

CITY OF UNALASKA, ALASKA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 21, 2023, 6:00 P.M.
AGENDA

ZOOM Meeting Link:

<https://us02web.zoom.us/j/86441350063?pwd=cGgrZlhDR2xHL0F4cnYvSGhpb0IxUT09>

Meeting ID: 864 4135 0063 **Access Code:** 284086

Toll Free Numbers: (833) 548 0276 (833) 548 0282 (877) 853 5247 (888) 788 0099

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
APPEARANCE REQUESTS
ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting November 16, 2023

PUBLIC HEARING

No Items

OLD BUSINESS

No Items

NEW BUSINESS

No Items

WORKSESSION

1. City of Unalaska Brownfields Program Update

ADJOURNMENT



City of Unalaska –
Brownfield Advisory
Committee Meeting
November 2023

Brownfield Assessment Grant
Project

Agenda – Project Update

- Programmatic Quality Assurance Project Plan pending EPA approval
- Brownfield Committee Advisory Meeting
- Area-wide Regulated Building Survey Program
- Eligibility determinations completed for:
 - Strawberry Hill
 - Pyramid Valley
- Finalizing web-based inventory
- Refinement of plans and costing for aerial mapping and lake survey underway
- Next Steps



Quality Assurance Project Plan



- “Blue print” for the entire grant project to ensure that we produce reliable data and meet the project’s overall goals and objectives.
- Submitted to the EPA and Alaska Department of Environmental Conservation for review
- Approved after nearly 10 months at the EPA

Community Outreach



Brownfield Advisory Committee Meeting held on August 2, 2023

- Meeting within the quarterly Restoration Advisory Board meeting
- Provided a project update and answered questions from the Community

Program for Assessment of Hazardous Materials in “WWII Cabanas”

- “Cabanas” were built as “temporary” housing by the Military during WWII continue to be in use for housing in the City.
- These structures are potentially impacted by lead-based paint, asbestos, mold, and other hazards.
- It was proposed in the grant work plan to test several of these structures to confirm hazards, and if confirmed, create a City program to help owners to eliminate the hazards.
- Several owners have expressed interest in participating.
- The Sampling and Analysis Plan for the sampling activities has been submitted to the EPA

