

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
AGENDA/PUBLIC NOTICE
CITY HALL COUNCIL CHAMBERS
JULY 16, 2015
6:00 P.M.**

1. CALL TO ORDER AND ROLL CALL
2. REVISIONS TO THE AGENDA
3. APPEARANCE REQUESTS
4. ANNOUNCEMENTS
5. MINUTES:

- Planning Commission & Platting Board, June 18, 2015

PUBLIC HEARING ACTION ITEMS

6. **RESOLUTION 2015-16:** A RESOLUTION APPROVING AN AMENDMENT TO A VARIANCE FOR A PARKING REDUCTION FROM 40 SPACES TO 17 SPACES FOR A COLD STORAGE AND SORTING SHED ON LOT 2, EAST POINT SUBDIVISION, AND ATS 1073, LOCATED AT 601 EAST POINT ROAD
7. **RESOLUTION 2015-17:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A STRUCTURE TO CONTAIN COMMERCIAL STORAGE SPACE AND A MAXIMUM OF 4 RESIDENTIAL UNITS ON LOT 1A, RIVERSIDE SUBDIVISION, LOCATED AT 1036 EAST BROADWAY AVE
8. **RESOLUTION 2015-18:** A RESOLUTION APPROVING A VARIANCE TO ALLOW OFFSITE PARKING FOR A NEW RESIDENTIAL UNIT ON LOT 3, HULING SUBDIVISION ADDITION 1, LOCATED AT 158 STEWARD ROAD

REGULAR MEETING

9. Receipt of Planning Determination dated 6/25/2015, clarifying a minimum setback requirement and allowing a 10% variance on Lot 21, Nirvana Hill Subdivision Add. 1 (no commission action required).

WORKSESSION

10. PRESENTATION OF LAND USE PLAN REDRAFT; PUBLIC COMMENT; COMMISSIONER DISCUSSION.

OTHER BUSINESS

11. Selection of Chair and Vice-Chair.
12. 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, JUNE 18, 2015
CITY COUNCIL CHAMBERS, CITY HALL
6:00 P.M.**

- 1. CALL TO ORDER:** Chair Doanh Tran called the meeting to order at 6:00 PM.

Roll Call:

Commissioners present:

Doanh Tran
Jessica Earnshaw
Vicki Williams

Commissioners absent:

Lottie Roll
Billie Jo Gehring

Staff Present:

Erin Reinders, Planning Director
Anthony Grande, Planning Administrator

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

- 3. APPEARANCE REQUESTS:** *None*

- 4. ANNOUNCEMENTS:** Erin Reinders informed the commissioners about various webinars that are frequently available for training and information purposes. Links to webinars can be sent via email, or if commissioners prefer, webinars can be hosted at City Hall. The Commissioners were open to both methods.

Ms. Reinders noted that the next few commission meetings on July 16th and August 20th will be important to attend to keep the Land Use Plan moving forward.

The Planning Commission voted on the Chair and Vice Chair positions back in February when there was not a full commission. Now that there are no vacancies, Ms. Reinders let the commission know that a new vote is an option.

- 5. MINUTES:** *Planning Commission & Platting Board, May 14, 2015.* Chair Tran called for a motion to approve the minutes from the May 14, 2015 meeting. Jessica Earnshaw made a motion, Vicki Williams seconded the motion. There being no objections, Chair Tran announced that the minutes for the May 14, 2015 meeting were adopted.

PUBLIC HEARING ACTION ITEMS:

- 6. Resolution 2015-14:** *A resolution recommending approval of draft City Council Ordinance 2015-14 amending Unalaska City Code Chapter 11.08 to declare the maintenance of a*

public nuisance a minor offense and to establish a procedure for citing and prosecuting offenders and harmonizing other code sections affected by this amendment.

Ms. Reinders informed the commission that what they would be voting on tonight is a resolution supporting the ordinance that will go before City Council, after being coordinated with a more comprehensive ordinance change headed up by the Clerk's Office and Public Safety. Ms. Reinders provided a brief summary on the amendment. This code amendment is a result of concerns from both the Planning Commission and the general public regarding public nuisances. The new ordinance will define a nuisance as a minor offense which would allow for a citation to be issued.

Ms. Reinders thanked the commission for their patience while the City consulted with the attorneys on this matter. Commissioner Earnshaw thanked the Planning Staff and all other departments involved on pulling this together. Chair Tran asked if there were any other questions or comments for staff. Hearing none, Chair Tran asked if any public members had signed up to speak. There being no public comment, Chair Tran closed the public hearing.

Chair Tran asked for a motion to approve Resolution 2015-14. Commissioner Earnshaw made a motion to approve Resolution 2015-14. Commissioner Williams seconded. There being no further comments or questions from the commissioners, Chair Tran called for a vote to approve Resolution 2015-14. The vote was unanimous (3-0), and the motion was carried and adopted.

7. Resolution 2015-15: *A resolution approving a variance for a rear yard reduction from 20 feet to 12.9 feet for an enclosed deck on Lot 3, Shaishnikoff Subdivision B, located at 448 Steward Road.*

Chair Tran opened the public hearing and called for the staff presentation.

Anthony Grande informed the commission that the variance requested would allow a deck on the rear of the house to be enclosed. The topography of the lot and the orientation of the house on the lot make enclosing the deck the only realistic option open to the applicant. Due to the issues just mentioned and meeting all four tests of code, staff is recommending approval.

Chair Tran asked the commissioners if they had any questions for staff. Chair Tran asked staff about the minutes from the July 2005 Planning Commission meeting that had been provided in the commissioner's packets. Mr. Grande included the past minutes into the packet to provide some background information on the reasoning behind why this application was denied in 2005. At that time, Planning Staff had recommended disapproval but current Planning Staff believes that granting this request will not have a negative impact on the community and will alleviate a hardship for the applicant. Ms. Reinders pointed out that since the original denial in 2005 there is a new Comprehensive Plan and Housing Plan that support this variance. Commissioner Earnshaw asked about possible development on the rest of the lot. Mr. Grande stated that it would be a much more substantial project if the applicant was to add on in an area other than the area requested in this variance.

Chair Tran opened the floor for any comments from the applicant. Cesar Fernandez gave a brief statement on his reasons for requesting a variance. Since his lot was 10,000 square feet, Mr. Fernandez pointed out the setback guidelines for a lot fewer than 10,000 square feet, which

allowed for a smaller lot size. Chair Tran asked the commissioners if they had any questions for the applicant. Hearing no comments, Chair Tran closed the public hearing.

Chair Tran asked for a motion to approve Resolution 2015-15. Commissioner Earnshaw made a motion to approve Resolution 2015-15. Commissioner Williams seconded. There being no comments or questions from the commissioners, Chair Tran called for a vote to approve Resolution 2015-15. The vote was unanimous (3-0), and the motion was carried and adopted.

REGULAR MEETING:

8. Receipt of Community Planning Determination dated 5/27/2015, clarifying a zoning requirement on Tract H, Margaret Bay Subdivision Addition 3.

Mr. Grande explained planning determinations are made by staff and presented to the commission when certain areas need clarification. In this instance, employee housing and bunkhouses are not listed as an allowed use in the zoning. This property is zoned Developable Tidelands, even though the area is not submerged. It is now platted as an upland property. The surrounding upland properties are zoned Marine-Dependent/Industrial and allow employee housing and bunkhouses as a use. This planning determination clarifies that employee housing and bunkhouses are an allowed use on Tract H, Margaret Bay Subdivision Addition 3.

WORK SESSION:

9. Presentation of Draft Land Use Plan update to Comprehensive Plan; discussion of public outreach and commissioner input.

Anthony Grande explained the purpose of a Land Use Plan as a component of the Comprehensive Plan. The Land Use Plan is not a zoning ordinance, but rather identifies locations where certain things are appropriate or inappropriate in terms of land uses. Once the Land Use Plan is in place it will guide planning decisions. The Comprehensive Plan states that the community needs more housing. This updated Land Use Plan will specify where more housing should, or should not, be placed.

The recent land use planning that has occurred starts off with the Comprehensive Plan in 2011. More recently, the Land Use Inventory: 2014 determined, parcel by parcel, the existing land uses. The Infill Development Analysis was the next step in the process. Receiving the CPAT Final Report was the last piece needed to complete the new Land Use Plan by providing recommendations for future land uses and public engagement. Staff used the land use recommendations to draft a Land Use Plan which is a component of the Comprehensive Plan. Recommendations in the CPAT report were taken directly from public input received during their visit.

The draft of the Land Use Plan divides the community into 14 subareas. Each subarea has specific recommendations for land use. At this point, staff still needs to refine the plan to include feedback from the commission and the public. Mr. Grande proceeded to go through the next steps that need to be taken to finalize the plan. The first step is public outreach for feedback on the draft. Public outreach will involve meetings with stakeholders and other land owners, kiosks placed around town, manned information tables at the PCR and Safeway, bulk mailings, and announcements on KUCB and social media. Mr. Grande went over the outreach schedule,

kiosk locations, and manned information table dates and locations. After going over the comments, staff will redraft and present at the July 16th Planning Commission meeting. The July 16th meeting will give the commissioners and public a chance to provide feedback on the redrafted Land Use Plan. Staff hopes to be able to present the final draft at the August 20th meeting, but that will be dependent on the amount of comments provided. The final draft can be moved back to the September meeting if more time is needed. Once the Planning Commission has approved the final draft it will move on to City Council where it will be voted on at two council meetings before final adoption.

Mr. Grande informed the commission that this Land Use Plan is their plan and any input they share can be drafted into the plan. Planning Staff is looking for two different areas of feedback. The first is any thoughts or comments on the document itself and the second, any feedback on the public outreach efforts. Staff welcomes the commissioners' feedback at any time. Mr. Grande provided an overview of the Land Use Plan and explained some of the methodology used in its creation. Commissioner Earnshaw asked if the Land Use Plan would be used as an enforcement tool. Mr. Grande answered that the Land Use Plan would be used to set zoning policy. The plan is less related to enforcement than it is for zoning. Adding strength to the zoning codes may help with enforcement efforts.

Chair Tran asked the commissioners if they had other questions or comments on the Land Use Plan. Commissioner Earnshaw suggested having some public outreach at the Ballyhoo Lion's Club luncheon. Commissioner Earnshaw also asked if total acreage number in the East Broadway subarea included tideland acreage, how much of it was developable, and if it specified tideland areas shouldn't be developed. Mr. Grande answered that tideland acreage was excluded from the acreage totals. In the general recommendation section of the plan there is a sentence stating that environmental factors need to be considered in environmentally sensitive areas. The scope of this plan was not to lay out which areas should be protected. Ms. Reinders clarified how this plan would aid in the decision making process once adopted. Chair Tran asked if this is the first Land Use Plan in the community. Ms. Reinders answered that staff believes it is. Chair Tran thanked staff for all the hard work they put into the plan. Ms. Reinders also reiterated that this draft plan reflects the communities' comments from the CPAT visit. All comments received during the CPAT meeting were integrated into the plan. Mr. Grande informed the commission that he would be presenting the edits to this draft at the July meeting.

OTHER BUSINESS: *None*

8. ADJOURNMENT: Chair Tran adjourned the meeting at 7:07 PM.

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

Doanh Tran
Chair

Date

Erin Reinders
Recording Secretary

Date

Prepared by Kelly Tompkins and Erin Reinders, Planning Department

Last revised: 7/7/2015 1:13:19 PM

Item 6:

COASTAL TRANSPORTATION

VARIANCE AMENDMENT

REQUEST

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

**A RESOLUTION APPROVING AN AMENDMENT TO A VARIANCE FOR A PARKING
REDUCTION FROM 40 SPACES TO 17 SPACES FOR A COLD STORAGE AND SORTING
SHED ON LOT 2, EAST POINT SUBDIVISION, AND ATS 1073, LOCATED AT 601 EAST
POINT ROAD**

Project Information	
Land Owner	Strong Holdings, LLC (upland) and City of Unalaska (tideland)
Applicant	Tim Shaffer, Coastal Transportation, Inc.
Location	601 East Point Road
Property Identification	04-04-150; 04-04-160
Application Type	Variance for Development
Project Description	New 11,271 square foot sorting shed; existing 29,075 square foot cold storage building
Zoning	Marine-Dependent/Industrial and Developable Tidelands
Exhibits	Draft Resolution 2015-16 with Attachment A (Parking Plan) and Attachment B (Building Plan), Variance Application and Supplemental Materials, Signed Resolution 2015-05 and Variance Permit 2015-02, Location Map, Parking Plan approved in Building Permit, Site Photos
Staff Recommendation	Approval of Resolution 2015-16

PLAN GUIDANCE

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

CODE REQUIREMENTS

1. According to UCO §8.12.170(L)(6)(i), a 29,075 SF storage building requires 29 parking spaces, and an 11,271 SF sorting shed requires 11 parking spaces. This property requires 40 parking spaces.
2. UCO §8.12.210 outlines the variance request process including the following:
 - The Planning Commission, after public hearings, may vary or modify requirements of this chapter where strict application would cause an undue or unnecessary hardship.
 - Variances will be dimensional in nature and may be limited to requirements governing yards, lot dimensions and coverage, heights, and parking areas.
 - In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity, and to otherwise achieve the purpose of this chapter.
 - The Planning Commission approves an application for a variance by finding:
 - (1) *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;*

- (2) *That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;*
- (3) *That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*
- (4) *That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.*

BACKGROUND AND ANALYSIS

1. Coastal Transportation, Inc. (CTI) has constructed a cold storage building (based on Planning Commission Resolution 2015-05 allowing the parking variance) with the 17 parking spaces designated. CTI has recently been approved to add a sorting shed to the building. The permit was approved based on the fact that there is additional space for parking in the front of the building near the street.
2. CTI is applying for an amendment to their original variance in order to allow the 17 spaces to cover the parking required for the addition, meaning they would not need to maintain the area in the front of the building for parking.
3. Strong Holdings, LLC owns the upland property and leases the tideland property from the City. CTI uses both properties for its business operations. The tideland property is currently mostly dock space.
4. Because of the limited land area between the roadway and the waterfront, it is not feasible to provide the required number of parking spaces. The location and orientation of the building is most efficient at the waterfront, as shown in the plan.
5. Due to the shape of the property, most of the land is directly adjacent to the right-of-way, which is not ideal for parking because of street traffic and truck access to the property. The shape of this property doesn't allow a safe parking area to be dedicated because of the location of the right-of-way. The applicant has recognized this and located an area across the street, under its ownership, which is more suitable for safe parking. This will provide 17 total spaces, which is 13 short of the originally required 30. That variance was approved, but now that the property requires 40 spaces, the applicant is applying to have the same 17 spaces cover the full requirement of 40.
6. The CTI business operation does not anticipate needing 40 parking spaces because it is a marine-dependent operation. Most of the people at the location arrive by cargo or fishing vessel. According to CTI, only seven local employees work at any one time. The addition of the sorting shed does not change the business operation in any way, but it merely cleans up the operation by allowing them to remove the containers from the property in favor of an actual building.
7. This variance would not affect whether CTI can build the sorting shed (the permit has already been approved), but the approval of this variance would allow CTI to no longer consider the front of the building reserved for parking. Therefore, it is technically possible to provide the necessary parking (as it was shown on the building permit plan), but it is not realistic, functional, or safe to have the parking as shown.

FINDINGS

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

1. *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of "financial hardship" when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance*

Staff finds that the granting of this variance is necessary because of the unique shape of the property that doesn't allow adequate land appropriate for parking.

2. *That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district*

Staff finds that the granting of this variance is necessary to preserve the right of the applicant to have a reasonably sized development for the amount of land under its control.

3. *That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood*

Staff finds that the granting of this variance will not have a negative impact on this property or other surrounding properties.

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

Staff finds that the granting of this variance does not conflict with the goals of the Comprehensive Plan; rather, it supports the goal of creating more land for business and industry.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends approval of this variance request identified in Resolution 2015-16.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2015-16**

**A RESOLUTION APPROVING AN AMENDMENT TO A VARIANCE FOR A PARKING
REDUCTION FROM 40 SPACES TO 17 SPACES FOR A COLD STORAGE AND SORTING
SHED ON LOT 2, EAST POINT SUBDIVISION, AND ATS 1073, LOCATED AT 601 EAST
POINT ROAD**

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

WHEREAS, the applicant, Tim Shaffer, a representative of Coastal Transportation, has been authorized to submit a variance application by the owner, Strong Holdings, LLC, of Lot 2, East Point Subdivision, P-81-07, and Strong Holdings, LLC leases ATS 1073, P-79-05 from the City of Unalaska, Aleutian Islands Recording District (04-04-150; 04-04-160); and

WHEREAS, the property is zoned Marine-Dependent/Industrial (upland) and Developable Tideland (tideland); and

WHEREAS, the parking requirement of 40 spaces (for a 29,075 SF cold storage building and 11,271 SF sorting shed) prevents the effective use of the property because of the size and shape of the property and the orientation of the waterfront; and

WHEREAS, the applicant has been approved to provide only 17 parking spaces as a substitute for 30 spaces for the cold storage building (Resolution 2015-05) and has submitted an amended request to allow the 17 spaces to substitute for the 40 spaces required with the additional sorting shed; and

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

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

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on July 16, 2015 in order to consider the testimony of the public; and

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

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

- Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;

- That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.

NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a variance for a parking requirement reduction from 40 spaces to 17 spaces to allow for a cold storage and sorting shed on Lot 2, East Point Subdivision, and ATS 1073, located at 601 East Point Road.

This resolution approves the variance only as it applies to the parking plan shown in Attachment A and the building footprint shown in Attachment B, and becomes effective once the Planning Department issues the variance permit, which will occur if there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.210(F).

