

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

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1. CALL TO ORDER AND ROLL CALL
2. REVISIONS TO THE AGENDA
3. APPEARANCE REQUESTS
4. ANNOUNCEMENTS
5. MINUTES:
  - Planning Commission & Platting Board, March 26, 2015

PUBLIC HEARING ACTION ITEMS

6. **RESOLUTION 2015-10:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A BEHAVIORAL HEALTH AND WELLNESS CLINIC ON LOT 2, BLOCK 4, ILULAQ SUBDIVISION, LOCATED AT 529 BIORKA DRIVE
7. **RESOLUTION 2015-11:** A RESOLUTION APPROVING PRELIMINARY PLAT OF ECHEVARRIA SUBDIVISION, A REPLAT OF LOT 2, BAKER SUBDIVISION, LOCATED AT 285 RAVEN WAY
8. **RESOLUTION 2015-12:** A RESOLUTION RECOMMENDING APPROVAL OF A DRAFT CITY COUNCIL ORDINANCE 2015-07 AMENDING UNALASKA MUNICIPAL CODE SECTION 8.04.060 TO CHANGE THE REGULAR MEETING TIME FROM 7:00PM TO 6:00PM

REGULAR MEETING

*No Items*

WORKSESSION

*No Items*

OTHER BUSINESS

*No Items*

9. 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, MARCH 26, 2015  
CITY COUNCIL CHAMBERS, CITY HALL  
7:00 P.M.**

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

**Roll Call:**

*Commissioners present:*

Doanh Tran  
Vicki Williams  
Jessica Earnshaw  
Lottie Roll

**Staff Present:**

Erin Reinders, Planning Director  
Anthony Grande, Planning Administrator

- 2. REVISIONS TO THE AGENDA:** *None*
- 3. APPEARANCE REQUESTS:** There were no appearance requests. Planning Director Reinders used this time to introduce Don Moore, the Interim City Manager, to the commission. Don Moore introduced himself and let everyone know that he is available to answer questions if needed. Mr. Moore will be helping the City out with operational matters until a new City Manager is appointed.
- 4. ANNOUNCEMENTS:** Jessica Earnshaw congratulated the boys' basketball team on their 3<sup>rd</sup> place finish at the State 2A Basketball Tournament.

Ms. Reinders went over the commission schedule for the next several months. The April meeting is scheduled for April 16<sup>th</sup> and the May meeting will be held one week early on May 14<sup>th</sup>. Ms. Reinders also mentioned that it was a possibility for the meetings to be held at 6pm rather than 7pm if all members agreed. Commission members unanimously concurred with the earlier starting time. Ms. Reinders will work on an ordinance to officially change the time. The six o'clock start time will start with the April 16<sup>th</sup> meeting.

Chair Tran announced that the World War II Museum was showing a movie on the kayakers that came through Unalaska. She urged everyone to try to make it after tonight's meeting.

- 5. MINUTES:** *Planning Commission & Platting Board, February 26, 2015.* Chair Tran called for a motion to approve the minutes from the February 26, 2015 meeting. Jessica Earnshaw made a motion, Vicki Williams seconded the motion. Chair Tran asked if there were any further discussions on the minutes. There being no comments, Chair Tran called for a vote, which was unanimous (4-0). The minutes for the February 26, 2015 meeting were adopted.

## **PUBLIC HEARING ACTION ITEMS:**

**6. Resolution 2015-08:** *A resolution approving a conditional use permit for a professional office on Lot 17, Cape Cheerful Subdivision, P-89-11, located at 51 Driftwood Way.*

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

Anthony Grande informed the commission that the Qawalangin Tribe has to vacate their current building by March 31<sup>st</sup>. This move to the address at 51 Driftwood Way was proposed as a temporary move until a new office can be located. If issued, the conditional use permit would not be temporary and would allow the building to be used as a professional office permanently if the applicant decided to stay in the building. The property is zoned High Density Residential. Professional offices are listed as a conditional use. Staff has found that this request meets the three tests of code.

- This conditional use permit will provide additional office space for businesses and non-profit organizations.
- A professional office would fit with the neighborhood character. A condition was written into the resolution that invalidates the conditional use permit if there are any changes to the site layout. If the footprint of the property is changed, the conditional use permit would have to be looked at again.
- Granting this conditional use permit will not have a negative impact on the area. The building is large enough to hold an office and parking is ample.

Staff is recommending approval of Resolution 2015-08 with the one condition listed.

Chair Tran asked the commissioners if they had any questions. Commissioner Earnshaw asked if minor changes could be made to the building without affecting the conditional use permit. Mr. Grande explained that small changes to the building would be allowed, the condition focuses more on the site layout and footprint of the building.

Chair Tran asked if there was any ex parte communication or conflicts of interest with the commissioners. Chair Tran stated that she didn't directly have a financial interest but that she does work for the Qawalangin Tribe. Chair Tran also added that this office building is the Qawalangin Tribe's only option at this point. Lottie Roll stated that she is a member of the Qawalangin Tribe but she did not believe there was any conflict of interest.

Chair Tran asked commissioners if they had any questions for the applicant or for the public. Denise Rankin with the Ounalashka Corporation, the applicant and property owner, was present in the audience and available to answer any questions. There being no questions, Chair Tran closed the public hearing.

Chair Tran called for a motion to approve Resolution 2015-08. Commissioner Earnshaw moved to approve Resolution 2015-08. Ms. Williams seconded. There being no further comments or questions from the commissioners, Chair Tran called for a vote to approve Resolution 2015-08. The vote was unanimous (4-0) and the motion was carried and adopted.

**7. Resolution 2015-09:** *A resolution approving a variance for a front yard reduction from 20 feet to 10 feet and a rear yard reduction from 20 feet to 13 feet to allow for a house and garage on Lot 11A, Block 5, Haystack Hill Subdivision, P-91-14, located at 364 Trapper Drive.*

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

Mr. Grande reported that this variance request was for both a front and rear yard reduction. The proposal is to put a garage and a house on the western portion of the lot. While the lot is very large, there are topography issues that impede development. There are cliffs and rocks that affect the proposed buildings' orientation which is the reason the applicant is requesting a variance. Mr. Grande stated that all four tests of code are met.

- Granting the variance would alleviate a hardship on the owner. If all 16,000 square feet of the lot were flat, the proposed house and garage could be easily built without the need for a variance. The terrain does not allow the property owner to meet the required setbacks.
- The property is a sufficient size for the project but the terrain interferes.
- There is no anticipated negative impact on community or surrounding properties. Staff did include one condition for this resolution that the owner needs to keep the right-of-way clear and unobstructed. Staff had originally included the sentence that the building permit cannot be issued until right-of-way obstructions are cleared. After speaking with the City Engineer, they feel like they can remove that sentence from the resolution.
- Granting this variance does not conflict with the goals of the Comprehensive Plan. It supports the goals by adding more housing to the community.

Staff recommended approval of Resolution 2015-09 supporting the variance request.

Chair Tran asked the commissioners if there were any questions for staff. Jessica Earnshaw did not have a question but wanted to let everyone know that her significant other was Glenn Olson, with Northern Mechanical, and was named in the letter from the applicant. Mr. Grande added that this piece of property was in the Infill Development Analysis.

Chair Tran asked the commissioners if there were any questions for the applicant. Daneen Looby, the applicant, was in attendance in case any questions arose. There being no questions, Chair Tran closed the public hearing.

Chair Tran called for a motion. Commissioner Earnshaw moved to approve Resolution 2015-09 with the change to remove the last sentence of the condition. Ms. Williams seconded. There being no further comments or questions from the commissioners, Chair Tran called for a vote to approve Resolution 2015-09 as amended. The vote was unanimous (4-0) and the motion was carried and adopted.

**REGULAR MEETING:** *None*

**WORK SESSION:** *None*

**OTHER BUSINESS:** Chair Tran asked for clarification on the start time for the commission meetings. Erin Reinders answered that staff would work on an ordinance to make the time change official. The April 16<sup>th</sup> meeting will start at 6pm, as agreed.

