

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 2023-34

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING THE VACATION OF LAVELLE COURT AND COMBINATION OF BLOCK 1 OF RESERVOIR HILL SUBDIVISION, PLAT 92-12, AND BLOCK 2-A of UNALASKA PEDESTRIAN PATHWAY, PLAT 97-14

WHEREAS, the City of Unalaska is the owner of Lavelle Court and Block 2-A shown on Unalaska Pedestrian Pathway, recorded in the Aleutian Islands Recording District as Plat 97-14; and

WHEREAS, the City of Unalaska is the owner of Block 1, Reservoir Hill Subdivision, recorded in the Aleutian Island Recording District as Plat 92-12; and

WHEREAS, the City of Unalaska Planning Commission approved Resolution 2023-06, a resolution recommending to the Unalaska City Council the vacation of Lavelle Court on Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway for the purposes of replatting as a single parcel; and

WHEREAS, Unalaska Code of Ordinances §8.08.020(J) UCO requires City Council approval of the vacation of any right of way; and

WHEREAS, the vacation of the right of way and combination of lots is the first step in granting site control to Iliuliuk Family Health Services Clinic; and

WHEREAS, the City Council has determined that the vacation of Lavelle Court is of benefit to the City as it promotes long-term, substantial, durable, and desirable investment in the City of Unalaska's health and safety and allows for the local clinic to expand their services in our community, saving community members money on out of town procedures and medical transports.

NOW THEREFORE BE IT RESOLVED THAT THE UNALASKA CITY COUNCIL approves the vacation of Lavelle Court and combination of Block 1, Plat 92-12 and Block 2-A, Plat 97-14.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 12, 2023.

  
Vincent M. Tutiakoff, Sr.  
Mayor

ATTEST:

  
Estkaflen P. Magdaong  
City Clerk



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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: Marjorie Veeder, Acting Planning Director  
Through: William Homka, City Manager  
Date: September 12, 2023  
Re: Resolution 2023-34: Approving the Vacation of Lavelle Court and combination of Block 1 of Reservoir Hill Subdivision, Plat 92-12, and Block 1-A of Unalaska Pedestrian Pathway, Plat 97-14

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**SUMMARY:** The Unalaska Planning Commission approved Resolution 2023-06, a resolution recommending to the City Council the vacation of Lavelle Court and the combination of the 2 lots, the Iliuliuk Family and Health Services Clinic (IFHS, the Clinic) lot and the skate park lot. The vacation and combination will allow for the Clinic to secure site control of a single parcel for lease from the City. Staff recommends approval of City Council Resolution 2023-34.

**PREVIOUS COUNCIL ACTION:** Council issued a directive to the City Manager on May 9, 2023 to bring to Council a plan for site control for IFHS. Vacation of Lavelle Court and the combination of two parcels is the first step in that process.

**BACKGROUND:** The Unalaska Planning Commission approved Resolution 2023-06 in support of the Clinic's desire to place a mobile CT machine on the front of the building with an overhang. The overhang and machine would sit within setbacks placed by Lavelle Court.

**DISCUSSION:** The IFHS Clinic holds a 100-year lease from the City on Block 1 of Plat 92-12, served by Lavelle Court. Earlier this year, the Clinic applied for a building permit for an overhang and placement of a Mobile CT Machine. This would be a significant upgrade in the support of the health of our residents and industry. Lavelle Court is a so-called paper street, a street that exists on a plat only, in practice it is a portion of the parking lot of the Clinic and the Skate Park. Paper or not, the road prevents the placement of the machine due to the setbacks it imposes on the Clinic. This led to the request to vacate the lot.

Lavelle Court is a chief obstacle in any future planning and design of the Clinic. This is an opportunity to allow the Clinic ample space to grow, providing greater health and safety for our citizens. In addition, the diagnostic capabilities of a CT machine on island means a dramatically lowered number of medevacs because local doctors may not need to send a patient off island. This is a significant savings for locals, fishermen, and processors.

In short, the Lavelle Court is a cul-de-sac within a parking lot. It serves no real purpose as the Clinic and the Skate Park are served by Airport Beach Road and Raven Way, respectively. There is no benefit to the community to maintain this right of way.

**ALTERNATIVES:** If the City Council finds that it is not in the best interest of the City to approve Resolution 2023-34 as is, it may alternatively allow the 60-day approval period to expire and allow the street to vacate by consent. The Council may also alternatively deny the request and leave the area as is.