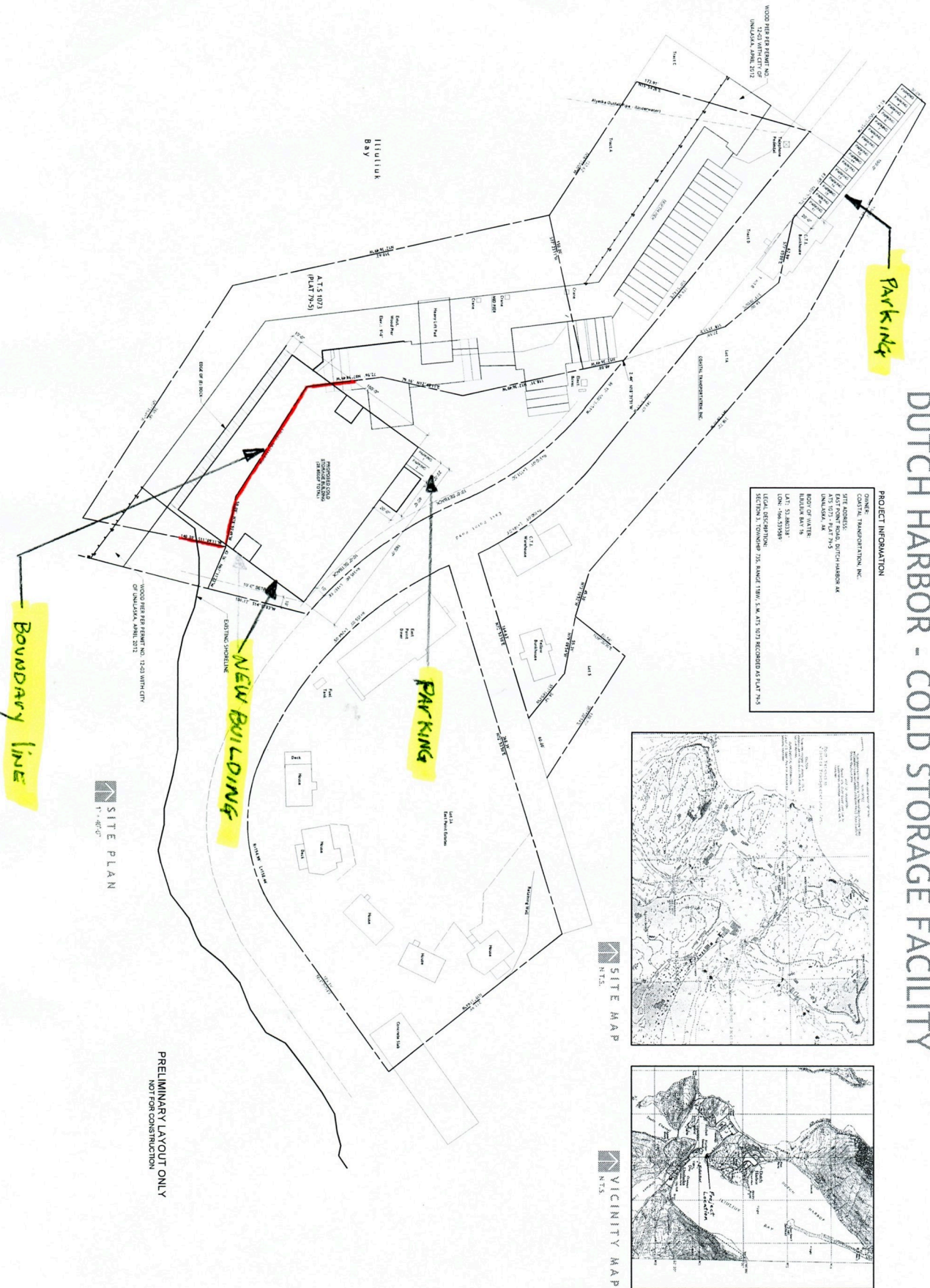
PASSED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Doanh Tran
Chair

Erin Reinders, AICP
Recording Secretary

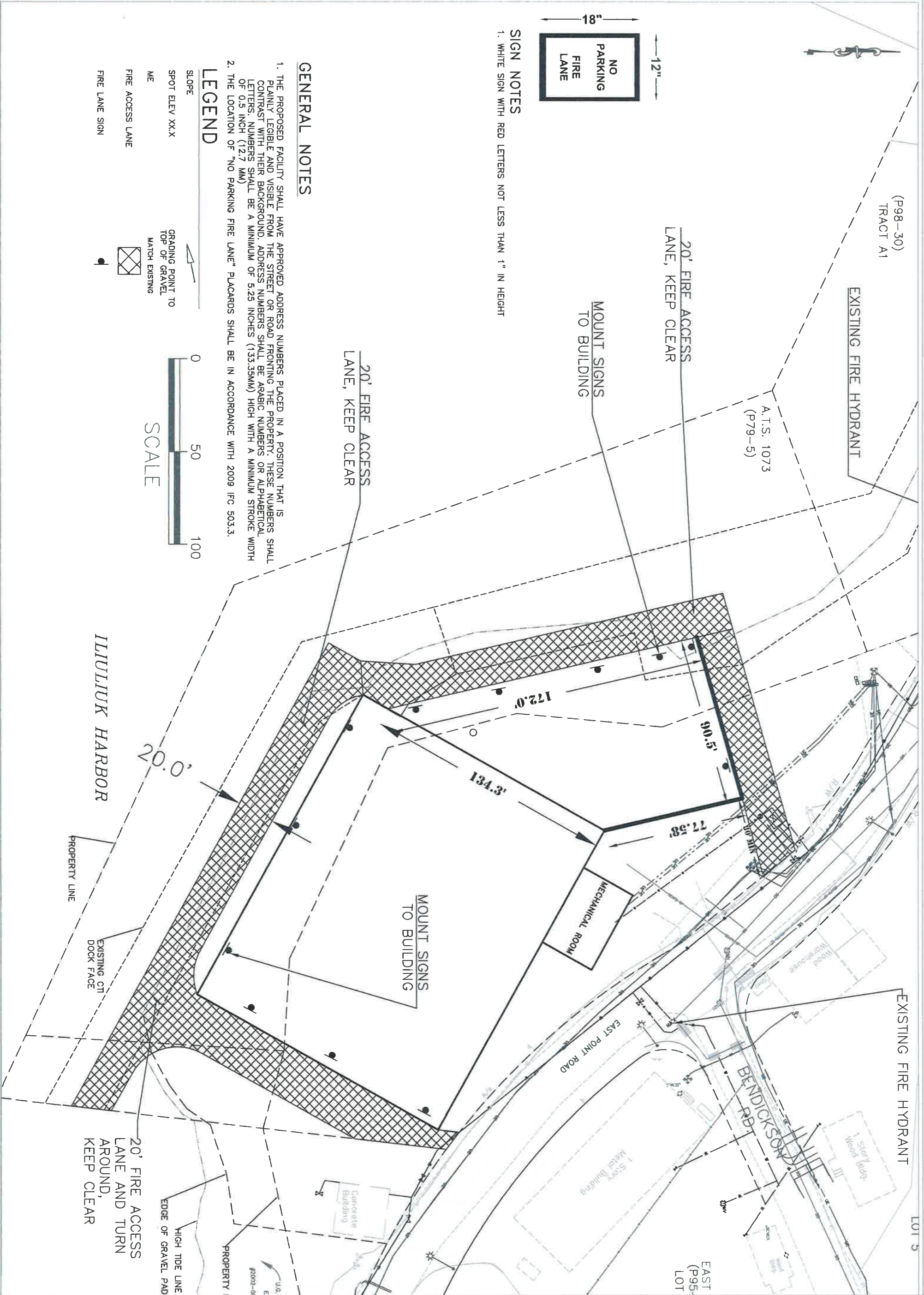
COASTAL TRANSPORTATION


DUTCH HARBOR - COLD STORAGE FACILITY




ATTACHMENT B

Drawing: F:\TYLER'S STUFF\COASTAL COLD STORAGE\CT AUTOCAD\CT_BASE_012015.DWG - Layout: CT\FIREACCESSPLAN
User: TYLER ZIMMERMAN May 29, 2015 - 3:24pm Xrefs: TZ_11X17_CTWAREHOUSE.DWG TZ_11X17_PS_SORTINGWAREHOUSE.DWG - Images: CT_AERIAL2.PNG TZELOG03.PNG CTI_LOG0.PNG TZELOG01.PNG TZELOG03.PNG PACSTEVELOG012.PNG TZELOG01.PNG TZELOG03.PNG








DATE: _____

REV.	DATE	BY	DESCRIPTION
D	05/29/15	TZ	UPDATED PER COMMENTS
C	04/20/15	TZ	ADDED SORTING SHED
B	03/02/15	TZ	UPDATED PER COU COMMENTS
A	02/07/15	TZ	FOR REVIEW

**TZ|ENGINEERING**

COASTAL TRANSPORTATION, INC.
COASTAL SORTING SHED PROJECT

FIRE ACCESS PLAN		SHEET
DESIGNED: tz	SCALE: AS NOTED	2 OF 6



PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

RECEIVED
06-15-2015 KT

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

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

APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONE AMENDMENT



PLAT

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

COASTAL WISHES to AMEND the parking variance approved by the city council Feb. 26/15. When asking for the original variance parking was calculated for the entire operation, both cold storage and sorting building.

Current Zone Designation: _____ Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): _____ Proposed Land Use(s) (if changing): _____

Property Owner: COASTAL Transportation, Inc

Property Owner Address: 4025 13th Ave West Seattle WA 98119

Street Address of Property: 583 EASTPOINT Rd UNALASKA AK 99692

Applicant's Name: TIM SHAFFER

Mailing Address: 11757 SUNRISE DR. Bainbridge Is. WA 98110

Email: TShaffer52@msn.com Day Time Phone: 206 850 2123 Message Phone: 206 842 6703

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

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 04-04-150 Lot : 2 Block: _____ Tract: _____

Subdivision: EASTPOINT USS: _____

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

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

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

SUBDIVISION _____

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

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

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes ☐ No ☐

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

Subdivision Variance (8.08.110)

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

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

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

Conditional Use (8.12.200)

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

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

Zoning Variance (8.12.210)

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

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

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

PLEASE NOTE : All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

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

Signature

Date

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

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2015-05**

A RESOLUTION APPROVING A VARIANCE FOR A PARKING REDUCTION FROM 30 SPACES TO 17 SPACES TO ALLOW FOR A COLD STORAGE BUILDING ON LOT 2, EAST POINT RD RAP/RVP, P-2003-05, AND ATS 1073, P-79-05, LOCATED AT 583 EAST POINT ROAD

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

WHEREAS, the applicant, Tim Shaffer, a representative of Coastal Transportation, has been authorized to submit a variance application by the owner, Strong Holdings, LLC, of Lot 2, East Point RAP/RVP, P-2003-05, and Strong Holdings, LLC leases ATS 1073, P-79-05 from the City of Unalaska, Aleutian Islands Recording District (04-04-150; 04-04-160); and

WHEREAS, the subject property is zoned Marine-Dependent/Industrial (upland) and Developable Tidelands (tideland); and

WHEREAS, the parking requirement of 30 spaces (for a 28,000 SF cold storage building and 960 SF office building) prevents the effective use of the property because of the size and shape of the property and the orientation of the waterfront; and

WHEREAS, the applicant has submitted a variance request to allow for only 17 parking spaces to be provided for the proposed cold storage building; and

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

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

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on February 26, 2015 in order to consider the testimony of the public; and

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

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

- Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;

- That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.

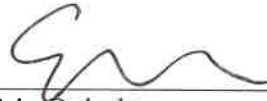
NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a variance for a parking requirement reduction from 30 spaces to 17 spaces to allow for a cold storage building on Lot 2, East Point Rd RAP/RVP, P-2003-05, and ATS 1073, P-79-05, located at 583 East Point Road.

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

PASSED AND APPROVED THIS 26th DAY OF Feb, 2015, BY THE
PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.



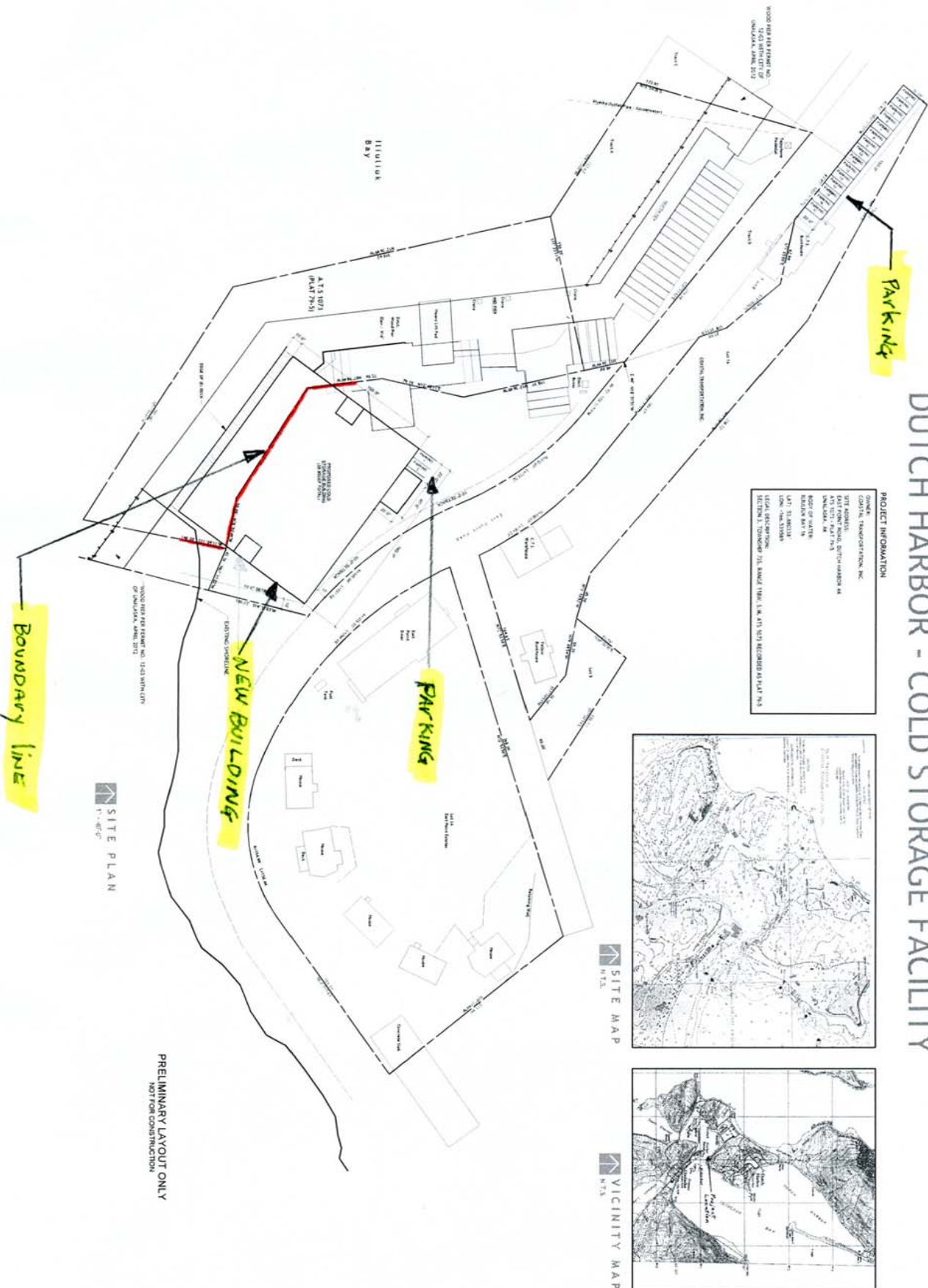
Doanh Tran
Acting Chair



Erin Reinders
Recording Secretary

COASTAL TRANSPORTATION

DUTCH HARBOR - COLD STORAGE FACILITY



CITY OF UNALASKA
DEPARTMENT OF PLANNING
UNALASKA, ALASKA

VARIANCE PERMIT

PERMIT #: 2015-02

DATE: 03-13-2015

ISSUED TO: COASTAL
TRANSPORATION

USE PERMITTED: A PARKING
REDUCTION FROM 30 SPACES TO 17
SPACES TO ALLOW FOR A COLD
STORAGE BUILDING ON LOT 2, EAST
POINT RD RAP/RVP, P-2003-05, AND
ATS 1073, P-79-05, LOCATED AT 583
EAST POINT ROAD

MAILING ADDRESS: 4025 13th Ave W,
Seattle, WA 98119

LEGAL DESCRIPTION: LOT 2, EAST POINT RD RAP/RVP, AND ATS 1073

TAX LOT ID NO.: 04-04-150; 04-04-160

PHYSICAL ADDRESS: 583 EAST POINT
ROAD

SPECIAL PROVISIONS:

1. Where a nonconforming structure or a structure containing a nonconforming use is destroyed by any cause to an extent exceeding eighty percent of its fair market value as indicated by the records of the City Clerk a future structure or use on the site shall conform to this chapter.
2. Each variance authorized under the provisions of this chapter which is not actually established or for which the actual construction commenced on the buildings or structures involved within one year from the date of the decision of the Planning Commission, will be null and void.
3. In the event construction work is involved, it must actually commence within the stated period and must be diligently pursued to completion.
4. Provided further, when any use or land, building, structure, or premises established by variance has been discontinued for a period of one year, it shall be unlawful to use said land or building or premises again for such use unless a subsequent variance is again authorized and issued therefore.
5. Permits shall require new hearings with the Planning Commission.
6. The Planning Commission Resolution approved this permit only as it applies to the specific site plan submitted in the application and shown in Attachment A of the Resolution.

PERMIT ISSUED BY: 

DATE: 3/13/15

Cc: File

601 East Point Rd.

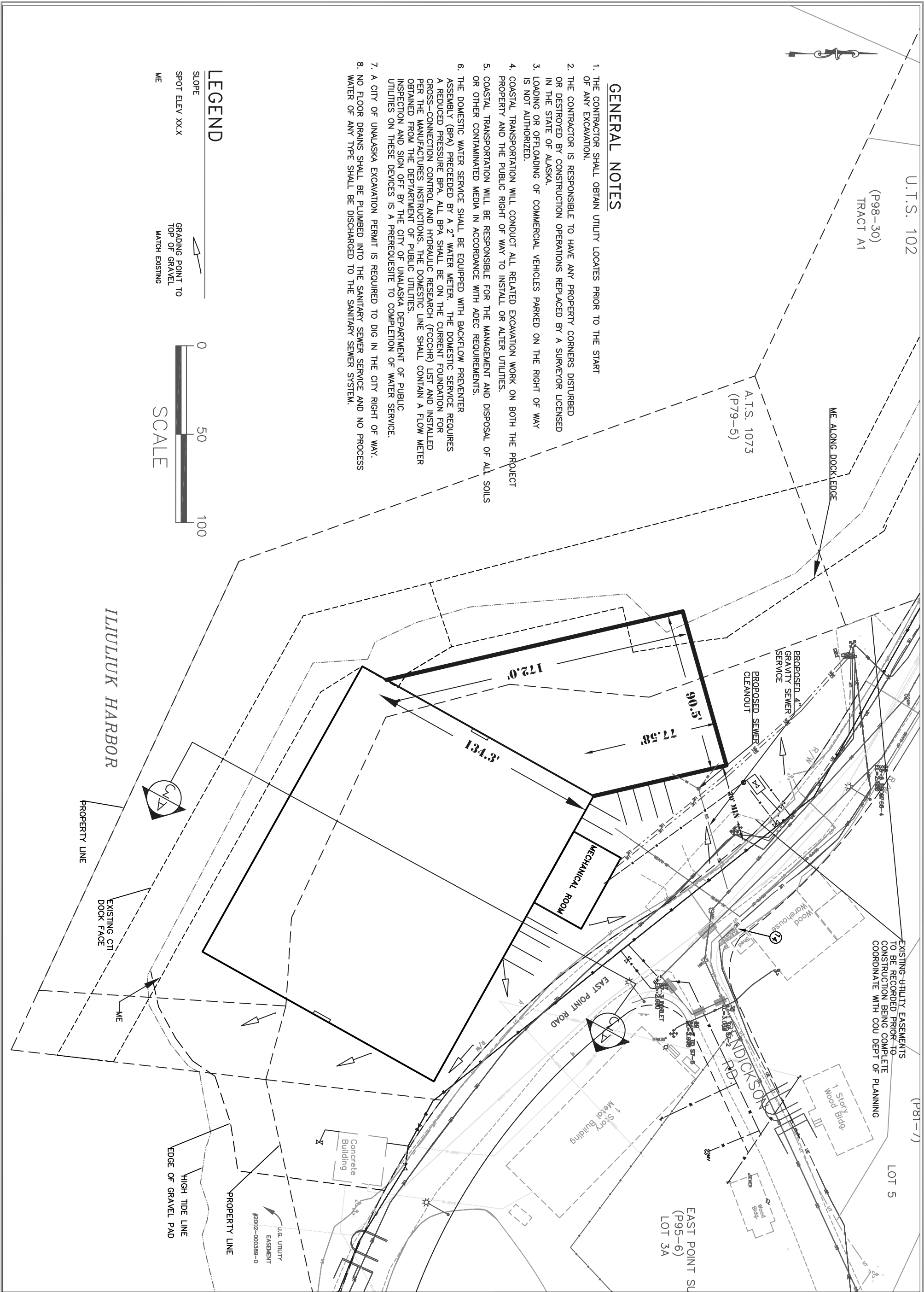


264 ft



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

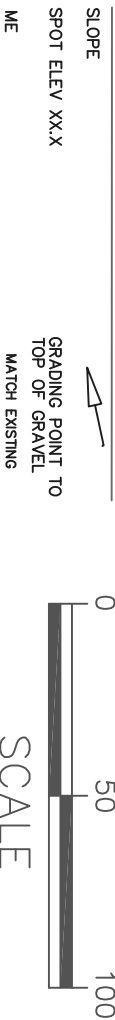
Powered by
VANTAGEPOINTS





GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN UTILITY LOCATES PRIOR TO THE START OF ANY EXCAVATION.
2. THE CONTRACTOR IS RESPONSIBLE TO HAVE ANY PROPERTY CORNERS DISTURBED OR DESTROYED BY CONSTRUCTION OPERATIONS REPLACED BY A SURVEYOR LICENSED IN THE STATE OF ALASKA.
3. LOADING OR OFFLOADING OF COMMERCIAL VEHICLES PARKED ON THE RIGHT OF WAY IS NOT AUTHORIZED.
4. COASTAL TRANSPORTATION WILL CONDUCT ALL RELATED EXCAVATION WORK ON BOTH THE PROJECT PROPERTY AND THE PUBLIC RIGHT OF WAY TO INSTALL OR ALTER UTILITIES.
5. COASTAL TRANSPORTATION WILL BE RESPONSIBLE FOR THE MANAGEMENT AND DISPOSAL OF ALL SOILS OR OTHER CONTAMINATED MEDIA IN ACCORDANCE WITH ADEC REQUIREMENTS.
6. THE DOMESTIC WATER SERVICE SHALL BE EQUIPPED WITH BACKFLOW PREVENTER ASSEMBLY (BPA) PRECEDED BY A 2" WATER METER. THE DOMESTIC SERVICE REQUIRES A REDUCED PRESSURE BPA. ALL BPA SHALL BE ON THE CURRENT FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (FCCOHR) LIST AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. THE DOMESTIC LINE SHALL CONTAIN A FLOW METER OBTAINED FROM THE DEPARTMENT OF PUBLIC UTILITIES.
7. A CITY OF UNALASKA EXCAVATION PERMIT IS REQUIRED TO DIG IN THE CITY RIGHT OF WAY.
8. NO FLOOR DRAINS SHALL BE PLUMBED INTO THE SANITARY SEWER SERVICE AND NO PROCESS WATER OF ANY TYPE SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.