Commissioner Earnshaw asked if the commission could get an update on the nuisance ordinance. Ms. Reinders informed the commission that the City had been working closely with the city attorney to draft a new ordinance that would give the City the added tool of a citation/ticket to help with follow up. The new ordinance will also streamline the process. Currently, Ms. Reinders is working on updating the existing internal policies to include the use of this new tool. Ms. Reinders is hoping to present the updated policy to City Council in April or May.

**8. ADJOURNMENT:** Chair Tran adjourned the meeting at 7:32 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



Item 6:

ALEUTIAN PRIBILOF ISLANDS ASSOC.

(APIA)

CONDITIONAL USE REQUEST

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

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A BEHAVIORAL  
HEALTH AND WELLNESS CLINIC ON LOT 2, BLOCK 4, ILULAQ SUBDIVISION,  
LOCATED AT 529 BIORKA DRIVE**

Project Information	
<b>Land Owner</b>	Craig Booth
<b>Applicant</b>	Aleutian Pribilof Islands Association
<b>Location</b>	529 Biorka Drive
<b>Property Identification</b>	04-03-403
<b>Application Type</b>	Conditional Use Permit
<b>Project Description</b>	APIA plans to move its behavioral health and wellness clinic from its old location downtown to this new location and include a housing component for visiting staff members.
<b>Zoning</b>	Single-Family/Duplex Residential
<b>Exhibits</b>	Draft Resolution 2015-10, Conditional Use Permit Application and Supplemental Letter, Photo of proposed location, Photo of existing 21 square foot sign, Location Map
<b>Staff Recommendation</b>	Approval of Resolution 2015-10 with associated conditions

**PLAN GUIDANCE**

1. The Unalaska Comprehensive Plan 2020: Economic Development Chapter identifies secondary actions as attracting professional service providers and expanding service offerings. It mentions an increasing need for “medical, behavioral health ... services.” According to the plan, efforts should be made to ensure the adequate provision of these services.
2. The Unalaska Comprehensive Plan 2020: Health and Well-Being Chapter identifies a secondary action as ensuring Unalaska remains safe for families, which includes continuation and expansion of services provided by Unalaska’s health-related organizations.
3. The Unalaska Comprehensive Plan 2020: Land Use Chapter identifies a needed action as eliminating land use conflicts through policies and implementation strategies by the Planning Commission.

**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), this district allows for a list of conditional uses including schools, churches, bed and breakfasts, and boarding houses, further stating that all other uses not listed may be permitted as conditional uses if approved by 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. Aleutian Pribilof Islands Association (APIA) is currently in the process of finding a new location for its behavioral health and wellness clinic, which was previously located at the downtown office on West Broadway. The behavioral health and wellness clinic is temporarily located in the Intersea Mall.
2. The house under consideration in this permit request was identified by APIA because it is an appropriate size and design for the function of the clinic, and also has the ability to host on-site health care providers by keeping a small component of the house reserved for residential use. A conditional use permit is required because the zoning is Single-Family/Duplex Residential. Although the proposed use is not listed as a conditional use, it is not a more intense use than what is listed in the code, meaning the Planning Commission has the discretion to approve the use.
3. The proposal does not involve changing the outside appearance of the house, aside from adding a ramp for handicap accessibility, which is required for APIA to remain eligible for grants, and this is stated in Condition #3 in the draft resolution. Along with limiting the possibility for signage, this will prevent the proposed use from causing a significant change in the character of the neighborhood.
4. The parking requirement is five spaces, based on the zoning code. Condition #2 of the draft resolution states that a parking plan will be submitted to the Planning Department before the conditional use permit is issued and that the five spaces will be maintained in a usable condition into the future.
5. Fire marshal approval is required for this proposed use, which is stated in Condition #1. The Planning Department will withhold issuing the conditional use permit until proof of such approval is received.
6. See the letter (included in this packet) for details of the operation of the APIA behavioral health and wellness clinic. It is not anticipated that there will be any negative impacts on the surrounding area. The previous clinic at the downtown location was surrounded by single-family homes without causing any negative impacts to the neighbors, and this new location will be essentially the same function with the added component of health care providers living on-site. Conditions #4 and #5 were added to the draft resolution to protect the surrounding area from any impacts. The clinic will only function during the daytime. There will be no late night or overnight treatment of patients, and the one residential unit is reserved for professionals and APIA employees. With the conditions listed, there are no expected land use conflicts with neighboring properties or negative impacts on the community.

**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 conditional use furthers the objectives of the Comprehensive Plan by satisfying objectives of the Economic Development and Health and Well-Being Chapters, encouraging professional service providers and health-service offerings in the community. The first test is met.
2. The proposed conditional use is compatible with the surrounding land uses and neighborhood character, as there will be no extensive alterations to the appearance of the building or significant increase in traffic or other negative effects on the surrounding properties. Conditions #2 through #5 all are designed for the proposal to meet this test. The second test is met.
3. The proposed conditional use will not have a permanent negative impact substantially greater than anticipated from permitted development within the district. With Conditions #2 through #5, the impact on the surrounding area will not be substantially greater than anticipated from single-family or duplex housing, which is permitted in this district. The third test is met.

**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 2015-10.

**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2015-10**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A BEHAVIORAL HEALTH AND WELLNESS CLINIC ON LOT 2, BLOCK 4, ILULAQ SUBDIVISION, LOCATED AT 529 BIORKA DRIVE**

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

**WHEREAS**, the applicant, Aleutian Pribilof Islands Association, has been authorized to submit this conditional use request by the owner, Craig Booth, of Lot 2, Block 4, Ilulaq Subdivision, P-79-03, Aleutian Islands Recording District (04-03-403); and

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

**WHEREAS**, UCO §8.12.040(D)(7) states that all uses may be permitted as conditional uses in this district upon approval of the Planning Commission; and

**WHEREAS**, the applicant has submitted a conditional use permit application to allow the use of a behavioral health and wellness clinic on 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 professional office space furthers the economic development goals of the Unalaska Comprehensive Plan 2020, and the promotion of quality health care furthers the health and well-being goals of the plan; and

**WHEREAS**, the City of Unalaska Planning Commission held a public hearing on April 16, 2015 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 the conditional use permit for a behavioral health and wellness clinic on Lot 2, Block 4, Ilulaq Subdivision, at 529 Biorka Drive with the following conditions of approval:

1. Prior to issuance of the conditional use permit, the applicant must submit proof that the Alaska State Fire Marshal has reviewed and approved the proposed building and use.

2. Prior to issuance of the conditional use permit, the applicant must submit a parking plan, approved by the Planning Director, which accurately displays the required five parking spaces on the property and verifies that the topography is reasonable for the use of the parking spaces. The parking indicated on the plan must be maintained on the property for the duration of the use.
3. There will be no change in the outside of the building or premises, aside from modifications for handicap accessibility, nor shall there be other visible evidence of the conduct of a behavioral health clinic, other than one sign not exceeding 21 square feet, non-illuminated, and mounted flat against the building.
4. Hours of operation are limited to 8:00AM to 6:00PM.
5. No more than one residential unit is allowed, and it shall be reserved for APIA employees or contracted professionals related to the operation of the behavioral health and wellness clinic.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

\_\_\_\_\_  
Doanh Tran  
Chair

\_\_\_\_\_  
Erin Reinders, AICP  
Recording Secretary

Received 03-17-15  
4:35 KT



# 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](mailto:planning@ci.unalaska.ak.us)  
Website: [www.ci.unalaska.ak.us](http://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)

APIA is requesting to use 529 Biorka Drive as our Behavioral Health Clinic and lodging for itinerant p

Current Zone Designation: Residential Proposed Zone Designation(s) (if applicable): \_\_\_\_\_

Current Land Use(s): \_\_\_\_\_ Proposed Land Use(s) (if changing): \_\_\_\_\_

Property Owner: Craig Booth

Property Owner Address: \_\_\_\_\_

Street Address of Property: 529 Biorka Drive

Applicant's Name: Dimitri Philemonof

Mailing Address: 1131 E. International Airport Rd. Anchorage, AK 99518

Email: dimitrip@apiai.org Day Time Phone: 907-276-2700 Message Phone: 907-276-2700

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.: 04-03-403 Lot : 2 Block: 4 Tract: \_\_\_\_\_

Subdivision: Iluluaq Subdivision 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.

