition through **Resolution 2014-20** during the February 11, 2014, City Council Meeting.



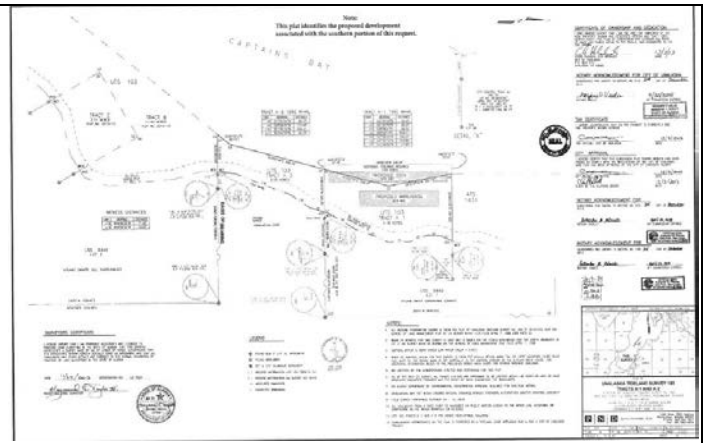
On March 20, 2014, the Planning Commission unanimously approved Resolution **2014-08** recommending to the City Council the approval of the zoning map amendment to rezone the property at Lot 8, Block8, Haystack Hill Subdivision, Plat 91-14, located at 134 Raven Way.

The Unalaska City Council approved the acquisition through **Ordinance 2014-09** during the April 22, 2014, City Council Meeting.



On April 24, 2014, the Planning Commission approved Resolution **2014-16** recommending to the City Council the approval of the zoning map amendment to zone a 2.94 acre portion, more or less, of currently un-surveyed tidelands in Captains Bay that the City of Unalaska has requested to acquire from the State of Alaska.

The Unalaska City Council approved the acquisition through **Ordinance 2014-11** during the May 27, 2014, City Council Meeting.



*March 20, 2014 :
Approved Municipal Code
Amendment*

The Unalaska City Council approved the amendment through **Ordinance 2014-20** during the October 28, 2014, City Council Meeting.

The Planning Commission approved **Resolution 2014-11** recommending approval of a portion of draft City Council Ordinance 2014-04 amending Unalaska Municipal Code Chapter 8.06 adding and updating definitions relating to construction camps and Chapter 8.12 adding a zoning designation for construction camps.

*March 20, 2014:
Approved Municipal Code
Amendment*

The Unalaska City Council approved the amendment through **Ordinance 2014-19** during the October 28, 2014, City Council Meeting.

The Planning Commission approved **Resolution 2014-12** recommending approval of a portion of draft City Council Ordinance 2014-04 amending Unalaska Municipal Code Chapter 8.06 updating the PUD definition and Chapter 8.12 deleting the subsection about PUDS and replacing it with a new section for PUD procedures.

<p><i>May 15, 2014: Approved Municipal Code Amendment</i></p> <p>The Unalaska City Council approved the amendment through Ordinance 2014-21 during the October 28, 2014, City Council Meeting.</p>	<p>The Planning Commission approved Resolution 2014-13 recommending approval of a portion of draft City Council Ordinance 2014-04 amending Unalaska Municipal Code Chapter 8.06 updating the definition of subdivision and lease lot and Chapter 8.08 adding the requirement to plat.</p>
<p><i>March 20, 2014: Approved Municipal Code Amendment</i></p> <p>The Unalaska City Council approved the amendment through Ordinance 2014-19 during the October 28, 2014, City Council Meeting.</p>	<p>The Planning Commission approved Resolution 2014-14 recommending approval of a portion of draft City Council Ordinance 2014-04 amending Unalaska Municipal Code Chapter 8.12 striking building separation language.</p>
<p><i>March 20, 2014: Approved Municipal Code Amendment</i></p> <p>The Unalaska City Council approved the amendment through Ordinance 2014-19 during the October 28, 2014, City Council Meeting.</p>	<p>The Planning Commission approved Resolution 2014-15 recommending approval of a portion of draft City Council Ordinance 2014-04 amending Unalaska Municipal Code Chapter 8.12 changing submittal deadline requirements.</p>

III. Planning Commission Actions and Activities

<p>The Planning Commission discussed three Planning Documents, one Plat Extension, three Variances and one revised Conditional Use Permit in 2014.</p>	
<p><i>January 23, 2014: Approval of Planning Document</i></p>	<p>The Planning Commission approved Resolution 2014-02, recommending to the City Council, the adoption of the 2013 Annual Report. This report was presented to City Council in January of 2014.</p>
<p><i>February 20, 2014: Granted a Variance</i></p>	<p>The Planning Commission through Resolution 2014-06 approved a Variance for a side yard reduction from 10-feet to 4-feet to allow for a loading dock on Lot 2, Ptarmigan Flats Subdivision, Plat No. 90-05. Dept. of Public Works issued a Building Permit on 11/17/14 for warehouse renovations.</p>
<p><i>March 20, 2014: Granted a Variance</i></p>	<p>The Planning Commission through Resolution 2014-09 approved a Variance for a front yard reduction from 10-feet to</p>

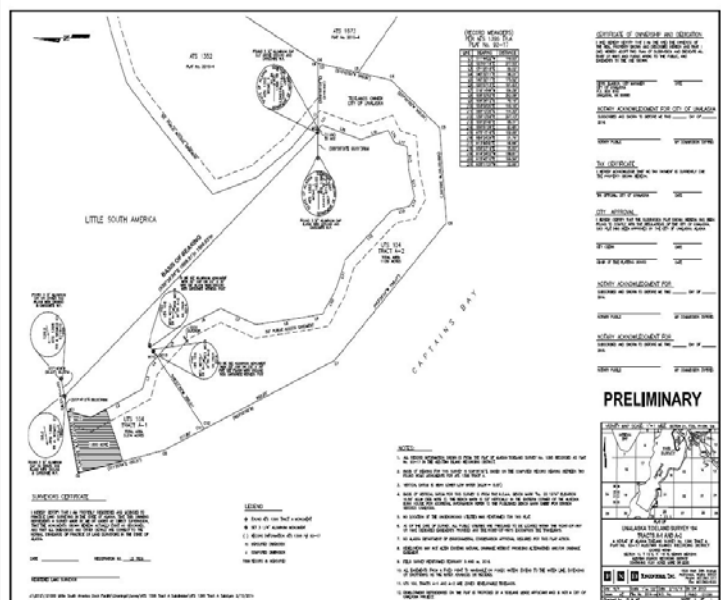
	2.5-feet to allow for a fish oil plant on Lot 1, Marineways-Unisea Subdivision, Plat No. 2002-07. Project was scrapped in favor of a new location on East Point Rd.
March 20, 2014: <i>Approved a Revised Conditional Use Permit</i>	The Planning Commission approved Resolution 2014-10 which allowed for a revised site plan for Resolution 2013-13 for a Conditional Use Permit for a temporary bunkhouse on Tract A, Base of Spit Subdivision, Plat No. 82-04. Dept. of Public Works issued a building permit on July 11, 2014 for proposed bunkhouse.
April 24, 2014: <i>Granted a Plat Extension</i>	Resolution 2014-17 approved a 12-month extension of the Preliminary Plat for Ptarmigan Flats Subdivision a replat of Tract B, Parcel 1-A, and ATS 1353, a 15.24 acre subdivision of parcel 1-A and Tract B Ptarmigan Flats Subdivision, Plat Nos. 90-5, ATS 1353 and 88-4. Final plat was recorded with Aleutian Island Recording District as Plat No. 2014-20.
October 16, 2014: <i>Review of Planning Document</i>	Anthony Grande presented the 2014 Land Use Inventory compiled by the Planning Department. The Planning Commission took no formal action on this item.
November 20, 2014: <i>Granted a Variance</i>	The Planning Commission through Resolution 2014-24 approved a Variance for a lot width reduction from 60 feet to 20 feet to accommodate a subdivision of Lot 14, Block 8, Haystack Hill Subdivision. No plat has been submitted as a result of this granted Variance.
December 18, 2014: <i>Review of Planning Document</i>	The Planning Commission approved Resolution 2014-27 supporting a CMMP Nomination for development of GIS aerial photography data.

IV. Platting Board Actions

The Platting Board took action on one subdivision plat in 2014.

On December 18, 2014, the Platting Board approved the Preliminary Plat of UTS 104 Tracts A-1 and A-2, a replat of Alaska Tideland Survey 1396, Tract A, Plat No. 92-17 through **Resolution 2014-26**.

The final plat has not yet been submitted to the Planning Department.

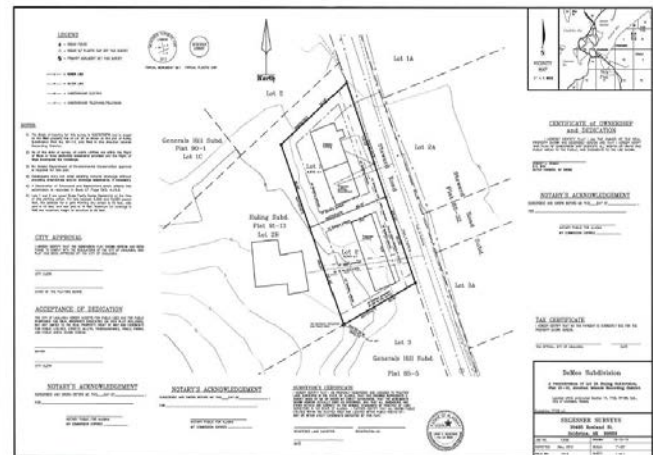


V. Platting Authority Actions

The Platting Authority took action on seven subdivision plats in 2014.

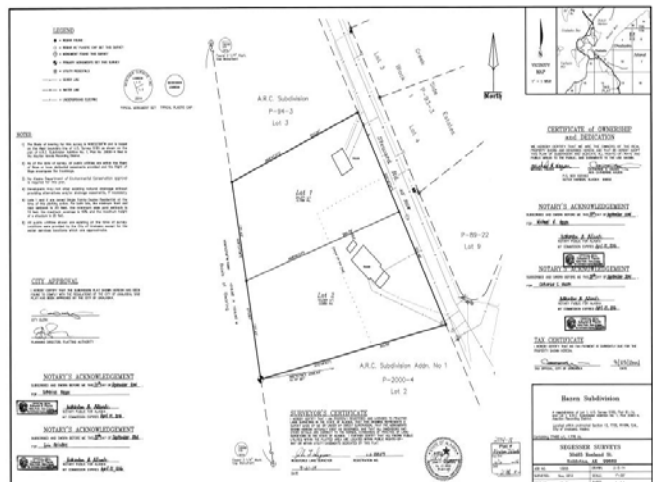
On January 16, 2014, the Platting Authority approved **Resolution 2014-01** for a preliminary plat of DeMeo Subdivision, a resubdivision of Lot 2A Huling Subdivision, Plat No. 91-13, located at 140 Steward Road.

The final plat has not yet been submitted to the Planning Department.