LEGEND








DATE: _____

REV.	DATE	BY	DESCRIPTION
E	06/11/15	TZ	UPDATED PER COMMENTS
D	05/29/15	TZ	UPDATED PER COMMENTS
C	04/20/15	TZ	ADDED SORTING SHED
B	03/02/15	TZ	UPDATED PER COU COMMENTS
A	02/07/15	TZ	FOR REVIEW

**TZ|ENGINEERING**

COASTAL TRANSPORTATION, INC.
COASTAL SORTING SHED PROJECT

SITE LAYOUT

DESIGNED: tz SCALE: AS NOTED DATE: MAY 2015

SHEET

3 OF 6



Site Photo #1 – 601 East Point Road



Site Photo #2 – 601 East Point Road



Site Photo #3 – 601 East Point Road



Site Photo #4 – 601 East Point Road

Item 7:

VAN DEVENTER
CONDITIONAL USE
REQUEST

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

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A STRUCTURE TO
CONTAIN COMMERCIAL STORAGE SPACE AND A MAXIMUM OF 4 RESIDENTIAL
UNITS ON LOT 1A, RIVERSIDE SUBDIVISION, LOCATED AT 1036 EAST BROADWAY
AVE**

Project Information	
Land Owner	Lear N. Fellows
Applicant	Steve and Jennifer Van Deventer
Location	1036 East Broadway Ave (corner of Whittern Lane)
Property Identification	06-05-225
Application Type	Conditional Use Permit
Project Description	New construction of metal building containing commercial storage and up to 4 residential units.
Zoning	Marine-Related/Industrial
Exhibits	Draft Resolution 2015-17 with Attachment A (Site Plan), Conditional Use Permit Application and Supplemental Materials, Location Map, Page from <i>Infill Development Analysis</i> , Site Photos
Staff Recommendation	Approval of Resolution 2015-17

PLAN GUIDANCE

1. The Unalaska Comprehensive Plan 2020 identifies a vision for the future that includes the following:
 - More housing – and more affordable housing – would be created within the City limits. This is “the key to our future,” without which Unalaska will not be able to retain its current residents or accommodate additional residents. Therefore, over the next ten years it will be essential to make more land available for the development of quality, affordable housing.
2. Goal #9 of the Unalaska Housing Plan is to ensure that zoning and all regulatory and permit processes support the redevelopment of in-fill lots and new subdivisions for new housing development.
3. The Unalaska Comprehensive Plan 2020 identifies a value in the economic development section of its community action agenda that includes the following:
 - Ensure the provision of adequate land area for the development of businesses and industries to strengthen and further diversify the local economy, supported by the primary action of making more land available for businesses and industries.

CODE REQUIREMENTS

1. According to UCO §8.12.080(A), the Marine-Related/Industrial District is intended to provide for those industrial land uses and structures that are not dependent on direct access to a water body.
2. According to UCO §8.12.080(B)(1), the Marine-Related/Industrial District allows any uses from the General Commercial District, which includes commercial storage.
3. According to UCO §8.12.080(D)(4), the Marine-Related/Industrial District allows any uses to be permitted as conditional uses upon approval of the Planning Commission.
4. UCO §8.12.200(C) states that at a public hearing, the Planning Commission is to determine that the conditional use meets the following three tests and may apply site or development conditions, pursuant to UCO §8.12.200(D)(2), in order to ensure that the three tests are met.

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

BACKGROUND AND ANALYSIS

1. The property at 1036 East Broadway Ave contains the foundation of a U.S. Army warehouse building from WWII upon which the new construction is being proposed.
2. The property has been identified as a possible site for infill development in the *Unalaska Infill Development Analysis: 2014*. The document identified the property as having flat land and access to all three City utilities.
3. The City Council determined the zoning of this property in 1996 as Marine-Related/Industrial, which allows intense uses such as processing plants, warehouses, container storage yards, etc. It also allows commercial uses such as commercial storage buildings.
4. The applicant is proposing to construct a building with commercial storage space on the ground level and apartments on the upper level (a maximum of 4 units). The commercial storage does not require a conditional use permit, but residential units are not listed as a permitted use and require conditional use approval.
5. The proposed use would be a much less intense use than what is allowed by the zoning. It is likely to have less impact on the surrounding area than the uses allowed by right in the Marine-Related/Industrial zoning district.
6. The surrounding area is fairly intense land uses. It is on a major street. The City's Department of Public Works/Public Utilities is directly across the street, and there is not a single-family character in the vicinity of the property.
7. The applicant will need to obtain a City building permit and an Alaska State Fire Marshal approval prior to construction.

FINDINGS

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

1. *Furthers the goals and objectives of the Comprehensive Development Plan*
The proposed development furthers the objectives of the Comprehensive Plan by providing additional housing for the community and additional commercial storage opportunities.
2. *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district*
The proposed development is compatible with the surrounding land uses and neighborhood character, as the surrounding area has a substantially similar character.
3. *Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district*
The proposed development is not anticipated to have a negative impact on the surrounding area that would exceed that which would be expected from permitted uses in the Marine-Related/Industrial district.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends that the Planning Commission approve the conditional use request by approving Resolution 2015-17.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2015-17**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A STRUCTURE TO
CONTAIN COMMERCIAL STORAGE SPACE AND A MAXIMUM OF 4 RESIDENTIAL
UNITS ON LOT 1A, RIVERSIDE SUBDIVISION, LOCATED AT 1036 EAST BROADWAY
AVE**

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

WHEREAS, the applicant, Steve and Jennifer Van Deventer, has been authorized to submit a conditional use request by the owner, Lear N. Fellows, of Lot 1A, Riverside Subdivision, P-82-26, Aleutian Islands Recording District (06-05-225); and

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

WHEREAS, UCO §8.12.080(D)(4) states that any use may be permitted as a conditional use upon Planning Commission approval in the Marine-Related/Industrial zoning district; and

WHEREAS, the applicant has submitted a conditional use permit application to allow the construction of a building to contains commercial storage space – permitted by right – on the first floor and up to four residential units – conditional use – on the upper level; and

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

WHEREAS, the creation of additional housing and commercial space furthers the economic development and housing goals of the Unalaska Comprehensive Plan 2020; and

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on July 16, 2015 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request satisfies the three part test set forth in UCO §8.12.200(C):

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

THEREFORE BE IT RESOLVED, that the Planning Commission approves the conditional use permit for a structure with commercial storage space and a maximum of 4 residential units on Lot 1A, Riverside Subdivision, located at 1036 East Broadway Ave at the corner of Whittern Lane.

This resolution approves the conditional use only as it applies to the site plan submitted and shown in Attachment A, and becomes effective once the Planning Department issues the conditional use permit, which will occur if there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.210(F).

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

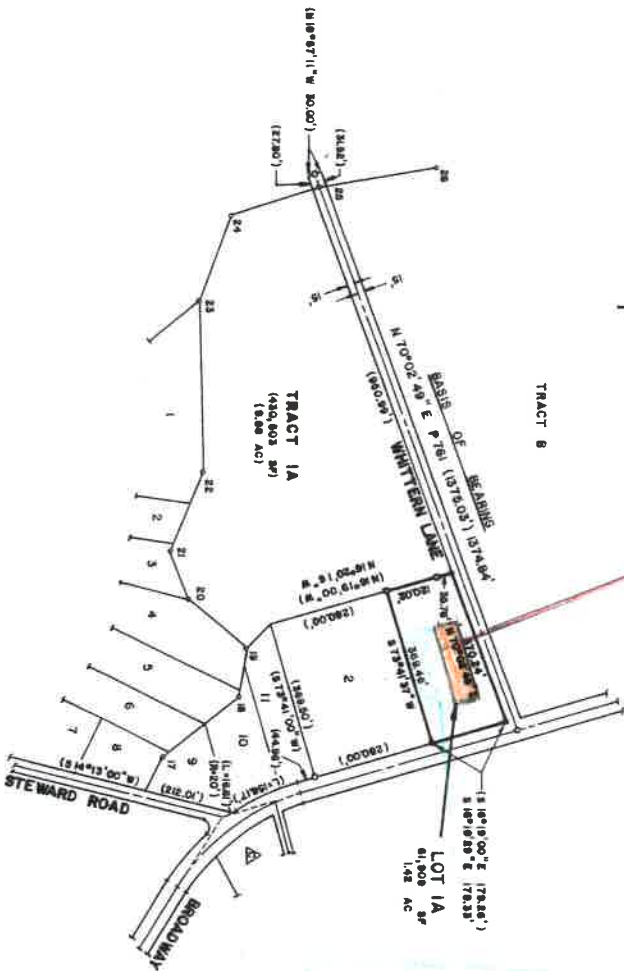
Doanh Tran
Chair

Erin Reinders, AICP
Recording Secretary

Building on Existing
w/ foundation
60' x 150' approx.

- LEGEND**
- Existing Iron Pipe
 - Existing Rebar
 - Rebar Set
 - △ Curve Data This Survey
 - Record Dimension Major U.S. Survey 778
 - Tract B, By Fred Weistha & Associates,
 - Plat 1976-1.
 - Angle Point

Gravel + fill
to level of
foundation



CURVE DATA (PLAT 76-1)			
NO.	DELTA	RADIUS	LENGTH
C	42° 11' 48"	800.00'	364.63'
			192.81'

C. CREEK (PLAT 76-1)			
NO.	DELTA	RADIUS	LENGTH
16	N 83° 10' 00" W	108.00'	17
17	N 88° 40' 00" W	222.00'	18
18	N 80° 40' 00" W	116.00'	19
19	S 40° 30' 00" W	178.00'	20
20	S 68° 40' 00" W	114.00'	21
21	S 68° 10' 00" W	200.00'	22
22	S 88° 40' 00" W	197.00'	23
23	N 89° 40' 00" W	216.00'	24
24	N 16° 10' 42" W	232.80'	25
25	N 08° 10' 00" W	273.00'	26

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, AND HEREBY APPROVE THIS SUBDIVISION PLAT AS SHOWN.

THE STEWARD CO.
BOX 188
UNALASKA, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME PERSONALLY APPEARED Steward Co. THIS 10th DAY OF May 1982.

NOTARY PUBLIC Glenn M. Curtis My Commission Expires May 15, 1984

TAX CERTIFICATE

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

TAX OFFICIAL Glenn M. Curtis DATE 5-10-82

CITY OF UNALASKA

82-26
FILED
Alaska
7-6-82
10:15 AM
Box 344 Unalaska
Unalaska, AK 99581

CITY APPROVAL

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

DATE 5-10-82 Glenn M. Curtis
CITY CLERK

DATE 6-21-82 Charles J. Sullivan
CHAIRMAN OF THE PLANNING BOARD

SURVEYOR CERTIFICATE

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

DATE 12-21-81 John H. Pitt



PLAT OF RIVERSIDE SUBDIVISION LOT 1A AND TRACT 1A

A SUBDIVISION OF TRACT A RIVERSIDE SUBDIVISION (PLAT 76-7) AND LOT 1, BLOCK 8 OF THE REPLAT OF U.S. SURVEY 778 TRACT B (PLAT 76-1) LOCATED IN: UNALASKA, ALASKA

BESSE, EPPS & POTTS
2220 E. 88th AVE.
ANCHORAGE, AK 99507

Drawn By C.R.N.	Scale 1"=200'	Date 11/18/81	Draw No.
W.D. No. 6003	Field Book 8189		81-155



PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

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

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

APPLICATION FOR:

☐

VARIANCE

☐

ZONE AMENDMENT

☒

CONDITIONAL USE

☐

PLAT

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

Commercial storage on bottom level of building
Maximum of 4 Apartments on top level.

Current Zone Designation: _____ Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): _____ Proposed Land Use(s) (if changing): _____

Property Owner: Lear N. Fellows

Property Owner Address: _____

Street Address of Property: Lot 1A Riverside Subdivision

Applicant's Name: Steve and Jennifer VanDeventer

Mailing Address: P.O. Box 743 Unalaska, AK 99685

Email: jennifer.vandeventer@ci.unalaska.ak.us Day Time Phone: 907-359-7490 Message Phone: 907-381-6234

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

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____ Lot : 1A Block: _____ Tract: _____

Subdivision: Riverside USS: _____

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

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

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

SUBDIVISION _____

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

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

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes ☐ No ☐

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

Subdivision Variance (8.08.110)

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

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

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

Conditional Use (8.12.200)

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

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

Zoning Variance (8.12.210)

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

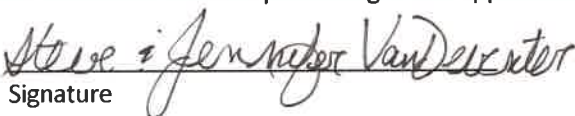
- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant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

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

PLEASE NOTE: All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

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


Signature


Date

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



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

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

I/WE Lear N. Fellows ARE THE OWNERS OF

(LEGAL DESCRIPTION OF PROPERTY)

LOT 1A BLOCK _____ SUBDIVISION Riverside

TRACT _____ USS _____

SECTION(S) _____ TOWNSHIP _____ RANGE _____

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE (APPLICANT NAME) Steve & Jennifer

VanDeventer TO MAKE APPLICATION AS MY/OUR AGENT
FOR :

(CHECK THE APPROPRIATE BOX)

☒
☐
☐

CONDITIONAL USE
VARIANCE
PUD

☐
☐
☐

PLAT
ZONE AMENDMENT
TIDELAND LEASE

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

LEAR N. FELLOWS
NAME
Lear N Fellows
SIGNATURE

NAME

SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF JUNE
20 15.



Estkarlen B. Pilande
NOTARY PUBLIC IN AND FOR Alaska

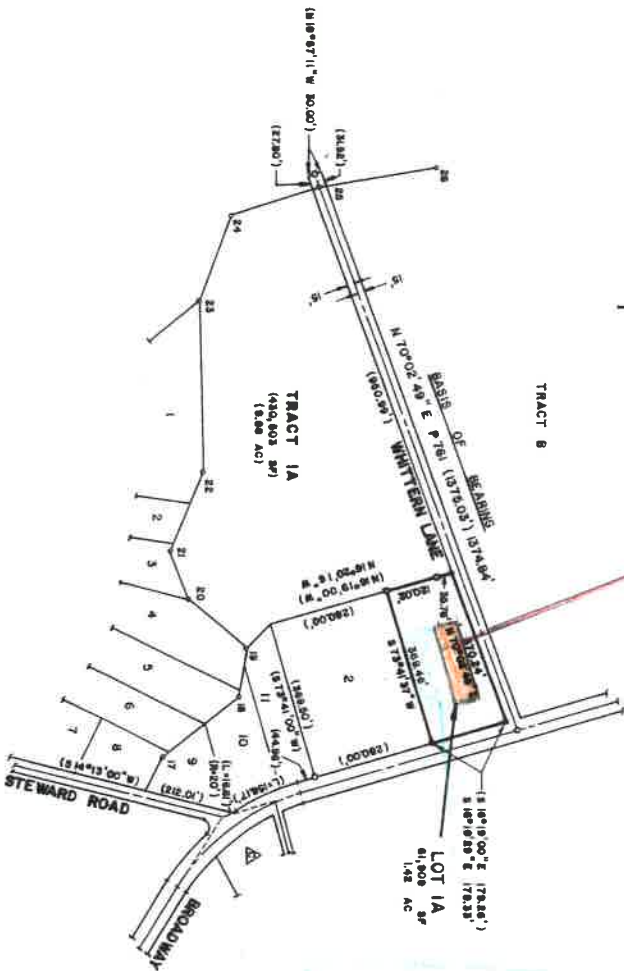
(SEAL)

MY COMMISSION EXPIRES: April 01, 2016

Building on Existing
w/ foundation
60' x 150' approx.

- LEGEND**
- Existing Iron Pipe
 - Existing Rebar
 - Rebar Set
 - △ Curve Data This Survey
 - Record Dimension Major U.S. Survey 778
 - Tract B, By Fred Weistha & Associates,
 - Pier 1976-1.
 - Angle Point

Gravel + fill
to level of
foundation



CITY APPROVAL

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

DATE 5-10-82

John M. Givens
CITY CLERK

DATE 6-21-82

Charles J. Sullivan
CHAIRMAN OF THE PLANNING BOARD

SURVEYOR CERTIFICATE

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

DATE 12-21-81

John M. Givens
SURVEYOR



TAX CERTIFICATE

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

DATE 5-10-82

John M. Givens
TAX OFFICIAL
CITY OF UTAH, ALASKA

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, AND HEREBY APPROVE THIS SUBDIVISION PLAT AS SHOWN.

DATE 5-10-82

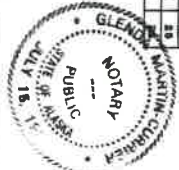
John M. Givens
THE STEWARD CO.
BOX 188
UTAH, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME PERSONALLY APPEARED

DATE 5-10-82

John M. Givens
NOTARY PUBLIC



CURVE DATA (PLAT 76-1)			
NO.	DELTA	RADIUS	LENGTH
C	42° 11' 48"	800.00'	364.63'

C. CREEK (PLAT 76-1)			
NO.	DELTA	RADIUS	LENGTH
16	103° 30' 00" W	108.00'	17
17	103° 30' 00" W	222.00'	18
18	103° 30' 00" W	116.00'	19
19	103° 30' 00" W	178.00'	20
20	103° 30' 00" W	114.00'	21
21	103° 30' 00" W	200.00'	22
22	103° 30' 00" W	197.00'	23
23	103° 30' 00" W	216.00'	24
24	103° 30' 00" W	232.00'	25
25	103° 30' 00" W	273.00'	26

PLAT OF
RIVERSIDE SUBDIVISION
LOT 1A AND TRACT 1A
A SUBDIVISION OF
TRACT A RIVERSIDE SUBDIVISION (PLAT 76-7)
AND LOT 1, BLOCK 8 OF THE REPLAT OF
U.S. SURVEY 778 TRACT B (PLAT 76-1)
LOCATED IN:
UTAH, ALASKA