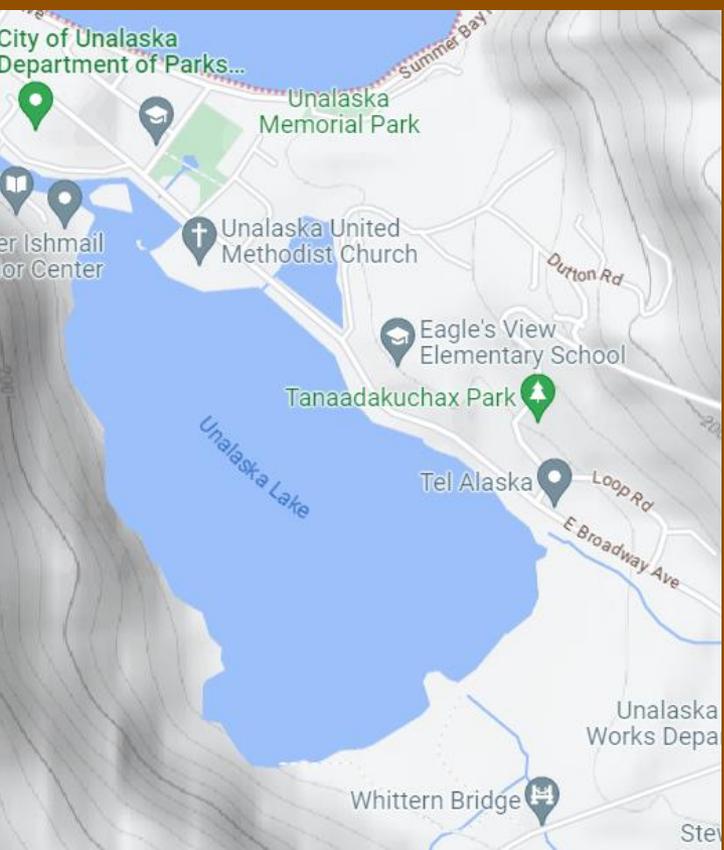
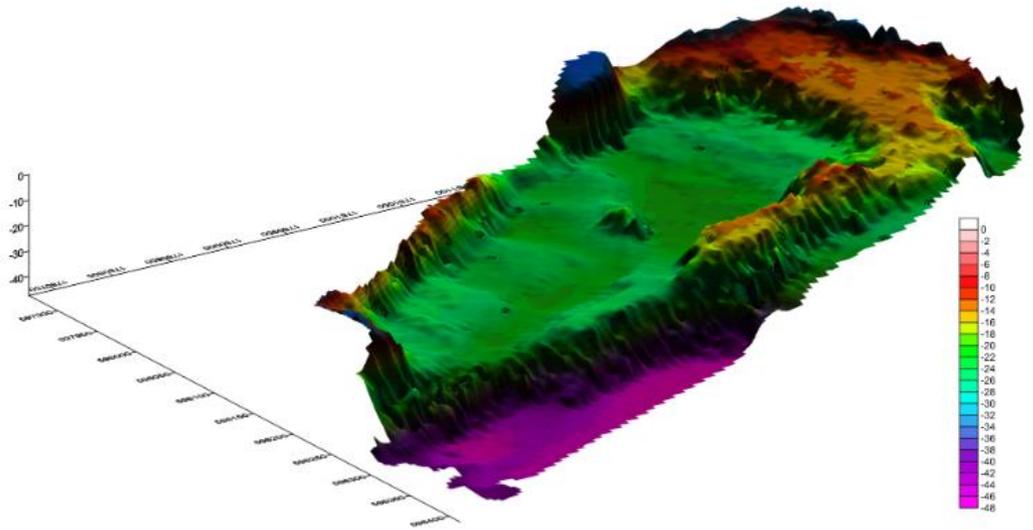


Site Inventory Tool

- Initial Phase of Inventory Development nearly complete
 - Incorporation of parcel data from the City's GIS system
 - Incorporation of sites identified in EPA and ADEC environmental databases
 - Incorporation of georeferenced World War II maps, including plotting of locations of individual buildings
 - Incorporation of Qawalangin Tribe's priority sites as identified in their NALEMP Strategic Project Implementation Plan
- Will solicit input from project partners once the inventory has been completed.
- The goal is to create a joint resource



Lidar Aerial Mapping and Lake Bottom Surveys



- Prepared a draft scope of work and cost estimate for:
 - Completion of a Light Detection and Ranging (LIDAR) survey and mapping of the Strawberry Hill and Pyramid Valley areas
 - Completion of a bathymetric and magnetic survey of Unalaska Lake to identify possible drum locations and other WWI debris on the lake bottom



Summary and Next Steps

- The project is on track with completion of the typical first year community-wide assessment grant “startup” activities
- Potential activities to be completed during the remainder of 2023 include:
 - Finalize QAPP, and submit the SAP for work on WWII cabanas
 - Complete web map-based inventory, solicit input from project partners (OC and Q-Tribe) on refining the tool including shared access and user interface, and complete.
 - Complete project webpage
 - Complete comprehensive Phase I ESAs for both Strawberry Hill and Pyramid Valley
 - Begin developing scope of work for Phase II ESAs in Strawberry Hill and Pyramid Valley
 - Refine scope for Lidar mapping and survey of Strawberry Hill and Pyramid Valley, and prepare work plan for approval by EPA for implementation in Spring 2024.



Thank you - Questions?

