

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 19, 2016, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
AGENDA**

PLANNING COMMISSION & PLATTING BOARD

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
APPEARANCE REQUESTS
ANNOUNCEMENTS
MINUTES: Planning Commission & Platting Board, May 3, 2016

PUBLIC HEARING

1. **RESOLUTION 2016-07:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWO RESIDENTIAL UNITS ON LOT 1F and PARCEL G, AIRPORT SUBDIVISION, LOCATED ON TUNDRA DRIVE
2. **RESOLUTION 2016-08:** A RESOLUTION APPROVING PRELIMINARY PLAT OF COXCUMB SUBDIVISION ADDITION NO. 1, A REPLAT OF LOTS 1 AND 2, COXCUMB SUBDIVISION, AND A PORTION OF UNSUBDIVIDED GOV. LOT 4, SECTION 1, T73S, R118W, SEWARD MERIDIAN
3. **RESOLUTION 2016-09:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THREE RESIDENTIAL UNITS ON LOT 3, BLOCK 2, ILULAQ SUBDIVISION, LOCATED AT 178/180 CHERNOFSKI DRIVE

OLD BUSINESS

No Items

NEW BUSINESS

1. **RESOLUTION 2016-07:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWO RESIDENTIAL UNITS ON LOT 1F and PARCEL G, AIRPORT SUBDIVISION, LOCATED ON TUNDRA DRIVE
2. **RESOLUTION 2016-08:** A RESOLUTION APPROVING PRELIMINARY PLAT OF COXCUMB SUBDIVISION ADDITION NO. 1, A REPLAT OF LOTS 1 AND 2, COXCUMB SUBDIVISION, AND A PORTION OF UNSUBDIVIDED GOV. LOT 4, SECTION 1, T73S, R118W, SEWARD MERIDIAN
3. **RESOLUTION 2016-09:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THREE RESIDENTIAL UNITS ON LOT 3, BLOCK 2, ILULAQ SUBDIVISION, LOCATED AT 178/180 CHERNOFSKI DRIVE

WORKSESSION

No Items

ADJOURNMENT

HISTORIC PRESERVATION COMMISSION

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
MINUTES: Historic Preservation Commission, March 15, 2016

WORKSESSION

1. Update: Unalaska Historic Sites & Resources Inventory; Discussion with consultant and questions/comments from Commissioners and public

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.

PROCEDURES FOR THE CHAIR

Approval of Minutes

The Chair states: "The minutes were included in the packet. Are there any corrections to the minutes?" [pause to wait for commissioners to object]. "Hearing none, if there are no objections, the minutes are approved as printed."

OR

If there are objects to the minutes, then...

1. Ask for a motion to approve the minutes as printed. And a second.
2. Facilitate Commission discussion.
3. Amendments will need a motion and a second.
4. When there is no more discussion, call for a vote on any amendments.
5. Continue discussion until there is none further, then call for a vote on the minutes as amended.

Public Hearings

1. Open the public hearing.
2. Notify the public that they may raise their hand and speak from their seats.
3. Read the title of the first item.
4. Ask if any member of the public wishes to speak to the item. They may do so by raising their hand.
5. When discussion has ended, read the title of the second item.
6. Again ask for public discussion.
7. Continue until all items on the public hearing are complete.
8. NOTE: No commissioners or staff should give any input during the public hearing.

Resolutions under new business or old business

1. Read the title of the first resolution.
2. Ask for declaration of ex parte communications and conflicts of interest from commissioners.
3. Any question of whether a conflict of interest exists will be settled by a majority vote of the Commission. Members with a conflict will be asked to sit in the audience during this discussion/vote.
4. Ask for staff presentation.
5. Ask for questions from Commissioners of staff.
6. Ask for a presentation from the applicant.
7. Ask for questions from Commissioners of the applicant.
8. Ask for a motion to approve the resolution. And a second.
9. Facilitate commission discussion.
10. If any members of the public have signed up to speak on the topic, they will be given a chance to speak. The chair must set a time limit (such as 2 minutes) to each public comment. Time limits can be objected by commissioners and subsequently put to a vote if necessary.
11. Following public testimony, continue commission discussion until there is nothing further.
12. NOTE: Each member of the public only gets one chance to speak, but anyone who signs up with staff before the commission votes shall be given their one chance to speak before the vote occurs.
13. Call for a vote.
14. Repeat for each resolution on the agenda.

CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
RESCHEDULED MEETING
FROM THURSDAY, APRIL 21, 2016, TO TUESDAY, MAY 03, 2016, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
AGENDA

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

ROLL CALL

Physically Present

Billie Jo Gehring
Jessica Earnshaw
Vicki Williams

Present by Telephone

Doanh Tran

Staff Present

Anthony Grande, Planning Director
Thomas Roufos, Associate Planner

REVISIONS TO THE AGENDA: None

APPEARANCE REQUESTS: None

ANNOUNCEMENTS: Mr. Grande introduced new Associate Planner, Thomas Roufos.

Mr. Grande stated that commissioner Tran is attending meeting via telephone & reviewed rules in detail for attending meeting by telephone for Planning Commissioners.

Mr. Grande announced that the next Historic Preservation Commission Meeting will be on Thursday, May 19, 2016 at the regular scheduled meeting time.

MINUTES: Planning Commission & Platting Board, March 17, 2016. Chair Earnshaw asked if there is any correction to the minutes. Hearing none, Chair Earnshaw declared the minutes from March 17, 2016 approved without objection.

PUBLIC HEARING

1. **RESOLUTION 2016-06:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWELVE RESIDENTIAL UNITS ON LOT 2, MARINEWAYS SUBDIVISION, LOCATED AT 68 GILMAN ROAD

Chair Earnshaw asked if any member of the public would like to testify. Hearing none, Chair Earnshaw closed the public hearing.

OLD BUSINESS

No Items

NEW BUSINESS

1. **RESOLUTION 2016-06:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWELVE RESIDENTIAL UNITS ON LOT 2, MARINEWAYS SUBDIVISION, LOCATED AT 68 GILMAN ROAD

Chair Earnshaw asked if there any conflict of interest by commissioners. Hearing None, Chair Earnshaw called for staff presentation. Mr. Grande explained that this conditional use permit is to renovate the existing bunkhouse

into a 12 unit residential building. It is a change of use of the property from a bunkhouse building to a permanent apartment building and the property is zoned general commercial which requires conditional use permit.

Mr. Grande stated that the general over view of the area has industrial nature; also there is other high density residential building in the area. So, there is no high density issue. Mr. Grande stated that there are no conflicts in terms of land use because it is a similar land use from across the street and there is no negative impact from industrial developments. The applicant also has a 24 space parking plane. The application meets all the requirement and Mr. Grande recommends approval of Resolution 2016-06.

Chair Earnshaw asked the Commissioners if they had any questions for Staff. Hearing none, Chair Earnshaw asked if the public would like to testify. Mr. Roger Deffendall, member of public stated that the project site has been changed than shone in the photo. Mr. Grande responded that the site plan was submitted by the applicant and the aerial view is form 2010 so it could be different. Chair Earnshaw asked if there is any further public testimony, Hearing none.

Chair Earnshaw asked for a motion to approve Resolution 2016-06. Commissioner Gehring made a motion to adopt and approve Resolution 2016-06: A Resolution Approving a Conditional Use Permit for Twelve Residential Units on Lot 2, Marineways Subdivision, Located at 68 Gilman Road. Commissioner Tran seconded.

Chair Earnshaw call for a vote to approve the Resolution 2016-06. The vote was unanimous (4-0), and the Resolution 2016-06 was approved.

2. NOTICE OF PLANNING DETERMINATION DATED 3-16-2016: THE MINIMUM FRONT YARD REQUIREMENT IS REDUCED FROM 10 FEET TO 9 FEET AT 211 KASHEGA DRIVE

Mr. Grande explained that Item no. 2) is a Planning Determination and Item no. 3) is an Abbreviate Plat. These are two items where Planning Department is able to make administrative decision and should be reported to the Planning Commissioners.

Mr. Grande stated that for Planning Determination; the code says that the department is able to make the administrative decision for variances of 10% or less. So, the department made a decision to allow a front yard requirement to reduce from 10 feet to 9 feet at 211 Kashega Drive.

Commissioner Ghering asked if this is going to be more common request from the applicants because of the 6,000 sq.ft. requirement and the applicant trying to meet the setback. Mr. Grande responded that it's not very common but it does happen sometimes.

3. NOTICE OF PLATTING AUTHORITY APPROVAL OF RESOLUTION 2016-03 A RESOLUTION APPROVING PRELIMINARY PLAT OF GUITARD SUBDIVISION, A REPLAT OF LOT 9, US SURVEY 5185, LOCATED AT 657-669 STEWARD ROAD

Mr. Grande explained that it's a Preliminary Plat of Guitard Subdivision. The applicant reapplied after the new ordinance has been passed with changing the utility requirement. So, the Planning Department approved it with amended condition as an Abbreviate Plat. Now the conditions are changed so that the utility service lines will not need to be added in the new lot. Mr. Grande also, stated that this plat is a good example of new ordnance.

Chair Earnshaw asked the Commissioners if they had any further questions for the staff, Hearing none.

WORKSESSION

No Items

ADJOURNMENT: Chair Earnshaw adjourned the meeting at 6:19 PM.

PASSED AND APPROVED THIS 19th DAY OF MAY, 2016 BY THE CTY OF UNALASKA, ALASKA PLANNING COMMISSION.