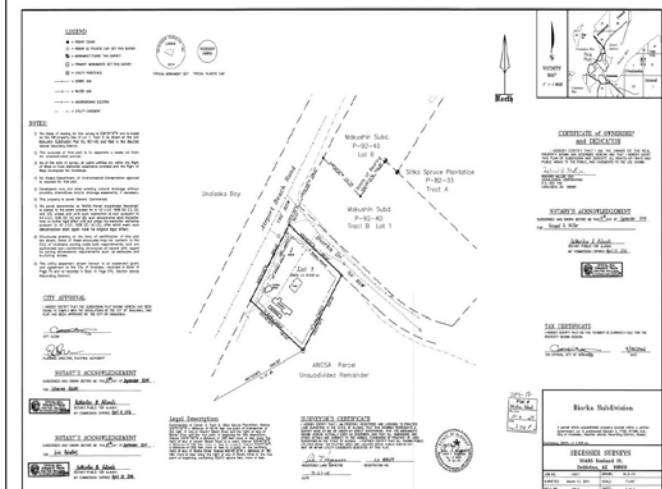
On February 20, 2014, the Platting Authority approved **Resolution 2014-07** for a preliminary plat of Hazen Subdivision, a resubdivision of Lot 2, US Survey 5185, Plat No. 81-14, and Lot 1, A.R.C. Subdivision No.1, Plat No. 2000-04, located at 640-660 Steward Road.

The plat was recorded with the Aleutian Island Recording District as Plat No. 2014-08



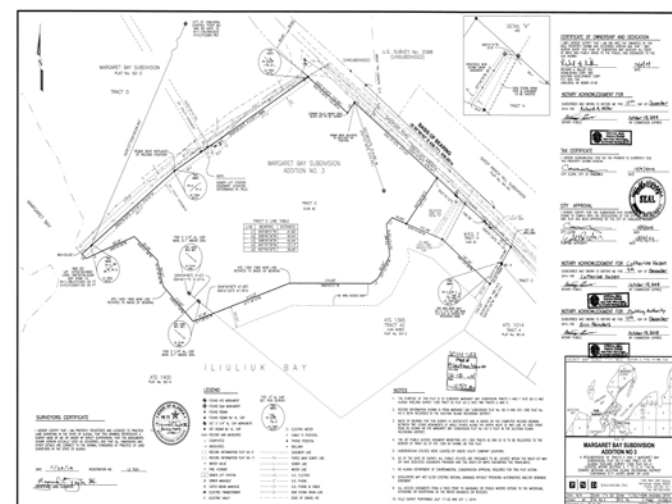
On August 21, 2014, the Platting Authority approved **Resolution 2014-18** for a preliminary plat of Biorka Subdivision, a parcel within unsubdivided property in Government Lot 3, Section 3, T73S, R118W, Seward Meridian, located at 2141 Airport Beach Road.

The plat was recorded with the Aleutian Island Recording District as Plat No. 2014-07



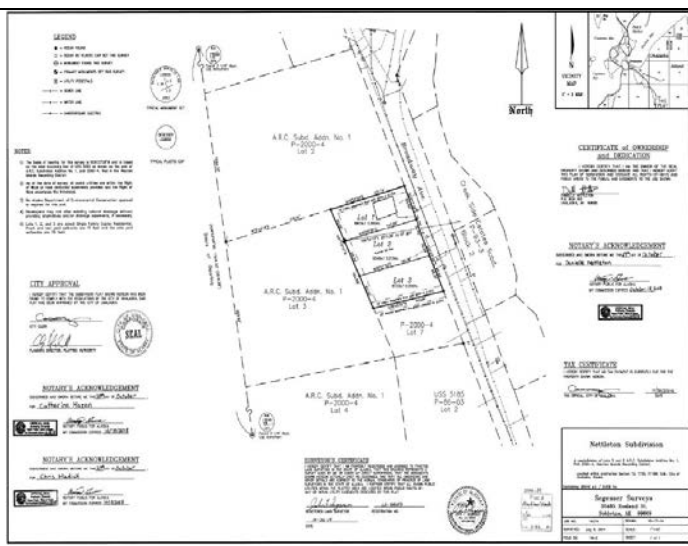
On August 21, 2014, the Platting Authority approved **Resolution 2014-19** for a preliminary plat of Margaret Bay Subdivision Addition No. 3, a resubdivision of Tracts E and F of Margaret Bay Subdivision, Plat No. 92-3, and Tract A3 of ATS 1395, Plat No. 92-3.

The plat was recorded with the Aleutian Island Recording District as Plat No. 2014-22.



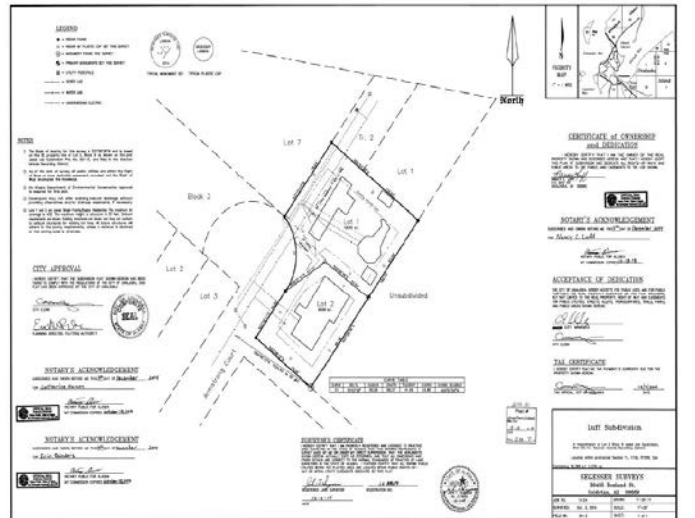
On October 16, 2014, the Platting Authority approved **Resolution 2014-21** for a preliminary plat of Nettleton Subdivision, a resubdivision of Lots 5 and 6, A.R.C. Subdivision Addition No.1, Plat No. 2000-04.

The plat was recorded with the Aleutian Island Recording District as Plat No. 2014-19



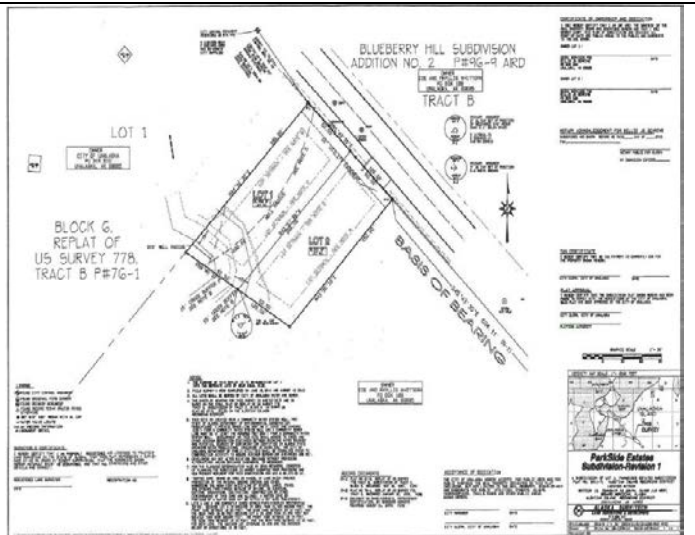
On November 20, 2014, the Platting Authority approved **Resolution 2014-22** for a preliminary plat of Luff Subdivision, a resubdivision of Lot 2, Block 6, Jesse Lee Subdivision, Plat No. 93-13.

The plat was recorded with the Aleutian Island Recording District as Plat No. 2014-21



On December 18, 2014, the Platting Authority approved **Resolution 2014-25** for a preliminary plat of Parkside Estates Subdivision Revision 1, a resubdivision of Lot 1 Parkside Estates Subdivision, Plat No. 2011-07, located at 1398/1400 East Broadway Avenue.

The final plat has not yet been submitted to the Planning Department.



VI. Summary of Appeals Cases and Actions:

No appeals were received.

VII. Department of Planning Activities:

The Department of Planning's main responsibility is coordinating community planning and development, land use, and capital growth within the City of Unalaska. Services include assisting the public, Mayor and City Council, Planning Commission, and other City departments by providing information, guidance, and direction on land use issues and regulations. Under the guidance of the department, the City's annual five-year capital improvement, replacement, and maintenance program is developed. The department also initiates and directs studies and reports relating to long and short-term planning needed for both community growth and development, in accordance with the Comprehensive Plan.

In addition to the involvement in the items described in previous sections, Departmental activities and accomplishments for 2014 include the following:

- **Negotiated Agreements.** Coordinated the negotiation and approval of tideland leases and easements which will allow for businesses to expand operations in our community and help to diversify Unalaska's economic base.
- **GIS Improvements.** In coordination with the Department of Public Safety, the Landmarks and Locations Map has been updated and migrated into the City's GIS with the creation of a new Landmarks Layer. Having this information in GIS make the information more readily available to users and increases the ease of updates in the future. With the assistance of GTG, the public easement GIS layer has been updated and reviewed for improved spatial alignment. Additionally, standard operating procedures have been created for adding parcels and easements to their respective layers using coordinates. A GIS User Manual was drafted to outline GIS layers, responsible parties, standard operating procedures.
- **Future Land Use Planning Efforts.** The American Planning Association's Community Planning Assistance Program accepted the City's application and request for a team to help lead the community engagement component of creating a Land Use Plan and to facilitate information exchange regarding port planning, housing and the unique needs of the oil industry. The Planning Department coordinated the team's visit from May 19th – 23rd, with the help and participation of every city department. The busy week included: television and radio appearances, community and port tours, more than eight stakeholder interviews, two public meetings, three classroom visits, two information booths in the community. A final report by the team is currently underway.
- **Land Use Inventory and Analysis.** Began drafting the Infill Development Analysis Report, which takes the information gathered from the Land Use Inventory to highlight areas that may be ready for development. This is one of the action items identified in our Comprehensive Plan.
- **Historic Preservation.** Coordinated the drafting of Chapter 2.76 code change updating the selection process of the membership of the Historic Preservation Commission. Worked with the State's Office of Historic Preservation on gathering information regarding the requirements and resources for an Inventory of Historic Sites and Resources.
- **Capital and Major Maintenance Planning.** Revised CMMP process to include more public outreach and a review committee FY16-FY20 CMMP. Drafted nominations for the CMMP for GIS Aerial Photography, possible improvements to the Henry Swanson House as well as the Manson's Saltery.
- **Planning Education and Outreach.** Celebrated Planning Month by partnering with PCR's after school program where students designed and created their own cities. Cities then went on display at both City Hall and the Community Center. Registered all the Planning Commissioners and Historic Preservation Commission as American Planning Association Members and National Alliance of Preservation Commission members to provide networking and educational material.

Departmental goals for 2015 include the following:

- Create a Future Land Use Plan for incorporation into the Comprehensive Plan.
- Continue improving process and research code revisions to make the code enforcement as it relates to nuisances more effective.
- Address action items and needs identified in the Housing Strategy as well as direction from City Council, including a Housing Forum and Housing Webpage.
- Continue looking for ways to streamline application processes.
- Update Unalaska's Historic Resources Inventory.

Item 8:

UNALASKA INFILL

DEVELOPMENT ANALYSIS

MEMORANDUM TO PLANNING COMMISSION

TO: PLANNING COMMISSIONERS
FROM: ANTHONY GRANDE, PLANNING ADMINISTRATOR
THRU: ERIN REINDERS, DIRECTOR OF PLANNING
DATE: JANUARY 15, 2015
RE: UNALASKA INFILL DEVELOPMENT ANALYSIS

In October of last year, the Planning Department presented to the Commission the Unalaska Land Use Inventory. Out of the many pieces of data available from that document, the prevalence of vacant land within the community was identified as having a high level of importance and interest. This was distinguished from the vast expanse of undeveloped land outside the developed part of Unalaska but still within the City limits. The primary characteristic of “vacant land” was that it was surrounded by developed lots within existing subdivisions. In order to follow up on the existence of vacant land in Unalaska, the Planning Department completed a report titled *Unalaska Infill Development Analysis* which is presented to the Planning Commission here.