BESSE, EPPS & POTTS
2220 E. 88th AVE.
ANCHORAGE, AK. 99507

Drawn By C.R. Scale 1"=200' Date 11/18/81 Dwg No. 81-155

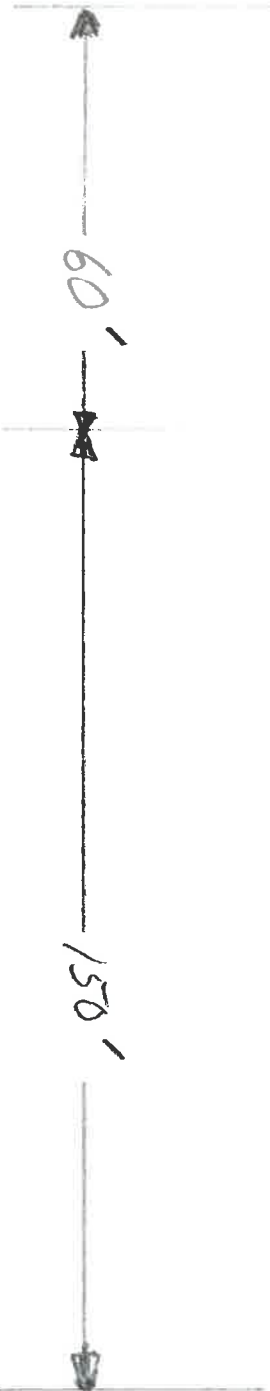
W.D. No. 6003 Field Book 8189



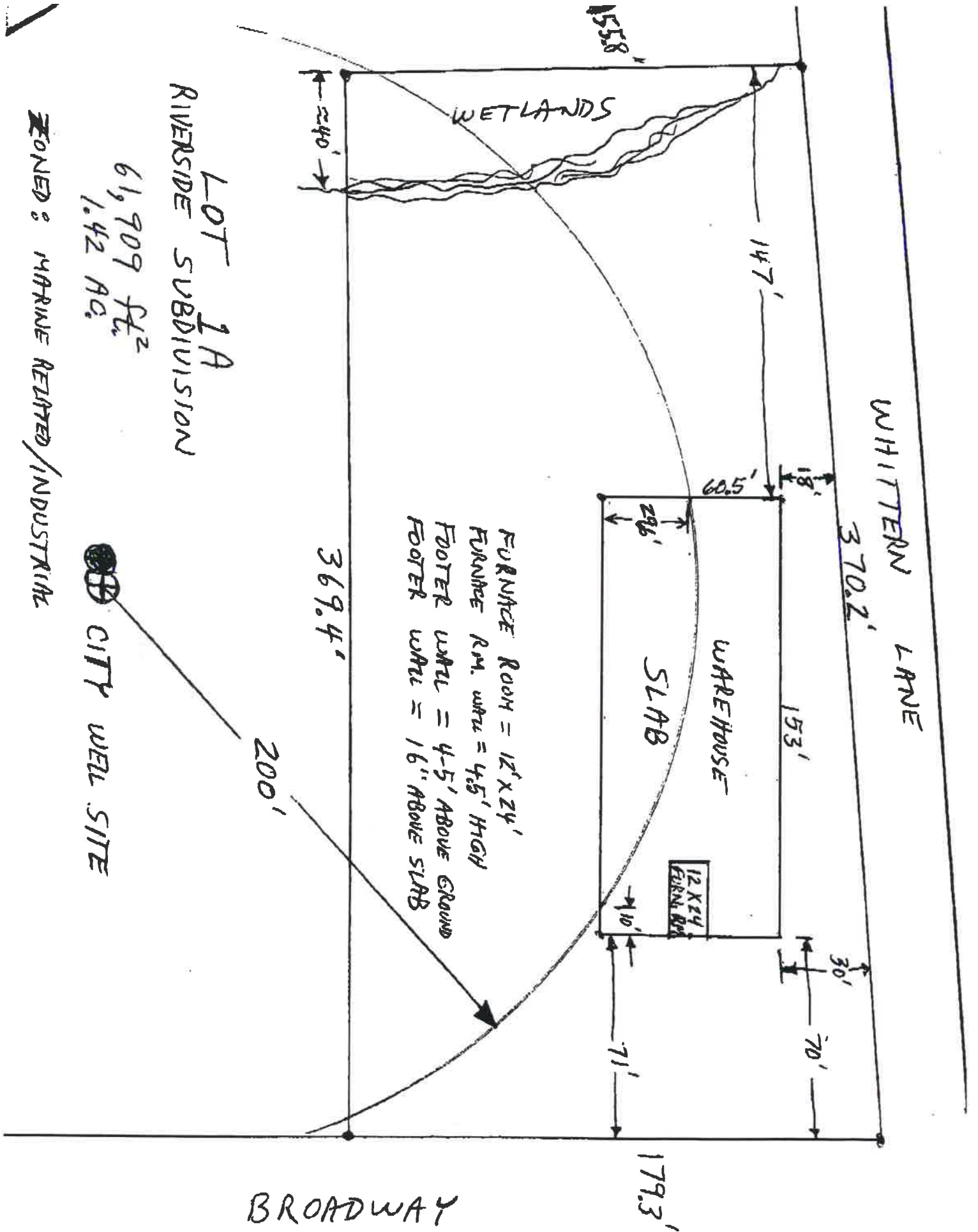
Housing
2-3 APARTMENTS



Storage



VonDeventer - Lot 1-A



Lot 1A, Riverside Subdivision




270 ft



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

Powered by
VANTAGEPOINTS

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



Site Photo #1 – 1036 East Broadway



Site Photo #2 – 1036 East Broadway

Item 8:

PUREVSUREN

VARIANCE

REQUEST

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

**A RESOLUTION APPROVING A VARIANCE TO ALLOW OFFSITE PARKING FOR A NEW
 RESIDENTIAL UNIT ON LOT 3, HULING SUBDIVISION ADDITION 1, LOCATED AT 158
 STEWARD ROAD**

Project Information	
Land Owner	Enkhbat & Amy Purevsuren
Applicant	Enkhbat & Amy Purevsuren
Location	158 Steward Road
Property Identification	06-05-532
Application Type	Variance for Development
Project Description	Expand single-family house into duplex and incorporate existing cabin.
Zoning	Single-Family/Duplex Residential
Exhibits	Draft Resolution 2015-18 with Attachment A (Site Plan), Variance Application and Supplemental Materials, Location Map, Site Photos
Staff Recommendation	Approval of Resolution 2015-18 with associated conditions

PLAN GUIDANCE

1. The Unalaska Comprehensive Plan 2020 identifies a vision for the future that includes the following:
 - More housing – and more affordable housing – would be created within the City limits. This is “the key to our future,” without which Unalaska will not be able to retain its current residents or accommodate additional residents. Therefore, over the next ten years it will be essential to make more land available for the development of quality, affordable housing.
2. Goal #9 of the Unalaska Housing Plan is to ensure that zoning and all regulatory and permit processes support the redevelopment of in-fill lots and new subdivisions for new housing development.
3. Goal #4 of the Unalaska Housing Plan is to preserve and improve the condition and stability of existing housing throughout the city.

CODE REQUIREMENTS

1. According to UCO §8.12.170(L)(2)(a), parking spaces serving single and multi-family dwelling units shall be located on the same lot as the building served.
2. UCO §8.12.210 outlines the variance request process including the following:
 - The Planning Commission, after public hearings, may vary or modify requirements of this chapter where strict application would cause an undue or unnecessary hardship.
 - Variances will be dimensional in nature and may be limited to requirements governing yards, lot dimensions and coverage, heights, and parking areas.
 - In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity, and to otherwise achieve the purpose of this chapter.
 - The Planning Commission approves an application for a variance by finding:
 - (1) *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do*

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

BACKGROUND AND ANALYSIS

1. This property was originally platted with an access easement serving as its only access to a right-of-way. In this case, the access easement is not suitable for a driveway, meaning the occupants of the property park in the neighbor’s lot and walk up a staircase through an access easement to get to their home. In fact, there is no reasonable way to access the property by vehicle in any direction.
2. The current agreement for the single-family home is for two parking spaces on the neighbor’s property with an access easement. The parking agreement and access easement are included in the packet here.
3. The applicant proposes to add to the existing single-family home to convert it to a duplex and incorporate the existing shed/cabin into the duplex. The parking for the new residential unit is proposed to be located on the adjacent property. Since residential parking spaces are required to be on the same lot as the housing they serve, the applicant is applying for a variance from this requirement. They will still provide the necessary parking, but it will be located on the adjacent property.
4. This proposal requires collaboration with two adjacent property owners in addition to the applicant. Prior to the issuance of the variance permit, the applicant will need to record an easement and parking agreement with the owners of Lot 1B General Hill Subdivision and Lot 9A Aerie Subdivision.

FINDINGS

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

1. *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance*

There are special conditions on this property preventing the reasonable use of it. In particular, the property has no right-of-way access and the topography of the access easement prevents it from effectively being used as a vehicular access.

2. *That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district*

This is a single-family/duplex district, which grants property owners the right to have two residential units on each lot. This variance maintains that right to the property owner in this case.

3. *That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood*

This variance will not be detrimental to the neighborhood or to the public health, safety, or welfare of the community. The only property owners affected will be willingly agreeing to the parking spaces and easements required for the access. This is guaranteed by Condition #1 associated with the draft resolution.

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

This variance will not be detrimental to the Zoning Code (UCO Chapter 8.12) or to properties in the Single-Family/Duplex District, nor will it conflict with the goals of the Comprehensive Plan. It will support the goals of the Comprehensive Plan, and the variance could not be minimized in any way.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends approval of this variance request with the associated condition of approval identified in Resolution 2015-18.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2015-18**

**A RESOLUTION APPROVING A VARIANCE TO ALLOW OFFSITE PARKING FOR A NEW
RESIDENTIAL UNIT ON LOT 3, HULING SUBDIVISION ADDITION 1, LOCATED AT 158
STEWARD ROAD**

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

WHEREAS, the applicant, Enkhbat & Amy Purevsuren, is the owner of Lot 3, Huling Subdivision Addition 1, P-98-12, Aleutian Islands Recording District (06-05-532); and

WHEREAS, the property is zoned Single-Family/Duplex Residential; and

WHEREAS, the parking requirement is 4 total spaces for the proposed duplex, and the parking is required to be on the same property as the building for residential uses; and

WHEREAS, the applicant has submitted a variance request to allow the required parking to be on the adjacent property, rather than on the same property as the duplex, with the reason that there is no vehicular access possible to the property; and

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

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

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on July 16, 2015 in order to consider the testimony of the public; and

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

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

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

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

NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a variance to allow offsite parking for a new residential unit on Lot 3, Huling Subdivision Addition 1, located at 158 Steward Road with the following conditions of approval:

1. The applicant must submit a parking agreement and access easement agreement signed by the necessary landowners. The agreements must be recorded with the State of Alaska Recorder's Office. The agreement must be maintained as long as the residential unit is used.

This resolution approves the variance only as it applies to the site plan submitted and shown in Attachment A, and becomes effective once the Planning Department issues the variance permit. Issuance of the variance permit is contingent upon 1) that there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.200(E); and 2) that all conditions listed above are satisfied by the applicant. Following its issuance, the applicant has the responsibility to maintain compliance with all conditions, and for any failure to abide by these conditions, the Planning Department may revoke the variance permit and enforce abatement proceedings on the property as a public nuisance, according to UCO §8.12.220(F), 8.12.220(H), and Chapter 11.12.

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

Doanh Tran
Chair

Erin Reinders, AICP
Recording Secretary

ATTACHMENT A

Aerie Subdivision
Lot 1B

Proposed
Parking

Access

Existing "shed"

Existing House

Proposed addition for Duplex

LOT 1B
GENERAL HILLS
SUBD.

LOT 2

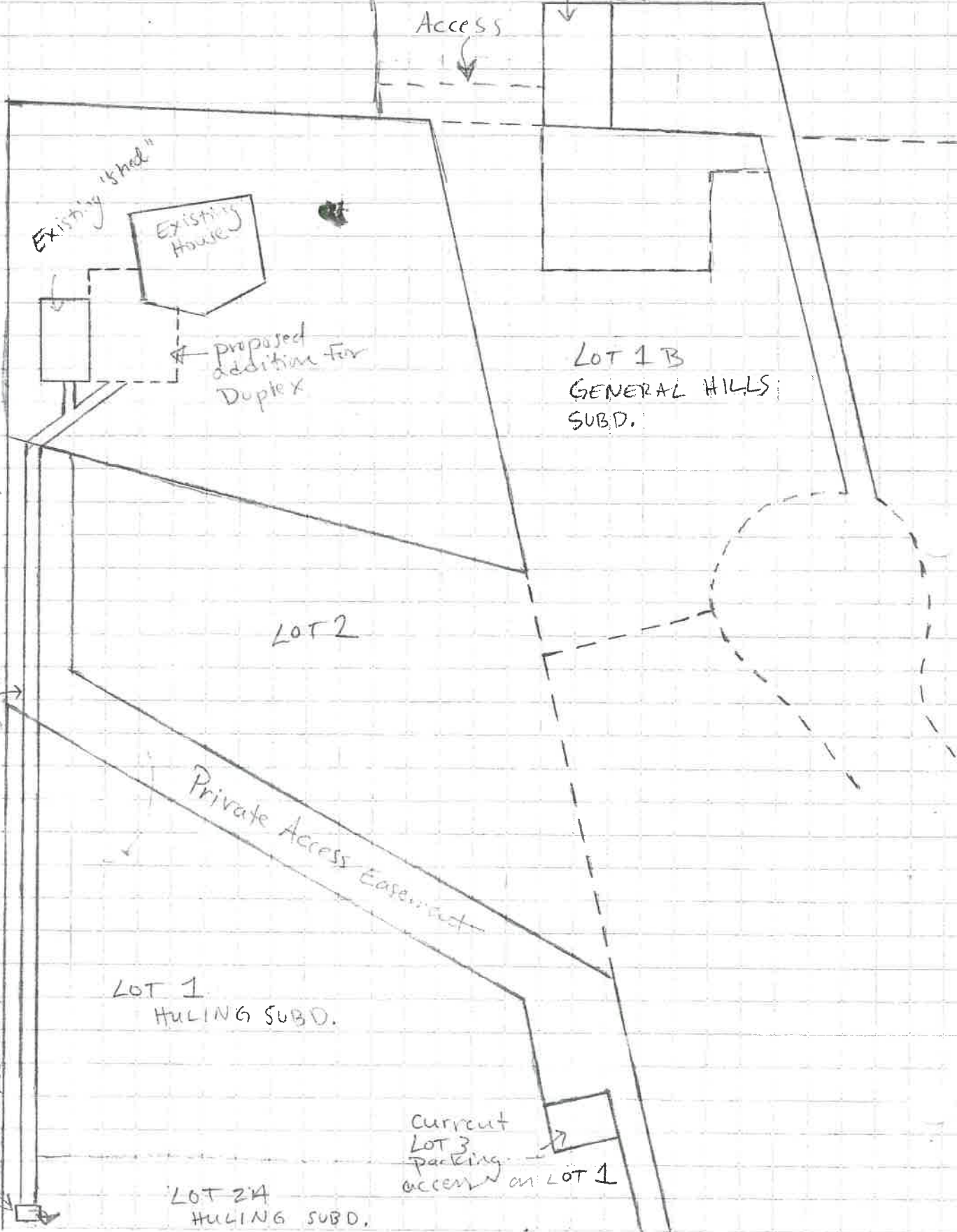
Private Access Easement

LOT 1
HULING SUBD.

Current
Lot 3
Parking
access on LOT 1

LOT 2A
HULING SUBD.

ELECTRIC, WATER, AND SEWER LINES TO STEWARD RD.





PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

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

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

APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONE AMENDMENT



PLAT

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

Current Zone Designation: SFDR Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): Single Family Res. Proposed Land Use(s) (if changing): _____

Property Owner: Enkhbat & Amy Purevsuren

Property Owner Address: PO Box 920611, Dutch Harbor / 158 Steward Rd. Unalaska

Street Address of Property: 158 Steward Rd, Unalaska, AK 99685

Applicant's Name: Enkhbat & Amy Purevsuren

Mailing Address: PO Box 920611, Dutch Harbor, AK 99692

Email: crawfordamy@yahoo.com Day Time Phone: (907) 359-1357 Message Phone: same

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

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 00-05-532 Lot: 3 Block: Tract:
Subdivision: Huling Subd. Add. 1 USS:
Section(s): Township: Range:

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

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

SUBDIVISION _____

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

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

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes ☐ No ☐

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

Subdivision Variance (8.08.110)

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

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

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

Conditional Use (8.12.200)

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

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

Zoning Variance (8.12.210)

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

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

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

PLEASE NOTE : All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

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


Signature


Date

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

Requested Zoning Variance Supporting Documentation for Amy and Enkhbat Purevsuren

1. Exceptional circumstances apply to this property (Huling Subdivision Lot 3) because it is located on top of a hill with walk-in only access. The topography is steep, and the private access easement is not only steep, but is very close to existing structures, rendering it unsafe and topographically prohibitive to build a driveway. We currently walk in from below (Huling Subdivision Lot 1). However, the parking is limited in the parking lot and we do not want to overcrowd it. Since we are in need of additional parking spaces, and we do not want to overburden our neighbors in Huling Subdivision Lots 1 and 2 who share parking, we are applying for a variance to allow for additional parking spaces in Earl Southworth's lot directly adjacent to ours. It is actually closer in proximity to our land and structures than our current parking, thereby rendering it a very practical choice.
2. As property owners of a lot zoned single family/duplex, we have the same right to build a duplex as our neighbors and surrounding property owners in Unalaska Valley, within the same zoning district. However, in order to build an addition to our house to create a duplex, we need two additional parking spaces. Therefore, it is within our right to obtain additional parking spaces and access point in order to service the addition.
3. A parking lot in the Aerie Subdivision Lot 9A is a joint venture between neighbors: Earl Southworth's family gains boat parking space, Edwin Mateo's family gains boat parking space, and the Purevsuren family gains parking access. In no way is it hazardous or detrimental to the neighborhood. The immediate neighboring families Southworth and Mateo are in agreement.
4. Unalaska housing supply is in extreme demand. By building an addition on our lot to create a duplex, we will open up housing, which is an overall benefit to the community of Unalaska.

CC

A
L
A
S
K
A

2009-000362-0

Recording Dist: 305 - Aleutian Islands
8/19/2009 9:03 AM Pages: 1 of 3



**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT BY
WESTERN ALASKA LAND TITLE COMPANY
TO PROVIDE SPACE FOR RECORDING
DATA. THIS COVER SHEET APPEARS AS
THE FIRST PAGE OF THE DOCUMENT IN
THE OFFICIAL PUBLIC RECORD.**

DO NOT DETACH

PARKING AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that, Clinton D. and Judith A. Huling, whose address is P.O. Box 920403, Dutch Harbor, Alaska 99692 ("Grantor"), do hereby convey to Enkhbat and Amy C. Purevsuren, whose address is P.O. Box 920611 Dutch Harbor, Alaska 99692 ("Grantee"), their successors and assigns, a parking easement, on the following described lands, to wit:

A portion of Lot 1, Huling Subdivision Addition #1, P-98-12, Aleutian Islands Recording District, said plat being located within Section 14, T. 73 S., R. 118 W., Seward Meridian, more specifically, the northeasterly 20' by 40' area of Lot 1 Huling Subdivision Addition #1 as shown on "Exhibit A," 800 square feet, more or less.

and that only such rights in the land above described shall be acquired as shall be necessary for the parking of two motor vehicles, reserving unto the property owners the right to use said property in any way and for any purpose not inconsistent with the rights hereby acquired, provided that no building or buildings or other permanent structures shall be constructed or permitted to remain within the boundaries of said easement.

This agreement shall be a covenant running with the land and shall be binding on the Grantor, his heirs, executors, administrators and assigns until drivable access to Lot 3, Huling Subdivision Addition #1 is constructed.

In WITNESS WHEREOF, the Grantors hereto set their hand this 4th day of August, 2009.


Clinton D. Huling


Judith A. Huling

ACKNOWLEDGMENT

STATE OF ALASKA

)
) SS.
)

THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me this 4th day of August, 2009, by Clinton D. and Judith A. Huling.

Return to

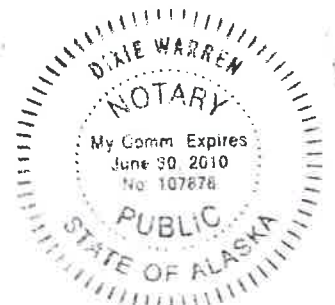
Amy Purevsuren
PO Box 920611
Dutch Harbor, AK 99692


NOTARY PUBLIC in and for Alaska
my commission expires: 6-30-2010



2 of 3

2009-000362-0



Aerie Subdivision
Lot 1B

Proposed
parking

Access

Existing
shed

Existing
House

Proposed
addition for
Duplex

LOT 1B
GENERAL HILLS
SUBD.