Jessica Earnshaw
Commission Chair

Date

Anthony Grande, AICP
Secretary of the Commission

Date

Prepared by Ruchi Patel and Anthony Grande, Planning Department

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

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWO RESIDENTIAL
UNITS ON LOT 1F AND PARCEL G, AIRPORT SUBDIVISION, LOCATED AT 173/175
TUNDRA DRIVE**

| Project Information | |
|--------------------------------|---|
| Land Owner | State of Alaska Department of Transportation |
| Applicant | Micah Bonin, General Contractor |
| Location | Lot 1F and Parcel G, Airport Subdivision, located on Tundra Drive |
| Property Identification | 00-01-100 |
| Application Type | Conditional Use Permit |
| Project Description | Relocating residential trailers from inside the security fence to outside at Tom Madsen Airport. |
| Zoning | Public/Quasi-Public |
| Exhibits | Draft Resolution 2016-07, Conditional Use Permit Application and Supplemental Materials, Location Map |
| Staff Recommendation | Approval of Resolution 2016-07 |

PLAN GUIDANCE

1. 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.
2. Goal #4 of the Unalaska Housing Plan is to preserve and improve the condition and stability of existing housing throughout the city.
3. The Unalaska Land Use Plan: 2015 does not address the airport parcel.

CODE REQUIREMENTS

1. According to UCO §8.12.120(A), this district is intended to provide for public and quasi-public educational, recreational, health, utility, administrative, and institutional land uses and structures, including airports.
2. According to UCO §8.12.120(D)(8), this district allows for all other uses not listed may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of § 8.12.200 contained herein.
3. UCO §8.12.200(C) states that at a public hearing, the Planning Commission is to determine that the conditional use meets the following three tests and may apply site or development conditions, pursuant to UCO §8.12.200(D)(2), in order to ensure that the three tests are met.
 1. Furthers the goals and objectives of the Comprehensive Development Plan; and
 2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
 3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

BACKGROUND

1. There currently exists two trailers inside the security fence of the airport that house the families of some of the employees of the airport.
2. The Federal Aviation Administration has requested the removal of these trailers for security and safety reasons.
3. This application simply moves the trailers 150 feet uphill on the same property, with all their existing utilities.
4. The new access for the trailers will be on Tundra Drive. Tundra Drive does not have a particular neighborhood character that would be diminished by the location of two residential homes. The airport itself

will also not be negatively impacted by these homes, which have not caused any issues having been in the same vicinity already.

FINDINGS

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

1. The proposed development associated with this conditional use application furthers the objectives of the Comprehensive Plan by maintaining the amount of available housing in the City.
2. The proposed development associated with this conditional use application is compatible with the surrounding land uses and neighborhood character, as these trailers are being relocated on the same property.
3. This conditional use application will not have any substantial negative impact on the community, greater than anticipated from permitted developments in the Public/Quasi-Public 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 as outlined in Resolution 2016-07.

**City of Unalaska, Alaska
Planning Commission & Platting Board
Resolution 2016-07**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWO
RESIDENTIAL UNITS ON LOT 1F AND PARCEL G, AIRPORT SUBDIVISION,
LOCATED AT 173/175 TUNDRA DRIVE**

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

WHEREAS, the applicant, Micah Bonin, has been authorized by the State of Alaska Department of Transportation, the owner of Lot 1F and Parcel G, Unalaska Airport Subdivision, Aleutian Islands Recording District (00-01-100); and

WHEREAS, the property is zoned Public/Quasi-Public; and

WHEREAS, UCO §8.12.120(D)(8) all uses may be permitted as conditional uses upon approval of the Planning Commission; and

WHEREAS, the applicant has submitted a conditional use permit application to move two existing residential trailers in an area zoned Public/Quasi-Public; and

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

WHEREAS, the housing provided by this request further the goals and objectives of the Comprehensive Plan by providing a safe area for housing outside the airport security fence; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on May 19, 2016 to consider this request and to hear testimony of the public, and

WHEREAS, notices of the public hearing were posted and mailed; 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 a conditional use permit to move two residential trailers on Lot 1F and Parcel G, Unalaska Airport Subdivision, at 173/175 Tundra Drive.

This resolution approves the conditional use only as it applies to the plans presented by the applicant in the application process, and becomes effective once the Planning Department issues

the conditional use permit. Issuance of the conditional use 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 conditional use 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.

APPROVED AND ADOPTED THIS 19th DAY OF MAY, 2016 BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Jessica Earnshaw
Commission Chair

Anthony Grande, AICP
Secretary of the Commission



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)
Moving two mobile homes, used as a residence, off airport land behind fence to airport land outside of the fence.

Current Zone Designation: Public/Quasi Proposed Zone Designation(s) (if applicable): Same

Current Land Use(s): none Proposed Land Use(s) (if changing): Residential-Trailer

Property Owner: State of Alaska Department of Transportation

Property Owner Address: P.O. Box 196900 Anchorage, AK 99519

Street Address of Property: 110 Ballyhoo Dr.

Applicant's Name: MB General Contractor (Micah Bonin)

Mailing Address: 6151 Barry Ave. Anchorage, AK 99507

Email: Micah-bonin@live.com Day Time Phone: 907 310 5800 Message Phone: _____

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

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: ⁰⁰⁻⁰¹⁻¹⁰⁰ 01-08-100 Lot: 3 Block: 4 Tract: I

Subdivision: 94-32RS 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 94-32RS

Block(s) 4 Lot(s) 1F/G Tract(s) I 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

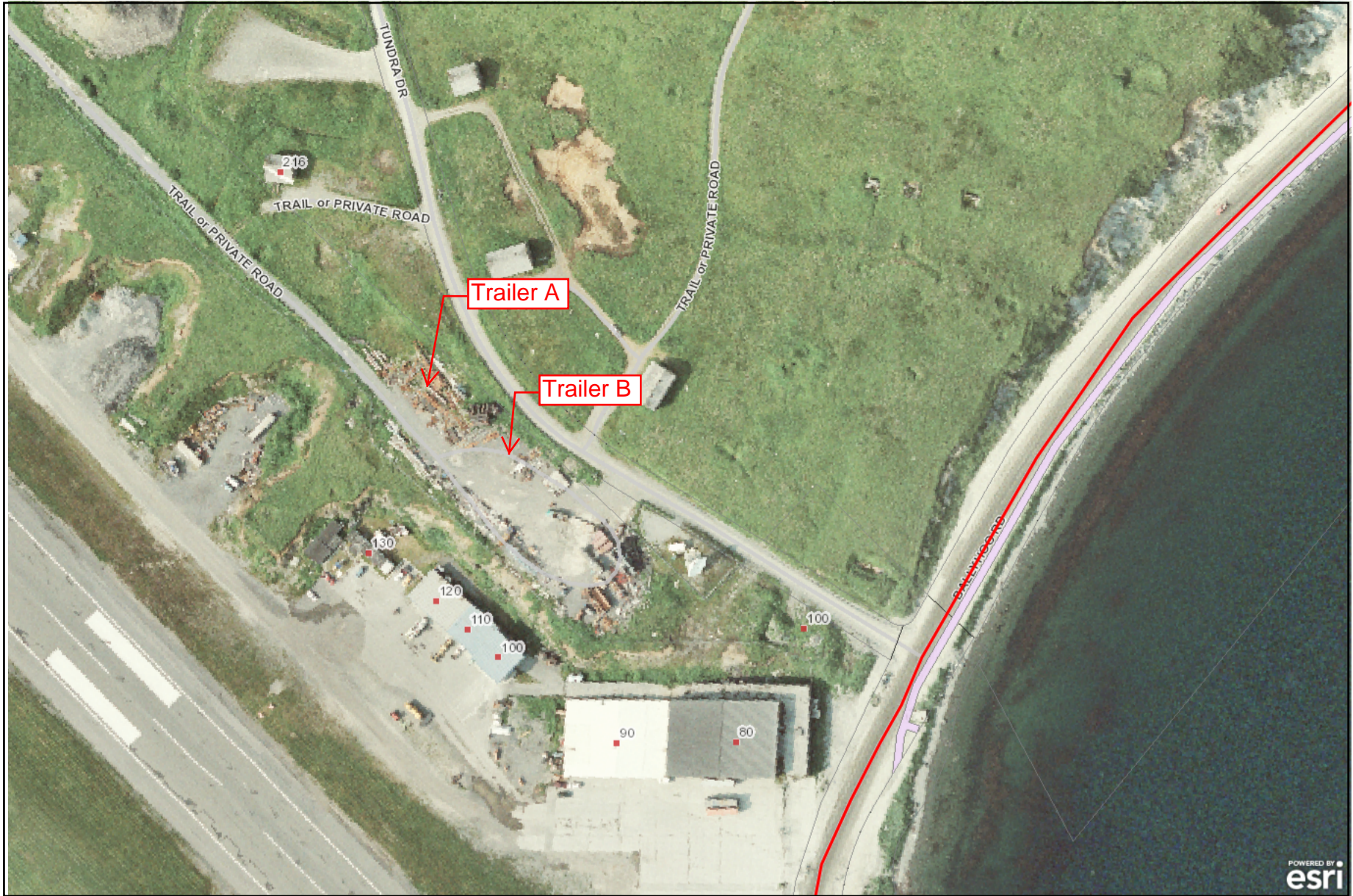
4.26.2016

Date

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

Ruffed Grouse Society 451 McCormick Road Coraopolis PA 15108

110 Ballyhoo Rd.



299 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.