The goal of the analysis was to determine the degree to which the existence of vacant land, identified by the Land Use Inventory, represents a potential for infill development, meaning the opportunity to build housing or other structures on existing vacant lots in developed subdivisions. To do this, we took a closer look at the characteristics of each of the vacant lots found in the inventory. Site visits were conducted to record the topographic characterization and access issues for each lot. City records were used to find the other pieces of information.

The analysis focuses its attention on the topography of the lots and the utility availability. There is a summary of how many properties and the total size of properties that fit the categories of flat land, hills, steep incline, and deep cliff. It finds that 59 out of the 117 lots are flat, totaling to 38 acres. An analysis of the utilities found that the majority of the lots had all three city utilities available directly adjacent to them. The zoning was also determined, finding that almost three-fourths of the properties are zoned for residential uses. The maps in the appendix emphasize the locations of the vacant properties and categorize them by their topography.

Attached to the end of the report is the full listing of all 117 vacant properties with all their characteristics. A photo or overhead image is given for each. This is meant to be an informational tool to help the public understand where the physical possibilities could exist for infill development. It does not imply any intentions of the landowner, the city, or a community plan. Future land use planning will determine the community’s desires for development and supplement this analysis, which simply determines physical opportunities on the ground.

Infill development was identified as a goal in the Housing Plan section of the Unalaska Comprehensive Plan, and a report similar to this analysis is listed as a strategy to accomplish that goal. The publishing of the *Unalaska Infill Development Analysis* is one step towards realizing the goals of the Comprehensive Plan and represents the exciting possibilities of meeting the housing needs of the community. The analysis is included in the packet and has been uploaded to the City’s website for the public.

Unalaska Infill Development Analysis: 2014

City of Unalaska
Department of Planning
PO Box 610
Unalaska, Alaska 99685



October 2014

INTRODUCTION

Following the completion of the 2014 Unalaska Land Use Inventory, it was clear that the category of *Vacant Land* was of particular importance to the community and warranted further analysis. As indicated in the Land Use Inventory, *undeveloped land* that exists outside of the developed community area is categorized separately from the *vacant* properties, which are simply individual vacant lots within developed and previously subdivided areas. Therefore, this analysis is focused on evaluating those individual vacant lots, which would be seen as potential sites for infill development, while the analysis does not address the expanse of undeveloped land outside of the developed area. Portions of the undeveloped area could certainly be considered for future development but are outside the scope of this study. Infill development is defined as “the development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed.”¹ In the context of Unalaska, infill development is the development of the individual vacant lots that exist in previously subdivided areas and within the area termed “developed land area” in the Land Use Inventory.

The motivation for engaging in this study is the documented housing shortage in Unalaska. The Unalaska Comprehensive Plan 2020 – Housing Plan identifies the need for more quality housing at affordable prices. While this issue is complex, one of the factors indicated in the plan is the limited availability of suitable land for development. The plan also calls for an inventory to be created, identifying every vacant site suitable for new housing. Cataloging all the vacant properties in the community 1) furthers our understanding of the problem of land availability itself by providing a detailed look at what is available; and 2) potentially helps to reduce the problem of availability by giving a clearer picture of potential infill sites in the community.

A large portion of the vacant land in Unalaska is not readily available for development because of the challenging terrain or physical features. The goal of this study is to provide a very basic analysis of vacant properties to outline the potential for infill development in the community. The raw data of *vacant* properties identified from the Land Use Inventory will be processed in terms of sites for infill development. See Map 1 of the appendix for the raw data of *vacant* properties. As stated above, the primary motivation is related to housing, but this analysis looks at every vacant property, some of which could be appropriate for other land uses as well.

METHODS

The subset of properties identified as *vacant* in the Land Use Inventory was isolated and, after some refinement, converted into a list of 117 properties. These sites are known to have a wide range of physical characteristics, from those that are located on cliff sides and have no available utilities to those that are ready to build on immediately. Initial site visits and analyses were conducted in March 2014. The objective was to describe each of the following attributes for each property.

- Property Owner.

¹ American Planning Association. 2004. *A Planners Dictionary*.

- Lot Size
- Zoning District
- Potential Housing Units
- Topographic Characterization
- Utility Availability
- Access Issues

Each of these pieces of information is included for every vacant property in Unalaska, shown in the appendix of this document. Descriptions were assigned objectively by City staff simply using a visual analysis from the street and the City's existing records. Topography and utility availability are likely the most important factors affecting infill development possibilities in Unalaska; therefore, some of the analysis focuses on the topographic features and proximity to utilities for each vacant lot. Topographic features of the vacant lots have been divided into four general categories: flat land, hills, steep incline, and deep cliff. Utility availability for electric, water, and wastewater were determined based on the City's geospatial data records. A utility availability assigned as "yes" here indicates a mainline or primary line directly adjacent to the lot.

Lot size was based on the City's records, taken from the legally surveyed lot sizes in the subdivision plats. Zoning was based on the Planning Department's records and Unalaska's Official Zoning, Streets, and Highways Map. Property ownership was based on the records from the City Clerk's office as of March 2014. The number of housing units allowed on each lot was calculated based on a theoretical scenario in which a property owner could construct the maximum number of units allowable by the zoning code, as described in Title 8 of Unalaska Code of Ordinances. In reality, the amount of flat land on the lot may impact the number of units that could actually be built. Also, all properties zoned anything other than residential, were assigned a value of zero housing units allowed. Access issues were determined based on plats and visual analysis of the lot, focusing on vehicular access and debris that may need to be cleared prior to construction.

RESULTS AND ANALYSIS

The inventory reveals the general qualities of the vacant properties in Unalaska, allowing the property owner and other interested parties to better evaluate the opportunity for infill development now or in the future. Map 2 in the appendix shows the locations of the potential infill sites, categorized by their topography. Other factors are important, but Map 2 helps to visualize relatively flat areas as a starting point for understanding infill opportunities. The appendix also provides an overview list as well as a detailed listing of all 117 potential infill sites in Unalaska. Pages of the detailed listings are arranged geographically, covering the city from the end of the valley through to Ballyhoo Road.

Table 1 shows the breakdown by topography with acreages and the maximum number of housing units allowed by the zoning on all the properties in total, in a theoretical scenario in which the physical realities allowed for the maximum legal number of units. The sites have a wide variety of characteristics. The zoning of each lot indicates its determined appropriate use,

and Figure 1 illustrates the zoning breakdown of all 117 properties. Figure 2 illustrates the availability of utilities for the vacant properties. For the purpose of this analysis, a City utility is considered available if it is directly adjacent to the lot in the nearest right-of-way.

Table 1: Summary of Potential Infill Sites

Category	No. of Properties	No. of Acres	Max Housing Units
Flat Land	59	38.0	151
Hills	35	32.8	159
Steep Incline	18	14.6	80
Deep Cliff	5	3.2	41
Total	117	88.6	431

Figure 1: Zoning of Potential Infill Sites

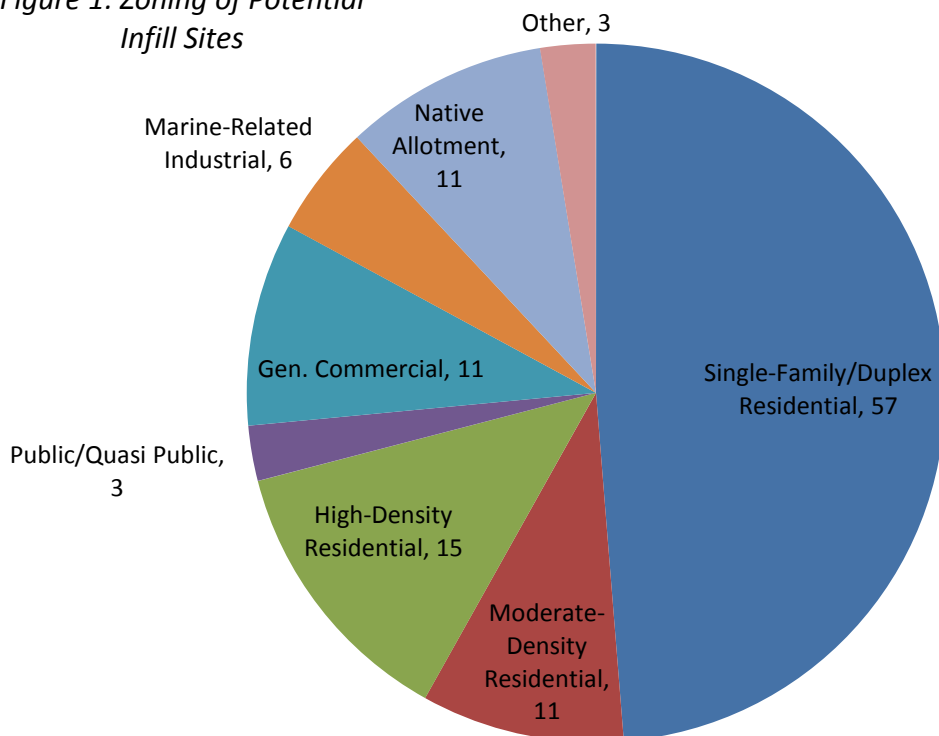
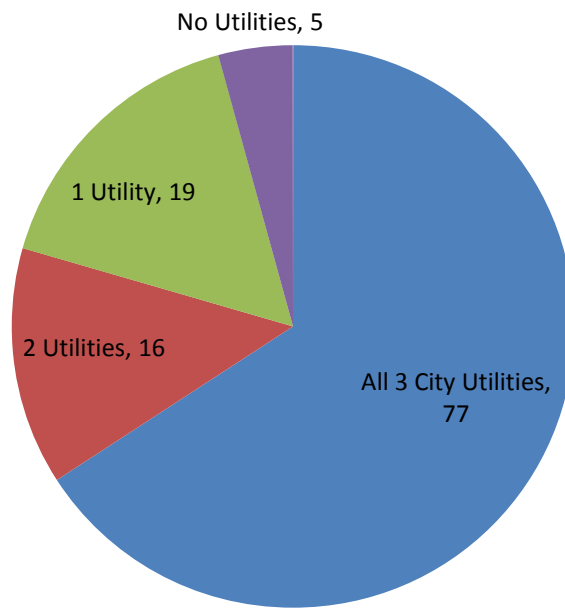


Figure 2: Vacant properties by City utility availability



This study confirms that infill development potential exists in Unalaska. Most of the development potential is in residential areas, and new housing sites are numerous. The general description of each property is provided in the appendix to this document. In summary, the topography was mixed, with about half of properties categorized as *flat land*. The potential for infill with regard to topography is strong. Utility availability is a positive factor as well. The vast majority of properties have at least two utilities available, and most properties of all three. Some general access issues exist, such as vehicular access being blocked by either hills or drainage ditches. Such factors are recorded in the *access* section of the property listing.

CONCLUSION AND NEXT STEPS

This analysis identifies the physical opportunities and challenges of the development of infill lots throughout the community. It is clear from this study that there is significant potential for infill development. As many as 151 new housing units could potentially be created on flat infill lots throughout the city. That number may be somewhat inflated by the fact that the zoning may allow for a certain number of units while the physical realities of the lot could restrict the size of a development. Nonetheless, a large potential certainly exists and could go a long way in addressing the housing demand estimated in the Housing Plan. While this study took a broad approach analyzing every single property in the city for its visual appearance, a more detailed study of individual properties would reveal additional useful information about the features of each site, such as specific grade and stability of the surface.