**FINANCIAL IMPLICATIONS:** N/A

**LEGAL:** N/A

**STAFF RECOMMENDATION:** Staff recommends adoption of Resolution 2023-34.

**PROPOSED MOTION:** I move to adopt Resolution 2023-34.

**CITY MANAGER COMMENTS:** I support staff's recommendation.

**ATTACHMENTS:** 1) Planning Commission Resolution 2023-06  
2) Plat 92-12, Reservoir Hill Subdivision  
3) Plat 97-14, Unalaska Pedestrian Pathway, Page 2  
4) Area Map

**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2023-06**

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE VACATION OF  
LAVELLE COURT ON BLOCK 1, PLAT 92-12 RESERVOIR HILL SUBDIVISION AND  
BLOCK 2-A, PLAT 97-14 UNALASKA PEDESTRIAN PATHWAY FOR THE PURPOSES OF  
REPLATTING AS A SINGLE PARCEL**

**WHEREAS**, UCO §8.08.020(J) sets forth the procedures for taking action on a Right of Way Vacation; and

**WHEREAS**, the City of Unalaska, is the owner of Lavelle Court, shown on Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway, filed in the Aleutian Islands Recording District; and

**WHEREAS**, UCO §8.08.020(J) states: A platted street may not be vacated except on petition of the city or of the owners of a majority of the land fronting the part of the street sought to be vacated; and

**WHEREAS**, UCO §8.08.020(J) further states that said vacation shall be submitted to the Board for recommendation to the City Council; and

**WHEREAS**, the encouragement, and support of the needs of the IFHS Clinic is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020; and

**WHEREAS**, the City of Unalaska Planning Commission held a public hearing on August 17, 2023 to consider this request and to hear testimony of the public, and

**WHEREAS**, the Planning Commission reviewed the application and finds that recommending the vacation of the Right of Way to be in the interest of the City and its residents;

**THEREFORE, BE IT RESOLVED**, that the Planning Commission recommends to the Unalaska City Council that Lavelle Court shown on Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway, Aleutian Islands Recording District, be vacated in order to facilitate the combination of the adjoining two lots.

**APPROVED AND ADOPTED THIS 17<sup>TH</sup> DAY OF AUGUST, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.**

\_\_\_\_\_  
Travis Swangel  
Commission Chair

\_\_\_\_\_  
William Homka, City Manager  
Secretary of the Commission

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	78°27'47"	50.00	66.47	63.25	S17°40'30"E
C2	120°07'05"	60.00	125.79	103.88	S03°08'10"W
C3	177°03'34"	50.00	98.97	88.54	S88°54'49"E
C4	25°31'21"	30.00	38.51	36.74	S1°00'43"E
C5	59°52'55"	50.00	52.26	49.91	S86°50'50"E
C6	120°07'05"	50.00	104.82	86.65	N05°09'09"E
C7	25°30'43"	147.25	137.52	132.38	N85°39'45"W

**LEGEND:**

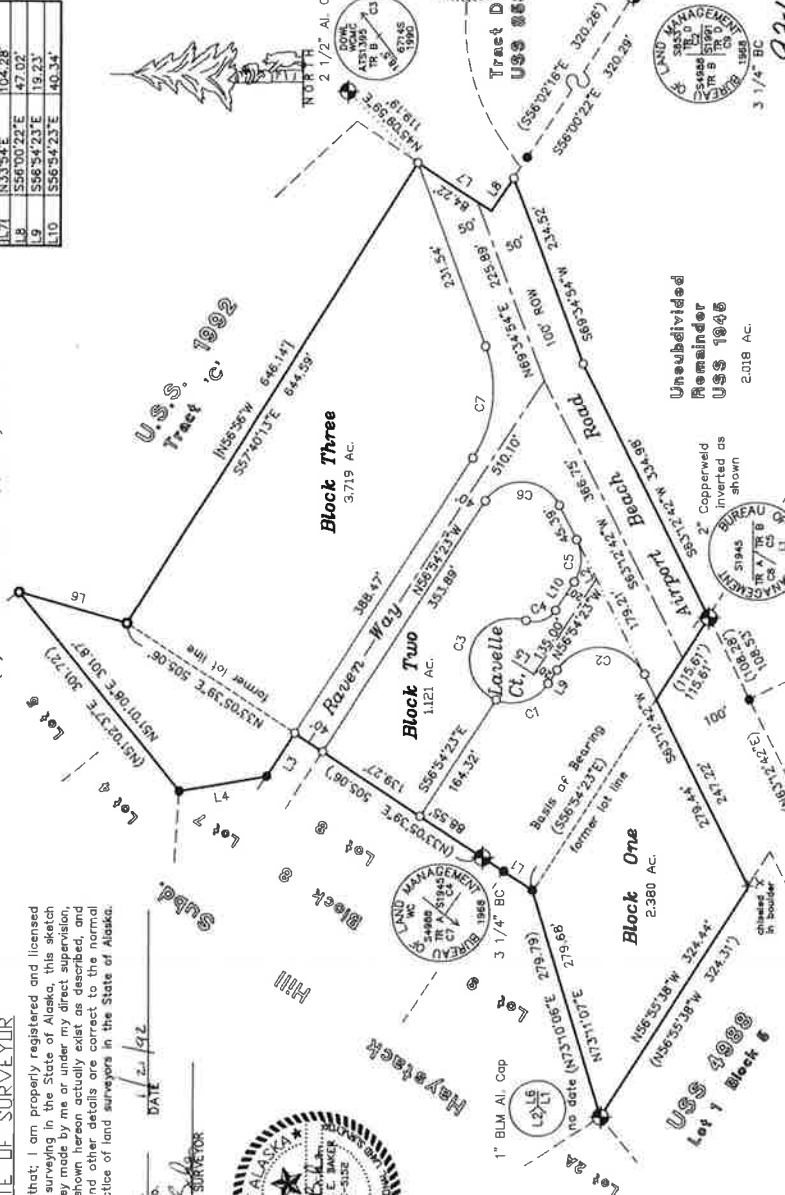
- Monument (found this survey)
- 4" Galvanized Pipe with cap (found this survey)
- Rebar with Plastic cap (found this survey)
- 1/2" Rebar with 1 1/2" Al. cap (set this survey)
- Record Datum - Hoystack Hill subdivision Plat No. 91-14 Aleutian Islands R.D.
- Record Datum - U.S. Survey No. 1945