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

**A RESOLUTION APPROVING PRELIMINARY PLAT OF COXCOMB SUBDIVISION
 ADDITION NO. 1, A REPLAT OF LOTS 1 AND 2, COXCOMB SUBDIVISION, AND A
 PORTION OF UNSUBDIVIDED GOV. LOT 4, SECTION 1, T73S, R118W, SEWARD
 MERIDIAN**

| Project Information | |
|--------------------------------|---|
| Land Owner | City of Unalaska, Onalashka Corporation (OC) |
| Applicant | City of Unalaska |
| Location | 1181 Summer Bay Rd |
| Property Identification | 03-03-002; 03-03-001; 03-04-005 |
| Application Type | Preliminary Plat |
| Project Description | The proposal is to re-direct the right of way from Landfill Rd to the current route traveled along the shore, across OC property. |
| Zoning | Marine Dependent Industrial, Public/Quasi-Public |
| Exhibits | Preliminary Plat Coxcomb Subdivision |
| Staff Recommendation | Approval with Conditions as identified in Resolution 2016-08 |

BACKGROUND

The City of Unalaska has applied to reroute the existing right of way for Summer Bay Road to match the current travelway. This would not change the physical road, but only make the official property boundary lines match what is currently in place. This would vacate the entire right of way that passes through the City landfill. It would also acquire a section of Onalashka Corporation (OC) property where the road currently exists.

The City and OC have previously agreed to this transfer of property to realign the right-of-way for Summer Bay Road. The agreement was recorded in 2002 as document number 2002-000359-0 in the Aleutian Islands Recording District. OC will be required to sign the plat as one of the property owners of the involved land, but the plat is in accordance with an existing agreement.

This plat must be approved by the Planning Commission because it involves the vacation/dedication of a Public Right of Way. According to UCO 8.08.020(J), the vacation of right-of-way is to be recommended to the City Council by the Platting Board. In this instance the Planning Commission will be acting in their capacity as the Platting Board. Following approval, the plat will be brought to the City Council for approval.

The plat is not an approval of development or construction but simply approves the redirection of the Right of Way to meet current conditions. The Platting Board is to verify that the plat conforms to UCO 8.08.090 Subdivision Design Standards. Staff finds that the plat does conform.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision), the City of Unalaska Department of Planning, in concert with the Development Review Team, recommends approval of the preliminary plat of Coxcomb Subdivision Addition 1, with associated conditions outlined in draft Resolution 2016-08.

**City of Unalaska, Alaska
Platting Authority
Resolution 2016-08**

A RESOLUTION APPROVING PRELIMINARY PLAT OF COXCUMB SUBDIVISION ADDITION NO. 1, A REPLAT OF LOTS 1 AND 2, COXCUMB SUBDIVISION, AND A PORTION OF UNSUBDIVIDED GOV. LOT 4, SECTION 1, T73S, R118W, SEWARD MERIDIAN

WHEREAS, UCO 8.08 sets forth the procedures and requirements for the subdivision and platting of land and provides that the Platting Board shall act as the Platting Authority; and

WHEREAS, The Ounalashka Corporation and City of Unalaska are the owners of lots 1 and 2, coxcomb subdivision, and a portion of unsubdivided Gov. Lot 4, Section 1, T73S, R118W, Seward meridian, Aleutian Islands Recording District (03-03-002; 03-03-001; 03-04-005); and

WHEREAS, the City of Unalaska has submitted a plat application to re-direct the right of way and vacate the existing right-of-way; and

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

WHEREAS, the City of Unalaska Platting Authority held a public hearing on May 19, 2016 to consider this platting action and to hear testimony of the public;

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

NOW THEREFORE BE IT RESOLVED, the Platting Board approves the preliminary plat of Coxcomb Subdivision Addition 1 with the following conditions of approval in accordance with the standards outlined in Unalaska Code of Ordinances Chapter 8.08 (Platting and Subdivision):

1. A closure report shall be submitted.
2. Electronic versions of the final plat shall be provided to the Department of Planning at the time of mylar plat submittal, allowing for incorporation into the City’s CADD and GIS programs.

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

PASSED AND APPROVED THIS 19th DAY OF MAY, 2016 BY THE PLATTING AUTHORITY OF THE CITY OF UNALASKA, ALASKA.

Jessica Earnshaw
Commission Chair

Anthony Grande, AICP
Secretary of the Commission

ILIULIUK BAY

ALASKA TIDELAND SURVEY NO. 1397
PLAT NO. 92-2

LEGEND

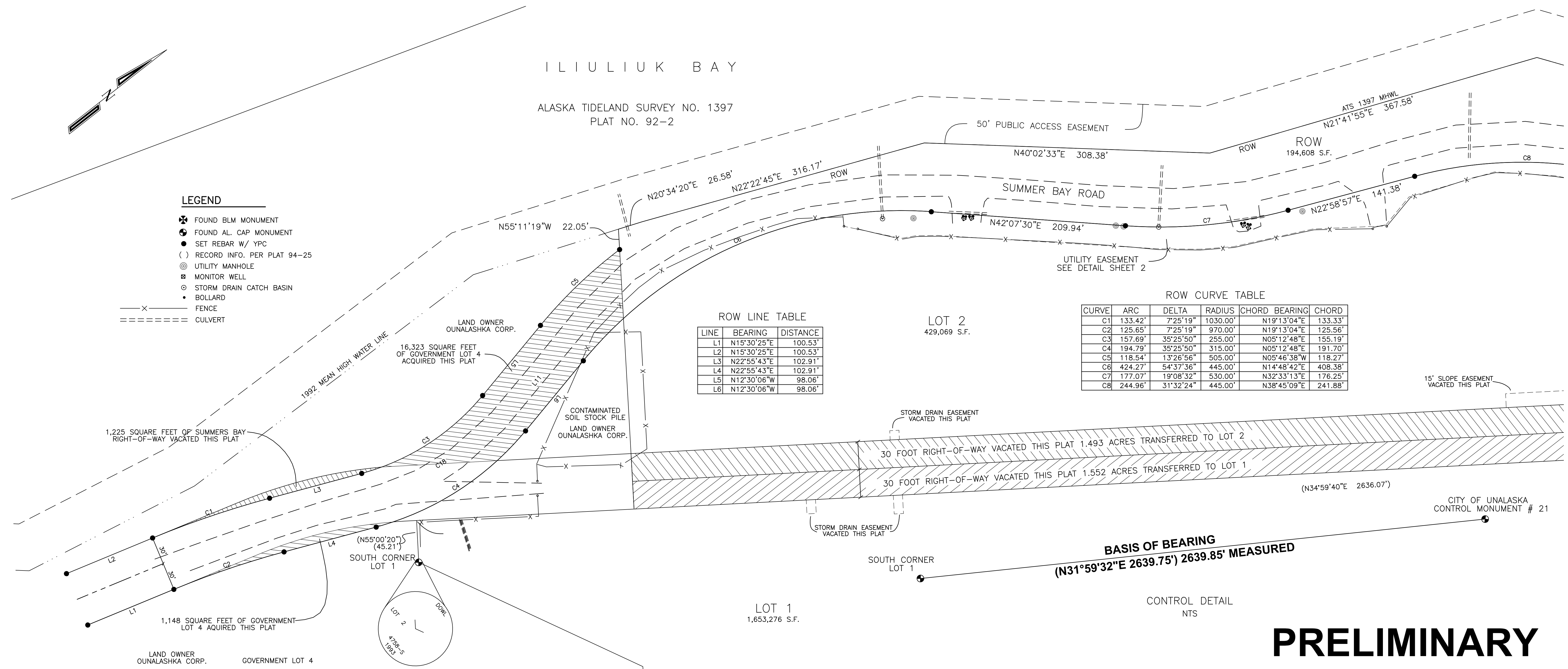
- ✱ FOUND BLM MONUMENT
- FOUND AL. CAP MONUMENT
- SET REBAR W/ YPC
- () RECORD INFO. PER PLAT 94-25
- ⊙ UTILITY MANHOLE
- ⊙ MONITOR WELL
- ⊙ STORM DRAIN CATCH BASIN
- BOLLARD
- X- FENCE
- ===== CULVERT

ROW LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N15°30'25"E | 100.53' |
| L2 | N15°30'25"E | 100.53' |
| L3 | N22°55'43"E | 102.91' |
| L4 | N22°55'43"E | 102.91' |
| L5 | N12°30'06"W | 98.06' |
| L6 | N12°30'06"W | 98.06' |

ROW CURVE TABLE

| CURVE | ARC | DELTA | RADIUS | CHORD BEARING | CHORD |
|-------|---------|-----------|----------|---------------|---------|
| C1 | 133.42' | 7°25'19" | 1030.00' | N19°13'04"E | 133.33' |
| C2 | 125.65' | 7°25'19" | 970.00' | N19°13'04"E | 125.56' |
| C3 | 157.69' | 35°25'50" | 255.00' | N05°12'48"E | 155.19' |
| C4 | 194.79' | 35°25'50" | 315.00' | N05°12'48"E | 191.70' |
| C5 | 118.54' | 13°26'56" | 505.00' | N05°46'38"W | 118.27' |
| C6 | 424.27' | 54°37'36" | 445.00' | N14°48'42"E | 408.38' |
| C7 | 177.07' | 19°08'32" | 530.00' | N32°33'13"E | 176.25' |
| C8 | 244.96' | 31°32'24" | 445.00' | N38°45'09"E | 241.88' |



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CHRISTOPHER P. SALTS SR. CEO _____ DATE _____
OUNALASHKA CORPORATION
P.O. BOX 149
UNALASKA, AK 99685

NOTARY ACKNOWLEDGMENT FOR THE OUNALASHKA CORP.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2016. FOR _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE OF DEDICATION