LOT 2

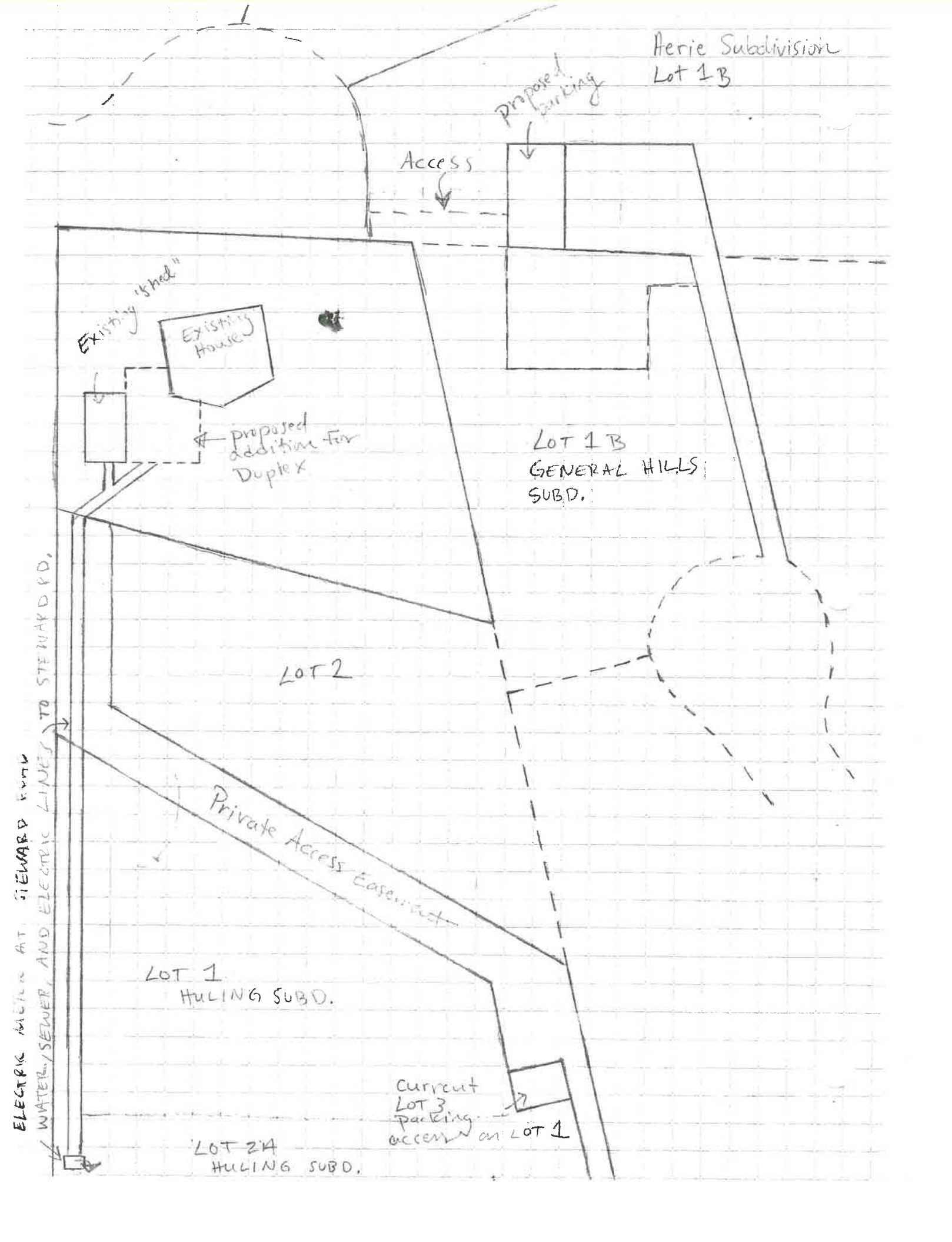
Private Access Easement

LOT 1
HULING SUBD.

Current
Lot 3
parking
access on LOT 1

LOT 2A
HULING SUBD.

ELECTRIC, WATER, AND SEWER LINES TO STEWARD RD.



PARKING AGREEMENT

Earl and Audrey Southworth, owners of Aerie Subdivision Lot 9A, do hereby convey to Enkhbat and Amy Purevsuren, owners of Huling Subdivision Lot 3, Addition 1, and to their successors and assigns, a parking easement, on the following described lands:

A portion of Aerie Subdivision Lot 9A, Aleutian Islands Recording District, specifically the southwesterly 20' x 40' area as shown on the map.

Access to Aerie Subdivision Lot 9A is through General Hill Subdivision Lot 1 B, owned by Edwin and Gemmalyn Mateo, and conveyed to Enkhbat and Amy Purevsuren, their successors and assigns, for the purpose only of parking in Lot 9A, in order to access Huling Subdivision Lot 3.

Such rights in the land above described shall be acquired as shall be necessary for the parking of three motor vehicles, with access to Huling Subdivision Lot 3, Addition 1, reserving unto the property owners the right to use said property in any way not inconsistent with the rights hereby acquired.

The Grantors hereto set their hand:

Earl Southworth

Date _____

Edwin Mateo

Date _____

158 Steward Rd.



264 ft



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

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Site Photo #1 – 158 Steward Road



Site Photo #2 – 158 Steward Road

Item 9:

RECEIPT

OF

PLANNING DETERMINATION

CITY OF UNALASKA
DEPARTMENT OF PLANNING
UNALASKA, ALASKA

PLANNING DETERMINATION

DETERMINATION:

**THE SOUTHERN PORTION OF THIS LOT SHALL BE CONSIDERED THE SIDE YARD AND
THE MINIMUM YARD REQUIREMENT IS REDUCED FROM 10 FEET TO 9 FEET**

CURRENT PROPERTY OWNER:
**NORMAN AND MARIA BAUTISTA
PO BOX 920072
DUTCH HARBOR, AK 99692**

ASSOCIATED DOCUMENT: **BP #15-16**

LEGAL DESCRIPTION: **Lot 21, Nirvana Hills Addition 1**

TAX LOT ID NO.:
06-02-200

PHYSICAL ADDRESS:
523 Dutton Road

WHEREAS, the property at Lot 21, Nirvana Hills Addition 1 (Plat 82-16) is zoned Single Family Duplex Residential; and

WHEREAS, UCO 8.12.040(I) states that the front yard or yard fronting any street minimum requirement is 15 feet and the side yard minimum requirement is 10 feet; and

WHEREAS, the property is an irregularly shaped lot bordered by Dutton Road on the east, south and west, however, Dutton Road is inaccessible on both the east and south sides due to the terrain; and

WHEREAS, the owner wishes to construct a 12-foot by 12-foot addition, which will come within 9 feet of the southern property line; and

WHEREAS, UCO 8.12.220 allows for the Director of Planning to make a Planning Determination in deciding the area and yard requirements for irregular lot shapes and dimensional variance of 10% or less; and

WHEREAS, a 9-foot yard along the southern property line is a result of the shape and topography of the site, is in keeping with the intent of the zoning district, the Code and the Comprehensive Plan, and will not materially affect the health, safety and welfare of the surrounding neighborhood.

THEREFORE BE IT RESOLVED, the southern portion of the lot shall be considered the side yard and the minimum yard requirement may be reduced by 1 foot from 10 feet to 9 feet for the construction of the building addition.


Erin Reinders, Planning Director


Date

Item 10:
LAND USE PLAN
REDRAFT
PRESENTATION

MEMORANDUM

TO: PLANNING COMMISSION
FROM: ANTHONY GRANDE, PLANNING ADMINISTRATOR
DATE: JULY 16, 2015
**RE: PRESENTATION OF LAND USE PLAN REDRAFT; PUBLIC COMMENT;
COMMISSIONER DISCUSSION**

SUMMARY: Included in this packet is the Redraft Unalaska Land Use Plan: 2015. With the completion of the Draft Land Use Plan and the public feedback received over the past month, we are now prepared to look at a Redraft and consider how to proceed to a final draft. The Redraft of the plan presented in this packet is for review by the Planning Commission and by the public. Commissioners and the public are encouraged to provide feedback on this Redraft, and the Commission will determine how to proceed to the final draft.

PREVIOUS COMMISSION ACTION: The Planning Commission and City Council created and adopted the Comprehensive Plan in 2010-11.

BACKGROUND: For the past year, staff has been working on land use planning documents that have all been leading toward the direction of a land use plan update. These include the Land Use Inventory, the Infill Development Analysis, and the CPAT report. Last month, staff presented the Draft Unalaska Land Use Plan: 2015, which was based on input from the CPAT report and the public input collected during the CPAT visit. The Unalaska Land Use Plan: 2015 will be a supplement to the Comprehensive Plan from 2011. The outreach done by Staff relating to the Draft included:

- Bulk mailing to every PO Box in Unalaska & Dutch Harbor;
- Website with fillable forms & social media posts;
- Kiosks at five locations with copies of the draft plan and feedback forms;
- Info booths at three locations where staff talked to people and asked for feedback;
- Email request for feedback to stakeholders & meeting with stakeholders, including OC;
- PSAs on KUCB and Channel 8 with info on how to provide feedback.

DISCUSSION: One of the tasks for the Planning Commission outlined in code is to prepare and keep current a Comprehensive Plan. This land use plan is a continuation of that effort by supplementing the Comprehensive Plan with a new and improved land use section. This plan is a product of Planning Commission input and decision-making, and ultimately will be recommended by the Commission before going to Council for formal adoption.

During this month's meeting, we will review the changes from the draft to the redraft (shown as highlighted in yellow on the document included in the packet) addressing the feedback received this since our last meeting. The public will be invited to share comments on the redraft to the Planning Commission. Commissioners will then decide on how the plan might need to be changed or unchanged before moving to a final draft. The final draft could be prepared for review at the August 20th meeting, at the Commission's discretion.

Commissioners are encouraged to come prepared with any specific feedback on the redraft and ideas about when and how to proceed to the final draft.

Attachments:

- **REDRAFT** *Unalaska Land Use Plan: 2015*

Unalaska Land Use Plan: 2015

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



July 2015

INTRODUCTION

The purpose of this document is to provide clear guidance for decisions related to land use in Unalaska. Having a well-documented vision of the future land use of the community is important for orderly growth and development. This plan component fills that important role, formalizing the community's vision for land use. It is the product of many months of research and input from the public and is intended to be used by the public, as well as elected and appointed officials. Some public decisions require consultation with the Comprehensive Plan, which will involve consultation with this document, but a wide variety of processes can be informed by the Comprehensive Plan and this component of it.

This document is intended to be a component of the Unalaska Comprehensive Plan 2020 that was passed in 2011. Under the plan element "Comprehensive Plan: Land Use, Transportation, & Infrastructure," there are sections titled "Description of Existing Land Uses" and "Existing Land Use Calculations" that run from page 130 to 135 of the document. Those sections are officially supplemented by this document, as of the date of passage of this document by the Unalaska City Council.

Referenced documents include:

1. *Unalaska Land Use Inventory: 2014*
2. *Unalaska Infill Development Analysis: 2014*
3. *Future Land Use in Unalaska: Community & Partner Stakeholder Engagement, May 2014* (Community Planning Assistance Team).

EXISTING CONDITIONS

This document relies on existing conditions in two forms. 1) The study of the existing conditions of land use in Unalaska for this plan was conducted and reported in a separate document titled *Unalaska Land Use Inventory: 2014*. The land use data and overview presented in that document is the foundation for the planning presented here and should be used as the reference for existing conditions by readers of this planning document. The inventory was expanded by further research examining details of vacant properties, which lead to the *Unalaska Infill Development Analysis*. This is another useful document to assess existing conditions for land use, particularly looking at potential development opportunities. 2) Existing conditions are reported as a map and table on each page of the recommendation section of this document. Those data do not significantly vary from what was reported in the *Unalaska Land Use Inventory: 2014*. This is intended to provide the reader with a direct reference to existing land use without looking back at the inventory document while also giving more specific existing conditions for each subarea, which was not reported at that scale in the inventory document.

LAND USE TRENDS AND PROJECTIONS

In order to assess the recent trends affecting land use in Unalaska, building permits issued by the City over the past five years were researched. Looking at building permits issued from 2010 to 2014, those representing a change in land use were identified. Table 1 below reports the results. Out of the 28 such permits issued, the previous land use was vacant in all cases except two, which were both previous commercial uses. The result of the research shows that more than half of land, which gained a new land use in the past five years, was single-family or duplex residential. It is clear that a trend in Unalaska is expanding residential land. Minimal expansion of commercial and industrial manufacturing land was seen. One permit was issued for industrial storage, but its size accounted for nearly 20% of the total property permitted during the time period.

Table 1: Building permits with a change of land use, 2010-2014

New Land Use	# of Permits Issued	Property Acreage	Percentage of Property
Single-Family/Duplex Residential	21	8.61	53.3%
Multi-Family Residential	2	2.88	17.8%
Commercial	2	0.90	5.6%
Industrial Storage	1	2.82	17.5%
Industrial Manufacturing/Processing	2	0.93	5.8%
Total	28	16.15	100.0%

Another way to assess land use trends was to analyze the conditional use permits issued by the Planning Commission over the past five years, 2010 to 2014. The results are summarized in Table 2. Again, the results indicate a trend toward the use of single-family and duplex type of residential land, although the conditional use analysis shows that there are more new multi-family residential uses than revealed in the building permit analysis. There was also one additional industrial manufacturing use that was found in the conditional use permits that didn't involve a building permit. The data in Table 2 should not be used as a definitive view of land use changes, as many of them didn't represent a change in land use but rather represented an accessory use on a property. It should be used as a supplement to Table 1.

Table 2: Conditional Use Permits issued, 2010-2014

New Use	# of Permits Issued
Single-Family/Duplex Residential	7
Multi-Family Residential	4
Industrial Manufacturing/Proc.	1
Utilities/Transp./Roads	1
Total	13

Given the trends shown above, some general land use projections can be made for the next five years. The demand for housing appears to be steady, indicating that the housing trends will likely continue. At least 8 acres of new single-family or duplex property is expected to be created while at least 3 acres of multi-family residential land will be needed. With such low sample sizes in the data, it is difficult to predict the future of commercial, industrial storage, and industrial manufacturing/processing uses. Also many industrial uses are temporary, making it difficult to pinpoint specific numbers. However, the data points to an increase in industrial manufacturing/processing of about 1 to 2 acres, an increase in industrial storage of about 2 to 3 acres, and an increase in commercial of about 1 acre. The forces affecting commercial development are particularly interesting. Feedback from the public in the process of creating this document indicates that there is significant unmet demand for commercial retail and services, yet logistical issues appear to have limited a significant expansion of commerce in the community. The balance of these forces will ultimately determine whether the increase in commercial land is near the trend of 1 acre or is higher/lower. However, with increasing technology and innovations in transportation and communication potentially alleviating some of the logistical concerns, commerce could be stronger in the next five years compared to the last five years. For this reason, commercial land use is projected to increase in the range of 1 acre to 2 acres.

METHODS

The first step in creating this land use plan document was to create an accurate, up-to-date, and thorough inventory of existing land use, mentioned above as the existing conditions of this document. This was a process that appeared to have never been conducted in Unalaska in recent times. The zoning code from 1996 seems to draw heavily from existing

land uses as of 1996, indicating that an inventory of land use may have been conducted at that time, but there was no adequate land use inventory analysis to inform the 2011 comprehensive planning process. By completing the *Unalaska Land Use Inventory: 2014*, the Planning Department had created an entirely new type of document for this community while also beginning the initial stages of planning for land use in Unalaska.

The next phase of land use planning involved obtaining public input on future land use for the community. This was started in May 2014 with the visit of a professional community planning team through the American Planning Association's Community Planning Assistance Team (CPAT) program. The team of planners from around the country was in Unalaska for one week and used that time to focus on gathering information and opinions from Unalaska residents. This was done through focused meetings with key stakeholders in the community, as well as two open-house style meetings held for the general public to weigh in the future vision for the community. With preliminary maps of existing land use from the data gathered in the inventory, the public had a chance to communicate opinions on desirable land uses for specific areas in the city. They also provided feedback for the land use inventory itself prior to the department finalizing the document.

Once the Planning Department received the report from the CPAT team, outlining their findings, staff was able to begin drafting the recommendations for this plan. Recommendations were initially made based solely on feedback from the official CPAT report, as well as the raw data obtained from the public meetings, which showed individual comments from members of the public. After the plan document was drafted, the Planning Department began obtaining additional feedback from the public on the draft of the document. The Planning Commission held a public worksession dedicated to discussing the draft plan. Planning Department staff engaged the public to gather input on the draft, including the following efforts: 1) Mailing a flyer with information and a feedback form to every PO Box in Unalaska and Dutch Harbor; 2) Creating a feedback website and advertising it widely, including on social media pages; 3) Creating kiosks at five popular public locations in the community, where the draft plan was available and feedback forms were provided with a box into which users could submit the forms; 4) Holding information booth sessions at three different locations/times in which staff spoke to residents in the community about the plan and asked for feedback; 5) Emailing a copy of the draft plan with a request for feedback to stakeholders and those who provided input during the CPAT visit; and 6) Creating PSAs which ran on KUCB community radio and Channel 8 TV explaining how to access and provide feedback on the draft plan.

Comments from the public outreach were analyzed by Planning Staff and incorporated into a redraft that was presented to the Planning Commission on July 16, 2015 at which time a public worksession was held by the Commission. The worksession had been advertised and popularized through all of the outreach methods listed above. During this worksession, the public provided input to the Planning Commission on the redraft of the plan and the Commission directed Planning Staff to make certain edits and present a final draft of the plan at the August 20, 2015 meeting.

RECOMMENDATIONS

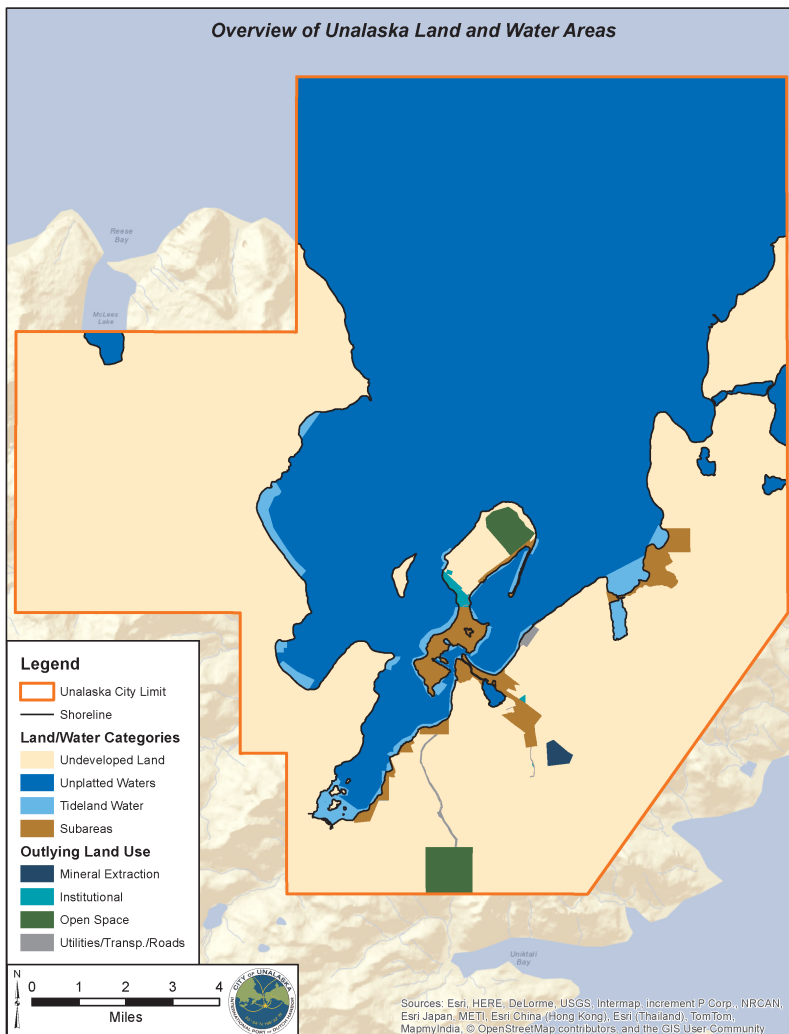
Land use recommendations are presented for each subarea of the city in this section. The first page presents recommendations for Unalaska overall and for the outlying areas, including outlying water areas within the City limits. Each page following that is a page dedicated to one specific subarea within the developed part of Unalaska. Each subarea page includes the following elements: 1) An existing land use map, showing the land uses essentially as presented in the *Unalaska Land Use Inventory: 2014*; 2) An existing land use table, which is a numeric representation of the same data displayed on the map; 3) A future recommendations table, which displays percentages of each land use recommended in that subarea for the future and also shows whether such percentage would represent an increase, decrease, or no change compared with existing land use; and 4) A section of text that uses a narrative to describe the existing conditions and character of the subarea, as well as a narrative version of the recommendations to supplement the table above it. The text also includes any recommendations or information about adjacent lands or tidelands.

When using the recommendations in the subarea pages, the reader should use both the table and the text below it. Neither is intended to stand alone. The land use percentages presented in the future recommendations table are intended to be a general guide for the future. They are not a strict mathematical calculation of the exact land area required for each use. They are based on the needs and character of each subarea, as expressed by the residents of the community, and also correspond in a general sense to the projections shown in the previous section of this document. They do not account for scenarios in which land use demands in Unalaska are dramatically different from those presented in the projections section here, in which case the needs and desires of the community may vary. For this reason, continued reassessment of desired future land uses is necessary, especially if large-scale, unpredicted economic or social factors become prevalent in the community.

Both the existing and future recommendations tables refer to land use amounts and percentages that only account for developed land: not undeveloped and not vacant. Therefore the recommendations table doesn't intend to make recommendations about undeveloped or vacant land, but generally assumes that some of the vacant land may be built up in the future. Therefore the recommended percentages represent the percentage of developed land in the future, even if that includes some currently vacant or undeveloped land. Refer to the *Unalaska Land Use Inventory: 2014* for details about vacant and undeveloped land, including the distinction between the two, and the *Unalaska Infill Development Analysis* for a discussion of the possibility for development on currently vacant land.

