

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION
MINUTES
September 2, 2009
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

Call to Order: Chair Chris Bobbitt called the meeting to order at 7:05 P.M.

Staff Present: John Fulton, Acting Planning Director
Rosie Glorso, Planning Technician

Additions to Agenda: None.

Roll Call:

Commissioners present:

Chris Bobbitt
Vicki Williams
Steven Gregory
Veda Webb

Commissioners absent:

Zoya Johnson (excused)

Appearance Requests: None.

Minutes: Chair Bobbitt called for a motion to approve the minutes from the August 20, 2009 meeting. Mr. Gregory so moved and Ms. Webb seconded. Hearing no objections, Chair Chris Bobbitt declared the minutes of August 20, 2009 approved by unanimous consensus.

Public Testimony: None.

Planning Commission/Platting Board Public Hearings

New:

A. Planning Commission public hearing to review the Conditional Use request from John Honan for the nonprofit organization Alexandria House for interim emergency housing at 28 North 2nd Street, lots 8, 9, and 11 of Block 1, United States Survey 1992, which is in the General Commercial zoning district and is located in the downtown area.

Chair Bobbitt opened the public hearing and called for a ten minute recess at 7:05PM to review the new material submitted just prior to the meeting for the Commissioners. The meeting was reconvened at 7:11PM. Chair Bobbitt asked if any Commissioners had any ex parte communications to declare. All Commissioners stated that they had been asked numerous questions about the Conditional Use and that they had heard rumors about it for the past six months, but that they had not made a decision yet and were coming to the public hearing with an open mind. Commissioner Williams stated that she would not be voting in this matter because she owns property next to the lots in question and had ex parte contact.

Chair Bobbitt called for the staff presentation. During staff presentation, staff stated that the request failed to meet all three tests of code. Hearing no questions from the Commissioners, Chair Bobbitt called for presentation from the applicant. Mr. John Honan presented his request on behalf of Alexandria House for interim emergency housing. Chair Bobbitt called for public testimony, and the following individuals testified either for or against the applicant's request:

Individual	For or Against
Susan Honan	For
Juliann Tucker	For
David Smith	For
Joan Honan	For
Dennis Kyle	For
Matt Morrison	For
Suzi Golodoff	Against
AB Rankin	Against
Brian Stockman	Against
Sheila Taranto	For
Coe Whittern	For
Patty Gregory	Against
Denise Rankin	Against
Sarah Brewer	Against
Katherine McGlashan	Against
Genee Shaishnikoff	Against
Joe Henning	For
Lori Gregory	Against
Frank Kelty	Against
Walter Tellman	Against
Janice Krukoff	Against

A total of twenty-one (21) members of the public testified at the public hearing on the Conditional Use request from John Honan for Alexandria House: nine (9) in support and twelve (12) against the request. In addition, Suzi Golodoff delivered a petition against the Conditional Use with the following thirty-two (32) signatures, twenty-seven (27) of whom did not testify at the public hearing:

1. Suzi Golodoff
2. Abi Woodbridge
3. Candace Brown
4. Harold Bereskin
5. Nellie Bereskin
6. Wilfred Bereskin
7. AB Rankin
8. Wagner Lekanoff
9. Katherine Dirks
10. Boris Galaktianoff

11. Katherine Grimnes
12. Denise Rankin
13. Lauren Adams
14. Jeff Hancock
15. Jeff Dickrell
16. Walter Tellman
17. Brenda Tellman
18. Sergie Krukoff
19. George Krukoff
20. Alice Shaishnikoff
21. Maria Turnpaugh
22. Genee Shaishnikoff
23. John Bereskin
24. Anna Jean Bereskin
25. Al Dalrymple
26. June McGlashan
27. Cora Holmes
28. Neon Mercurieff
29. Marie Shleibe
30. Scott Lackner
31. Janice Krukoff
32. Princeton Krukoff

After all members of the public finished their testimony, Chair Bobbitt called for a rebuttal by the applicant and the final questions from the Commission. Mr. Honan responded and thanked all the members of the public for their testimony. Chair Bobbitt closed the public hearing and called for a motion to open Commission discussion.

Motion: Mr. Gregory moved to approve Resolution 2009-11, Ms. Webb seconded.

Discussion: Commissioner Williams stated that she was against the request and stated that she wanted that part of town to remain the same, "like it was for our ancestors and elders". Commissioner Williams stated that "with all the changes in town, the least you can do is leave the native community alone." Chair Bobbitt stated that Commissioner Williams should have given her testimony during the public testimony portion of the public hearing. Commissioner Gregory stated that he would be voting against the conditional use. Commissioner Webb stated that she would also vote against the conditional use. Hearing no further Commission discussion, Chair Bobbitt called for a roll call vote.

Webb: Nay Williams: Abstain Bobbitt: Nay Gregory: Nay
 Resolution 2009-11 failed (0-3, 1 abstaining). Chair Bobbitt called for a ten minute recess at 8:45PM.

B. Planning Commission public hearing to review the Conditional Use request from Juliann Tucker to site a mobile home on Lot 3, ARC Subdivision Addition No. 1, Plat 2000-04, in the Single-Family/Duplex Residential zoning district and is addressed on Hawley Lane in the Valley.

Chair Bobbitt reconvened at 8:55PM and opened the public hearing. No Commissioners declared ex parte communications. Staff presented the Conditional Use request and stated that the City Engineer, Tyler Zimmerman, was in the audience to answer any

questions regarding building code standards. Chair Bobbitt then called for presentation from the applicant. Ms. Juliann Tucker presented her request to site a mobile home on her lot, which she stated was a "module" and not a "mobile home". Chair Bobbitt called for public testimony, and the following individuals offered public testimony:

1. Richard McConnell – in support of the applicant
2. Tyler Zimmerman, City Engineer – against the application because the trailer does not meet the definition of a modular unit and is not built to residential standards.
3. Joe Henning – in support of the applicant
4. Matt Morrison – in support of the applicant

Motion: Mr. Gregory moved to amend Resolution 2009-12 to include the condition of approval that proof must be provided from the manufacturer that the unit was built to State of Alaska residential standards. Ms. Williams seconded. Chair Bobbitt asked for a motion on the amended resolution. Ms. Williams so moved and Mr. Gregory seconded.

Discussion: The Commissioners discussed amending the resolution to require proof from the manufacturer that the unit was built to State of Alaska residential standards.

Chair Bobbitt called for a vote by roll call.

Vote: Gregory: Aye Webb: Aye Bobbitt: Aye Williams: Aye
Amended Resolution 2009-12 Passed. (4-0)

Work Session: None.

Regular Meeting:

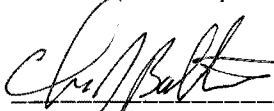
Old Business: None.

New Business: None.

Meeting Review: Staff stated that there are no upcoming action items, other than a visit by consultants HyettPalma for community visioning on the 27th and 28th of September.

Adjournment. Chair Bobbitt adjourned the meeting at 9:51 P.M.


PASSED AND APPROVED THIS 17 DAY OF December 2009 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.



Chris Bobbitt
Chair

12/17/09

Date



John Fulton
Recording Secretary

12-17-09

Date

Prepared by Rosie Glorso, Planning Technician