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

DAVE MARTINSON, CITY MANAGER _____ DATE _____
CITY OF UNALASKA
P.O. BOX 610
UNALASKA, AK 99685

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DAVE MARTINSON, CITY MANAGER _____ DATE _____
CITY OF UNALASKA
P.O. BOX 610
UNALASKA, AK 99685

NOTARY ACKNOWLEDGMENT FOR CITY OF UNALASKA

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2016. FOR _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

TAX CERTIFICATE

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

CITY CLERK, CITY OF UNALASKA _____ DATE _____

CITY APPROVAL

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

CITY CLERK _____ DATE _____

CHAIR OF THE PLATTING BOARD _____ DATE _____

NOTARY ACKNOWLEDGMENT FOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2016. FOR _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT FOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2016. FOR _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

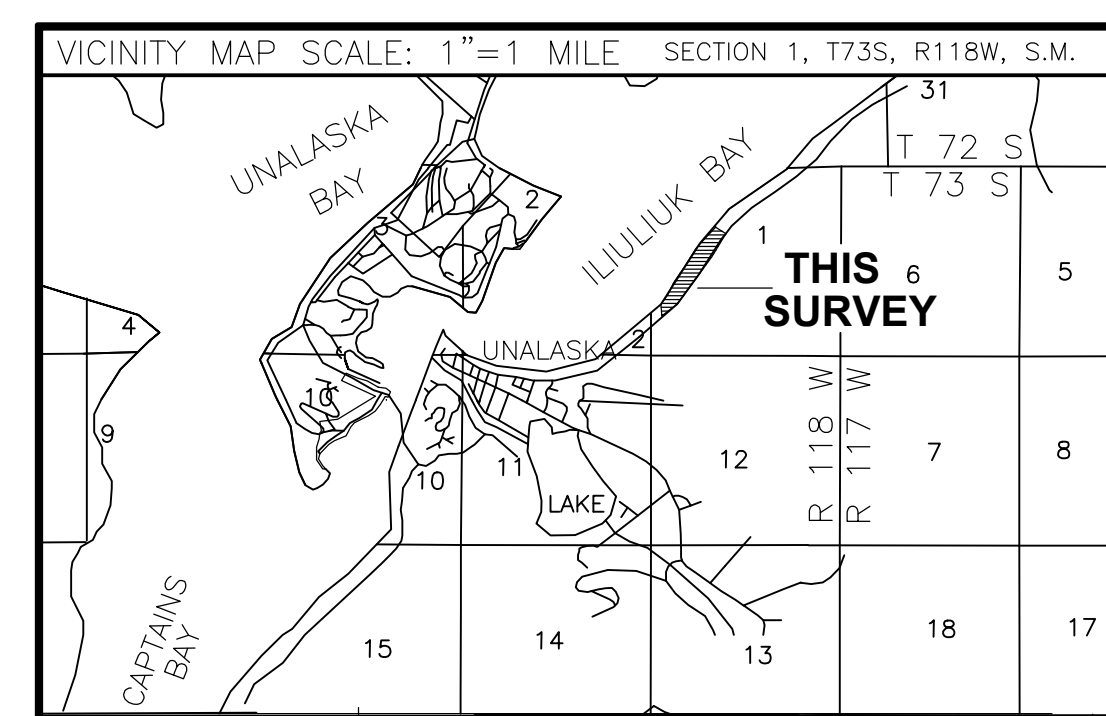
SURVEYORS CERTIFICATE

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

DATE _____ REGISTRATION NO. LS 7624

REGISTERED LAND SURVEYOR _____

PRELIMINARY



PLAT OF
**COXCOMB SUBDIVISION
ADDITION NO. 1**
A REPLAT OF LOTS 1 AND 2, COXCOMB SUBDIVISION PLAT NO. 94-25 AND A PORTION OF UNSUBDIVIDED LOT 4, SECTION 1 LOCATED WITHIN SECTION 1, T 73 S, R 118 W, SEWARD MERIDIAN ALEUTIAN ISLANDS RECORDING DISTRICT CONTAINING 52.27 ACRES MORE OR LESS

P N D ENGINEERS, INC. 1506 West 36th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
Fax: 907.563.4220

| | | | | | | | |
|-------------|---------|----------|---------|----------|-----------|--------------|---------------|
| Grid | N/A | Scale | 1"= 50' | Date | 4/12/2016 | Bk | Unalaska 2015 |
| Drawn | MT | File No. | S | W.O. No. | | PND | 151118.08 |
| Checked by: | RI & MT | | | | | SHEET 1 OF 1 | |

NOTES:

1. RECORD INFORMATION SHOWN IS FROM PLAT "COXCOMB SUBDIVISION" RECORDED AS PLAT NO. 94-25 IN THE ALEUTIAN ISLANDS RECORDING DISTRICT.
2. BASIS OF BEARING FOR THIS SURVEY IS N31°59'32"W AND IS BASED ON THE COMPUTED BEARING FROM RECORD INFORMATION FROM THE FOUND MONUMENT AT THE SOUTH CORNER OF LOT 1 TO THE FOUND MONUMENT AT THE NORTH END OF LOT 2, SAID MONUMENT IS CITY OF UNALASKA CONTROL MONUMENT # 21.
3. NO ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVAL REQUIRED FOR THIS PLAT ACTION.
4. THE RELOCATION OF THE SUMMER BAY ROAD WILL NOT INTERFERE WITH THE THE COXCOMB SUBDIVISION ACCESS.
5. DEVELOPERS MAY NOT ALTER EXISTING NATURAL DRAINAGE WITHOUT PROVIDING ALTERNATIVES AND/OR DRAINAGE EASEMENT.
6. FIELD SURVEY PERFORMED NOVEMBER 4-10, 2015.
7. THE COXCOMB SUBDIVISION ADDITION NO. 1 WHICH INCLUDES THE RELOCATION OF SUMMER BAY ROAD, DOES NOT RESTRICT THE UPLAND OWNERS OF LOTS 1 AND 2 ACCESS TO THEIR STRUCTURES OR UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENT WHICH IS LOCATED ALONG THE EASTERLY SIDE OF THE RELOCATED SUMMER BAY ROAD AS SHOWN ON THIS PLAT.

ILIULIUK BAY

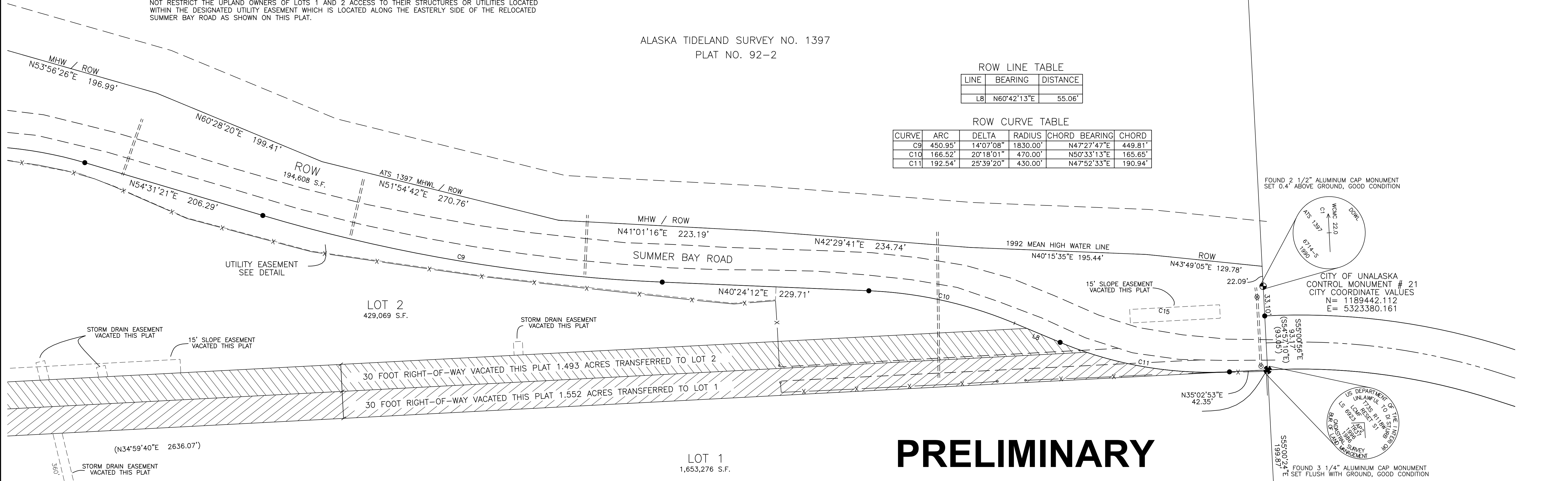
ALASKA TIDELAND SURVEY NO. 1397
PLAT NO. 92-2