Land use categories for this document were derived from the *Unalaska Land Use Inventory: 2014* with slight modification. The category for Mobile Home Residential was merged with Single-Family/Duplex Residential to provide for a clearer analysis. Categories had originally been established in the inventory to account for the unique land use distribution found in Unalaska. The prime example is the Industrial Company Town category, which accounts for the common industrial processing facility with a mix of uses on site, including housing and services for employees. Note that the categories do not align with the City's current zoning code categories, but instead they are designed to most accurately represent the mix of land uses making up the community.

OVERVIEW AND OUTLYING AREAS



The map summarizes how this document will make recommendations while also giving land uses for outlying areas, which are defined as areas outside the extent of the subareas. The subareas (shown in brown on the map) are individual areas in the city that will be investigated one-by-one in the following pages. The outlying areas are nearly all undeveloped land with the exceptions shown as outlying land uses. These include Open Space at the WWII site on Ballyhoo and at the Icy Creek watershed on the south edge of the city limits. A utility parcel exists on Summer Bay Road for the landfill, and one Mineral Extraction parcel exists for the quarry at the end of the Valley. The other large parcel outside of the subareas is the Unalaska Airport parcel, shown as Institutional. This was excluded from the subarea recommendation pages because it is covered under the airport's master plan, which already serves as an effective land use plan for that parcel.

General Recommendations: For all land in the subareas, as well as outlying areas, land use in Unalaska should meet the needs of the community as determined by the residents. The goal is to maintain the character of each subarea, minimizing land use conflicts with existing land uses and infrastructure. Development in the outlying areas should be rational, organized, and well-correlated with the nearest subarea as defined in this document. In all areas, land use should be sensitive to environmental concerns, historic preservation, and subsistence activities.

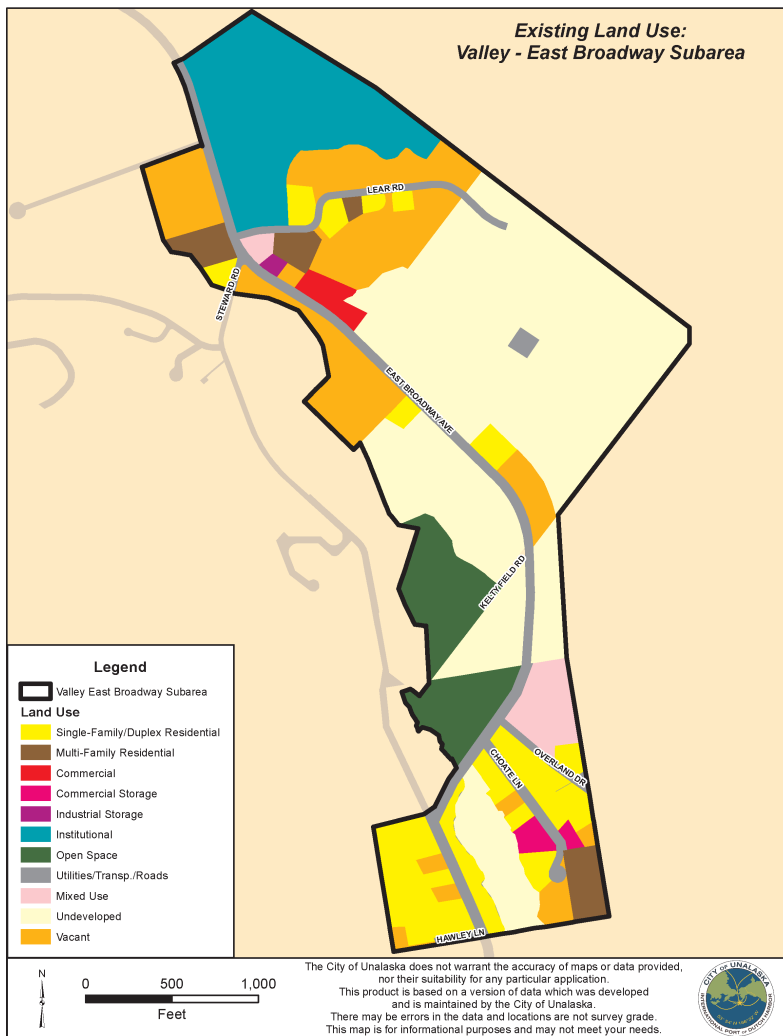
Outlying Area Recommendations: Land uses in the subareas will get a thorough review in the following pages, but the outlying areas aren't given strong recommendations in this document. The few exceptions are noted in the subarea pages where some guidance is given to how land use would be ideally designed in some areas directly adjacent to certain subareas. In other cases of development adjacent to a subarea, the needs of that subarea have to be considered in planning and zoning for the new development. Development not adjacent to subareas, off the existing network of development and utilities, may be the case with possible oil and gas industry development.

Oil and Gas Industry Potential: In the event that further activity occurs in Unalaska related to the oil and gas industry, the locations associated with this activity need to be carefully selected. Two key tidelands to be protected are identified in the subarea recommendations to follow, namely Summer Bay and the head of Captains Bay. In addition, tidelands and open water areas in Summer Bay, Iliuliuk Bay, Captains Bay, Nateekin Bay, Broad Bay, and Wide Bay are all analyzed in Table 1 of *Future Land Use in Unalaska: Community & Partner Stakeholder Engagement, May 2014*. These factors should be considered in location decisions.

SUBAREA OVERVIEW



VALLEY – EAST BROADWAY SUBAREA



EXISTING

Undeveloped Land: 67.35 acres

Vacant Land: 25.89 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	17.13	24%
Multi-Family Res.	4.82	7%
Commercial	1.41	2%
Commercial Storage	1.09	1%
Industrial Storage	0.27	<1%
Institutional	20.44	28%
Open Space	10.93	15%
Utilities/Transp./Roads	11.81	16%
Mixed Use	4.93	7%
Total (developed land)	72.82	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	26%	↑
Multi-Family Res.	10%	↑
Commercial	5%	↑
Commercial Storage	0%	↓
Industrial Storage	0%	↓
Institutional	24%	↓
Open Space	15%	-
Utilities/Transp./Roads	16%	-
Mixed Use	4%	↓
Total (developed land)	100%	

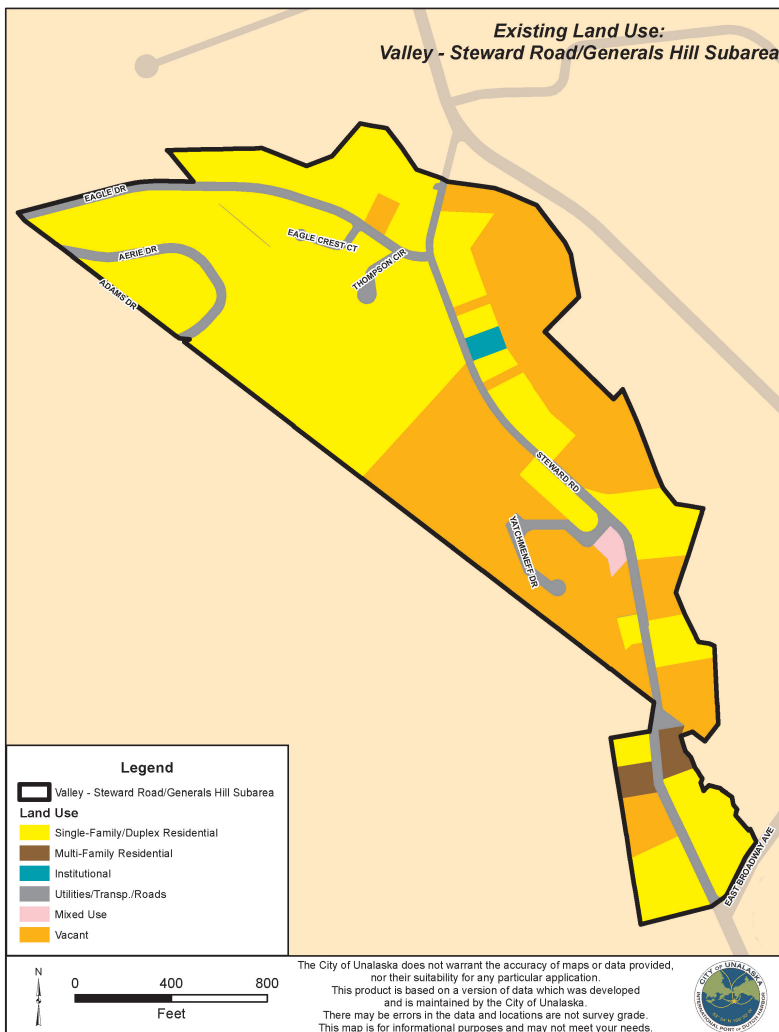
Existing: The Valley – East Broadway Subarea is primarily a residential area with recreational green space, as well as the City’s facility for Public Work/Utilities accounting for the 28% Institutional Land Use. There is a small amount of commercial and industrial storage on East Broadway near Lear Road. There is about 93 acres of land that is undeveloped or vacant, which is more than the amount of used land in this area.

Recommendations: The recommendations, which are reflected in the future land use table above, include increases in single-family, duplex, and multi-family residential, as well as an increase in commercial use. Land uses recommended to decrease include commercial storage, industrial storage, and mixed use. Institutional may also decrease as a percentage if more land is developed.

Location-Specific Recommendations: Along East Broadway from the north edge to Overland Drive should be the target for higher intensity recommendations from above, such as commercial and multi-family residential. All other areas, including Lear Road, Overland Drive, Choate Lane, Hawley Lane, and the section of East Broadway south of Overland Drive, should focus any future development on single-family or duplex residential use.

Adjacent Lands: The area along East Broadway past the southern edge of the Subarea shown above has been identified by the community as a desirable site for future residential development. If that area is developed, the recommendation is that it be a mix of single-family/duplex residential and multi-family residential.

VALLEY – STEWARD ROAD/GENERALS HILL SUBAREA



EXISTING

Vacant Land: 25.65 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	41.84	82%
Multi-Family Residential	0.94	2%
Institutional	0.34	0.5%
Utilities/Transp./Roads	7.39	15%
Mixed Use	0.36	0.5%
Total (developed land)	50.86	100.0%

FUTURE RECOMMENDATIONS

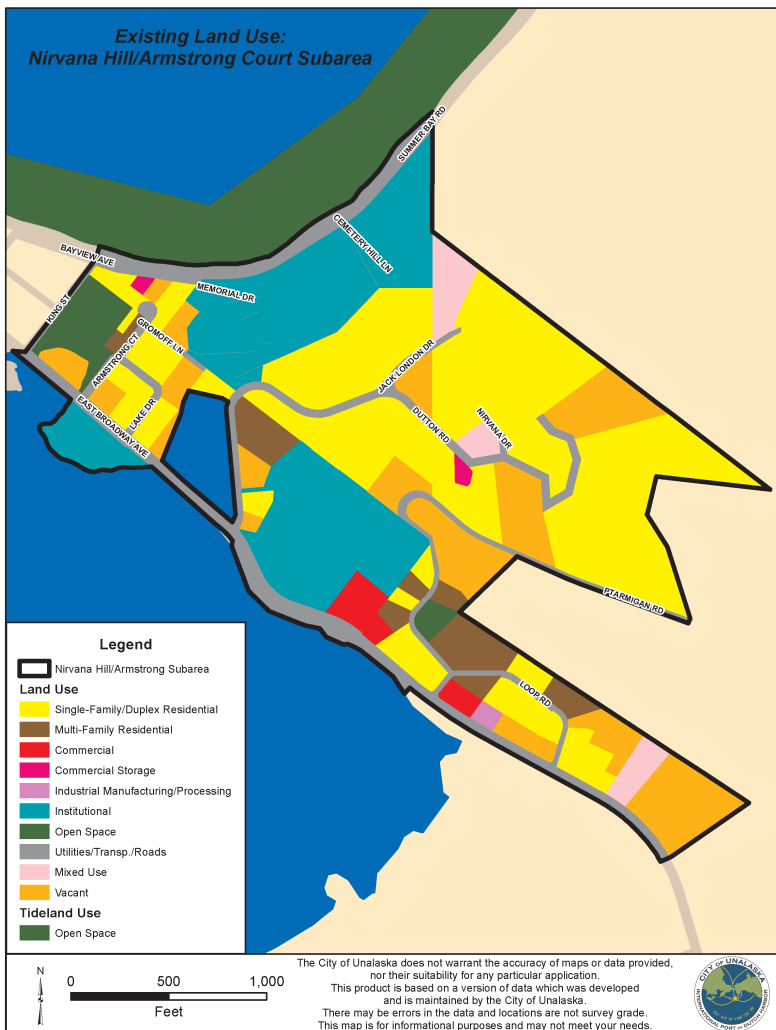
Land Use	Percent	Change
Single-Family/Duplex Res.	82%	-
Multi-Family Residential	2%	-
Institutional	0.5%	-
Utilities/Transp./Roads	15%	-
Mixed Use	0.5%	-
Total (developed land)	100%	

Existing: The Valley – Steward Road/Generals Hill Subarea is almost exclusively single family and duplex residential uses. Only 3% of land is used for any other activities, aside from roads. These include multi-family residential, institutional, and mixed use. There is about 26 acres of vacant land, some of which may be suitable for development.

Recommendations: The table above reflects no change to the land use in this subarea. The existing pattern of land use should be maintained with a continued emphasis on single-family/duplex residential.

Location-Specific Recommendations: The entirety of the subarea should be considered a target location for single-family and duplex residential uses. If there is going to be minor amounts of the other uses listed above, they should remain on Steward Road. Yatchmeneff Drive, Eagle Drive, Eagle Crest Court, Thompson Circle, Aerie Drive, and Adams Drive should all be reserved exclusively for single-family/duplex residential use.

NIRVANA HILL/ARMSTRONG COURT SUBAREA



EXISTING

Vacant Land: 19.72 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	48.84	44%
Multi-Family Residential	5.99	5%
Commercial	2.04	2%
Commercial Storage	0.40	<1%
Industrial Manufacturing/Proc.	0.32	<1%
Institutional	28.13	26%
Open Space	3.47	3%
Utilities/Transp./Roads	17.34	16%
Mixed Use	3.66	3%
Total (developed land)	110.19	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	47%	↑
Multi-Family Residential	7%	↑
Commercial	3%	↑
Commercial Storage	0%	↓
Industrial Manufacturing/Proc.	0%	↓
Institutional	23%	↓
Open Space	3%	-
Utilities/Transp./Roads	15%	-
Mixed Use	2%	↓
Total (developed land)	100%	

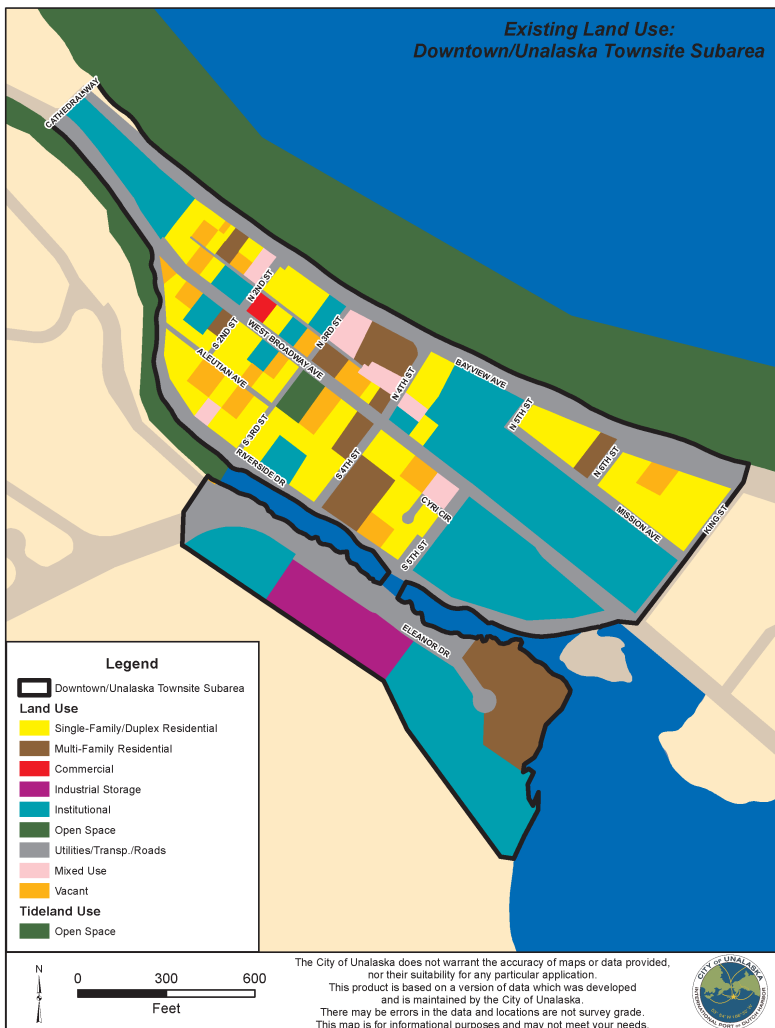
Existing: The Nirvana Hill/Armstrong Court Subarea contains a mixture of uses. Its primary use is Single-Family/Duplex Residential with another large portion of land dedicated to Institutional uses, particularly Memorial Park and Cemetery, as well as the Elementary School. There is also a strong presence of Multi-Family Residential land use, as well as a minor presence of Commercial, Open Space, and Mixed Use. About 20 acres of vacant land was identified in this subarea, some of which may be developable.

Recommendations: Land uses recommended to increase in this subarea include Single-Family/Duplex Residential, Multi-Family Residential, and Commercial (low-impact commercial activity was identified as appropriate, but uses resembling industry or machinery are not identified as appropriate). Also recognized as desirable are Institutional, Open Space. Commercial Storage and Industrial Manufacturing/Processing do not fit the needs of this subarea. Mixed Use is recommended to decrease slightly. Institutional may decrease as a percentage if some vacant land is developed.

Location-Specific Recommendations: The more intense land uses recommended to increase in the table above (Commercial; Multi-Family Residential) should be targeted specifically along East Broadway Ave. Multi-Family Residential is also desirable on Ptarmigan Road, the west portion of Loop Road, and the portion of Dutton Road across from the lake. The rest of the subarea should be reserved for Single-Family/Residential or Open Space.

Adjacent Land and Tidelands: All adjacent tidelands are restricted from development and should remain undeveloped. The adjacent land on Ptarmigan Road in the Ski Bowl area is mostly used for recreation, but some area has been identified as desirable for housing. Any development must balance the need for recreation in the Ski Bowl area.

DOWNTOWN/UNALASKA TOWNSITE SUBAREA



EXISTING

Vacant Land: 2.11 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	8.41	18%
Multi-Family Residential	4.39	10%
Commercial	0.13	<1%
Industrial Storage	1.93	4%
Institutional	16.21	35%
Open Space	0.34	1%
Utilities/Transp./Roads	13.75	30%
Mixed Use	1.05	2%
Total (developed land)	46.21	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	18%	-
Multi-Family Residential	10%	-
Commercial	3%	↑
Industrial Storage	0%	↓
Institutional	35%	-
Open Space	1%	-
Utilities/Transp./Roads	30%	-
Mixed Use	3%	↑
Total (developed land)	100%	

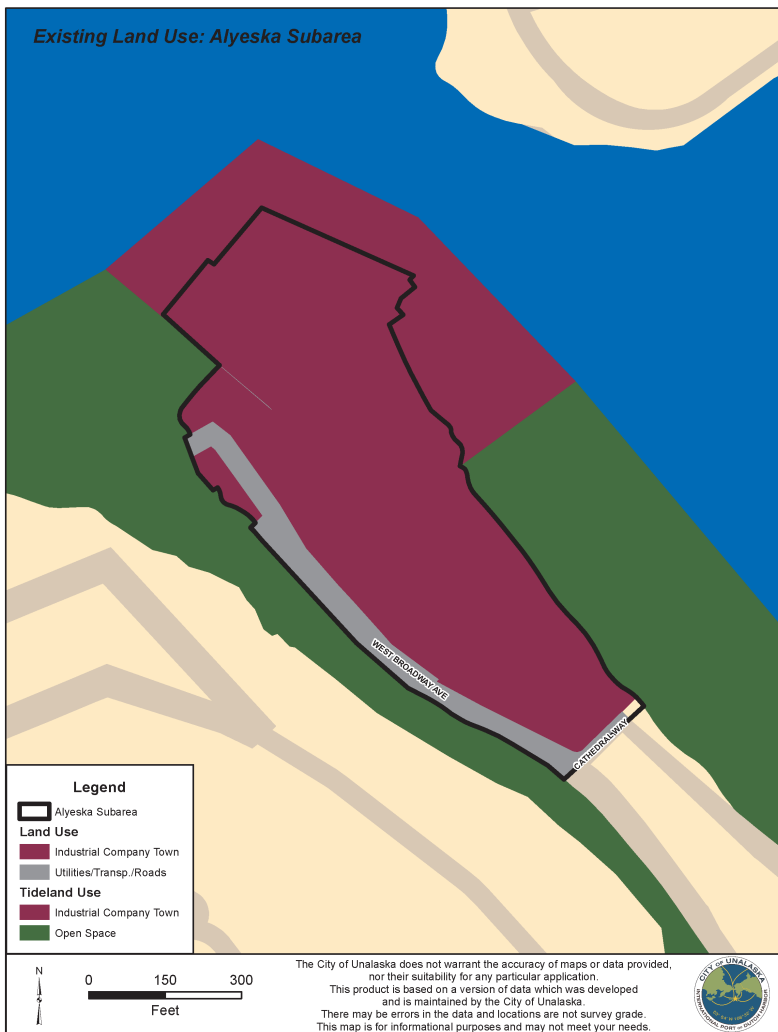
Existing: The Downtown/Unalaska Townsite Subarea is the oldest and has the smallest lots and narrowest streets. The most prevalent land use is Institutional, including the High School, Community Center, Library, and the Church of the Holy Ascension. Because of the density, a large amount of the land is taken up by roads. A combination of single-family and multi-family residential uses is also significant in this area. The commercial activity mostly takes place on mixed use lots.