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**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

3/16/2015  
Date

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



Aleutian Pribilof Islands Association, Inc. is requesting to use the property at 529 Biorka Drive as our Oonalaska Wellness Clinic as well lodging for itinerant providers. Below is our narrative as to why we feel that a conditional use variance is merited based on (8.12.200) of the City Code.

1. Furthers the goals and objectives of the Comprehensive Development Plan;

Aleutian Pribilof Islands Association, Inc.'s (APIA) is a non-profit association. APIA's mission includes assisting to meet the health, safety, and well-being needs of each Unangan/Unangas community. APIA's Oonalaska Wellness Clinic's goals align with a number of the City of Unalaska's Primary and Secondary Community Priorities as outlined in the Comprehensive Development Plan including working to become a drug-free community. The Oonalaska Wellness Clinic offers services such as substance abuse assessments, treatment, outreach and education. Furthermore, one of the priorities noted in the Comprehensive Development Plan is focused on Health & Well-Being. The Oonalaska Wellness Clinic strives to provide outreach services to Elders, youth, and community members around vital strategies to improve and maintain well-being. Moreover, our qualified staff provide essential services to facilitate optimal functioning for individuals. APIA anticipates growth of behavioral health and community wellness services in Unalaska. Securing a comfortable work environment will assist in retention and recruitment of behavioral health care professionals and ensure that community members receive the services they need.

2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and

APIA's Oonalaska Wellness Clinic office hours are Monday through Friday 8 am to 4:30 pm. The first weekend of each month we offer an Alcohol and Drug Information School (average attendees is around five people). On occasion a clinician will see a client starting at 4:30 pm. Thus, they would be completed with the work day no later than 6 pm.

Regarding the outside of the building, a ramp will be added to the front entry to allow for handicap accessibility. Currently the front of the house has a gravel pad. We plan to leave the gravel there to be used for parking spaces. We currently have three staff member (two Licensed Professional Counselors and one Community Wellness Advocate). Providers could be seeing clients at the same time. Therefore, there could be up to six vehicles parked at the property during the work day, but generally there would only be 3-4.

Moreover, APIA plans to use this property for lodging when itinerant providers are in Unalaska. When providers are in town they will work at APIA's Health Clinic or Oonalaska Wellness Clinic during business hours and then reside at the property.

3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

Oonalaska Wellness Clinic strives to work towards wellness with the community. The Oonalaska Wellness Clinic will not generate noise pollution. We do not plan on making any structural or exterior modifications to the building and will ensure that the exterior grounds are well kept. We plan on being good neighbors to the others in the areas. There may be a slight increase in traffic flow. However, the increase in traffic will take place during business hours and will have a negligible impact on the local flow of traffic.



**Proposed location of conditional use**



**Existing 21-square-foot sign**



# 529 Biorka Drive



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.



Item 7:

ECHEVARRIA SUBDIVISION

PRELIMINARY PLAT

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

**A RESOLUTION APPROVING PRELIMINARY PLAT OF ECHEVARRIA SUBDIVISION, A  
 REPLAT OF LOT 2, BAKER SUBDIVISION, LOCATED AT 285 RAVEN WAY**

<b>Project Information</b>	
<b>Land Owner</b>	Joey & Tricia Echevarria
<b>Applicant</b>	Joey Echevarria
<b>Location</b>	285 Raven Way
<b>Property Identification</b>	04-09-228
<b>Application Type</b>	Preliminary Plat
<b>Project Description</b>	The proposal is to split one existing lot into two lots.
<b>Zoning</b>	Single-Family/Duplex Residential
<b>Exhibits</b>	Draft Resolution 2015-11, Preliminary Plat of Echevarria Subdivision, Planning Commission Resolution 2015-07, Parent Plat 2005-18, and Location Map
<b>Staff Recommendation</b>	Approval with Conditions as identified in Resolution 2015-11

**BACKGROUND**

The landowner/applicant has applied to subdivide one existing lot into two lots. The proposed Lot 1 would contain the existing house, while Lot 2 in the proposed plat is vacant. In February of 2015, the applicant applied for a variance to allow a new lot to be created without direct access to the right-of-way, which was approved by this commission, giving the applicant the opportunity to propose this plat.

The plat is not an approval of development or construction, which is made clear in Condition #5, but the plat simply approves the subdivision of property. In order to approve a plat, the Platting Board must see that it conforms to the standards outlined in UCO 8.08.090 and 8.08.100, Subdivision Design Standards and Subdivision Improvements. Planning Staff has reviewed the plat and found that the conditions listed in the draft resolution are necessary to find the plat in compliance with these standards.

Conditions #1 and #2 relate to the need for utilities serving the properties, which is the responsibility of the applicant. Condition #3 requires the access easement to extend along the new property line in order to guarantee access to both properties. Condition #4 simply adds a purpose statement to the plat. Condition #6 adds a note stating the zoning requirements. This includes a sentence limiting each lot to one residential unit, as the applicant stated was his intention at the last public hearing for the variance. This will limit the congestion on the lot and the overuse of the access easement. Condition #7 notes that the containers on Lot 2 have been located there without a building permit, as required, and are within the current setback requirement. Staff will not enforce this through the platting action, but if a building permit is obtained for a new house on Lot 2, the containers will have to be made to comply with the zoning at that time. Conditions #8 and #9 are standards for every plat, stating that the surveyor will submit electronic documents to the Planning Department at the final plat.

With these conditions in the resolution, staff finds that the proposed plat meets the standards.

**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 Echevarria Subdivision, with associated conditions outlined in draft Resolution 2015-11.



**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2015-11**

**A RESOLUTION APPROVING PRELIMINARY PLAT OF ECHEVARRIA SUBDIVISION, A  
REPLAT OF LOT 2, BAKER SUBDIVISION, LOCATED AT 285 RAVEN WAY**

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

**WHEREAS**, Joey & Tricia Echevarria are the owners of Lot 2, Baker Subdivision, P-2005-18, Aleutian Islands Recording District (04-09-228); and

**WHEREAS**, the landowner has submitted a plat application to split the existing lot into two lots; 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 Planning Commission held a public hearing on April 16, 2015 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 Echevarria Subdivision with the following conditions of approval in accordance with the standards outlined in Unalaska Code of Ordinances Chapter 8.08 (Platting and Subdivision):

1. All utility lines serving this subdivision must be shown on the final plat, including relevant mainlines.
2. Utility service lines shall be installed for both lots prior to approval of the final plat, and their locations shall be shown on the final plat. Utility service lines for any lot shall not cross through another lot without a dedicated utility easement.
3. A new 20 foot wide private access/public utilities easement shall be added along the entire boundary between Lots 1 and 2 of this subdivision. Note 5 shall be edited to read, “The access easement shown extending from the existing easement on Lot 1 and 3 of Baker Subdivision and onto Lot 1 and 2 of Echevarria Subdivision is a private access easement. The City of Unalaska will not maintain the access or travelway in this area.”
4. A note shall be added stating, “The purpose of this plat is to subdivide Lot 2, Baker Subdivision into two lots. This new subdivision is made possible because of Variance 2015-03 granted by the Planning Commission via Resolution 2015-07.”
5. The plat shall clearly distinguish between existing and proposed buildings. A note shall be added stating, “The proposed building shown on Lot 2 has not been approved by the City of Unalaska, and this plat does not imply endorsement or approval of the proposed building.”
6. A note shall be added stating, “The subdivision is zoned Single-Family/Duplex Residential at the time of this platting action. Although current zoning regulations allow for two residential dwellings on each lot, in keeping with the intent of the variance request and public comment, Lots 1 and 2 shall be limited to one residential dwelling per lot. Setbacks for Lot 1 are 20 feet in the front/rear and 10 feet on the sides. Setbacks for Lot 2 are 15 feet in the front/rear and 10 feet on the sides. For both lots, the maximum lot coverage is 40% and the maximum height of structures is 35 feet.” The final plat shall show the lines of setback on each lot.