ROW LINE TABLE

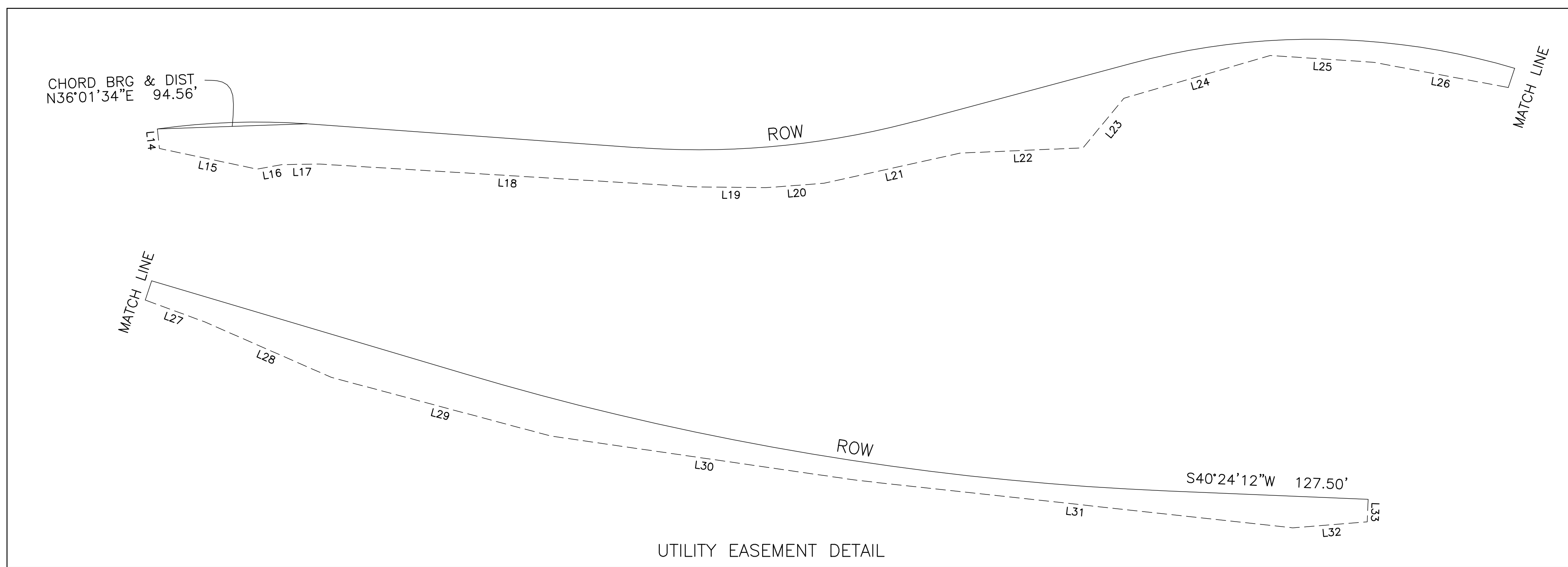
| LINE | BEARING | DISTANCE |
|------|------------|----------|
| L8 | N6°42'13"E | 55.06' |

ROW CURVE TABLE

| CURVE | ARC | DELTA | RADIUS | CHORD BEARING | CHORD |
|-------|---------|-----------|----------|---------------|---------|
| C9 | 450.95' | 14°07'08" | 1830.00' | N47°27'47"E | 449.81' |
| C10 | 166.52' | 20°18'01" | 470.00' | N50°33'13"E | 165.65' |
| C11 | 192.54' | 25°39'20" | 430.00' | N47°52'33"E | 190.94' |



PRELIMINARY

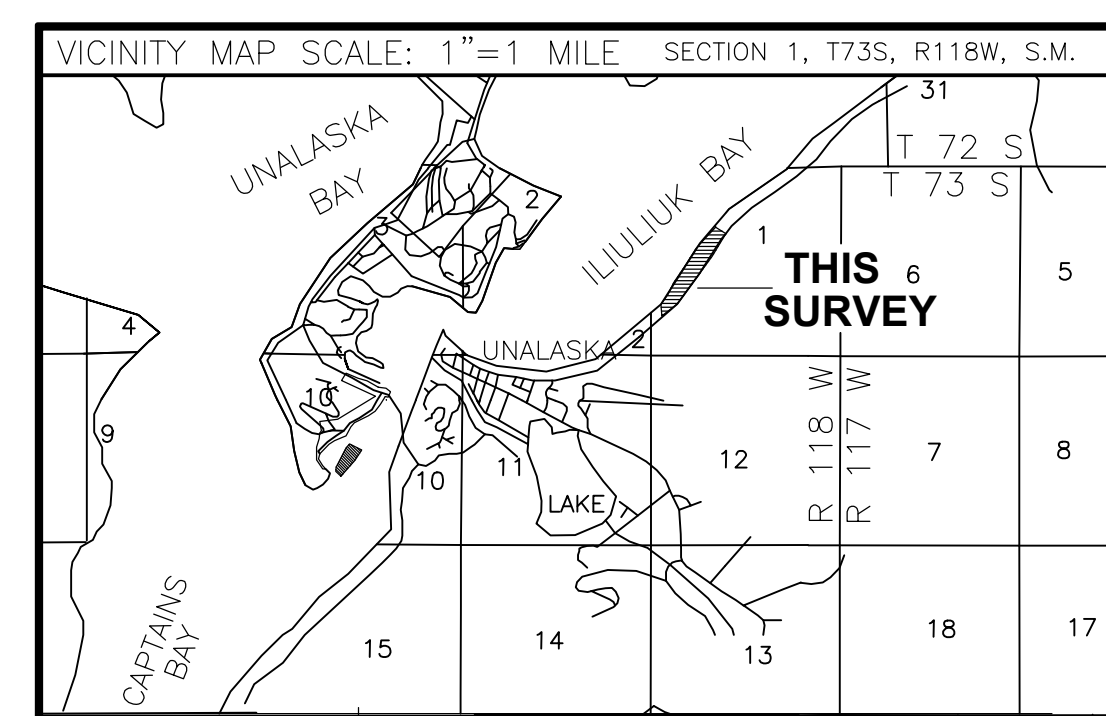


UTILITY EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L14 | S57°49'53"E | 12.38' |
| L15 | N49°54'57"E | 63.05' |
| L16 | N27°47'35"E | 16.16' |
| L17 | N37°11'20"E | 23.60' |
| L18 | N41°28'53"E | 237.03' |
| L19 | N38°38'05"E | 45.66' |
| L20 | N33°41'38"E | 36.63' |
| L21 | N25°30'30"E | 88.09' |
| L22 | N35°32'27"E | 77.84' |
| L23 | N12°29'50"W | 40.53' |
| L24 | N21°42'26"E | 96.35' |
| L25 | N41°44'36"E | 65.45' |
| L26 | N48°35'18"E | 86.63' |
| L27 | N58°09'27"E | 40.11' |
| L28 | N61°38'21"E | 87.31' |
| L29 | N52°56'50"E | 143.61' |
| L30 | N46°13'08"E | 195.71' |
| L31 | N44°13'18"E | 276.67' |
| L32 | N33°23'39"E | 47.32' |
| L33 | N49°35'48"W | 14.19' |

LEGEND

- ⊕ FOUND BLM MONUMENT
- ⊙ FOUND AL. CAP MONUMENT
- SET REBAR W/ YPC
- () RECORD INFO. PER PLAT 94-25
- ⊙ UTILITY MANHOLE
- ⊙ MONITOR WELL
- ⊙ STORM DRAIN CATCH BASIN
- BOLLARD
- X — FENCE
- ===== CULVERT



PLAT OF
**COXCOMB SUBDIVISION
ADDITION NO. 1**
A REPLAT OF LOT 2, COXCOMB SUBDIVISION PLAT NO. 94-25
AND A PORTION OF UNSUBDIVIDED LOT 4, SECTION 1
LOCATED WITHIN
SECTION 1, T 73 S, R 118 W, SEWARD MERIDIAN
ALEUTIAN ISLANDS RECORDING DISTRICT
CONTAINING 52.27 ACRES MORE OR LESS

P N D ENGINEERS, INC. 1506 West 36th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
Fax: 907.563.4220

| | | | | | | | |
|-------------|---------|----------|---------|----------|-----------|--------------|---------------|
| Grid | N/A | Scale | 1"= 50' | Date | 4/12/2016 | Bk | Unalaska 2015 |
| Drawn | MT | File No. | S | W.O. No. | | PND | 151118.08 |
| Checked by: | RI & MT | | | | | SHEET 2 OF 2 | |

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

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THREE
RESIDENTIAL UNITS ON LOT 3, BLOCK 2, ILULAQ SUBDIVISION, LOCATED AT 178/180
CHERNOFSKI DRIVE**

| Project Information | |
|--------------------------------|---|
| Land Owner | Tuyen Dinh |
| Applicant | Tuyen Dinh |
| Location | 178/180 Chernofski Drive |
| Property Identification | 04-03-498 |
| Application Type | Conditional Use Permit |
| Project Description | This project will place a new three-unit residential structure on a vacant lot. |
| Zoning | Single-Family/Duplex Residential |
| Exhibits | Draft Resolution 2016-09, Conditional Use Permit Application and Supplemental Materials, Location Map |
| Staff Recommendation | Approval of Resolution 2016-09 with associated conditions |

PLAN GUIDANCE

1. Housing was identified as a community need in the 2009 Community Visions for the Future: Unalaska 2010-2020 visioning document as part of the Comprehensive Planning process.
2. 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 Land Use Plan: 2015 makes recommendations for this property in the “Standard Oil Hill” Subarea of the plan. The plan calls for an increase in multi-family residential uses in this subarea in the future recommendations table. The locations specific recommendations section also mentions that areas not adjacent to Biorka Drive, along Chernofski Drive “are best suited for Single-Family/Duplex Residential.”