Recommendations: Land use recommendations for this subarea involve a reduction in Industrial Storage, and an emphasis on commercial or mixed use land. The types of commercial uses identified by the community include small scale retail and service establishments. Detailed recommendations for this area are already given in the Comprehensive Plan 2020 Economic Development section, and those recommendations are to be considered as they relate to future land use. The primary focus is on improving the availability of quality local businesses that enhance the downtown area as a walker-friendly, youth-oriented, central focal point for the community. Future land uses should reflect this goal.

Location-Specific Recommendations: All of the land use recommendations given above apply equally to the entire subarea.

Adjacent Tidelands: All adjacent tidelands are restricted from development and should remain undeveloped.

ALYESKA SUBAREA



EXISTING

Land Use	Acres	Percent
Industrial Company Town	9.12	89%
Utilities/Transp./Roads	1.16	11%
Total	10.28	100%

FUTURE RECOMMENDATIONS

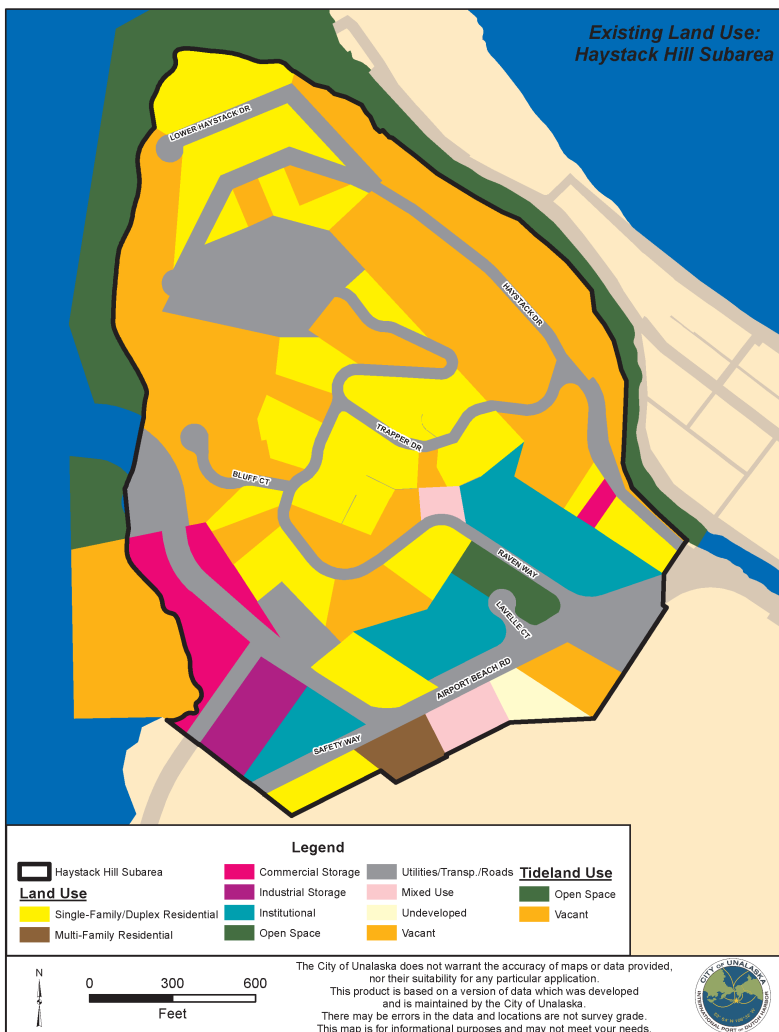
Land Use	Percent	Change
Industrial Company Town	89%	-
Utilities/Transp./Roads	11%	-
Total	100%	

Existing: The Alyeska Subarea is a small but distinct area containing the industrial complex of Alyeska Seafoods Inc. The entirety of the subarea is essentially one complex.

Recommendations: There are no recommended changes to the land use percentages in this subarea.

Adjacent Tidelands: A portion of the tidelands shown in the map above are developed as part of the upland industrial complex. The rest of the adjacent tidelands are restricted from development and should remain undeveloped.

HAYSTACK HILL SUBAREA



EXISTING

Undeveloped Land: 0.89 acres

Vacant Land: 29.96 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	19.83	34%
Multi-Family Residential	1.00	2%
Commercial Storage	3.21	6%
Industrial Storage	1.82	3%
Institutional	7.41	13%
Open Space	1.11	2%
Utilities/Transp./Roads	22.42	39%
Mixed Use	1.37	2%
Total (developed land):	58.17	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	37%	↑
Multi-Family Residential	2%	-
Commercial	8%	↑
Commercial Storage	0%	↓
Industrial Storage	0%	↓
Institutional	12%	↓
Open Space	2%	-
Utilities/Transp./Roads	37%	↓
Mixed Use	2%	-
Total (developed land):	100%	

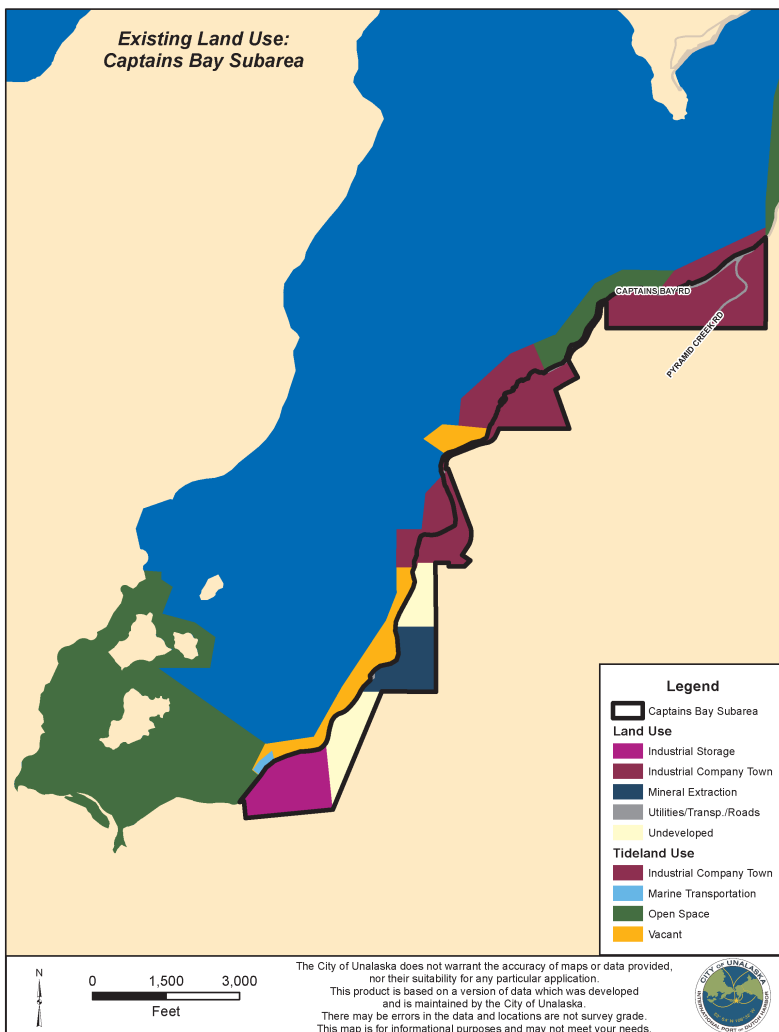
Existing: The Haystack Hill Subarea is primarily a single family residential area in the uphill areas while the low lying portion along Airport Beach Road is characterized by Institutional uses, including City Hall, the IFHS Clinic, and Public Safety, in addition to some mixed use, multi-family residential, and an area of abandoned buildings labeled as commercial storage here. About 30 acres of vacant land exists in this subarea, a portion of which may be developable.

Recommendations: Land uses that are not appropriate in this subarea include Commercial Storage and Industrial Storage, which are both shown as decreasing in the table above. Desirable land uses include Single-Family/Duplex Residential and Commercial uses, which are shown as increasing. There may be a decrease in the proportion of land used for Institutional and Utilities if there is development of any vacant land.

Location-Specific Recommendations: The potential for new residential development exists in the uphill areas along Raven Way, Trapper Drive, and Haystack Drive. These areas should be the focus of Single-Family/Duplex Residential uses and no other uses. All other uses, particularly Commercial, Multi-Family Residential, Institutional, Open Space, and Mixed Use, should be located along Airport Beach Road.

Adjacent Tidelands: One tideland parcel shown on the map is zoned for development but remains vacant, as it has not yet been developed. This area has been identified as an area appropriate for live-aboard vessels and a small boat marina. The rest of the tidelands are restricted from any development. There are no recommended changes to the status of tidelands in this subarea.

CAPTAINS BAY SUBAREA



EXISTING

Undeveloped Land: 43.33 acres

Land Use	Acres	Percent
Industrial Storage	43.11	20%
Industrial Company Town	128.69	61%
Mineral Extraction	30.52	14%
Utilities/Transp./Roads	9.19	4%
Total (developed land)	211.50	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Industrial Storage	20%	-
Industrial Company Town	61%	-
Mineral Extraction	14%	-
Utilities/Transp./Roads	4%	-
Total (developed land)	100%	

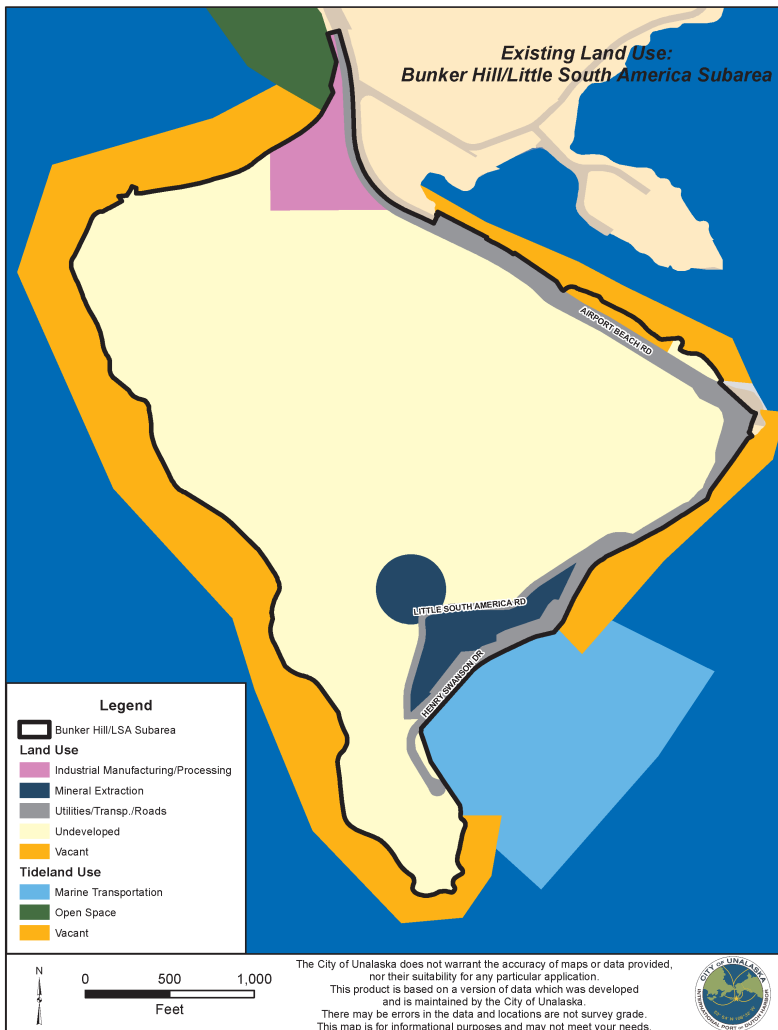
Existing: The majority of the Captains Bay Subarea falls in the category of Industrial Company Town with onsite housing and services at industrial complexes. One large property is used for Mineral Extraction and another is used for Industrial Storage.

Recommendations: There are no recommended changes to the land use percentages in this subarea.

Adjacent Tidelands: The Unalaska City Council has determined the extent to which tidelands may be developed in this area through its zoning actions, and it is reflected in the land use map above with a long strip of tideland labeled “Vacant” and a small parcel of “Marine Transportation” at the end. All tidelands beyond that extent are restricted from any development, shown on the map as “Open Space,” and it is recommended that they remain restricted from development into the future. Tideland development in the future is best suited in the existing “Vacant” tideland area.

Adjacent Lands: The community has identified the area behind Westward, along Pyramid Creek Road beyond the current Subarea boundary as a potential location for new development, including new housing, industrial expansion, or a new medical facility. The current zoning is for high-density residential uses, which would be appropriate for that area, but the other proposed uses could also be appropriate as determined by the public zoning process.

BUNKER HILL/LITTLE SOUTH AMERICA SUBAREA



EXISTING

Vacant Land: 1.05 acres

Undeveloped Land: 169.36 acres

Land Use	Acres	Percent
Industrial Manufacturing/Proc.	6.35	21%
Mineral Extraction	7.89	27%
Utilities/Transp./Roads	15.30	52%
Total (developed land)	29.54	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Industrial Manufacturing/Proc.	21%	-
Mineral Extraction	27%	-
Utilities/Transp./Roads	52%	-
Total (developed land)	100%	

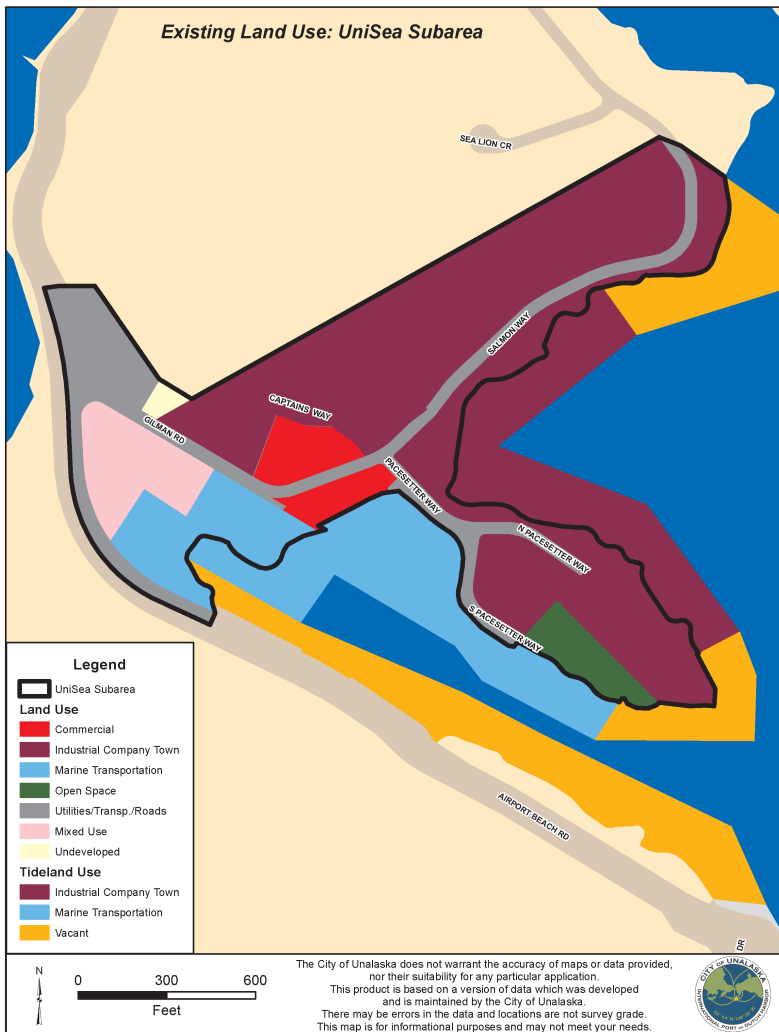
Existing: The Bunker Hill/Little South America Subarea is primarily undeveloped land with some industrial uses on both the north and south ends. On the south end is an area used for Mineral Extraction, and on the north end is an area seasonally used for Industrial Manufacturing/Processing.

Recommendations: The table above reflects no change in the land use percentages of developed land. In regards to the vast expanse of undeveloped land in this subarea, a portion of it is identified by the community as an important recreation area worth preserving. It is recommended that any development in this subarea **maintains recreational opportunities on and around Bunker Hill.**

Location-Specific Recommendations: Although it is not reflected in the table above, there is potential for expansion of industrial uses in the southern portion of the undeveloped land in this subarea, as well as residential or commercial development in the eastern portion near the corner of Airport Beach Road and Henry Swanson Drive. Such development would be consistent with the needs of the community and of this subarea.

Adjacent Tidelands: Essentially all of the tidelands adjacent to this subarea are zoned for development, but only one development exists, which is the City's Carl E. Moses (C.E.M.) Boat Harbor. **There may be recreational value in some of these tideland areas on the west shoreline. While future development plans exist for this area, consideration should be given to preserving a portion of these tidelands for recreational purposes.** The tidelands at the southern tip of Little South America are reserved for required environmental mitigation associated with C.E.M. Harbor. **An expanded C.E.M. Harbor and related activities could be an appropriate use in the tideland areas east of C.E.M.**

UNISEA SUBAREA



EXISTING

Undeveloped Land: 0.26 acres

Land Use	Acres	Percent
Commercial	2.16	5%
Industrial Company Town	22.80	58%
Marine Transportation	3.28	8%
Open Space	1.45	4%
Utilities/Transp./Roads	7.32	18%
Mixed Use	2.61	7%
Total (developed land)	39.63	100%

FUTURE RECOMMENDATIONS

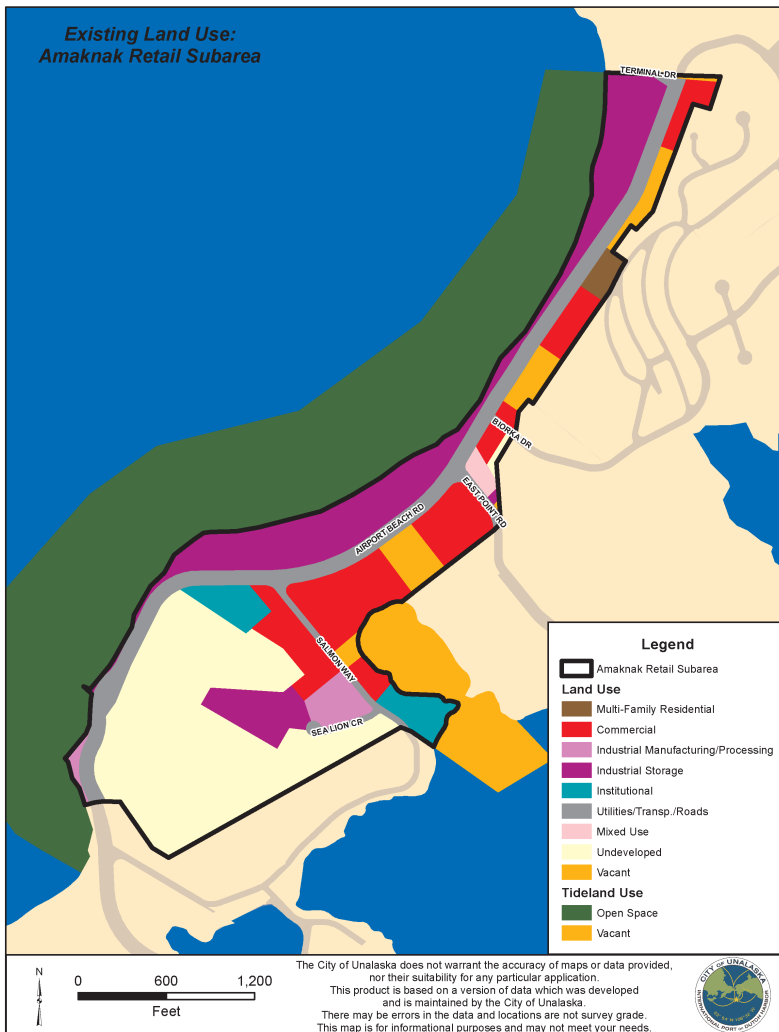
Land Use	Percent	Change
Commercial	5%	-
Industrial Company Town	58%	-
Marine Transportation	8%	-
Open Space	4%	-
Utilities/Transp./Roads	18%	-
Mixed Use	7%	-
Total (developed land)	100%	

Existing: The majority of the land in the UniSea Subarea is owned by UniSea Inc, and is categorized as Industrial Company Town land use. It also includes Expedition Park as Open Space, several marine industrial facilities, the City's wastewater treatment plant, and a commercial complex. The Intersea Mall building on the north side of Gilman Road is a collection of commercial suites, rented out to businesses while the UniSea Inn/Harbor View building across the street is a restaurant/bar space owned and operated by UniSea with housing above.