The Unalaska Housing Plan refers to the need for a study similar to the one conducted here. The plan calls for a “Housing Site Inventory” as part of its strategy for short-term housing

development. That priority action is accomplished here, although this study includes all infill properties, even ones that appear more appropriate for commercial or industrial uses. Zoning and land use planning help determine what uses are appropriate. According to Figure 1 above, most of the potential infill sites are already zoned for residential use, fulfilling the need identified in the plan.

This analysis serves as a guide for understanding the opportunities for infill development in Unalaska. While it enhances the knowledge of infill potential generally, some caution should be taken in using this general analysis to find individual properties for development. No consideration was given to the development patterns of the surrounding area or the desires of the landowner and environmental assurances are not provided. In keeping with the Housing Plan, this Infill Development Analysis will be widely available to all residents, landowners, developers, and other interested parties who can use this tool as a starting point in identifying their own plans. The next steps to take would analyze the needs and desires of the community to further understand the feasibility and impact of infill development in the community. To that end, this report will be paired with land use planning efforts that will identify specific areas in the community for different types of development or preservation. By understanding the needs and desires of the community, this report can be useful in identifying physical opportunities and challenges throughout the community. This knowledge of availability of land will be crucial when defining ideal future land uses.

APPENDIX

Contents

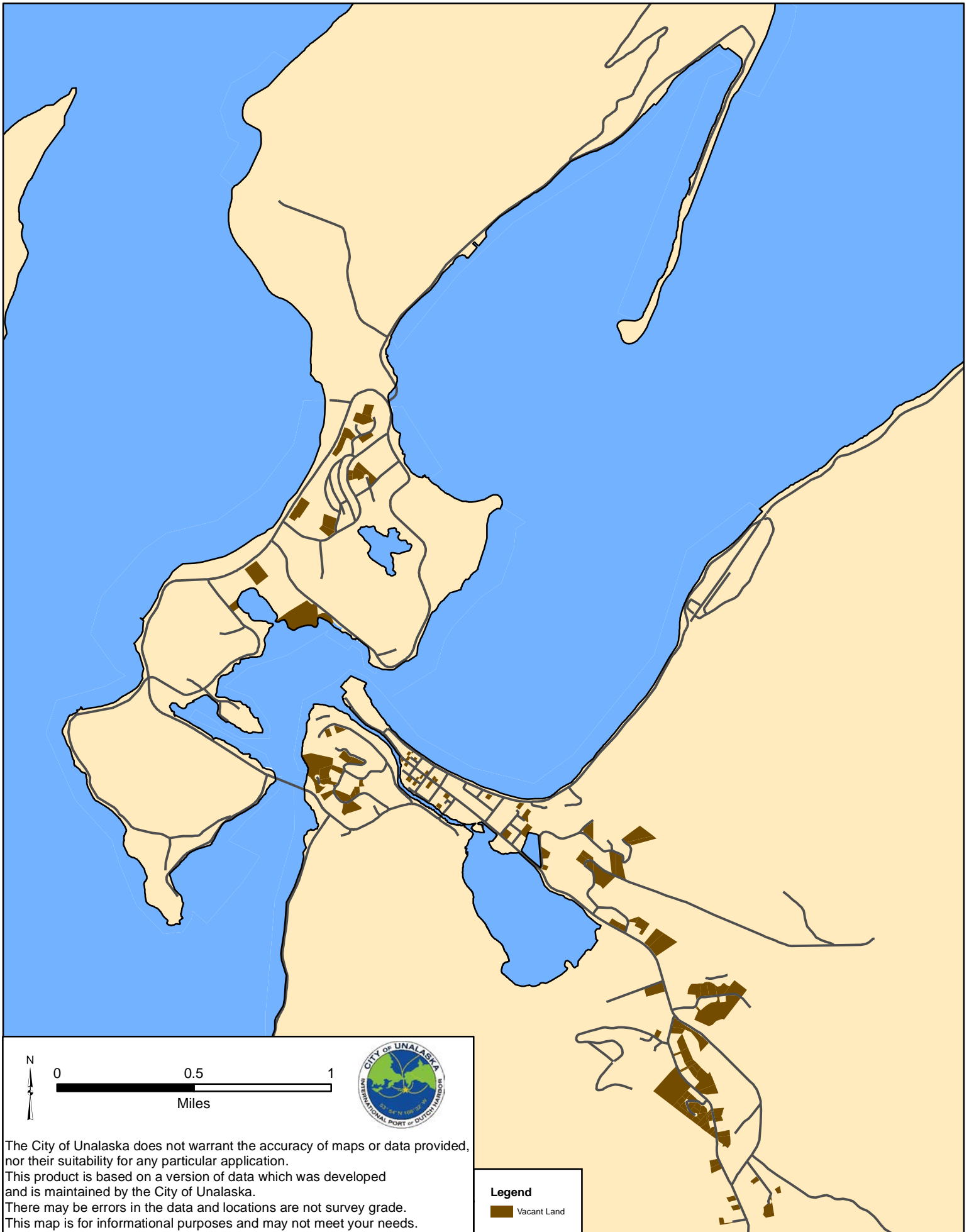
Map 1: Unalaska Vacant Land Sites

Map 2: Topographic Characterization of Vacant Land Sites

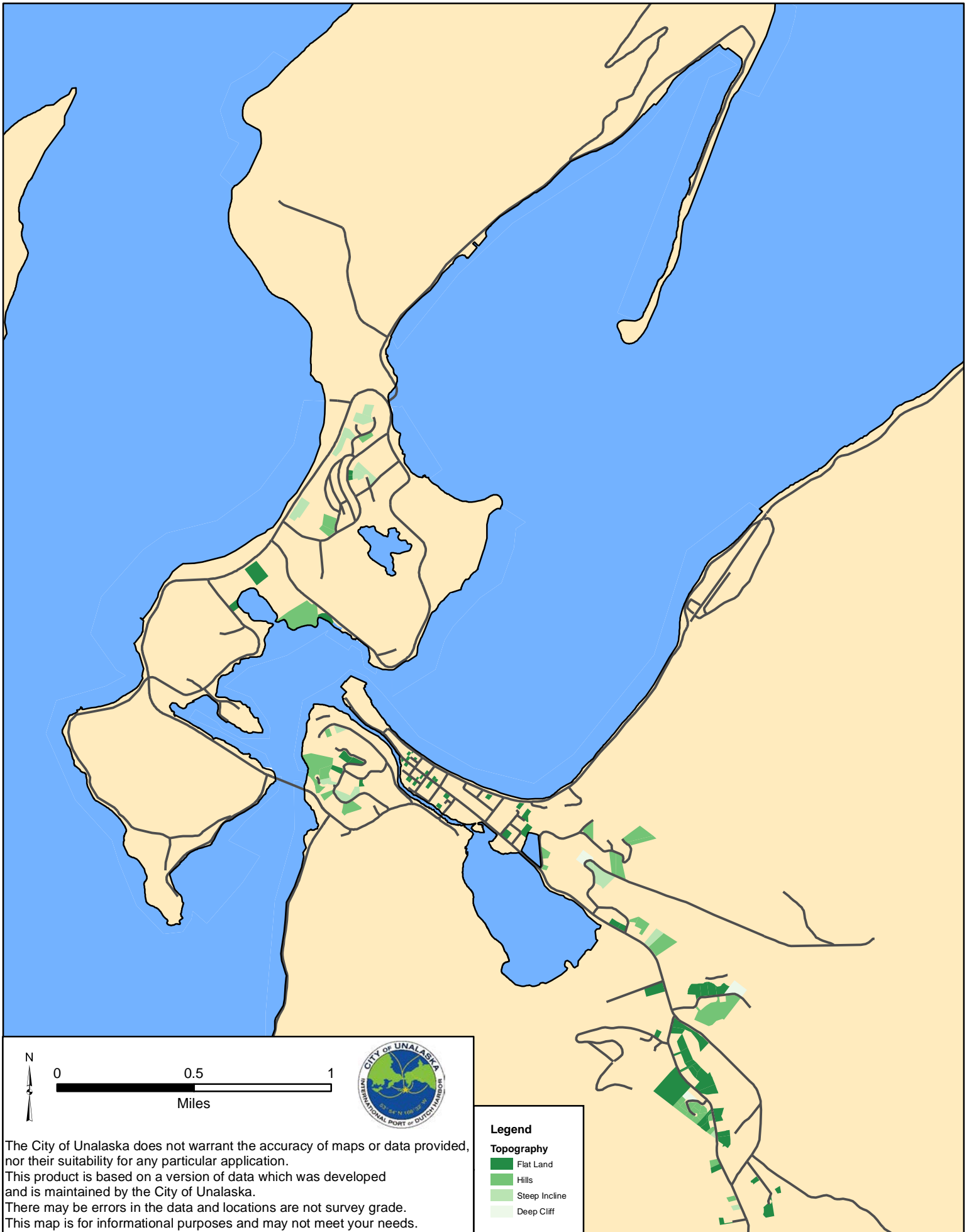
Overview List of Potential Infill Sites in Unalaska

Detailed Listing of 117 Sites

Map 1: Unalaska Vacant Land Sites



Map 2: Topographic Characterization of Vacant Land Sites





Overview List of Potential Infill Sites in Unalaska


Address	Topography	Utilities
59 Hawley Ln	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
1996 E Broadway Ave	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
1940 E Broadway Ave	Hills	Water? Yes; Sewer? Yes; Electric? Yes
181 Choate Ln	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
146 Overland Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
92-94 Choate Ln	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
614 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
594 Steward Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
505 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
502 Steward Rd	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
493 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
474 Steward Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
412 Steward Rd	Hills	Water? Yes; Sewer? No; Electric? Yes
409 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
406 Steward Rd	Flat Land	Water? Yes; Sewer? No; Electric? Yes
400 Steward Rd	Flat Land	Water? Yes; Sewer? No; Electric? Yes
25 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
35 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
64 Yatchmeneff	Deep Cliff	Water? Yes; Sewer? No; Electric? No
68 Yatchmeneff	Deep Cliff	Water? Yes; Sewer? No; Electric? No
88 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
85 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
104 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
122 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
138 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
152 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
155 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
159 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
325 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
301 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
250 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
225 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
221 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
211 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
149 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
145 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
69 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
53 Eagle Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
1150-1316 E Broadway Ave	Flat Land	Water? Yes; Sewer? No; Electric? Yes
92 and 136 Lear Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
111 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
119 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes

Address	Topography	Utilities
127 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
155 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
189 Lear Rd	Deep Cliff	Water? Yes; Sewer? No; Electric? Yes
1036 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
925 E Broadway Ave	Hills	Water? Yes; Sewer? Yes; Electric? Yes
901 E Broadway Ave	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
159 Loop Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
163 Loop Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
775 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
749 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
130 Ptarmigan Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
200 Ptarmigan Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
201 Ptarmigan Rd	Deep Cliff	Water? Yes; Sewer? No; Electric? Yes
221 Ptarmigan Rd	Deep Cliff	Water? Yes; Sewer? No; Electric? Yes
440 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? Yes
474 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? Yes
580 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? No
600 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? No
271 Dutton Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
38 Dutton Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
10 Dutton Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
47 Lake Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
225 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
25 Gromoff Ln	Flat Land	Water? No; Sewer? Yes; Electric? No
32 Bayview Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
166 Bayview Ave	Flat Land	Water? No; Sewer? No; Electric? Yes
35 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
45 Cyri Cir	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
104 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
95 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
105 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
137 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
144 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
25 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
16-18 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
36 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
42 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
216 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
101 Blue Fox Alley	Flat Land	Water? No; Sewer? Yes; Electric? No
223 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
478 Bayview Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? No
486-488 Bayview Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? No


