

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION MINUTES
THURSDAY, September 17, 2015
CITY COUNCIL CHAMBERS, CITY HALL
6:00 P.M.**

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

Roll Call:

Commissioners present:

Vicki Williams
Jessica Earnshaw
Billie Jo Gehring

Commissioners Absent:

Doanh Tran
Lottie Roll

Staff Present:

Anthony Grande, Acting Planning Director

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

- 3. APPEARANCE REQUESTS:** *None*

- 4. ANNOUNCEMENTS:** Commissioners discussed their travel schedule.

- 5. MINUTES:** *Planning Commission & Platting Board, August 6, 2015.* Chair Earnshaw called for a motion to approve the minutes from the *August 6, 2015* meeting. Jessica Earnshaw made a motion, Vicki Williams seconded the motion.

PUBLIC HEARING ACTION ITEMS:

- 6. Resolution 2015-21:** *A resolution approving preliminary plat of Deffendall Subdivision, a replat of Lot 14, block 8, Haystack Hill Subdivision, located at 201 Trapper Drive.*

Chair Earnshaw opened the public hearing and called for a disclosure of any ex parte comments or conflicts of interest. Commissioner Gehring stated that she did have a conflict of interest and would not be voting. Chair Earnshaw called for staff presentation.

Mr. Grande explained that this was the Deffendall Subdivision Plat. Previously this building was discussed as the topic of the conditional use permit to allow the three residential units and it has not been issued yet, because some work is still going on with utilities, which needs to be finished before moving on to the final plat.

Mr. Grande explained that this subdivision has received a variance previously to allow the 20-foot lot width for the flagpole lot, meaning that the lot width variation has to be allowed by the commission for this review, but the commission is to review the plat for compliance with the rest

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of the subdivision code. Mr. Grande reviewed the conditions attached to the proposed resolution and stated that the subdivision meets the standards with those conditions attached.

Chair Earnshaw asked the commissioners if they had any question for staff. Hearing no questions, Chair Earnshaw opened the floor for any comments by the Applicant. Mr. Deffendall questioned the need for the 10x10 electrical easement on this plat, stating that there was a transformer across the street he was planning to use for his electrical service. Ms. Gehring asked whether the easement would go through if the resolution is approved today. Mr. Grande responded that it would, but that the resolution could be approved without it.

Chair Earnshaw asked Anthony if the commissioners have to approve the resolution today or can postpone and talk to the electrical department about number 6. Anthony suggested that they can approve it as it is or strike that portion of the resolution, and it is up to the commissioners. Commissioner Williams stated that easements are common in Unalaska, and Mr. Deffendall stated that this is not backed up by code at all. Anthony explained code 8.08.100 subdivision improvements (part 6) to the applicant and commission.

Chair Earnshaw asked the applicant, if there will be any further testimony. Mr. Deffendall reiterated that he thinks the easement is unnecessary. Chair Earnshaw stated that she feels comfortable removing condition No. 6 from the resolution. Commissioner Williams stated that she disagreed.

Chair Earnshaw asked the Mr. Deffendall if he would like to postpone the resolution for the October meeting. He said yes.

There being no further applicant comments and no other members of the public wishing to speak, Commissioner Williams made a motion to postpone Resolution 2015-21, until October 15 2015. Chair Earnshaw seconded.

Chair Earnshaw called for a roll call vote to postpone Resolution 2015-21. Williams: Yes. Earnshaw: Yes. The vote was unanimous (2-0), and the motion was carried.

It was discussed that Mr. Grande will investigate the importance of the utility easement that was discussed and the general concept of requiring easements in preparation for future utility equipment.

REGULAR MEETING: *None*

WORK SESSION: *None*

OTHER BUSINESS: *None*

7. ADJOURNMENT: Chair Earnshaw adjourned the meeting at 6:29 PM.

PASSED AND APPROVED THIS 15th DAY OF October 2015 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.

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Doanh Tran
Commission Chair

10/15/15

Date



Erin Reinders, AICP
Secretary of the Commission

10/15/15

Date

Prepared by Ruchi Patel and Anthony Grande, Planning Department