

**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: Chair Jessica Earnshaw called the meeting to order at 6:00 PM.

ROLL CALL

Physically Present

Billie Jo Gehring
Doanh Tran
Jessica Earnshaw
Vicki Williams
Lottie Roll

Staff Present

Anthony Grande, Planning Director
Thomas Roufos, Associate Planner

REVISIONS TO THE AGENDA: Chair Earnshaw asked if there is any revision to the agenda. Mr. Grande stated that he would recommend removing Resolution 2016-08 from Public Hearing and New Business. Mr. Grande also, stated that the staff is working on getting more details for Resolution 2016-08. Chair Earnshaw asked if there is any further revision to the agenda. Hearing none, Chair Earnshaw approved the agenda as amended.

APPEARANCE REQUESTS: None

ANNOUNCEMENTS: Mr. Grande explained in detail the rules of Public Hearing. Chair Earnshaw announced that on Saturday, May 21, 2016 Graduation at 7:00 PM, at Unalaska High School.

MINUTES: Planning Commission & Platting Board, April 21, 2016. Chair Earnshaw asked for a motion to approve the minutes from April 21, 2016 meeting. Commissioner Tran called for a motion to approve the minutes from April 21, 2016 meeting. Commissioner Williams seconded the motion. Chair Earnshaw asked if there were any further discussion on the minutes. Hearing none, Chair Earnshaw declared the minutes from April 21, 2016 approved without objection.

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

Chair Earnshaw asked if any member of the public would like to testify. Hearing none, Chair Earnshaw opened the public hearing for Resolution 2016-09.

2. **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

Chair Earnshaw asked if any member of the public would like to testify. Member of the public, Mr. Waldron explained site plan, building plan & parking plan in detail to the commissioners. Mr. Waldron asked if any member

of the commission had any question. Mr. Grande responded that the commissioners will be able to ask question to the applicant under new business item.

Chair Earnshaw asked if there is any further public testimony for Resolution 2016-09. Hearing none, Chair Earnshaw closed public hearing for Resolution 2016-07 & Resolution 2016-09

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

Chair Earnshaw asked if there are any ex parte comments or conflict of interest by commissioners. Hearing None, Chair Earnshaw called for staff presentation. Mr. Grande explained that this conditional use permit is a request to move two residential units from the airport property to the left on Tundra Drive which is the State of Alaska airport property. Mr. Grande also, stated that as per the applicant purpose of this conditional use is that the FAA would like trailers to be further away from the runway.

Mr. Grande stated that there are no conflicts from the neighboring land use also there is no traffic issue on Tundra Drive. Mr. Grande stated that only regular conditions need to be follow and there is no extra condition for this Resolution and recommends approval of Resolution 2016-07.

Chair Earnshaw thanked Mr. Grande for the presentation. Chair Earnshaw asked the Commissioners if they had any question for Staff. Commissioner Gehring asked how they are going to run the utility at new site. Mr. Grande responded that utility are going to come through the airport property from what he discussed with the Public Utility Department. Chair Earnshaw asked the Commissioners if they had any further questions for the staff. Commissioner Roll asked is there any fence between the airport and the property Mr. Grande responded that there is a fence behind the buildings.

Chair Earnshaw asked the commissioners if they had any further questions for the staff. Hearing none, Chair Earnshaw asked if there is any further public testimony, Hearing none.

Chair Earnshaw asked for a motion to approve Resolution 2016-07. Commissioner Williams made a motion to approve 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. Commissioner Tran seconded.

Chair Earnshaw asked if there is any further Commissioners discussion, Hearing none. Chair Earnshaw call for a vote to approve the Resolution 2016-07. The vote was unanimous (5-0), and the Resolution 2016-07 was approved.

2. **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

Chair Earnshaw asked if there are any ex parte comments or conflict of interest by commissioners. Commissioner Tran stated that she did have conflict of interest. Chair Earnshaw allowed Commissioner Tran to step down and be member of the public.

Chair Earnshaw called for staff presentation. Mr. Grande explained that the applicant is requesting to replace the structure with a new similar size structure which will be a triplex. The building will have three units and it will be two stories tall with a garage space on the first floor. The property is zoned single family/duplex residential which allows maximum of two residential units. So, the applicant is requesting to allow one additional unit.

Mr. Grande stated that as per the land use plan Chernofski Drive area is listed as single family/duplex. Also, stated that this area has buildings that are above single family duplex. Mr. Grande stated that last year the Planning Commission and City Council member's agreed that multi-family housing should increase in this neighborhood and that supports this request. Also, stated that development in this area is slow. So, this request will be a good opportunity to increase more housing in the area.

Mr. Grande stated that this request does not conflict with Comprehensive plan. Mr. Grande explained all the required conditions in detail and recommends approval of Resolution 2016-09. Chair Earnshaw Thanked Mr. Grande for the presentation.

Chair Earnshaw asked the Commissioners if they had any question for Staff. Commissioner Gehring asked that with previous Conditional Use Permit for triplex had requirement to install the water meter and a back flow preventer should that be in this request. Mr. Grande responded that he discussed it with the water department and he didn't hear that it is required. Commissioner Gehring stated that having water meter requirement in the conditions should be discuss before approving the permit for consistency. Mr. Grande responded that in the previous Conditional Use Permit the back flow preventer was required to be installed but installing a water meter is not the requirement.

Chair Earnshaw asked the Commissioners if they had any further question for Staff. Haring none, Chair Earnshaw stated that condition No. 5 installing back flow preventer should be added in the Resolution 2016-09.

Chair Earnshaw asked for applicant presentation. Ms. Doanh stated that she would like to see the previous conditions that are similar to this request before adding in the resolution and thanked Planning Commissioners for considering the request. Mr. Waldron stated that they are planning on installing water meter and back flow preventer. Chair Earnshaw thanked Mr. Waldron.

Chair Earnshaw asked the commissioners if they had any question for the applicant. Hearing none, Mr. Grande stated that the building permit application was applied before the conditional use application. So, the water meter and the back flow preventer were discussed previously with the water department and therefore it was not discussed with Mr. Grande. Chair Earnshaw asked if No. 5 installing water meter and back flow preventer should be add in the conditions. Mr. Grande responded that it should be added for consistency.

Chair Earnshaw asked the commissioners if they had any further discussion. Commissioner Williams stated that the reason to add on paper is anyone can track in future.

Chair Earnshaw called for a motion to approve the Resolution with amendment to Condition No. 5, requiring water meter and back flow preventer. Commissioner Gehring made a motion to approve Resolution 2016-09 with amended condition #5 stating "The applicant will be required to install a backflow preventer and a water meter." Commissioner Roll seconded with the amendment. There being no further discussion, Chair Earnshaw called for a vote to approve the Resolution 2016-09 as amended, and the vote was unanimous (4-0), and the motion was carried and approved as amended.

WORKSESSION

No Items

ADJOURNMENT: Chair Earnshaw adjourned the meeting at 6:40 PM.

PASSED AND APPROVED THIS 21st DAY OF JULY, 2016 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.



Jessica Earnshaw
Commission Chair

7/21/2016
Date



Anthony Grande, AICP
Secretary of the Commission

7-21-16
Date

Prepared by Ruchi Patel and Anthony Grande, Planning Department