Address	Topography	Utilities
230 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
184-188 Raven Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
133 Raven Way	Steep Incline	Water? No; Sewer? No; Electric? No
145 Raven Way	Steep Incline	Water? No; Sewer? No; Electric? No
201 Raven Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
240 Raven Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
284 Raven Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
340 Raven Way	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
130 Trapper Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
300 Trapper Dr	Flat Land	Water? No; Sewer? No; Electric? Yes
364 Trapper Dr	Flat Land	Water? No; Sewer? No; Electric? Yes
328 Raven Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
525 Airport Beach Road	Hills	Water? Yes; Sewer? Yes; Electric? Yes
462 Haystack Dr	Hills	Water? Yes; Sewer? Yes; Electric? Yes
400 Haystack Dr	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
460 Salmon Way	Flat Land	Water? Yes; Sewer? No; Electric? Yes
1975 Airport Beach Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
275 East Point Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
441 East Point Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
2225 Airport Beach Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
180 Biorka Dr	Hills	Water? Yes; Sewer? Yes; Electric? Yes
64 Kashaga Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
483 Biorka Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
501 Biorka Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
1 Willow Dr	Steep Incline	Water? No; Sewer? No; Electric? No
2 Willow Dr	Steep Incline	Water? No; Sewer? No; Electric? No
25 Willow Dr	Steep Incline	Water? No; Sewer? No; Electric? No
2425 Airport Beach Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
2525 Airport Beach Rd	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
75 Driftwood Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
150 Driftwood Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
196 Driftwood Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
120 Driftwood Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes


Address	59 Hawley Ln
Photo	 <p>The aerial photograph shows a large green lot with a red arrow pointing to a small structure or clearing. To the right, there is a residential building with a blue roof and a driveway. The street name 'HAWLEY LN' is visible on the right side of the image. The 'esri' logo is in the bottom right corner of the photo.</p>
PID	06-09-176
LegalDescription	Lot 2, Salmonberry Subdivision
OwnerContactInfo	Steven & Dixie Engman, PO Box 921474, 99692
Size SF	15,379 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Flagpole lot


Address	1996 E Broadway Ave
Photo	
PID	06-09-183
LegalDescription	Lot 7, Arc Land Subdivision Add. 1
OwnerContactInfo	Archie Stepp, 2809 Iris Drive, 99517
Size SF	12,848 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	1940 E Broadway Ave
Photo	
PID	06-09-181
LegalDescription	Lot 5, Arc Land Subdivision Add. 1
OwnerContactInfo	Beverly Maines, PO Box 963, 99685
Size SF	13,738 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	181 Choate Ln
Photo	
PID	06-09-166
LegalDescription	Lot 9, Creekside Estates Amundson Add. Subdivision
OwnerContactInfo	Tatsuro McWilliams, PO Box 921377, 99692
Size SF	48,787 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Debris


Address	146 Overland Dr
Photo	
PID	06-09-143
LegalDescription	Lot 2, Bray Subdivision
OwnerContactInfo	Timothy Agnik Adams, 1616 Bellevue Circle, 99515
Size SF	12,500 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Access through easement on adjacent lot


Address	92-94 Choate Ln
Photo	
PID	06-09-149
LegalDescription	Lot 4, Creekside Estates Subdivision Amundson Add.
OwnerContactInfo	Richard McConnell, PO Box 603, 99685
Size SF	13,065 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Excessive debris


Address	614 Steward Rd
Photo	
PID	06-09-190
LegalDescription	Lot 3, Arc Land Subdivision
OwnerContactInfo	Lilia Howard Joshua D. Williams, PO Box 920211, 99692
Size SF	21,113 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Debris


Address	594 Steward Rd
Photo	
PID	06-09-195
LegalDescription	Lot 4, Arc Land Subdivision
OwnerContactInfo	Lilia Howard Joshua D. Williams, PO Box 920211, 99692
Size SF	21,113 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	505 Steward Rd
Photo	
PID	06-09-445
LegalDescription	Lot 7, Willow Estates Subdivision
OwnerContactInfo	Lance & Monica Henning, PO Box 920524, 99692
Size SF	38,685 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	502 Steward Rd
Photo	
PID	06-09-205
LegalDescription	Lot 1, Shaishnikoff Subdivision B
OwnerContactInfo	Hal Lewis, PO Box 920571, 99692
Size SF	9,416 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Debris


Address	493 Steward Rd
Photo	
PID	06-09-430
LegalDescription	Lot 6, Willow Estates Subdivision
OwnerContactInfo	Lance & Monica Henning, PO Box 920524, 99692
Size SF	24,300 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	474 Steward Rd
Photo	
PID	06-09-210
LegalDescription	Lot 2, Shaishnikoff Subdivision B
OwnerContactInfo	Hal Lewis, PO Box 920571, 99692
Size SF	12,489 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	412 Steward Rd
Photo	
PID	06-04-310
LegalDescription	Lot 4, Shaishnikoff Subdivision
OwnerContactInfo	John Moller, PO Box 32425, 99803
Size SF	10,000 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	


Address	409 Steward Rd
Photo	
PID	06-04-425
LegalDescription	Lot 4, Willow Estates Subdivision Whittern Add.
OwnerContactInfo	Curtis P and Darlene A Jeppesen, PO Box 920557, 99692
Size SF	40,230 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Existing driveway to another lot


Address	406 Steward Rd
Photo	
PID	06-04-316
LegalDescription	Lot 5, Shaishnikoff Subdivision C
OwnerContactInfo	John Moller, PO Box 32425, 99803
Size SF	26,817 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	Debris


Address	400 Steward Rd
Photo	
PID	06-04-318
LegalDescription	Lot 6, Shaishnikoff Subdivision C
OwnerContactInfo	John Moller, PO Box 32425, 99803
Size SF	27,569 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	Debris


Address	25 Yatchmeneff
Photo	
PID	06-04-322
LegalDescription	Lot 5, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	16,176 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	


Address	35 Yatchmeneff
Photo	 <p>The photo is an aerial satellite view of a residential area. A red arrow points to a specific location on a lot, which is outlined in black. The lot is surrounded by other residential properties, some with houses and others with bare land. The terrain is mostly green with some brown patches, suggesting grass and bare earth. The photo is taken from a high angle, showing the layout of the streets and the relative positions of the lots.</p>
PID	06-04-324
LegalDescription	Lot 6, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	13,764 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	


Address	64 Yatchmeneff
Photo	 <p>An aerial photograph showing a residential neighborhood. A red arrow points to a specific lot, Lot 15, which is a large, irregularly shaped parcel. The surrounding area includes other residential lots with houses, some with swimming pools, and a road. The terrain is mostly green with some bare patches.</p>
PID	06-04-342
LegalDescription	Lot 15, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	13,502 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Deep Cliff
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

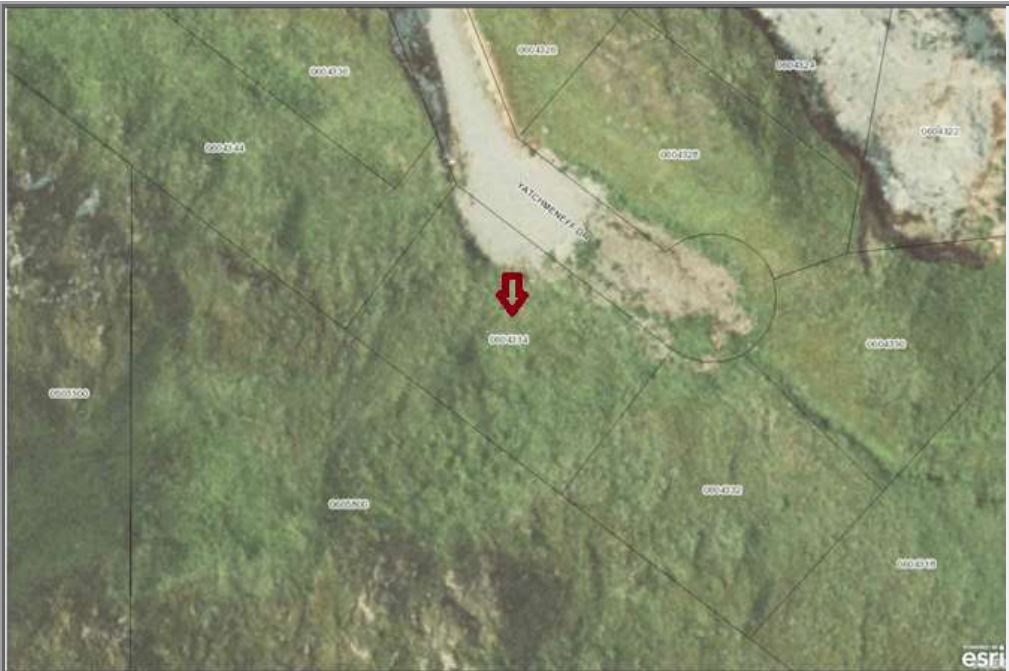
Address	68 Yatchmeneff
Photo	
PID	06-04-340
LegalDescription	Lot 14, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	14,999 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Deep Cliff
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address	88 Yatchmeneff
Photo	 An aerial photograph showing a large, green, undeveloped lot. A red arrow points to a specific area within the lot. The surrounding area includes other lots, some with buildings, and a road. The Esri logo is visible in the bottom right corner of the photo.
PID	06-04-338
LegalDescription	Lot 13, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	15,000 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address	85 Yatchmeneff
Photo	 <p>An aerial photograph of a residential subdivision. A central green lot is highlighted with a red arrow and labeled 'Lot 7'. The lot is surrounded by other lots, some of which are paved or have buildings. The terrain is mostly green with some bare patches. A road or driveway runs along the top and right sides of the lot. The ESRI logo is visible in the bottom right corner of the image.</p>
PID	06-04-326
LegalDescription	Lot 7, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	14,118 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address	104 Yatchmeneff
Photo	
PID	06-04-336
LegalDescription	Lot 12, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	14,250 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

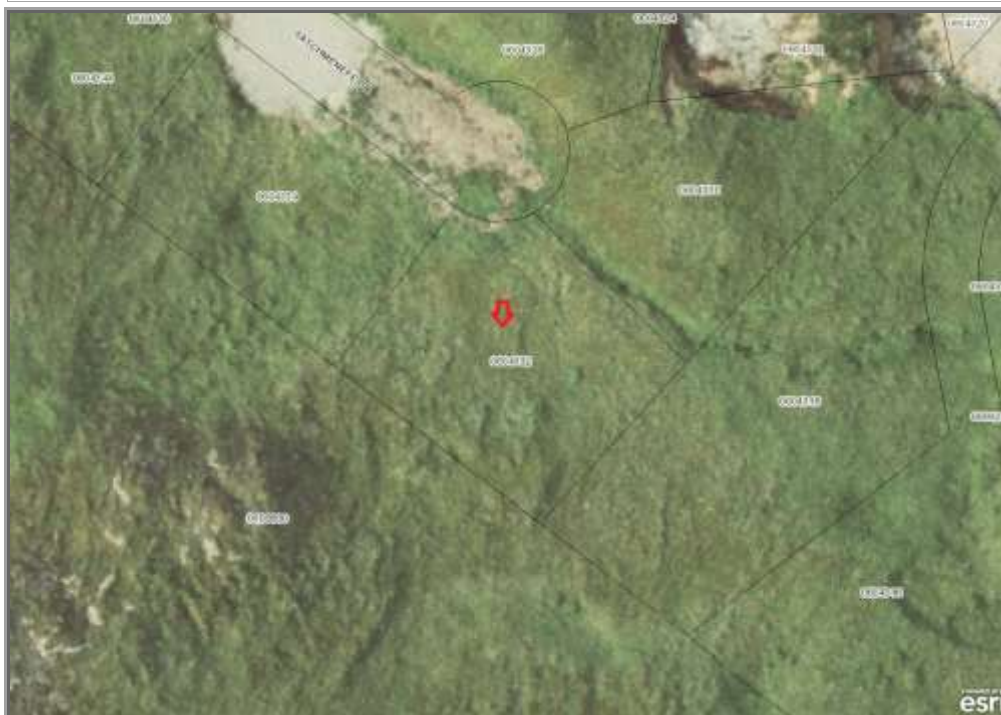
Address	122 Yatchmeneff
Photo	 <p>The aerial photograph shows a green, grassy residential lot. A red arrow points to a specific location on the lot, likely indicating the property line or a specific feature. The lot is surrounded by other residential properties, some of which are visible with their own lot numbers. The terrain appears to be slightly elevated or hilly, consistent with the 'Hills' topography listed in the adjacent row. The 'esri' logo is visible in the bottom right corner of the image.</p>
PID	06-04-344
LegalDescription	Lot 16, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	27,014 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address	138 Yatchmeneff
Photo	
PID	06-04-334
LegalDescription	Lot 11, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	14,700 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address