- 7. A note shall be added stating, “The containers on Lot 2 are not considered to be legally nonconforming structures of record. Although this plat is approved with those existing structures shown, the structures themselves are not approved or endorsed. If a building permit application is submitted for any building on Lot 2, it will need to include a building permit for the containers and other existing structures still requiring a permit on the lot. At that time, the containers must be brought into compliance with the zoning code, including setbacks and residential appearance requirements.”
- 8. A closure report shall be submitted.
- 9. Electronic versions of the final 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY THE PLATTING BOARD OF THE CITY OF UNALASKA, ALASKA.

\_\_\_\_\_  
Doanh Tran  
Chair

\_\_\_\_\_  
Erin Reinders  
Secretary





# PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

received  
03/11/15 2:45 PM

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

resubdividing Baker subdivision to Echevarria subdivision

Current Zone Designation: SFD Proposed Zone Designation(s) (if applicable): \_\_\_\_\_

Current Land Use(s): Lot Proposed Land Use(s) (if changing): Single Family

Property Owner: JOSE Echevarria

Property Owner Address: 285 Raven Way

Street Address of Property: Unalaska AK 99685

Applicant's Name: JOSE Echevarria

Mailing Address: PO 920302 Dutch Harbor AK 99692

Email: \_\_\_\_\_ Day Time Phone: 354-3581 Message Phone: 354-6666

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.: 0409228 Lot: 2 Block: 2 Tract: \_\_\_\_\_

Subdivision: Echevarria Baker 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 Echevarria Subdivision

Block(s) 0 Lot (s) 1-2 Tract (s) \_\_\_\_\_ USS \_\_\_\_\_

Containing: \_\_\_\_\_ Acre(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_ Tract(s) \_\_\_\_\_

**SURVEYOR INFORMATION**

Surveyor Name: Segesser surveys - John F Segesser

Firm Name: Segesser surveys

Address: 30485 Rosland St Soldotna AK 99669

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.

Joey Behavanna  
Signature

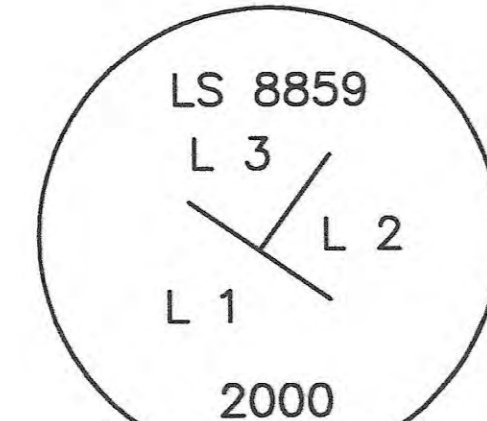
3-11-15  
Date

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



**LEGEND**

- = REBAR FOUND
- = REBAR W/ PLASTIC CAP SET
- ⊕ = PRIMARY MONUMENT FOUND
- ⊗ = PRIMARY MONUMENTS SET
- ( ) RECORD DATUM P-91-14, A.I.R.D.



Typical 2 1/2" Alum. cap monument set



Typical Plastic Cap on set 5/8" Rebar

**NOTES:**

- 1) The Basis of bearing for this survey is N63°49'48"W and is based on the North property line of Lot 2, Block 8 as shown on the plat of Haystack Hill Subdivision, Plat No. 91-14, and filed in the Aleutian Islands Recording District.
- 2) As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
- 3) No Alaska Department of Environmental Conservation approval is required for this plat.
- 4) Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.
- 5) The access easement shown from Raven Way into Lot 2 is a private access easement. The City of Unalaska will not maintain the access or travelway in this area.

**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.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIR OF THE PLATING BOARD

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
FOR \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
FOR \_\_\_\_\_