No.	Bearing	Distance
L1	N33°10'54"E	69.95'
(L1)	N33°09'54"E	69.29'
L2	S83°12'42"W	51.92'
(L2)	N86°54'23"E	61.02'
(L3)	S56°54'23"E	60.99'
(L4)	N09°46'18"W	104.31'
(L5)	N33°05'37"E	30.00'
(L6)	N15°55'04"E	132.32'
(L7)	S33°09'47"W	104.03'
(L7)	N33°34'E	104.28'
(L8)	S56°00'22"E	47.02'
(L9)	S66°54'23"E	19.23'
(L10)	S56°54'23"E	40.34'

**CERTIFICATE OF SURVEYOR**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this sketch represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

REGISTERED LAND SURVEYOR  
 DATE: 1/2/92



**NOTES:**

- 1) All lots shall be served by City of Unalaska water and sewer. No further construction within this subdivision will be permitted unless City water and sewer services are available.
- 2) Basis of Bearing obtained from Hoystack Hill Subdivision Plat No. 91-14 Aleutian Island Recording District.
- 3) This plat vacates interior lot lines within this subdivision which were part of Lots 6 & 10, Block 8, Hoystack Hill Subdivision.

**CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

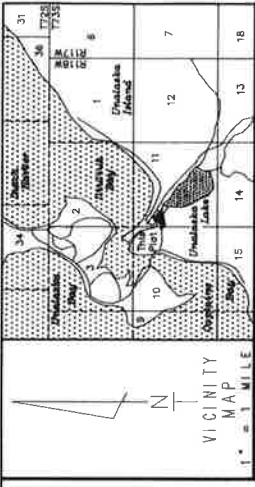
The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for platting.

Signature: *Michael J. ...* Environmental Engineer  
 DATE: 2/26/92

**TAX CERTIFICATE**

I hereby acknowledge that no tax payment is currently due for the property shown hereon.  
 DATE: 1-28-92  
 TAX OFFICIAL: CITY OF UNALASKA

RECORDED 20-  
 ALASKA REC. DIST.  
 DATE: 3/28 1992  
 TIME: 3:02 PM  
 REQUESTED BY:  
 INTEGRITY SURVEYS  
 HC2 BOX 385  
 SOLDOTNA, AK 99669



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We), hereby certify that I am (we are) the owner(s) of the property described hereon, and hereby approve this subdivision plat and dedicate roadways, alleys and easements to the City of Unalaska.