152 Yatchmeneff

Photo



PID

06-04-332

LegalDescription

Lot 10, Shaishnikoff Subdivision A

OwnerContactInfo

Ruth Shaishnikoff, PO Box 23, 99685

Size SF

15,011 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2


Topography


Hills


Utilities


Water? Yes; Sewer? No; Electric? No


Access


Address	155 Yatchmeneff
Photo	
PID	06-04-328
LegalDescription	Lot 8, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	13,721 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	


Address	159 Yatchmeneff
Photo	
PID	06-04-330
LegalDescription	Lot 9, Shaishnikoff Subdivision A
OwnerContactInfo	Ruth Shaishnikoff, PO Box 23, 99685
Size SF	14,457 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	


Address	325 Steward Rd
Photo	
PID	06-04-423
LegalDescription	Lot 1, Willow Estates Subdivision Whittern Add.
OwnerContactInfo	Curtis P and Darlene A Jeppesen, PO Box 920557, 99692
Size SF	43,656 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Existing driveway to another lot


Address	301 Steward Rd
Photo	
PID	06-04-445
LegalDescription	Lot 1, Willow Estates Subdivision
OwnerContactInfo	Curtis P and Darlene A Jeppesen, PO Box 920557, 99692
Size SF	99,796 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	250 Steward Rd
Photo	
PID	06-05-600
LegalDescription	Lot A-1-B, USS 778
OwnerContactInfo	Church of Jesus Christ of Latter Day, Tax Division 22nd Floor, 84150
Size SF	265,125 SF
Zoning	Public/Quasi-Public
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	225 Steward Rd
Photo	
PID	06-04-447
LegalDescription	Lot 13B, Steward Rd. Subdivision Add. 3
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	19,048 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Access through easement on adjacent lot. Easement is a ditch.


Address	221 Steward Rd
Photo	
PID	06-04-446
LegalDescription	Lot 13A, Steward Rd. Subdivision Add. 3
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	21,532 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Flagpole lot. Flagpole access is a ditch.

Address	211 Steward Rd
Photo	
PID	06-04-480
LegalDescription	Lot 12A, Steward Rd. Subdivision Add. 2
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	20,453 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Flagpole Lot.

Address	149 Steward Rd
Photo	
PID	06-04-490
LegalDescription	Lot 11A, Steward Rd. Subdivision Add. 2
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	47,109 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Flagpole lot.

Address	145 Steward Rd
Photo	
PID	06-04-500
LegalDescription	Lot 10A, Steward Rd. Subdivision Add. 2
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	37,936 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Access through easement on adjacent lot

Address	69 Steward Rd
Photo	
PID	06-05-580
LegalDescription	Lot 9C, Steward Rd. Subdivision Add. 2
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	26,595 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Utility structures obstruct surface of the lot.

Address	53 Eagle Dr
Photo	
PID	06-05-342
LegalDescription	Lot 3, Warren-Machalek Subdivision
OwnerContactInfo	Dixie O'Quinn, PO Box 65, 99685
Size SF	13,661 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	1150-1316 E Broadway Ave
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PID	06-05-325
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LegalDescription	Tract A, Block 6, USS 778
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OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
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Size SF	86,843 SF
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Zoning	Marine-Related/Industrial
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MaxUnits	
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Topography	Flat Land
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Utilities	Water? Yes; Sewer? No; Electric? Yes
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Access	
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Address	92 and 136 Lear Rd
Photo	
PID	06-04-150
LegalDescription	Tract A1, Blueberry Hill Subdivision No. 5
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	47,171 SF
Zoning	High-Density Residential
MaxUnits	20
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	111 Lear Rd
Photo	
PID	06-04-040
LegalDescription	Lot 4, Valley Subdivision
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	53,473 SF
Zoning	High-Density Residential
MaxUnits	23
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	119 Lear Rd
Photo	
PID	06-04-070
LegalDescription	Lot 5, Valley Subdivision
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	37,907 SF
Zoning	High-Density Residential
MaxUnits	15
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	127 Lear Rd
Photo	
PID	06-04-080
LegalDescription	Lot 6, Valley Subdivision
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	36,262 SF
Zoning	High-Density Residential
MaxUnits	14
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	155 Lear Rd
Photo	
PID	06-04-090
LegalDescription	Lot 7, Valley Subdivision
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	38,874 SF
Zoning	High-Density Residential
MaxUnits	16
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	189 Lear Rd
Photo	
PID	06-04-180
LegalDescription	Lot 1A, Blueberry Hill Subdivision
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	65,776 SF
Zoning	High-Density Residential
MaxUnits	29
Topography	Deep Cliff
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	


Address	1036 E Broadway Ave
Photo	
PID	06-05-225
LegalDescription	Lot 1A, Riverside Subdivision
OwnerContactInfo	Lear & Mary Fellows, 1750 McAbee Lane, 98226
Size SF	61,909 SF
Zoning	Marine-Related/Industrial
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Existing foundation

Address	925 E Broadway Ave
Photo	
PID	06-02-350
LegalDescription	Lot 10, USS 778
OwnerContactInfo	Jerry Khongsuk, PO Box 371, 99685
Size SF	115,976 SF
Zoning	High-Density Residential
MaxUnits	54
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	901 E Broadway Ave
Photo	
PID	06-02-375
LegalDescription	Lot 6, USS 778
OwnerContactInfo	Donald Aus, PO Box 151, 99685
Size SF	51,730 SF
Zoning	High-Density Residential
MaxUnits	22
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	159 Loop Rd
Photo	
PID	06-02-410
LegalDescription	Lot 4, USS 778
OwnerContactInfo	Donald Aus, PO Box 151, 99685
Size SF	47,347 SF
Zoning	High-Density Residential
MaxUnits	20
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Access through easement on adjacent lot. Existing driveway to another lot.

Address	163 Loop Rd
Photo	
PID	06-02-427
LegalDescription	Lot 1, Lakeview Subdivision
OwnerContactInfo	Misael Miranda, PO Box 84, 99685
Size SF	11,533 SF
Zoning	Moderate-Density Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	Existing driveway to another lot

Address	775 E Broadway Ave
Photo	
PID	06-02-445
LegalDescription	Lot 5A Broadway RAP
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	13,918 SF
Zoning	General Commercial
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address

749 E Broadway Ave



PID

06-02-450

LegalDescription

Lot 6, USS 778

OwnerContactInfo

Steve Engman, PO Box 921474, 99692

Size SF

20,095 SF

Zoning

General Commercial

MaxUnits


Topography


Flat Land


Utilities


Water? Yes; Sewer? Yes; Electric? Yes


Access


Address	130 Ptarmigan Rd
Photo	
PID	06-02-270
LegalDescription	Lot 2B, USS 778
OwnerContactInfo	Coe & Phyllis Whittern, PO Box 188, 99685
Size SF	102,626 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Steep Incline
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	

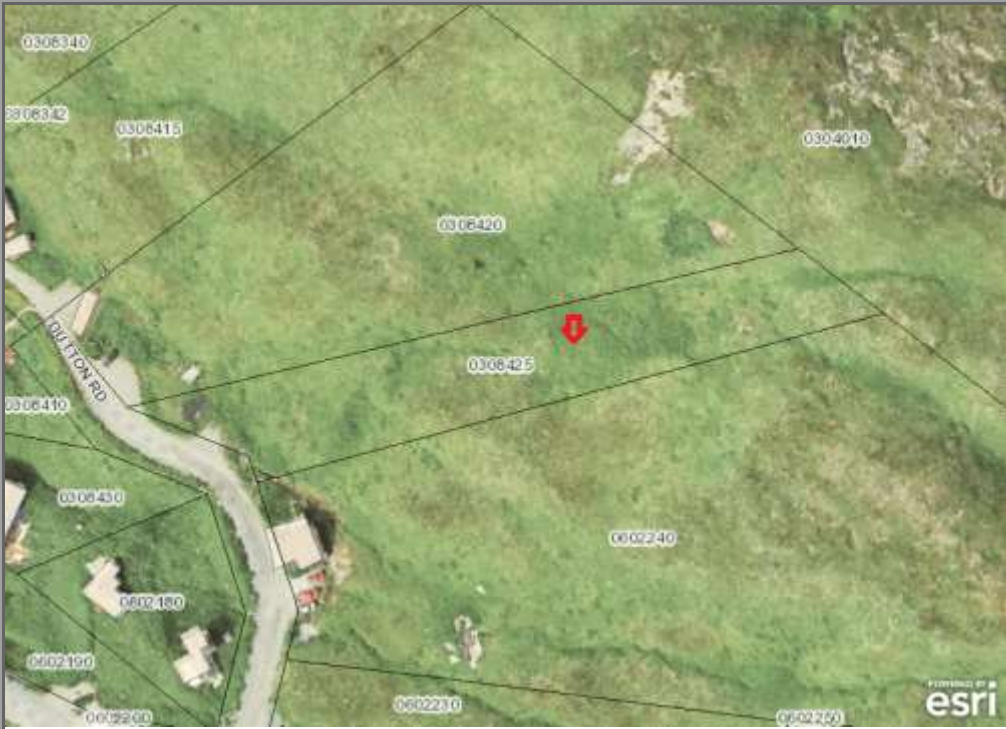
Address	200 Ptarmigan Rd
Photo	
PID	06-02-095
LegalDescription	Lot 22, Newhall Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	15,763 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Steep Incline
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	

