

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2013-22**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A MIXED USE
STRUCTURE WITH A TOTAL OF ONE RESIDENTIAL UNIT ON LOTS 8, 9, AND 11, BLOCK 1, USS
1992, ALEUTIAN ISLANDS RECORDING DISTRICT, LOCATED AT 28 N SECOND STREET**

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

WHEREAS, Alexandria House, Inc. is the owner of Lots, 8, 9, and 11, Block 1, USS 1992 (03-07-215/03-07-217/03-07-219) and has authorized John Honan to make application on its behalf; and

WHEREAS, the subject property is zoned General Commercial; and

WHEREAS, the applicant has proposed to begin using the existing structure for one residential unit above first floor commercial space; 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 housing is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on November 21, 2013 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request for five residential units 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 for one residential unit on Lots 8, 9, and 11, Block 1, USS 1992 at 28 N Second Street with the following conditions of approval:

1. All conditions of the City of Unalaska Building Permit, including State Fire Marshall approval for a Mixed Use Structure, shall be addressed prior construction. Details of what is submitted to and approved by the State Fire Marshall shall be provided to the Department of Public Works as part of the Building Permit application.

This resolution approves the conditional use 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 §8.12.200(E).

APPROVED AND ADOPTED THIS 21st DAY OF November, 2013, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.


Chris Bobbitt, Chair


Erin Reinders, AICP, Secretary

Attachment A
Attachment to Resolution 2013-22

CODE STUDY

ADDRESS:
28 N 2ND STREET
UNALASKA

TOTAL LOT SIZE:
(COMBINED THE THREE LOTS) 6405 SF

ZONING: GENERAL COMMERCIAL DISTRICT

SETBACKS: 20' FRONT YARD (2ND STREET)
10' REAR YARD
10' SIDE YARD

EXISTING USE RESIDENTIAL
BUSINESS

MAX ALLOWABLE LOT COVERAGE 60% OR 3,843 SF

ACTUAL BUILDABLE AREA 2,404 SF
EXISTING BUILDING 1,575 SF

MAX ALLOWABLE HEIGHT OF STRUCTURE 50 FEET

PARKING

BUILDING CODE ANALYSIS:
PER IBC 2009

302 USE AND OCCUPANCY CLASSIFICATION:
MIXED USE OCCUPANCY GROUP B AND GROUP R-3

B BAR 1000 SF
R3 RESIDENCE 1000SF

803.1 GENERAL BUILDABLE HEIGHTS AND AREA LIMITS:
BASED ON B TYPE V-B CONSTRUCTION
ALLOWABLE 2 STORY AND 9000 SF
BASED ON R3 3 STORIES AND UNLIMITED

legend



alexandria house

code study

mager, saiter-smith
1104 w. 7th avenue
anchorage, ak 99501
907.277.1876 fax 277.7809

08.15.2013

1 site plan not to scale

A 0.1