Recommendations: There are no recommended changes to the land use percentages in this subarea.

Adjacent Tidelands: All of the tidelands adjacent to this subarea are either developed or are zoned for development, but remain vacant. There are no recommended changes to the status of tidelands in this subarea.

AMAKNAK RETAIL SUBAREA



EXISTING

Undeveloped Land: 39.18 acres

Vacant Land: 6.84 acres

Land Use	Acres	Percent
Multi-Family Residential	1.25	2%
Commercial	20.69	27%
Industrial Manufacturing/Proc.	2.96	4%
Industrial Storage	27.81	36%
Institutional	5.10	7%
Utilities/Transp./Roads	19.00	24%
Mixed Use	0.85	1%
Total (developed land)	77.66	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Multi-Family Residential	4%	↑
Commercial	35%	↑
Industrial Manufacturing/Proc.	4%	-
Industrial Storage	23%	↓
Institutional	8%	↑
Utilities/Transp./Roads	24%	-
Mixed Use	2%	↑
Total (developed land)	100%	

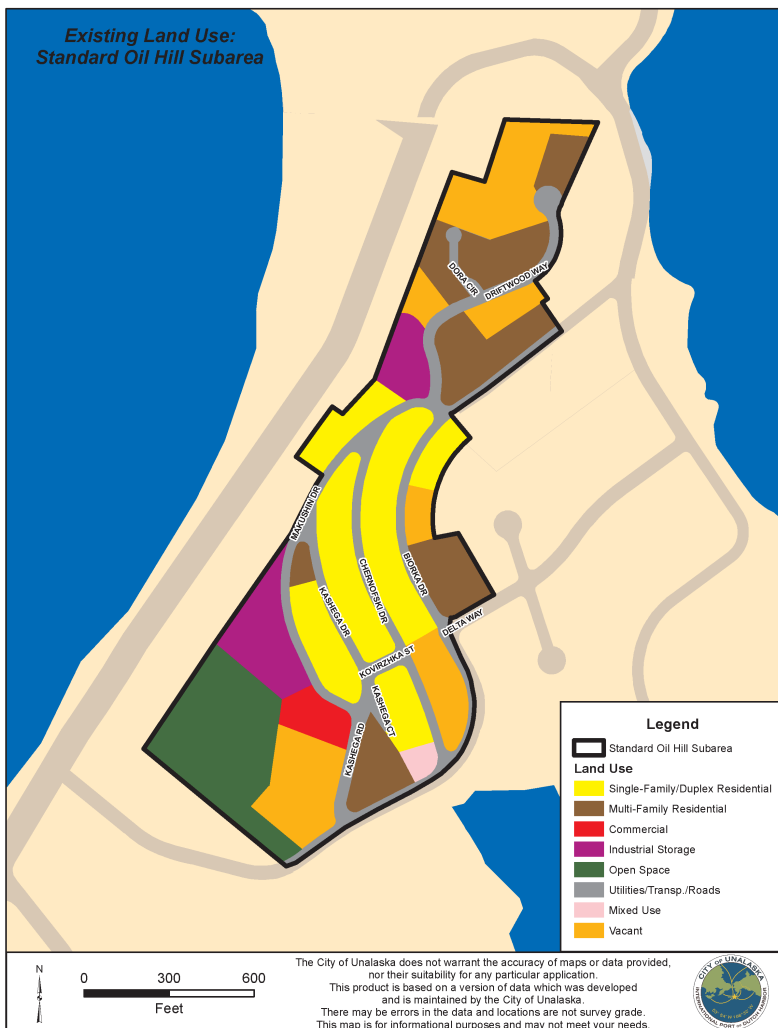
Existing: The Amaknak Retail Subarea is Unalaska's primary location for retail and commercial services. It is characterized by large-scale retail, restaurants, and the many services provided at the Grand Aleutian Hotel. The entire length of Airport Beach Road is used for Industrial Storage on the north side of the street. The area southwest of Salmon Way contains land used for industry, as well as a large portion of undeveloped land that is steep hills.

Recommendations: The most desirable land use in this subarea is Commercial, which is shown as increasing by 8% in the table above. Appropriate commercial uses in this subarea are primarily larger-scale retail and services. Other desirable land uses include Multi-Family Residential, Institutional, and Mixed Use. Institutional uses in this subarea would be appropriate in the form of new recreational opportunities. Industrial Storage in this subarea is shown as decreasing in the table, as it is not consistent with the desires of the community to have such a large portion of this subarea used for industrial storage. The road right-of-way land is important to maintain for potential future pedestrian/bike trails.

Location-Specific Recommendations: All recommendations above apply equally to the entire subarea. The undeveloped area on the south edge of the subarea has been identified as a potential area for development. To whatever extent this area is developable, it would be most appropriate to develop multi-family housing or an extension of the commercial activity along Salmon Way.

Adjacent Tidelands: The tidelands along the northwest shore are restricted from development while the tideland in Margaret Bay is zoned for development but remains vacant. **It is recommended that the Margaret Bay tidelands avoid industrial development, but remain reserved for lower-intensity uses.**

STANDARD OIL HILL SUBAREA



EXISTING

Vacant Land: 7.13 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	8.29	28%
Multi-Family Residential	6.60	22%
Commercial	0.81	3%
Industrial Storage	2.80	10%
Open Space	4.52	15%
Utilities/Transp./Roads	6.08	21%
Mixed Use	0.28	1%
Total (developed land)	29.38	100%

FUTURE RECOMMENDATIONS

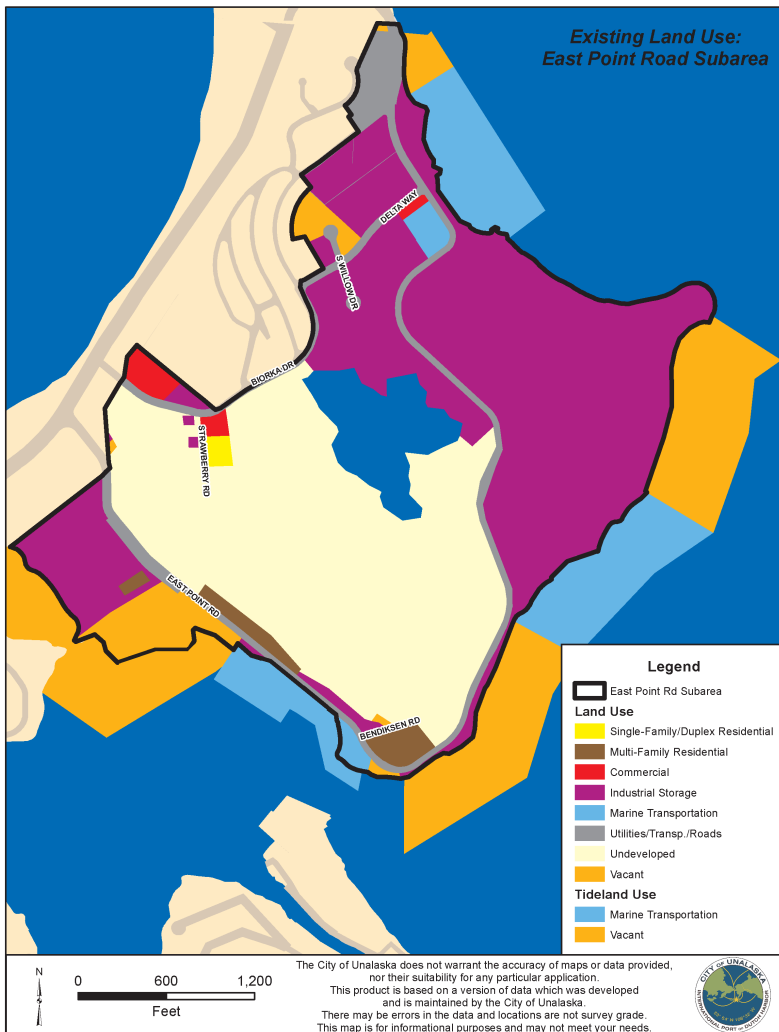
Land Use	Percent	Change
Single-Family/Duplex Res.	30%	↑
Multi-Family Residential	24%	↑
Commercial	3%	-
Industrial Storage	5%	↓
Open Space	16%	↑
Utilities/Transp./Roads	21%	-
Mixed Use	1%	-
Total (developed land)	100%	

Existing: The Standard Oil Hill Subarea is primarily residential. Residential, Open Space, and Roads account for 86% of the area. The other 14% is used for Industrial Storage, Commercial, and Mixed Use. There is a distinct single-family/duplex section in the center of the subarea while the northern portion near Driftwood Way is multi-family housing. Several vacant lots exist, some of which may be developable.

Recommendations: Residential uses in this subarea are most desirable, whether they are single-family or multi-family. The Open Space area known as Sitka Spruce Park as it is now is an important asset, as it is a National Historic Landmark, and it must be maintained. As shown in the table above, a small increase in open space uses would be desirable in this subarea, especially recreational opportunities for youth. Commercial uses and Mixed Use are also acceptable at a small scale. Industrial Storage is shown as decreasing because it is inconsistent with the desires of the community for this subarea.

Location-Specific Recommendations: Any of the higher-intensity uses (Commercial, Mixed Use, Industrial Storage, and Multi-Family Residential) are most appropriate along Biorka Drive. Multi-Family Residential is appropriate in the northern portion along Driftwood Way and the segment of Biorka Drive north of Makushin Drive. Areas that are not adjacent to Biorka Drive, but along Makushin Drive, Kashega Drive, and Chernofski Drive are best suited for Single-Family/Duplex Residential.

EAST POINT ROAD SUBAREA



EXISTING

Undeveloped Land: 88.53 acres

Vacant Land: 9.46 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	0.89	1%
Multi-Family Residential	4.17	3%
Commercial	2.75	2%
Industrial Storage	104.10	79%
Marine Transportation	2.66	2%
Utilities/Transp./Roads	16.69	13%
Total (developed land)	131.27	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	1%	-
Multi-Family Residential	3%	-
Commercial	2%	-
Industrial Storage	79%	-
Marine Transportation	2%	-
Utilities/Transp./Roads	13%	-
Total (developed land)	100%	

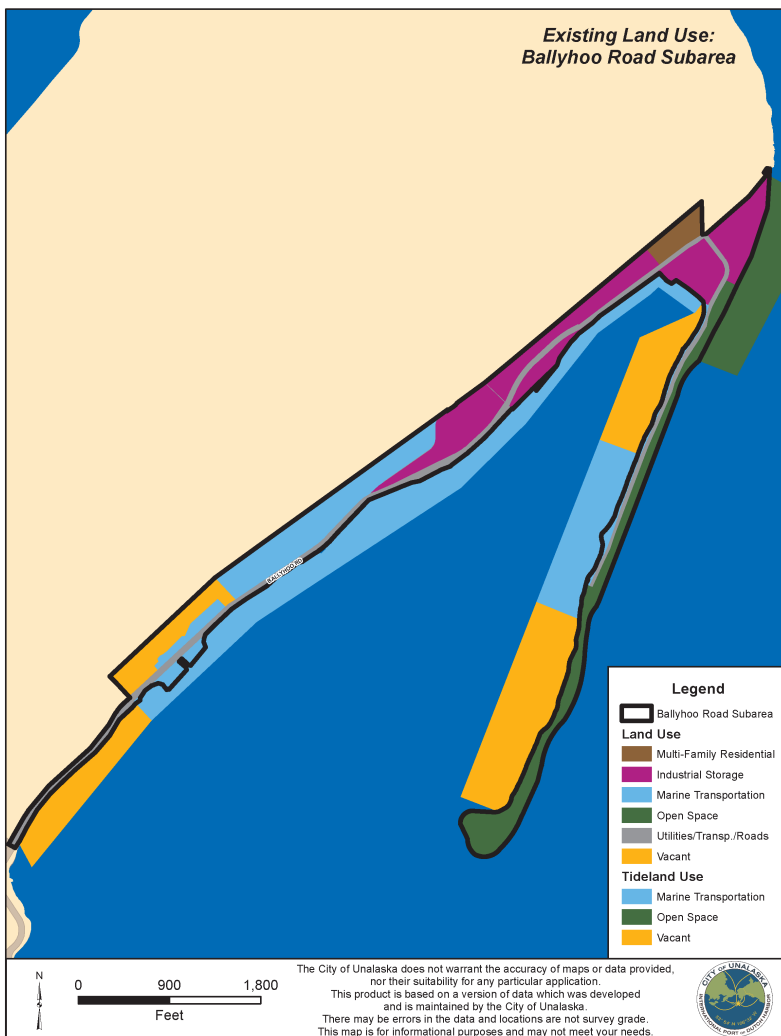
Existing: Aside from the large undeveloped land of Strawberry Hill, the vast majority of the East Point Road Subarea is used for Industrial Storage. The character of this area is essentially industrial, particularly expansive container storage yards. A small pocket of housing exists in the southern portion of the subarea.

Recommendations: The current mix of uses is appropriate for this area for the spatial extent of current development. Strawberry Hill, which at this time contains about 88 acres of undeveloped land, has been identified as a potential area for future development. The Future Recommendations table above does not reflect the changes that could occur if Strawberry Hill were developed. Housing on Strawberry Hill would be most consistent with the desires of the community, but other consistent land uses include commercial businesses and services or a medical facility. The vision of the community is that the western portion of Strawberry Hill would be an extension of Standard Oil Hill with a similar character while the eastern portion would be more commerce-oriented.

Location-Specific Recommendations: Housing is most appropriate along the south edge of East Point Road, as it currently is. The current extent of industrial uses is appropriate as is.

Adjacent Tidelands: The large shoreline of this subarea results in a large amount of tideland space. It is a mixture of developed tidelands, vacant tidelands, and tidelands restricted from development. There are no recommended changes to the status of tidelands in this subarea.

BALLYHOO ROAD SUBAREA



EXISTING

Vacant Land: 7.32 acres

Land Use	Acres	Percent
Multi-Family Residential	3.28	4%
Industrial Storage	30.85	34%
Marine Transportation	22.22	25%
Open Space	18.71	21%
Utilities/Transp./Roads	15.30	17%
Total (developed land)	90.36	100%

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Multi-Family Residential	4%	-
Industrial Storage	34%	-
Marine Transportation	25%	-
Open Space	21%	-
Utilities/Transp./Roads	17%	-
Total (developed land)	100%	

Existing: The Ballyhoo Road Subarea is essentially industrial in nature with a mixture of Industrial Storage facilities and Marine Transportation facilities. There is a small collection of residential buildings at the base of the spit. The map and table above show about 7 acres of vacant land, but that is essentially mountainous and undevelopable.

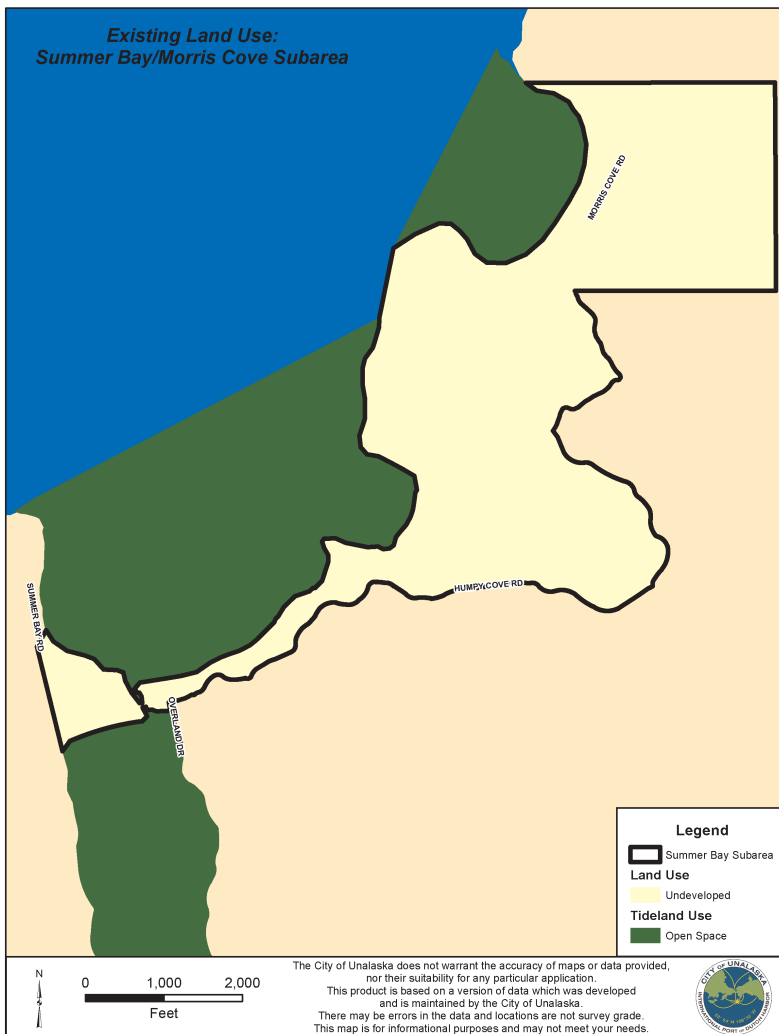
Recommendations: There are no recommended changes to the land use proportions listed above.

Location-Specific Recommendations: All land uses are equally appropriate throughout the subarea.

Adjacent Tidelands: All of the tidelands on the inside of Dutch Harbor are zoned for development and are mostly developed, but some remain yet to be developed. There is one Open Space tideland restricted from development near the base of the spit. There are no recommended changes to the status of tidelands in this area.

Adjacent Land: A majority of the land above this subarea, on Ballyhoo Mountain, is identified by the community as an important recreational and historic area that should be preserved. However, the area along Tundra Drive is an area for potential development. Appropriate land uses on Tundra Drive include housing, commercial services, or a medical facility. It is important that any development respect and preserve the need for trails that access the mountain for recreation.

SUMMER BAY/MORRIS COVE SUBAREA



EXISTING

Undeveloped Land: 506.25 acres

FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Open Space	100%	↑

Existing: The Summer Bay/Morris Cove Subarea is disconnected from the rest of the subareas and is located in the part of Unalaska labeled as Undeveloped in the land use inventory because it is outside of the developed part of the community. However, this location has particular importance to the community as it is used as a recreational site. Residents with an Ounalashka Corporation Land Use Permit are allowed to use most of the area for recreation.

Recommendations: No changes in the land use are recommended in this subarea. The table above reflects simply a change in the label from Undeveloped to the more accurate Open Space designation. Currently the zoning of the land in this area is Marine-Dependent/Industrial, which would allow for intense industrial uses to overtake the recreational spot. It is recommended that industry not be considered in this location, and that it is maintained as a recreation site for the community.

Adjacent Tidelands: All of the tidelands adjacent to this subarea are restricted from development, reserved for recreation and subsistence use. There is no recommended change to this status.