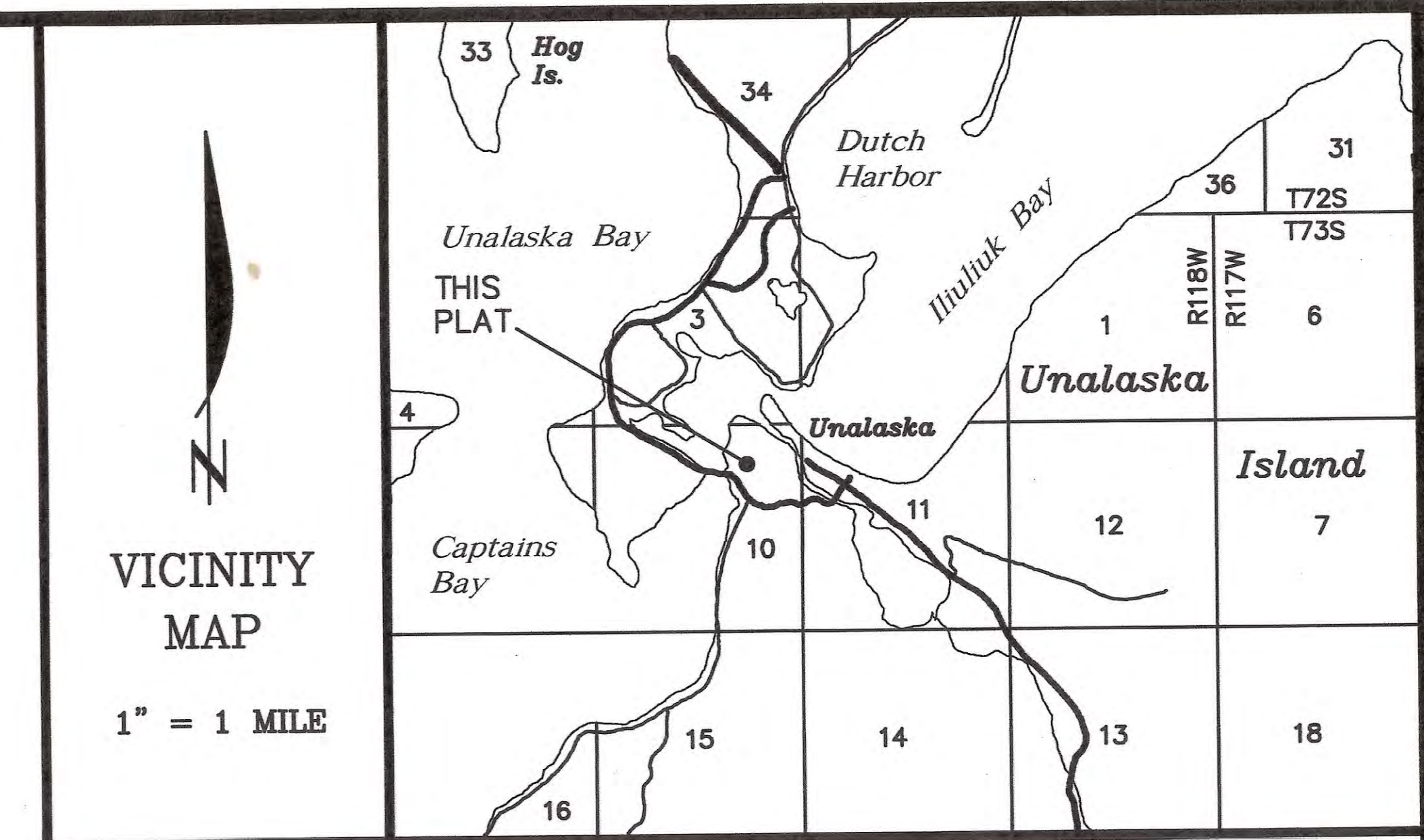
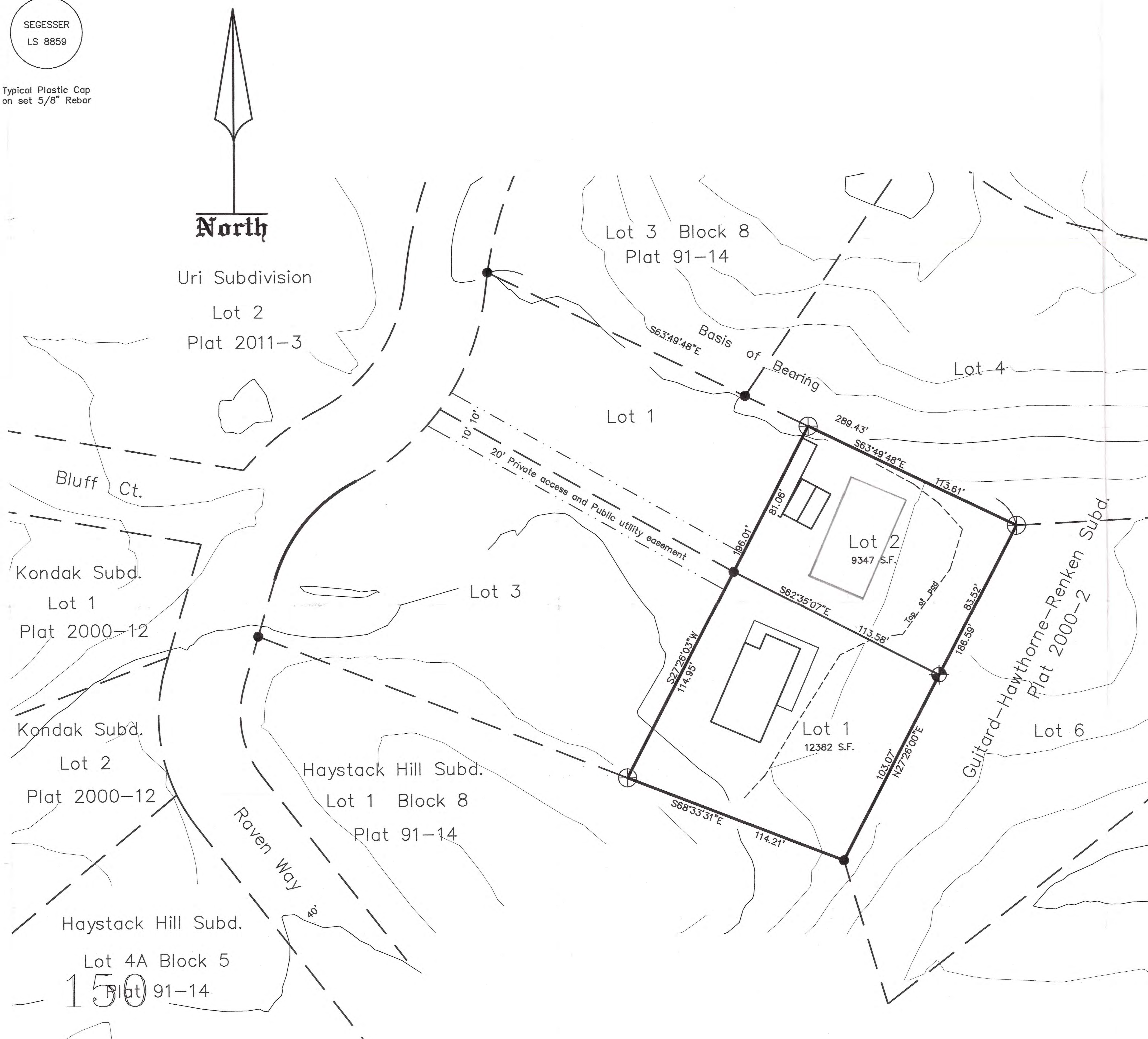
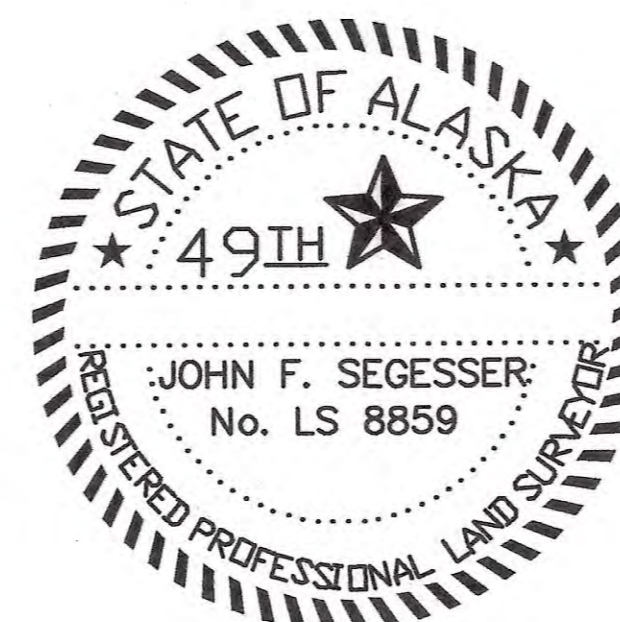
\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S 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. I FURTHER CERTIFY THAT ALL KNOWN PUBLIC UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN UTILITY EASEMENTS DEDICATED BY THIS PLAT.

\_\_\_\_\_  
REGISTERED LAND SURVEYOR      REGISTRATION NO.

\_\_\_\_\_  
DATE



**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 RIGHTS-OF-WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

JOEY H. ECHEVARRIA      TRICIA A. ECHEVARRIA  
O.O. BOX 920362  
DUTCH HARBOR, AK 99692

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
FOR \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
FOR \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**TAX CERTIFICATE**

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

\_\_\_\_\_  
TAX OFFICIAL, CITY OF UNALASKA      DATE

**Echevarria Subdivision**

A resubdivision of Lot 2 Baker Subdivision  
Plat 2005-18, Aleutian Islands Recording District.

Located within protracted Section 11, T73S, R118W, S.M., Alaska  
Containing 21729 Sq. Ft.

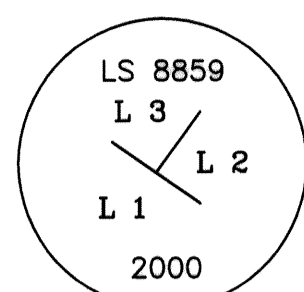
**SEGESSEER SURVEYS**  
30485 Rosland St.  
Soldotna, AK 99669