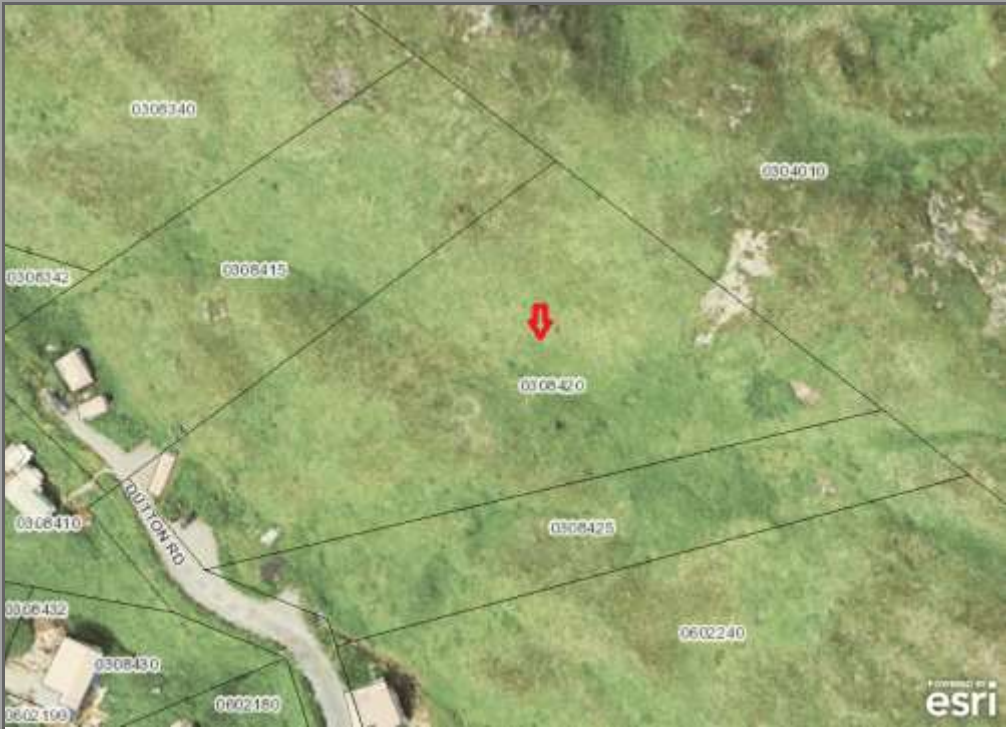
Address	201 Ptarmigan Rd
Photo	
PID	06-02-080
LegalDescription	Lot 19, Newhall Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	22,939 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Deep Cliff
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	


Address	221 Ptarmigan Rd
Photo	
PID	06-02-085
LegalDescription	Lot 20, Newhall Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	22,031 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Deep Cliff
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	

Address	440 Dutton Rd
Photo	
PID	06-02-160
LegalDescription	Lot 7, Nirvana Hills Add. 1
OwnerContactInfo	Kathleen Sutcliffe, 2450 Mulberry Ct, 48104
Size SF	42,893 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	

Address	474 Dutton Rd
Photo	
PID	06-02-210
LegalDescription	Lot 8, Nirvana Hills Add. 1
OwnerContactInfo	Greg Morris, 13407 Greenwood N #112C, 98133
Size SF	62,488 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	

Address	580 Dutton Rd
Photo	
PID	03-08-425
LegalDescription	Lot 12, Nirvana Hills Add. 1
OwnerContactInfo	Karel & Marie Machalek, PO Box 920634, 99692
Size SF	38,238 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address	600 Dutton Rd
Photo	
PID	03-08-420
LegalDescription	Lot 13, Nirvana Hills Add. 1
OwnerContactInfo	Karel & Marie Machalek, PO Box 920634, 99692
Size SF	86,450 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? No; Electric? No
Access	

Address	271 Dutton Rd
Photo	
PID	03-08-226
LegalDescription	Lot 11, Newhall Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	38,534 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address

38 Dutton Rd



PID

06-02-035

LegalDescription

Lot 6, R. Moore Subdivision

OwnerContactInfo

Larry D. Garrison Trust B c/o Terrance, 231 Wilking Way, 95476

Size SF

24,461 SF

Zoning

Moderate-Density Residential

MaxUnits

4


Topography


Hills


Utilities


Water? Yes; Sewer? Yes; Electric? Yes

Access

Address	10 Dutton Rd
Photo	
PID	06-02-025
LegalDescription	Lot 8, R. Moore Subdivision
OwnerContactInfo	Larry D. Garrison Trust B c/o Terrance, 231 Wilking Way, 95476
Size SF	8,380 SF
Zoning	Moderate-Density Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	47 Lake Dr
Photo	
PID	03-07-922
LegalDescription	Lot 1, Catherine Cove Subdivision
OwnerContactInfo	Aleutian Housing Authority, 520 E 32nd Ave, 99503
Size SF	28,035 SF
Zoning	High-Density Residential
MaxUnits	10
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	225 E Broadway Ave
Photo	
PID	03-07-957
LegalDescription	Lot 2, Jesse Lee Subdivision
OwnerContactInfo	William Roberta Cody Lekanoff, PO Box 332, 99685
Size SF	20,551 SF
Zoning	High-Density Residential
MaxUnits	7
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	25 Gromoff Ln
Photo	
PID	03-07-725
LegalDescription	Lot 3, Newhall Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	23,442 SF
Zoning	Moderate-Density Residential
MaxUnits	4
Topography	Flat Land
Utilities	Water? No; Sewer? Yes; Electric? No
Access	

Address	32 Bayview Ave
Photo	
PID	03-07-813
LegalDescription	Lot 7, Unalaska Mission Add. Block 4
OwnerContactInfo	Glenn & Lottie Roll, PO Box 143, 99685
Size SF	10,418 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	166 Bayview Ave
Photo	
PID	03-07-702
LegalDescription	Lot 3, Bayview Subdivision
OwnerContactInfo	Whittern Family Limited Partnership, PO Box 188, 99685
Size SF	8,731 SF
Zoning	Moderate-Density Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? No; Sewer? No; Electric? Yes
Access	

Address	35 W Broadway Ave
Photo	
PID	03-07-524
LegalDescription	Lot 2, Rushing Subdivision
OwnerContactInfo	Rodney & Susan Rushing, PO Box 920385, 99692
Size SF	12,136 SF
Zoning	General Commercial
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	45 Cyri Cir
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PID	03-07-532
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LegalDescription	Lot 1, New Town Subdivision
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OwnerContactInfo	Kevin A Dirks; Lori Gregory, PO Box 177, 99685
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Size SF	8,071 SF
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Zoning	Single-Family/Duplex Residential
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MaxUnits	2
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Topography	Flat Land
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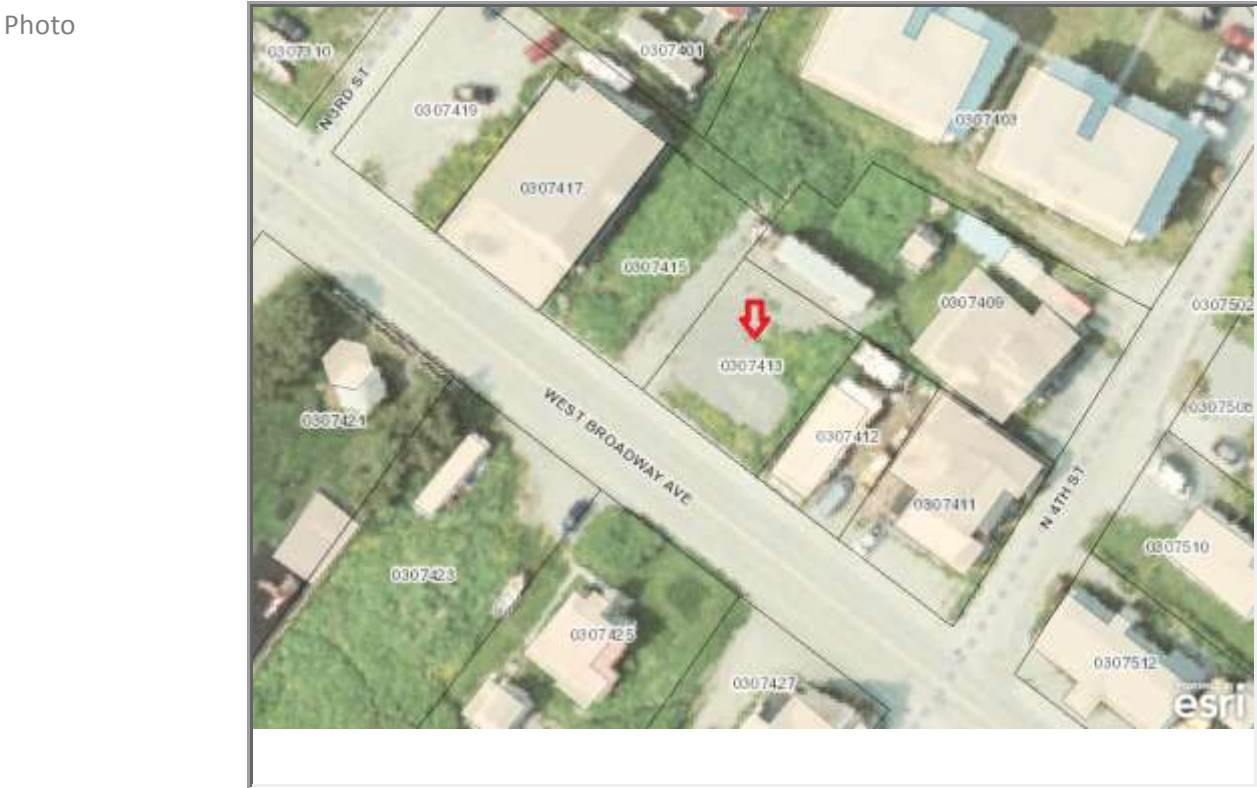
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
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Access	No right-of-way access. Unclear if there is easement access.
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Address	104 W Broadway Ave
Photo	
PID	03-07-423
LegalDescription	Lot 2, USS 1992 Block 10
OwnerContactInfo	Heirs of John Bereskin, PO Box 114, 99685
Size SF	10,630 SF
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address

95 W Broadway Ave



PID

03-07-413

LegalDescription

Lot 1, Jugstore-Totem Pole Subdivision

OwnerContactInfo

Timothy Lekanoff, PO Box 133, 99685

Size SF

3,627 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2


Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address	105 W Broadway Ave
Photo	
PID	03-07-415
LegalDescription	Lot 7, USS 1992 Block 3
OwnerContactInfo	Peter & Sophie Galaktianoff, PO Box 1, 99685
Size SF	4,050 SF
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	137 W Broadway Ave
Photo	
PID	03-07-310
LegalDescription	Lot 9, USS 1992 Block 2
OwnerContactInfo	Marilyn Krukoff, PO Box 16, 99685
Size SF	4,938 SF
Zoning	General Commercial
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	144 W Broadway Ave
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PID	03-07-324
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LegalDescription	Lot 4, USS 1992 Block 8
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OwnerContactInfo	Hal Lewis, PO Box 920571, 99692
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Size SF	3,872 SF
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Zoning	Single-Family/Duplex Residential
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MaxUnits	2
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Topography	Flat Land
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Utilities	Water? Yes; Sewer? Yes; Electric? Yes
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Access	
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Address	25 Aleutian Ave
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PID	03-07-332
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LegalDescription	Lot 8, USS 1992 Block 8
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OwnerContactInfo	Shapsnikoff et al, PO Box 183, 99685
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Size SF	3,216 SF
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Zoning	Native Allotment
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MaxUnits	
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Topography	Flat Land
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Utilities	Water? Yes; Sewer? Yes; Electric? Yes
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Access	
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Address	16-18 Aleutian Ave
Photo	
PID	03-07-350
LegalDescription	Lot 7, USS 1992 Block 9
OwnerContactInfo	Roy Ermaloff, Unknown Box, 99685
Size SF	6,300 SF
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	36 Aleutian Ave
Photo	
PID	03-07-346
LegalDescription	Lot 5, USS 1992 Block 9
OwnerContactInfo	Shawn Byford et al, PO Box 231, 99929
Size SF	4,200 SF
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	42 Aleutian Ave
Photo	
PID	03-07-344
LegalDescription	Lot 4, USS 1992 Block 9
OwnerContactInfo	Shawn Byford et al, PO Box 231, 99929
Size SF	5,083 SF
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	216 W Broadway Ave
Photo	
PID	03-07-243
LegalDescription	Lot 3, USS 1992 Block 7
OwnerContactInfo	Golodoff et al Galaktianoff, PO Box 1, 99685
Size SF	Unknown
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	101 Blue Fox Alley
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PID	03-07-221
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LegalDescription	Lot 10, USS 1992 Block 1
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OwnerContactInfo	Bereskin Estate, PO Box 114, 99685
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Size SF	3,177 SF
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Zoning	Native Allotment
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MaxUnits	
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Topography	Flat Land
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Utilities	Water? No; Sewer? Yes; Electric? No
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Access	Debris
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Address	223 W Broadway Ave
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PID	03-07-227
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LegalDescription	Lot 13, USS 1992 Block 1
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OwnerContactInfo	Estate of Tutiakoff Paul, PO Box 110841, 99501
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Size SF	4,528 SF
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Zoning	Native Allotment
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MaxUnits	
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Topography	Flat Land
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Utilities	Water? Yes; Sewer? Yes; Electric? Yes
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Access	
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Address