City Manager  
 City of Unalaska  
 P.O. Box 89  
 Unalaska, Alaska 99685

**NOTARY ACKNOWLEDGEMENT FOR: Mark Earnest**  
 Subscribed and Sworn to before me this 28th day of January, 1992.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 9-12-95

**CITY APPROVAL**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of the City of Unalaska, said plat has been approved by the City of Unalaska, Alaska.  
 DATE: 1-28-92

**NOTARY ACKNOWLEDGEMENT FOR: Arnon Conde**  
 Subscribed and Sworn to before me this 28th day of January, 1992.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 9-13-95

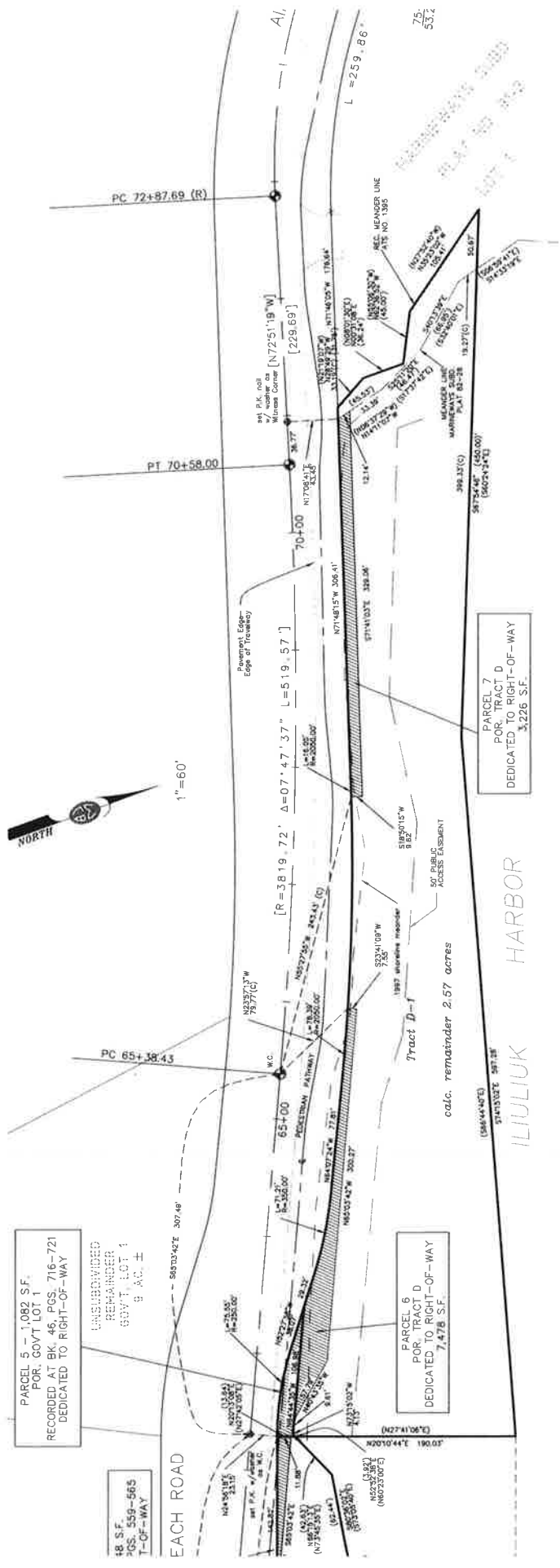
**NOTARY ACKNOWLEDGEMENT FOR: Arnon Conde**  
 Subscribed and Sworn to before me this 28th day of January, 1992.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 9-13-95

**Reservoir Hill Subdivision**  
 A subdivision of Lot 6 & 10 Block B - Hoystack Hill Subd. and a portion of U.S. Survey No. 1945.  
 Located within the protracted NW 1/4 Section 11, T2SS, R119W, S. M., City of Unalaska, Aleutian Island Recording District, Alaska.

Containing 9.422 Acres  
**INTEGRITY SURVEYS**  
 HC2 BOX 385  
 SOLDOTNA, ALASKA 99669  
 SURVEYORS 2629461 PLANNERS  
 JOB NO. 91-187  
 DRAWN: January 2, 1992  
 SURVEYED: Dec. 19-22, 1991  
 SCALE: 1" = 100'  
 FIELD BK.: 91 - 7  
 D.T.S.K.: Res-hill.dwg



1" = 60'



PARCEL 5 - 1,082 S.F.  
POR. GOVT LOT 1  
RECORDED AT BK. 46, PGS. 716-721  
DEDICATED TO RIGHT-OF-WAY

UNSUBDIVIDED  
REHANDLED  
GOVT. LOT 1  
9 AC. ±

PARCEL 6  
POR. TRACT D  
DEDICATED TO RIGHT-OF-WAY  
7,478 S.F.

PARCEL 7  
POR. TRACT D  
DEDICATED TO RIGHT-OF-WAY  
3,226 S.F.

EACH ROAD  
18 S.F.  
PGS. 559-565  
T-O-F-WAY

Tract D-1  
calc. remainder 2.57 acres

ILILIUK HARBOR

75  
53.2

# Lavelle Court



8/15/2023, 7:44:26 PM

Parcels

Streets