JOB NO.	12092	DRAWN:	11-28-12
SURVEYED:	Oct., 2012	SCALE:	1"=30'
FIELD BK:	12-2	SHEET:	1 of 1

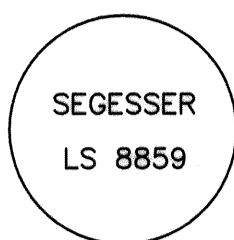


**LEGEND**

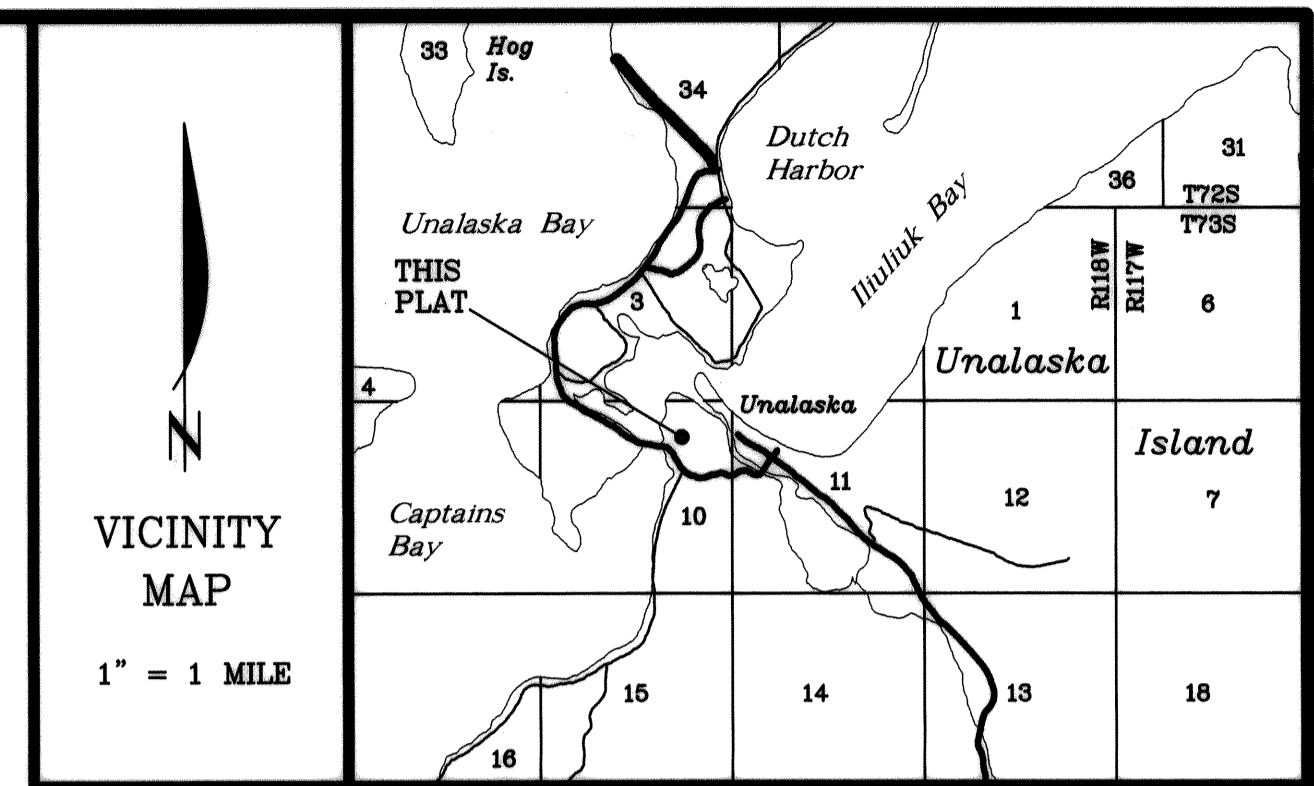
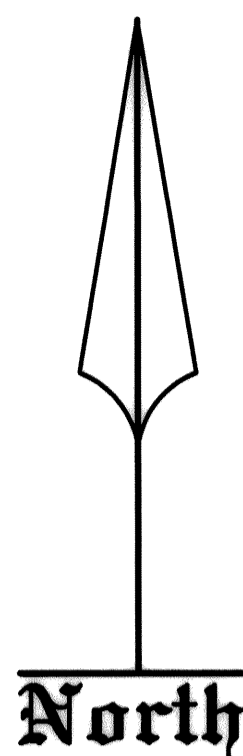
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- ⊕ = PRIMARY MONUMENT FOUND
- ⊗ = PRIMARY MONUMENTS SET
- ( ) RECORD DATUM P-91-14, A.I.R.D.



Typical 2 1/2" Alum. cap monument set



Typical Plastic Cap on set 5/8" Rebar



**NOTES:**

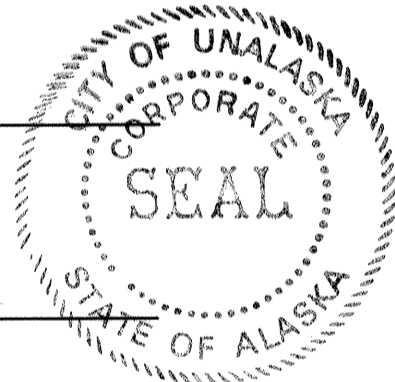
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- 4) Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.
- 5) The access easement shown from Raven Way into Lot 2 is a private access easement. The City of Unalaska will not maintain the access or travelway in this area.

**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.

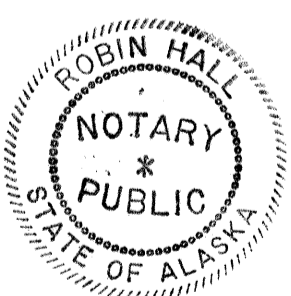
*Alma Mack*  
CITY CLERK

*Franklin*  
CHAIR OF THE PLATTING BOARD



**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 6 DAY OF September, 2005  
FOR Alma Mack

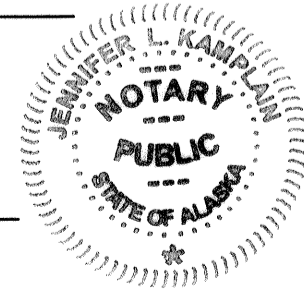


*Robin Hall*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 11-24-07

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF September, 2005.  
FOR Joseph R. Bowers

*Joseph R. Bowers*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 10/15/08

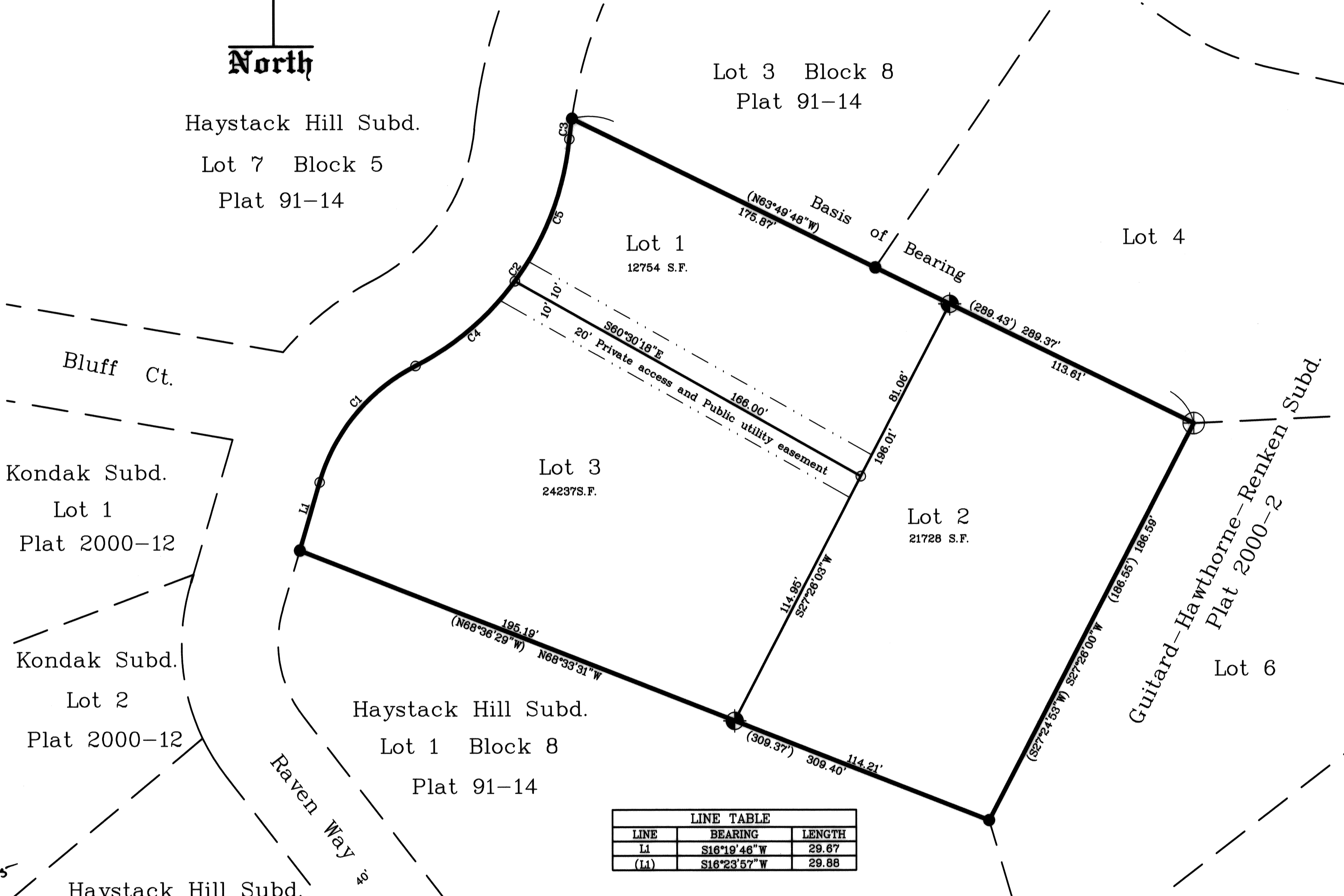
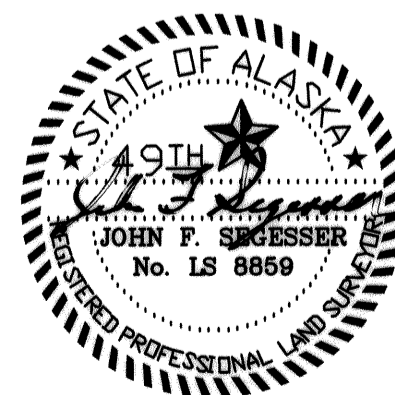