CODE REQUIREMENTS

1. According to UCO §8.12.040(A), The Single-Family/Duplex Residential District is intended to stabilize and protect the one- and two- family dwelling residential character of the district and to promote and encourage a safe and suitable environment for family life.
2. According to UCO §8.12.040(D)(7), any use may be allowed as a conditional use by approval of the Planning Commission.
3. UCO §8.12.200(C) states that at a public hearing, the Planning Commission is to determine that the conditional use meets the following three tests and may apply site or development conditions, pursuant to UCO §8.12.200(D)(2), in order to ensure that the three tests are met.
 1. Furthers the goals and objectives of the Comprehensive Development Plan; and
 2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
 3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

BACKGROUND

1. The property at 178/180 Chernofski recently became vacant due to a fire situation. The previous building was known to be a triplex.
2. The applicant/property owner has proposed to replace the structure with a triplex-style modular apartment building. This structure would have 3 townhouse units, side by side. The stated purpose is to continue the previous use: housing the family and some employees of the family business located offsite.

3. The surrounding area has a character that is largely similar to the proposed building. While the zoning and land use plan call for duplex housing, most of the neighboring properties are known to have three or four units, which predate the zoning code. In many respects, this proposal would not create a building that was incompatible with the surrounding properties.

FINDINGS

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

1. The proposed development associated with this conditional use application furthers the objectives of the Comprehensive Plan by providing additional housing for the community. It also furthers the goals of the Land Use Plan by allowing for an increase in multi-family housing in the standard oil hill subarea.
2. The proposed development associated with this conditional use application is compatible with the surrounding land uses and neighborhood character, which has several apparent multi-family structures, and is a higher-density area of the community.
3. The proposed conditional use will not have a permanent negative impact substantially greater than anticipated from duplex development. The parking requirement has been added to the resolution to ensure that the parking will not burden the neighborhood.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends that the Planning Commission approve the conditional use request with the associated condition of approval identified in Resolution 2016-09.

**City of Unalaska, Alaska
Planning Commission & Platting Board
Resolution 2016-09**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THREE RESIDENTIAL
UNITS ON LOT 3, BLOCK 2, ILULAQ SUBDIVISION, LOCATED AT 178/180 CHERNOFSKI
DRIVE**

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

WHEREAS, the applicant, Tuyen Dinh, is the owner of Lot 3, Block 2, Ilulaq Subdivision, Aleutian Islands Recording District (04-03-498); and

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

WHEREAS, UCO §8.12.040(B)(1) states that up to two units are permitted on a lot in the Single-Family/Duplex Residential district, and §8.12.040(D)(7) all uses may be permitted as conditional uses upon approval of the Planning Commission; and

WHEREAS, the applicant has submitted a conditional use permit application to allow three residential units for a triplex; and

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

WHEREAS, the additional housing provided by this request further the goals and objectives of the Comprehensive Plan by providing more land area for housing; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on May 19, 2016 to consider this request and to hear testimony of the public, and

WHEREAS, notices of the public hearing were posted and mailed; 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 a conditional use permit for three residential units for a triplex on Lot 3, Block 2, Ilulaq Subdivision, at 178/180 Chernofski Drive with the following conditions of approval:

1. This approval does not authorize the property owner to modify the building in the future to include any more than three dwelling units, as defined in UCO 8.06.020(A)(57).

2. The applicant is required to obtain a building permit from the Department of Public Works and must adhere to all fire code requirements prior to construction.
3. The electric service must have one meter for each dwelling unit and one meter for any common spaces, such as a boiler room.
4. The applicant's building permit will show a revised site plan with six parking spaces that are all accessible simultaneously.

This resolution approves the conditional use only as it applies to the plans presented by the applicant in the application process, and becomes effective once the Planning Department issues the conditional use permit. Issuance of the conditional use 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 conditional use 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.

APPROVED AND ADOPTED THIS 19th DAY OF MAY, 2016 BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Jessica Earnshaw
Commission Chair

Anthony Grande, AICP
Secretary of the Commission



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: Single family duplex Proposed Zone Designation(s) (if applicable): N/A

Current Land Use(s): vacant Proposed Land Use(s) (if changing): duplex

Property Owner: Tyler Dink & Amy Tran

Property Owner Address: 178 & 180 Changfeng Road

Street Address of Property: 178 & 180 Changfeng Road

Applicant's Name: Tyler Dink & Amy Tran

Mailing Address: PO Box 921096, Dutch Harbor, Alaska 99692

Email: tyler.dink@gmail.com Day Time Phone: 581 6007 Message Phone: 359 6006
tyler.dink@gmail.com

| 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.: 0403498 Lot: 3 Block: 2 Tract: _____

Subdivision: ILULAQ USS: _____

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

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

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

SUBDIVISION _____

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

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

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes No

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

Subdivision Variance (8.08.110)

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

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

Zone Amendment (8.12.190)

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

Conditional Use (8.12.200)

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

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

Zoning Variance (8.12.210)

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

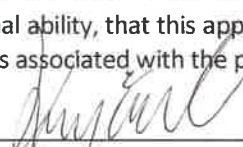
- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant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

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

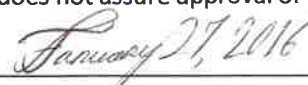
PLEASE NOTE : All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property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

CERTIFICATION:

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



Signature



Date

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

178-180 Chernofski Drive



178-180 Chernofski Dr. →

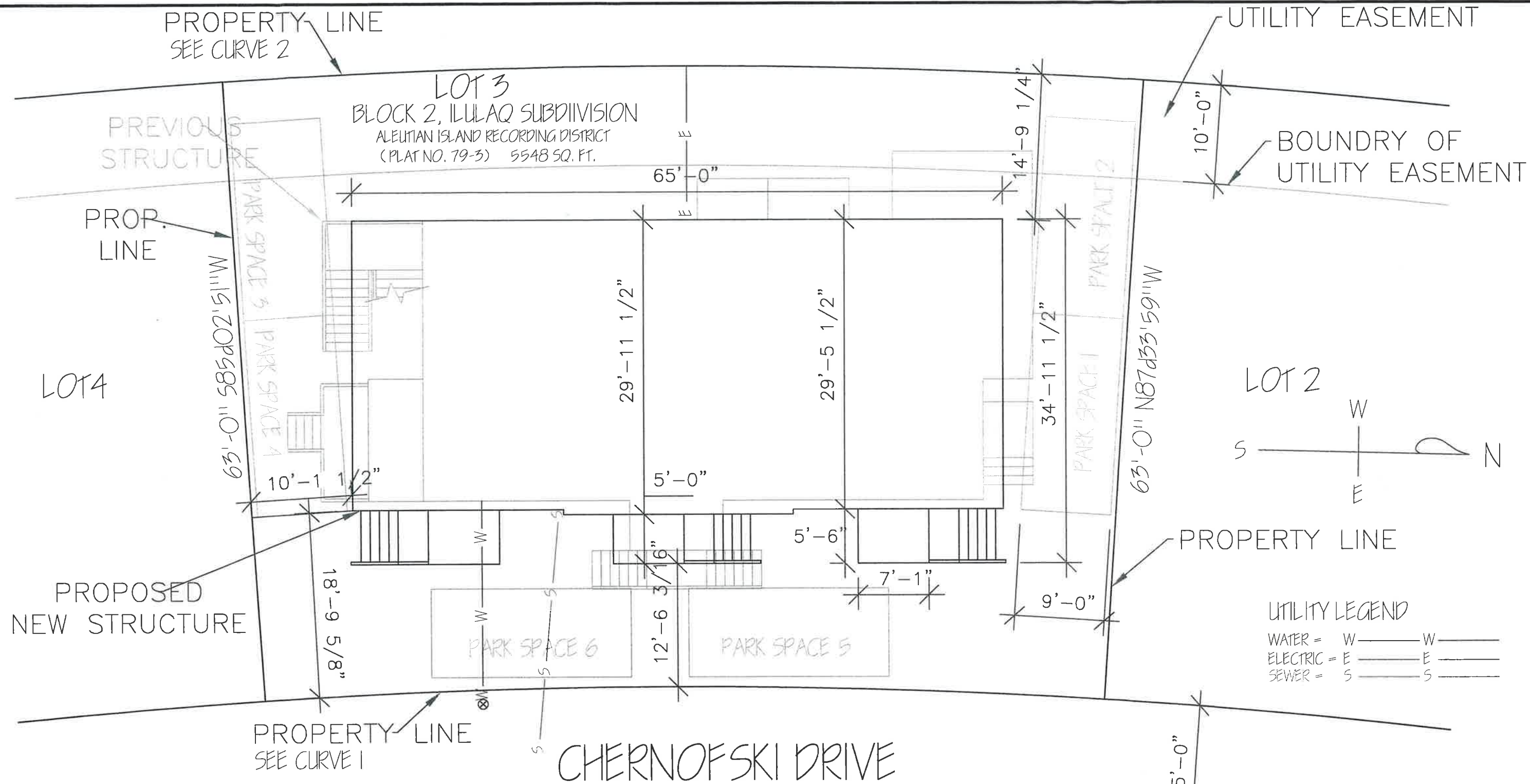
189 ft

POWERED BY
esri



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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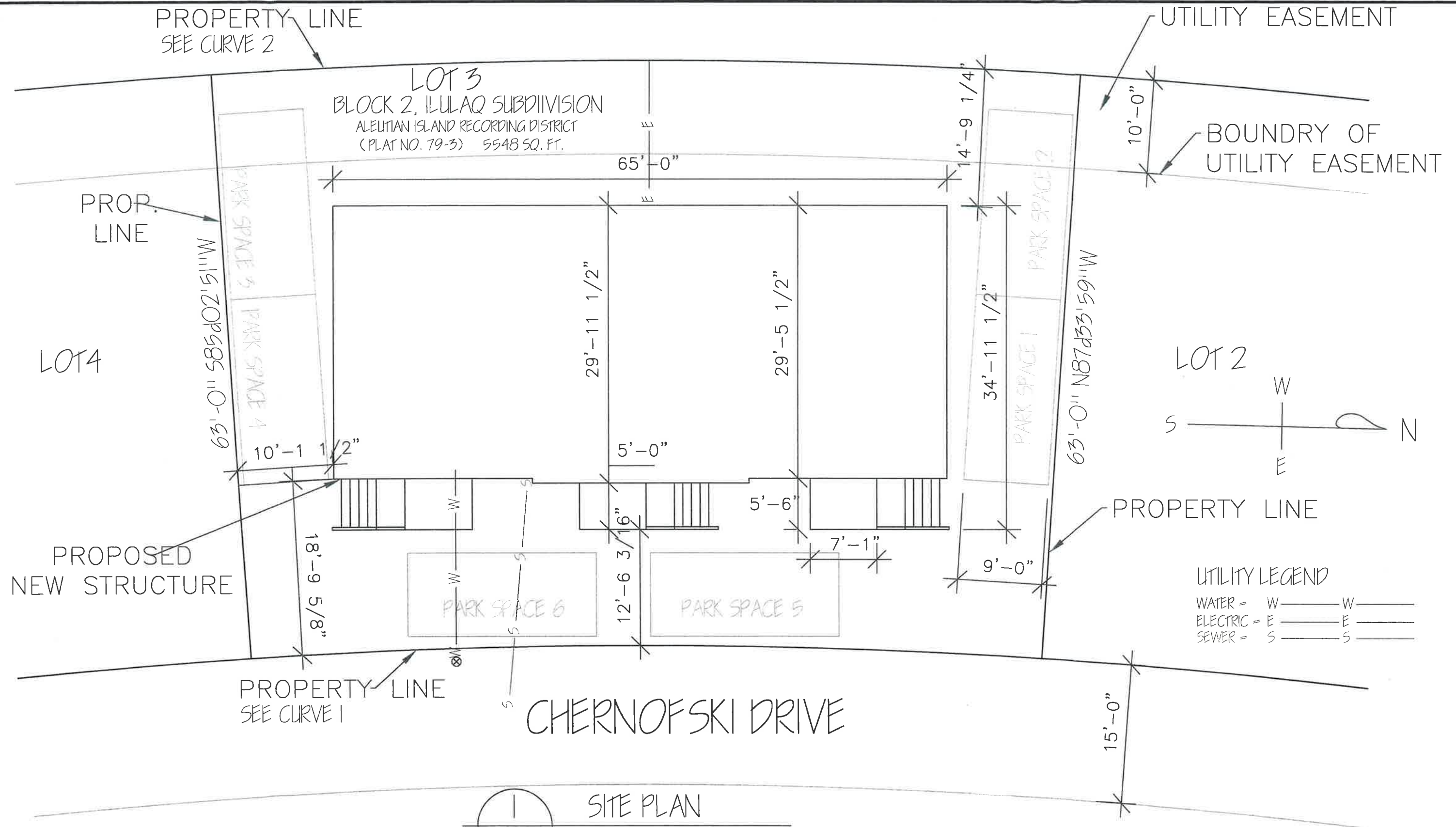
SITE PLAN
SCALE 1" = 10'-0"

CURVE TABLE

| CURVE NO. | RADIUS | CORD LENGTH | CORD BEARING |
|-----------|---------|-------------|-----------------|
| CURVE 1 | 651.62' | 83.94' | S 01d 15' 34" E |
| CURVE 2 | 714.62' | 48.12' | N 03d 01' 24" W |
| CURVE 3 | 714.62' | 43.99' | N 00d 40' 11" E |

| REVISIONS | | | | BILL DUNKELBERGER DRAFTING PO BOX 921424 DUTCH HARBOR, AK. 99592 PH. (907) 581-5211 FX. (907) 581-6076 | | | |
|-----------|----------|----|-------------|--|------------------|---------|-------------|
| REV. | DATE | BY | DESCRIPTION | PROJECT | TRAN RESIDENCE | JOB NO. | 001 |
| | 00/00/00 | | | LOCATION | UNALASKA, ALASKA | SHEET | 51 |
| | | | | CONTRACTOR | UNKNOWN | | |
| | | | | DRAWING | SITE PLAN | | |
| | | | | DATE | 1/27/16 | SCALE | 1" = 10'-0" |
| | | | | PRINTED | 01/28/16 | CHECKED | |
| | | | | DWG NO. | 001-16 | | |

BPA#16 of



1
SI

 SITE PLAN
 SCALE 1" = 10'-0"

CURVE TABLE

| CURVE NO. | RADIUS | CORD LENGTH | CORD BEARING |
|-----------|---------|-------------|-----------------|
| CURVE 1 | 651.62' | 83.94' | S 01d 15' 34" E |
| CURVE 2 | 714.62' | 48.12' | N 03d 01' 24" W |
| CURVE 3 | 714.62' | 43.99' | N 00d 40' 11" E |

| REVISIONS | | | | BILL DUNKELBERGER DRAFTING | | JOB NO. | |
|-----------|----------|----|-------------|----------------------------|------------------|----------|-----|
| REV. | DATE | BY | DESCRIPTION | PROJECT | LOCATION | DATE | NO. |
| | 00/00/00 | | | TRAN RESIDENCE | UNALASKA, ALASKA | 01/28/16 | 001 |
| | | | | CONTRACTOR | UNKNOWN | | 51 |
| | | | | DRAWING | SITE PLAN | | |
| | | | | DRAWN | BD | | |
| | | | | DATE | 1/27/16 | | |
| | | | | SCALE | 1" = 1'-0" | | |
| | | | | PRINTED | 01/28/16 | | |
| | | | | CHECKED | | | |
| | | | | DWG NO. | 001-16 | | |

In-Plane Connections for Seismic Categories DO, D1, D2 and E

2 STORY

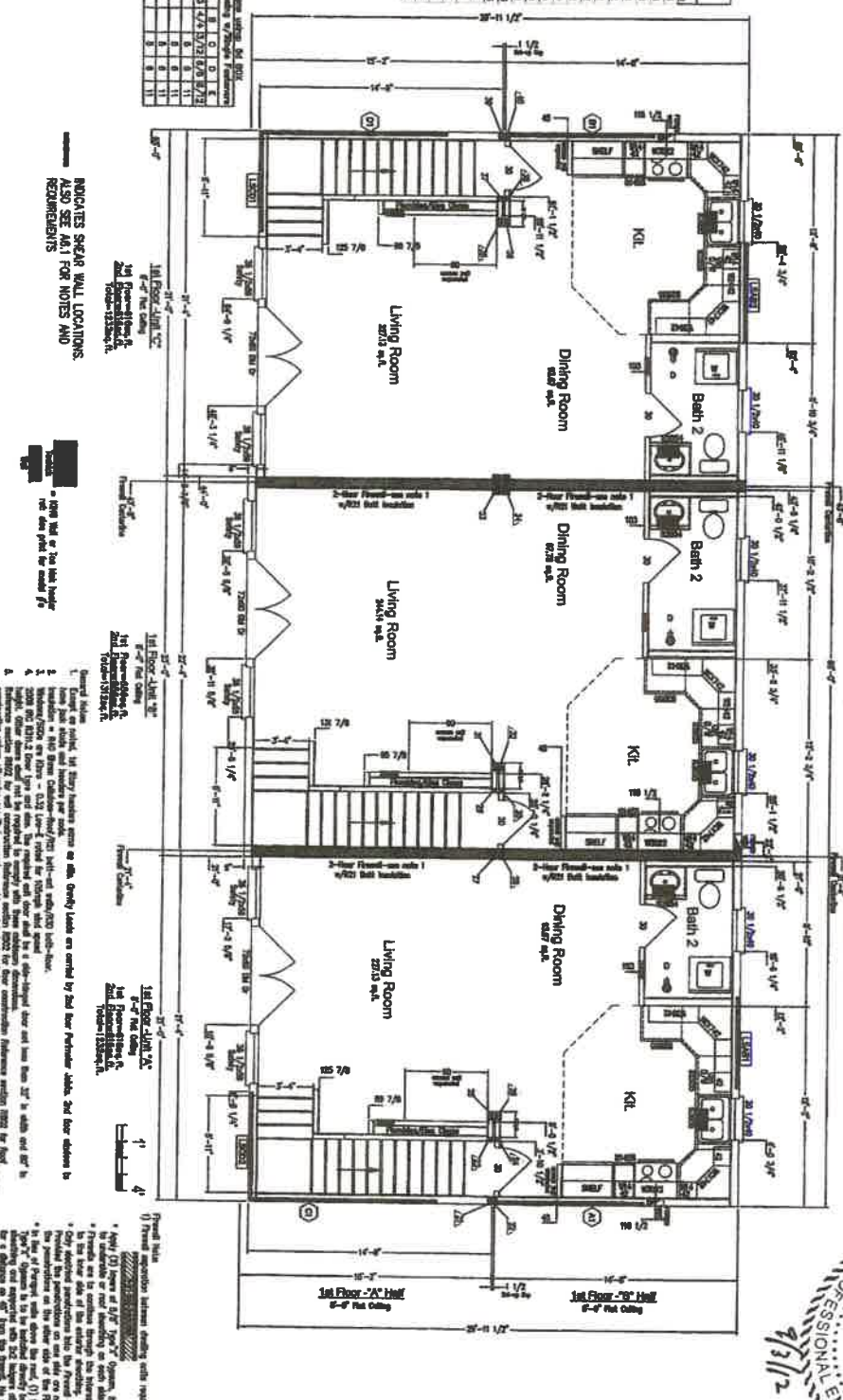
| Member | Seismic Category | Required | Provided | Remarks |
|------------------|------------------|----------|----------|---------|
| Beam to Column | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| Beam to Beam | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| Beam to Wall | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| Column to Column | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| Column to Wall | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| Wall to Wall | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |

C & D Lower Story Shear Wall Requirements

| Wall | Height | Base Shear | Design Shear | Design Moment | Design Axial | Design Axial Ratio |
|------|--------|------------|--------------|---------------|--------------|--------------------|
| W1 | 3.0 | 100 | 100 | 100 | 100 | 0.1 |
| W2 | 3.0 | 100 | 100 | 100 | 100 | 0.1 |
| W3 | 3.0 | 100 | 100 | 100 | 100 | 0.1 |
| W4 | 3.0 | 100 | 100 | 100 | 100 | 0.1 |

Columns in Storey

| Column | Seismic Category | Required | Provided | Remarks |
|--------|------------------|----------|----------|---------|
| C1 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C2 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C3 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C4 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C5 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C6 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C7 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C8 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C9 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C10 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C11 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C12 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C13 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C14 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C15 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C16 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C17 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C18 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C19 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C20 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C21 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C22 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C23 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C24 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C25 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C26 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C27 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C28 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C29 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C30 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C31 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C32 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C33 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C34 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C35 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C36 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C37 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C38 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C39 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |
| C40 | DO, D1, D2, E | 18 kN/m | 18 kN/m | 18 kN/m |



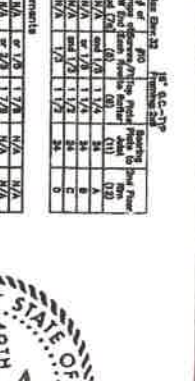
INDICATES SHEAR WALL LOCATIONS. ALSO SEE A.1 FOR NOTES AND REQUIREMENTS.

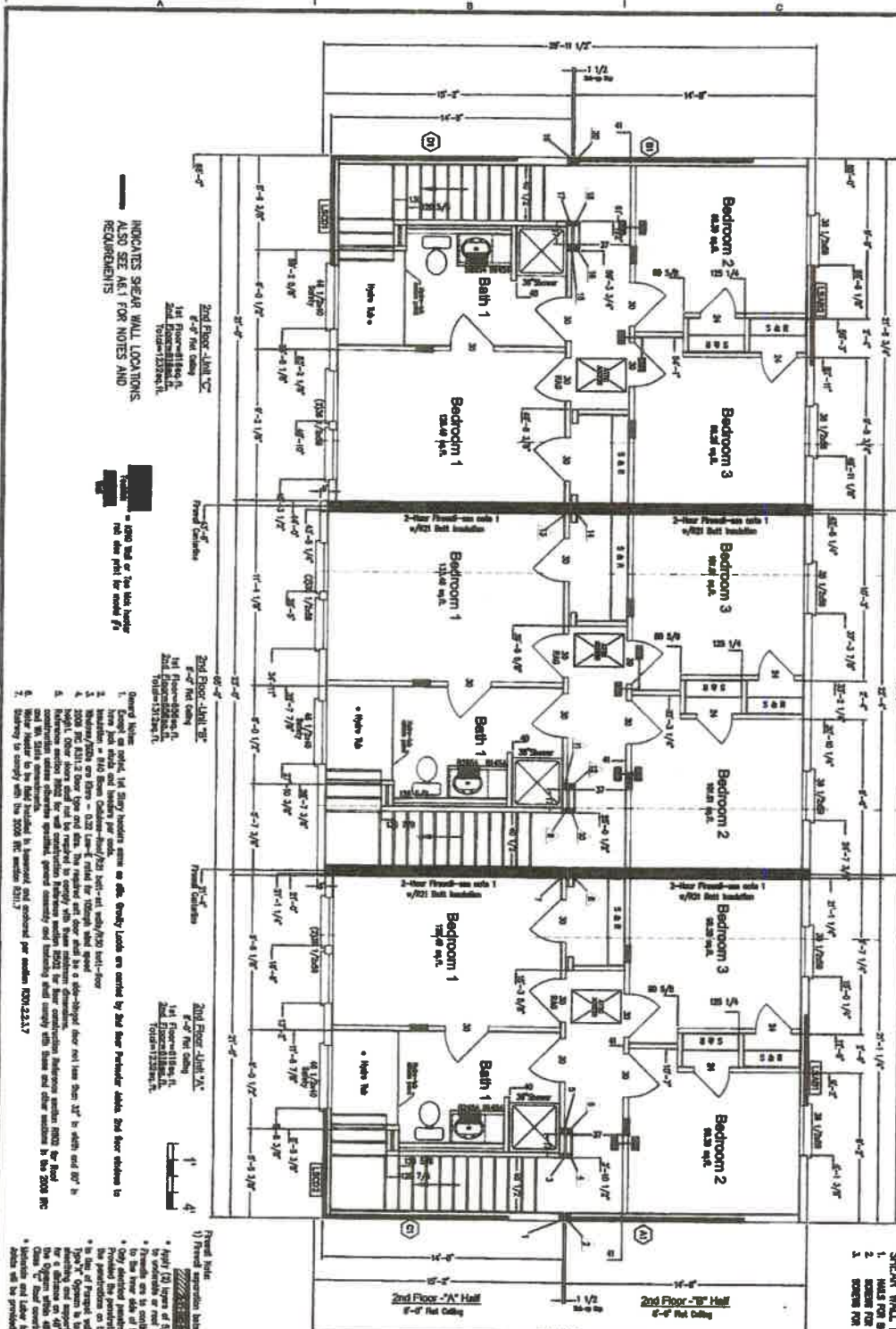
18" Floor - "A" Wall 6'-0" Flat Ceiling

18" Floor - "B" Wall 6'-0" Flat Ceiling

3

| Design | Check | Date |
|--------|-------|------|
| | | |
| | | |





INDICATES SHEAR WALL LOCATIONS
ALSO SEE A-1 FOR NOTES AND
REQUIREMENTS

INDICATES SHEAR WALL LOCATIONS
ALSO SEE A-1 FOR NOTES AND
REQUIREMENTS

INDICATES SHEAR WALL LOCATIONS
ALSO SEE A-1 FOR NOTES AND
REQUIREMENTS

- General Notes:
1. Check all notes, all story numbers from all other sheets are noted by 2nd floor framewall notes. 2nd floor columns to be installed in 2nd floor columns.
 2. Insulation - 1/2" Rigid Foam Insulation (R-5) on exterior walls.
 3. Windows/Doors on 2nd floor - 0.32 U-value - rated for 2000 psi and 2" air gap.
 4. 2000 PSI FLL-12 floor joist and deck. The joist and deck shall be a 2x8 joist and 1/2" thick and 12" in width and 12" in depth.
 5. All exterior walls shall be finished with 5/8" concrete block.
 6. All exterior walls shall be finished with 5/8" concrete block.
 7. All exterior walls shall be finished with 5/8" concrete block.
 8. All exterior walls shall be finished with 5/8" concrete block.

2nd Floor - Unit "A"

2nd Floor - Unit "B"

2nd Floor - Unit "C"

2nd Floor - "A" Hall

2nd Floor - "B" Hall

2nd Floor - "A" Hall

2nd Floor - "B" Hall

A & B Upper Story Shear Wall Requirements

| Member | Length (ft) | Area (sq ft) | Volume (cu ft) | Weight (k) | Seismic Weight (k) | Seismic Coefficient | Seismic Force (k) | Seismic Moment (k-ft) |
|--------|-------------|--------------|----------------|------------|--------------------|---------------------|-------------------|-----------------------|
| SW-1 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-2 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-3 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-4 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-5 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-6 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-7 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-8 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-9 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| SW-10 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |

SEAL WALL NOTES:

1. WALLS FOR SECTIONS (A) AND (B) SHALL BE FINISHED WITH 5/8" CONCRETE BLOCK.
2. WALLS FOR SECTION (C) SHALL BE FINISHED WITH 5/8" CONCRETE BLOCK.
3. WALLS FOR SECTION (D) SHALL BE FINISHED WITH 5/8" CONCRETE BLOCK.

COLUMNS 2ND STORY

| Column | Length (ft) | Area (sq ft) | Volume (cu ft) | Weight (k) | Seismic Weight (k) | Seismic Coefficient | Seismic Force (k) | Seismic Moment (k-ft) |
|--------|-------------|--------------|----------------|------------|--------------------|---------------------|-------------------|-----------------------|
| C-1 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-2 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-3 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-4 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-5 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-6 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-7 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-8 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-9 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |
| C-10 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.1 | 1.0 | 10.0 |

PROFESSIONAL ENGINEER

STATE OF ALASKA

Travis Andri

CE 10805

9/3/12

FLOOR PLAN 2ND STORY

3 UNIT TOWNHOUSE

MOORE: 200820

157 STREET

DOUGLAS AK

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CONSTITUTION DEVELOPMENT

157 STREET DOUGLAS AK

MOORE: 200820

FLOOR PLAN 2ND STORY

3 UNIT TOWNHOUSE



Sheet Reference Number

Corner Fastening Detail
3 UNIT TOWNHOUSE
 MODEL: S06855W
 1511 STREET
 DOUGLAS AK
 99942

CONSTELLATION DEVELOPMENT



| | | |
|------------------|-------------|-------------|
| Designed By: PHN | Date: | PM: |
| Drawn By: | Checked By: | Scale: |
| Reviewed By: | Clear: | File: |
| Approved By: | Plot Date: | Plot Scale: |

| REVISION LOG | VERSION DATE |
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