478 Bayview Ave



PID

03-07-206

LegalDescription

Lot 18, USS 1992 Block 1

OwnerContactInfo

Unknown

Size SF

795 SF

Zoning

Native Allotment

MaxUnits


Topography


Flat Land


Utilities


Water? Yes; Sewer? Yes; Electric? No


Access


Address	486-488 Bayview Ave
Photo	
PID	03-07-203
LegalDescription	Lot 23, USS 1992 Block 1
OwnerContactInfo	Larry Shaishnikoff, PO Box 45, 99685
Size SF	4,549 SF
Zoning	Native Allotment
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? No
Access	Excessive debris. Access is unclear.


Address	230 W Broadway Ave
Photo	
PID	04-09-300
LegalDescription	Lot 1A, Broadway RAP
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	2,472 SF
Zoning	Unzoned
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	184-188 Raven Way
Photo	
PID	04-09-235
LegalDescription	Lot 2, South Channel Subdivision
OwnerContactInfo	Curtis R. Wilcox; Laura Sievert, 3329 Beaver Loop, 99611
Size SF	60,271 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	133 Raven Way
Photo	
PID	04-09-475
LegalDescription	Lot 2, Morris Subdivision
OwnerContactInfo	James Morris and Teri LaGrand, PO Box 921506, 99692
Size SF	12,773 SF
Zoning	Public/Quasi-Public
MaxUnits	
Topography	Steep Incline
Utilities	Water? No; Sewer? No; Electric? No
Access	


Address	145 Raven Way
Photo	
PID	04-09-470
LegalDescription	Lot 1, Morris Subdivision
OwnerContactInfo	James Morris and Teri LaGrand, PO Box 921506, 99692
Size SF	11,981 SF
Zoning	Public/Quasi-Public
MaxUnits	
Topography	Steep Incline
Utilities	Water? No; Sewer? No; Electric? No
Access	


Address	201 Raven Way
Photo	
PID	04-09-237
LegalDescription	Lot 1, Haystack Hill Subdivision
OwnerContactInfo	Archie Stepp & Glenn Olson, 2809 Iris Drive, 99517
Size SF	39,923 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	240 Raven Way
Photo	
PID	04-09-240
LegalDescription	Lot 2, Kondak Subdivision
OwnerContactInfo	Daniel & Mary Kondak, 1526 Riverview St, 97403
Size SF	23,458 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	284 Raven Way
Photo	
PID	04-09-225
LegalDescription	Lot 2, Uri Subdivision
OwnerContactInfo	Kristian Uri, 1532 NW 56th Street, 98107
Size SF	29,679 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	340 Raven Way
Photo	
PID	04-09-221
LegalDescription	Lot 8A-2, Haystack Hill Subdivision
OwnerContactInfo	Misael Miranda, PO Box 84, 99685
Size SF	21,780 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	130 Trapper Dr
Photo	
PID	04-09-216
LegalDescription	Lot 1, Barton Subdivision
OwnerContactInfo	Bruce Barton, PO Box 343, 99685
Size SF	10,239 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	300 Trapper Dr
Photo	
PID	04-09-203
LegalDescription	Lot 10, Haystack Hill Subdivision
OwnerContactInfo	Scott Halama, PO Box 190786, 99519
Size SF	23,530 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? No; Sewer? No; Electric? Yes
Access	


Address	364 Trapper Dr
Photo	
PID	04-09-205
LegalDescription	Lot 11A, Haystack Hill Subdivision
OwnerContactInfo	Andy & Daneen Looby, 41046 Crested Crane St, 99603
Size SF	32,240 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? No; Sewer? No; Electric? Yes
Access	


Address	328 Raven Way
Photo	 An aerial photograph of a residential area with several lots outlined in black. A red arrow points to a specific lot in the center-left. The lot is labeled '0409223'. Other lots are labeled with their respective IDs: '0409120' to the west, '0409209' to the northeast, '0409221' to the east, '0409222' to the southeast, '0409224' to the south, and '0409225' to the southwest. A road labeled 'BLUFF CT' is visible on the left, and 'RAVEN WAY' is on the right. A house is visible on lot 0409222. The Esri logo is in the bottom right corner of the map.
PID	04-09-223
LegalDescription	Lot 8B, Haystack Hill Subdivision
OwnerContactInfo	Clinton D & Judith A Huling, PO Box 920403, 99692
Size SF	43,560 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	525 Airport Beach Road
Photo	
PID	04-09-120
LegalDescription	Tract C1, Needle Subdivision
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	193,761 SF
Zoning	Open Space
MaxUnits	
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	462 Haystack Dr
Photo	
PID	04-09-088
LegalDescription	Lot 3, USS 4988
OwnerContactInfo	City of Unalaska, PO Box 610, 99685
Size SF	Unknown
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	400 Haystack Dr
Photo	 An aerial photograph of a residential area with property boundaries overlaid. A red arrow points to a specific lot. The street is labeled 'HAYSTACK DR'. Various lot numbers are visible, including 0409083, 0409084, 0409085, 0409086, 0409088, 0409100, 0409130, 0409140, and 0409150. The Esri logo is in the bottom right corner.
PID	04-09-086
LegalDescription	Lot 1, USS 4988
OwnerContactInfo	Edward Shaishnikoff, PO Box 442, 99685
Size SF	Unknown
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	460 Salmon Way
Photo	
PID	04-05-070
LegalDescription	Lot 3, Margaret Bay Subdivision
OwnerContactInfo	Aleutian Development Corporation, PO Box 149, 99685
Size SF	23,901 SF
Zoning	General Commercial
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	

Address	1975 Airport Beach Rd
Photo	
PID	04-03-596
LegalDescription	Lot 2, Udaxtin Subdivision
OwnerContactInfo	Unknown
Size SF	106,391 SF
Zoning	General Commercial
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	275 East Point Rd
Photo	
PID	04-04-115
LegalDescription	Tract E, Margaret Bay Subdivision
OwnerContactInfo	Aleutian Development Corporation, PO Box 149, 99685
Size SF	253,822 SF
Zoning	Marine-Related/Industrial
MaxUnits	
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	441 East Point Rd
Photo	
PID	04-04-125
LegalDescription	Tract A3, ATS 1395
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	33,977 SF
Zoning	Developable Tideland
MaxUnits	
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	2225 Airport Beach Rd
Photo	
PID	04-03-559
LegalDescription	Lot 6, Makushin Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	79,485 SF
Zoning	General Commercial
MaxUnits	
Topography	Steep Incline
Utilities	Water? Yes; Sewer? No; Electric? Yes
Access	


Address	180 Biorka Dr
Photo	
PID	04-03-557
LegalDescription	Lot 4, Makushin Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	31,515 SF
Zoning	General Commercial
MaxUnits	
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	


Address	64 Kashega Rd
Photo	
PID	04-03-555
LegalDescription	Lot 3, Makushin Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	57,327 SF
Zoning	General Commercial
MaxUnits	
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	483 Biorka Dr
Photo	
PID	04-03-409
LegalDescription	Lot 5, Ilulaq Subdivision Block 4
OwnerContactInfo	Alyeska Seafoods Inc, 2101 4th Avenue Suite 1700, 98121
Size SF	8,926 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	501 Biorka Dr
Photo	
PID	04-03-407
LegalDescription	Lot 4, Ilulaq Subdivision Block 4
OwnerContactInfo	Alyeska Seafoods Inc, 2101 4th Avenue Suite 1700, 98121
Size SF	8,926 SF
Zoning	Single-Family/Duplex Residential
MaxUnits	2
Topography	Flat Land
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	1 Willow Dr
Photo	
PID	04-03-380
LegalDescription	Lot 5, Ptarmigan Flats Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	30,284 SF
Zoning	Marine-Related/Industrial
MaxUnits	
Topography	Steep Incline
Utilities	Water? No; Sewer? No; Electric? No
Access	

Address	2 Willow Dr
Photo	
PID	04-03-375
LegalDescription	Lot 6, Ptarmigan Flats Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	38,210 SF
Zoning	Marine-Related/Industrial
MaxUnits	
Topography	Steep Incline
Utilities	Water? No; Sewer? No; Electric? No
Access	

Address	25 Willow Dr
Photo	
PID	04-03-365
LegalDescription	Lot 4, Ptarmigan Flats Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	24,400 SF
Zoning	Marine-Related/Industrial
MaxUnits	
Topography	Steep Incline
Utilities	Water? No; Sewer? No; Electric? No
Access	

Address

2425 Airport Beach Rd



PID

04-03-270

LegalDescription

Lot 5, Cape Cheerful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

42,880 SF

Zoning

General Commercial

MaxUnits

Topography

Steep Incline

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access

Address

2525 Airport Beach Rd



PID

01-10-240

LegalDescription

Lot 6, Cape Cheerful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

38,101 SF

Zoning

General Commercial

MaxUnits


Topography


Steep Incline


Utilities


Water? Yes; Sewer? Yes; Electric? Yes

Access

Address	75 Driftwood Way
Photo	
PID	04-03-300
LegalDescription	Lot 16, Cape Cheerful Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	25,957 SF
Zoning	High-Density Residential
MaxUnits	9
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	150 Driftwood Way
Photo	
PID	01-10-220
LegalDescription	Lot 9, Cape Cheeful Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	57,535 SF
Zoning	High-Density Residential
MaxUnits	25
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	196 Driftwood Way
Photo	 An aerial photograph of a residential subdivision. The image shows several lots with property boundaries overlaid. A red arrow points to a specific lot in the center. Various lot numbers are visible, including 0110100, 0110110, 0110120, 0110130, 0110141, 0110160, 0110220, 0110230, 0110250, and 0110260. The street 'DRIFTWOOD WAY' is labeled at the bottom. An 'esri' logo is in the bottom right corner.
PID	01-10-120
LegalDescription	Lot 12, Cape Cheerful Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	36,580 SF
Zoning	High-Density Residential
MaxUnits	15
Topography	Steep Incline
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	

Address	120 Driftwood Way
Photo	
PID	01-10-250
LegalDescription	Lot 8A, Cape Cheeful Subdivision
OwnerContactInfo	OC, PO Box 149, 99685
Size SF	Unknown
Zoning	High-Density Residential
MaxUnits	
Topography	Hills
Utilities	Water? Yes; Sewer? Yes; Electric? Yes
Access	