**SURVEYOR'S CERTIFICATE**

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. I FURTHER CERTIFY THAT ALL KNOWN PUBLIC UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN UTILITY EASEMENTS DEDICATED BY THIS PLAT.

*John F. Segesser*  
REGISTERED LAND SURVEYOR  
DATE 8/4/05

LS 8859  
REGISTRATION NO.



LINE	BEARING	LENGTH
L1	S16°19'46"W	29.87
(L1)	S16°23'57"W	29.88

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	48°25'00"	80.00	64.81	34.30	63.05	S39°36'13"W
C2	56°59'08"	120.00	119.35	65.13	114.49	N34°19'09"E
C3	2°32'19"	195.00	8.64	4.32	8.64	S07°05'45"W
C4	26°18'14"	120.00	55.09	28.04	54.61	N49°39'35"E
C5	30°40'53"	120.00	64.26	32.92	63.49	N21°10'02"E

2005-18  
ALEUTIAN IS. REC DIST  
Date 9-9 2005  
Time 11:04 A.M.  
Requested By PND  
Address \_\_\_\_\_

**CERTIFICATE of OWNERSHIP and DEDICATION**

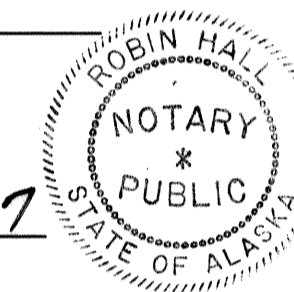
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

*Randall E. Baker*  
RANDALL E. BAKER  
P.O. BOX 7  
UNALASKA, AK 99885

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF August  
FOR Randall Baker

*Robin Hall*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 11-24-07



**TAX CERTIFICATE**

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

*Alma Mack*  
TAX OFFICIAL, CITY OF UNALASKA

9/6/05  
DATE

**Baker Subdivision**

A resubdivision of Lot 2 Block 8 Haystack Hill Subdivision Plat 91-14, Aleutian Islands Recording District.  
Located within protracted Section 11, T73S, R18W, S.M., Alaska  
Containing 58,710 Sq. Ft.

**SEGESSE SURVEYS**  
30485 Rosland St.  
Soldotna, AK 99669

JOB NO.	05025	DRAWN:	7-24-05
SURVEYED:	April, 2005	SCALE:	1"=30'
FIELD BK:	05-1	SHEET:	1 of 1



# 285 Raven Way



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.





CITY OF UNALASKA  
DEPARTMENT OF PLANNING  
UNALASKA, ALASKA

**VARIANCE PERMIT**

**PERMIT #: 2015-03**

DATE: 03-13-2015

ISSUED TO: JOEY ECHEVARRIA

USE PERMITTED: A WAIVER OF  
RIGHT-OF-WAY ACCESS  
REQUIREMENT TO ACCOMODATE A  
SUBDIVISION OF LOT 2, BAKER  
SUBDIVISION, LOCATED AT 285 RAVEN  
WAY

MAILING ADDRESS: PO Box 920362  
Dutch Harbor, AK 99692

LEGAL DESCRIPTION: LOT 2, BAKER SUBDIVISION

TAX LOT ID NO.: 04-09-228

PHYSICAL ADDRESS: 285 RAVEN WAY

**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

**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2015-07**

**A RESOLUTION APPROVING A VARIANCE FOR A WAIVER OF RIGHT-OF-WAY  
ACCESS REQUIREMENT TO ACCOMODATE A SUBDIVISION OF LOT 2, BAKER  
SUBDIVISION, LOCATED AT 285 RAVEN WAY**

**WHEREAS**, UCO §8.08.110 sets forth the procedures and requirement for variances for subdivisions; and

**WHEREAS**, Joey Echevarria is the recorded owner of Lot 2, Baker Subdivision, P-2005-18, Aleutian Islands Recording District (04-09-228); and

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

**WHEREAS**, the requirement to provide direct right-of-way access hinders the development of the property, as it is already lacking right-of-way access but large enough to subdivide; and

**WHEREAS**, the applicant, Joey Echevarria, has submitted a variance request to allow for a waiver of this requirement in order to accommodate a future platting action; and

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

**WHEREAS**, the creation of additional land for privately owned residential development 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, during which the Commission heard compelling testimony in favor of the variance; 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:

1. There are 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.
2. The granting of a specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located.
3. Such variance will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city; and


**NOW THEREFORE BE IT RESOLVED**, that in accordance with UCO §8.08.110, the Planning Commission grants a variance for a waiver of the right-of-way access requirement to accommodate a subdivision of Lot 2, Baker Subdivision, at 285 Raven Way.



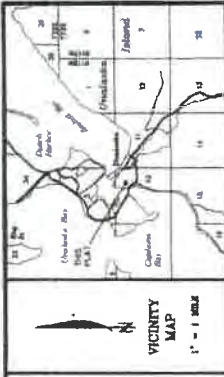
This resolution approves the variance from the zoning code only as it applies to the specific site plan submitted with the application, shown in Attachment A, and becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.210(F).

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

  
\_\_\_\_\_  
Doanh Tran  
Acting Chair

  
\_\_\_\_\_  
Erin Reinders, AICP  
Secretary

# ATTACHMENT A



**CERTIFICATE of OWNERSHIP and DEDICATION**

THESE CERTIFICATES HAVE BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE ALASKA SURVEYING ACT AND THE ALASKA PUBLIC LANDS ACT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC LANDS AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.

DATE OF SURVEY: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_  
 TOWNSHIP: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**TAX CERTIFICATE**

I HEREBY CERTIFY THAT NO TAX PAYMENT IS OWED FOR THE PROPERTY SHOWN HEREON.

TAX OFFICIAL: \_\_\_\_\_  
 CITY OF INALILAK: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**Echevarria Subdivision**

A subdivision of Lot 2, Block 8, Plat 91-14, in the Municipality of Anchorage, Alaska, as shown on the plat of subdivision and dedication filed for record in the office of the City of Inalilak, Alaska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Location: within professional Section 11, T25N, R18W, S4E, Alaska  
 Containing 37229 Sq. Ft.

**SEGESSER SURVEYS**  
 30480 Ronstead SE  
 Soldotna, AK 99666

DATE: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

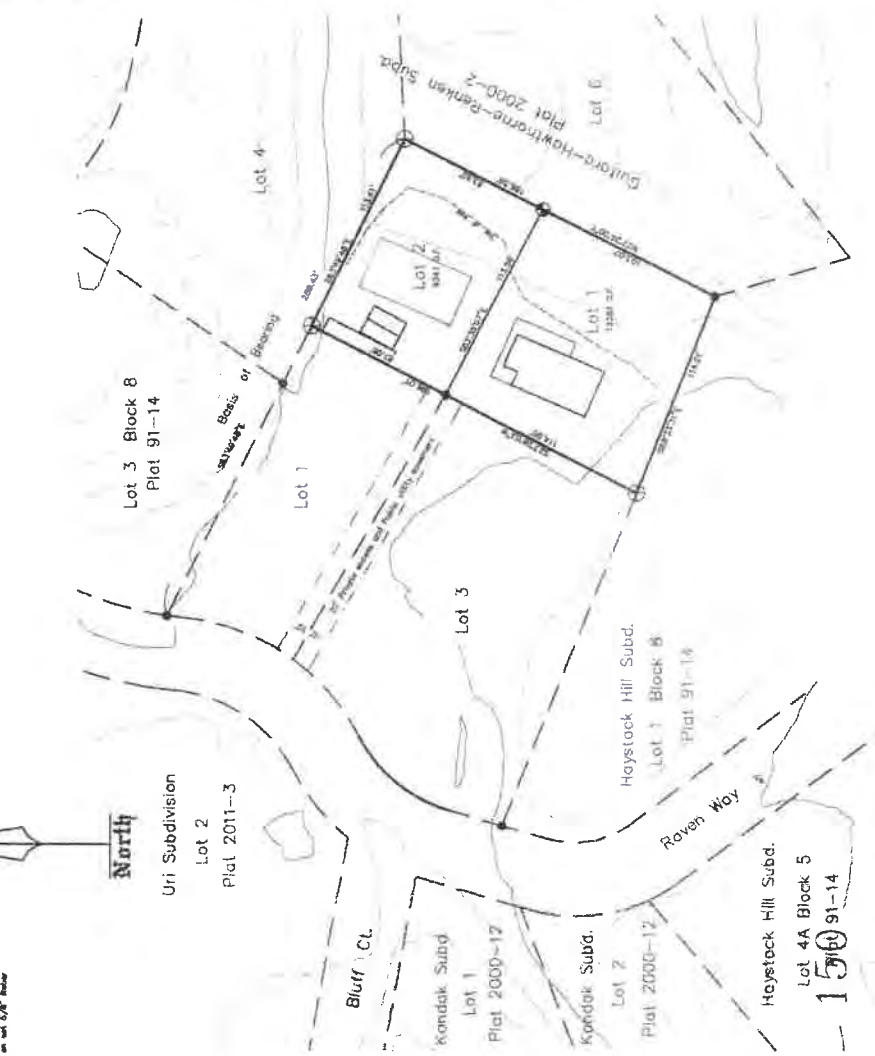
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND LINED ON THIS PLAT IS AS SHOWN ON THE PLAT OF SUBDIVISION AND DEDICATION FILED FOR RECORD IN THE OFFICE OF THE CITY OF INALILAK, ALASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE PROPERTY IS AS SHOWN ON THE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC LANDS AND HAVE FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS.

DATE OF SURVEY: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_  
 TOWNSHIP: \_\_\_\_\_

**LEGEND**

● = ADVAL FOUND  
 ○ = BEAR W/ PLASTIC CAP SET  
 ⊕ = PRELIMINARY SURVEY POINT FOUND  
 ⊙ = PRELIMINARY SURVEY POINT SET

(1) RECORD DATUM N-91-14, A, I, S, E

**NOTES:**

1) The owner of the property for this survey is to be determined by the owner of the property shown on the plat of subdivision and dedication filed for record in the office of the City of Inalilak, Alaska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

2) All of the lots of this subdivision are subject to the same covenants, conditions, and restrictions as are shown on the plat of subdivision and dedication filed for record in the office of the City of Inalilak, Alaska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

3) No Alaska Department of Environmental Conservation approval is required for this plat.

4) Developers may not enter existing easements without providing disturbance and/or drainage easements, if necessary.

5) The owner of the property shown on this plat is to be determined by the owner of the property shown on the plat of subdivision and dedication filed for record in the office of the City of Inalilak, Alaska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

**CITY APPROVAL**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE CITY OF INALILAK, ALASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

CITY CLERK: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC FOR ALASKA  
 BY COMMISSION EXPIRES: \_\_\_\_\_

Item 8:

**REGULAR MEETING TIME CHANGE**

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**MEMORANDUM TO PLANNING COMMISSION**

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**TO: PLANNING COMMISSIONERS**  
**FROM: ERIN REINDERS, DIRECTOR OF PLANNING**  
**DATE: APRIL 16, 2015**  
**RE: RESOLUTION 2015-12**

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Title 8 states that the regular monthly meeting time of the Planning Commission is 7:00pm, however at the March 2015 Commission meeting, the Commission indicated their desire to change that to 6:00pm. Resolution 2015-12 has been drafted for the Planning Commission to take action on tonight supporting the change and recommending approval of Ordinance 2015-07 to City Council.

Although changes to code are ultimately the decision of the City Council, the Planning Commission provides important recommendations to the City Council to consider regarding Title 8. The Planning Commission may support the time change by recommending the Planning Commission Resolution or not support the time change through disapproving the Resolution. Since Ordinance 2015-07 is strictly related to when the Planning Commission meets, if the Resolution 2015-12 is disapproved then staff does not plan on taking the unsupported resolution to Council.

Staff recommends approval of Planning Commission Resolution 2015-12 supporting the Title 8 revisions identified in City Council Ordinance 2015-07 as they relate to the regular meeting time change.

Attachments:

- Planning Commission Resolution 2015-12
- Draft City Council Ordinance 2015-07

**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2015-12**

**A RESOLUTION RECOMMENDING APPROVAL OF A DRAFT CITY COUNCIL  
ORDINANCE 2015-07 AMENDING UNALASKA MUNICIPAL CODE SECTION 8.04.060 TO  
CHANGE THE REGULAR MEETING TIME FROM 7:00PM TO 6:00PM**

**WHEREAS**, the city is authorized by AS 29.40.020 and AS 29.40.080 to establish a Planning Commission and a Platting Board and had established a Planning Commission/Platting Board; and

**WHEREAS**, one of the duties of the Planning Commission is to conduct meetings, as required, to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and the ordinances and regulations relating to it; and

**WHEREAS**, regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00pm; and

**WHEREAS**, the proposed code amendments included in Draft City Council Ordinance 2015-07 have been drafted to address the desire to change that regular monthly meeting time to 6:00pm as discussed at the March 26, 2015 Planning Commission meeting; and

**WHEREAS**, the Planning Commission conducted a formal public hearing on April 16, 2015 in order to further consider the testimony of the public; and

**WHEREAS**, the Planning Commission finds the code amendments to be reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan; and

**NOW THEREFORE BE IT RESOLVED** the Planning Commission recommends the City of Unalaska City Council approves the proposed code amendments, relating to the regular meeting time in §8.04.060(D)(1), included in Draft City Council Ordinance 2015-07, as shown in Attachment A.

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

CITY OF UNALASKA  
UNALASKA, ALASKA

ORDINANCE NO. 2015-07

AN ORDINANCE OF THE UNALASKA CITY COUNCIL AMENDING UNALASKA CODE OF ORDINANCES SECTION 8.04.060 TO CHANGE THE PLANNING COMMISSION'S REGULAR MEETING TIME FROM 7:00PM to 6:00PM.

**BE IT ENACTED** by the City Council of the City of Unalaska:

**Section 1:** **Form.** This is a Code ordinance.

**Section 2:** **Amendment of Chapter 8.04**

Section 8.04.060(D)(1) of the Unalaska Code of Ordinances is hereby amended to read as follows: [additions are underlined and deletions are overstruck]

- (1) Regular meetings of the Commission/Board shall be held on the third Thursday of each month at ~~7:00~~ 6:00 p.m.

**Section 3:** **Effective Date.** This ordinance shall be effective upon adoption.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
HON. SHIRLEY MARQUARDT  
MAYOR

ATTEST:

\_\_\_\_\_  
CAT HAZEN, CITY CLERK