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, DECEMBER 21, 2023, IMMEDIATELY FOLLOWING HPC MEETING
AGENDA**

ZOOM Meeting Link:

<https://us02web.zoom.us/j/86441350063?pwd=cGgrZlhDR2xHL0F4cnYvSGhpb0IxUT09>

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CALL TO ORDER
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MINUTES: Draft minutes from the meeting November 16, 2023

PUBLIC HEARING

1. **RESOLUTION 2023-09:** A RESOLUTION APPROVING THE FINAL PLAT OF ILIULIUK HEALTH CAMPUS, COMBINING BLOCK 1, RESERVOIR HILL SUBDIVISION PLAT 92-12 AND BLOCK 2-A, UNALASKA PEDESTRIAN PATHWAY RIGHT OF WAY ACQUISITIONS PLAT 97-14.
2. **RESOLUTION 2023-10:** A RESOLUTION APPROVING LUMBER AND BUILDING MATERIAL SALES WITH STORAGE YARD ON LOT 6B, MARGARET BAY SUBDIVISION, PLAT 2010-16.

OLD BUSINESS

No items

NEW BUSINESS

1. **RESOLUTION 2023-09:** A RESOLUTION APPROVING THE FINAL PLAT OF ILIULIUK HEALTH CAMPUS, COMBINING BLOCK 1, RESERVOIR HILL SUBDIVISION PLAT 92-12 AND BLOCK 2-A, UNALASKA PEDESTRIAN PATHWAY RIGHT OF WAY ACQUISITIONS PLAT 97-14.
2. **RESOLUTION 2023-10:** A RESOLUTION APPROVING LUMBER AND BUILDING MATERIAL SALES WITH STORAGE YARD ON LOT 6B, MARGARET BAY SUBDIVISION, PLAT 2010-16.

WORKSESSION

No Items

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.

PROCEDURES FOR THE CHAIR

Approval of Minutes

The Chair states: "The minutes were included in the packet. Are there any corrections to the minutes?" [pause to wait for commissioners to object]. "Hearing none, if there are no objections, the minutes are approved as printed."

OR

If there are objects to the minutes, then...

1. Ask for a motion to approve the minutes as printed. And a second.
2. Facilitate Commission discussion.
3. Amendments will need a motion and a second.
4. When there is no more discussion, call for a vote on any amendments.
5. Continue discussion until there is none further, then call for a vote on the minutes as amended.

Public Hearings

1. Open the public hearing.
2. Notify the public that they may raise their hand and speak from their seats.
3. Read the title of the first item.
4. Ask if any member of the public wishes to speak to the item. They may do so by raising their hand.
5. When discussion has ended, read the title of the second item.
6. Again ask for public discussion.
7. Continue until all items on the public hearing are complete.
8. NOTE: No commissioners or staff should give any input during the public hearing.

Resolutions under new business or old business

1. Read the title of the first resolution.
2. Ask for declaration of ex parte communications and conflicts of interest from commissioners.
3. Any question of whether a conflict of interest exists will be settled by a majority vote of the Commission. Members with a conflict will be asked to sit in the audience during this discussion/vote.
4. Ask for staff presentation.
5. Ask for questions from Commissioners of staff.
6. Ask for a presentation from the applicant.
7. Ask for questions from Commissioners of the applicant.
8. Ask for a motion to approve the resolution. And a second.
9. Facilitate commission discussion.
10. If any members of the public have signed up to speak on the topic, they will be given a chance to speak. The chair must set a time limit (such as 2 minutes) to each public comment. Time limits can be objected by commissioners and subsequently put to a vote if necessary.
11. Following public testimony, continue commission discussion until there is nothing further.
12. NOTE: Each member of the public only gets one chance to speak, but anyone who signs up with staff before the commission votes shall be given their one chance to speak before the vote occurs.
13. Call for a vote.
14. Repeat for each resolution on the agenda.

10. Work session: Discussion of the FY25-34 Capital and Major Maintenance Plan (CMMP)

Staff introduced the FY25-34 CMMP schedule and process. Commissioners discussed the skate park, future police station location and solid waste gasifier.

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 6:36 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

DRAFT

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2023-09**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF ILIULIUK HEALTH
CAMPUS, COMBINING BLOCK 1, RESERVOIR HILL SUBDIVISION PLAT 92-12 AND
BLOCK 2-A, UNALASKA PEDESTRIAN PATHWAY RIGHT OF WAY ACQUISITIONS PLAT
97-14.**

WHEREAS, UCO §8.08.070 sets forth the procedures for platting; and

WHEREAS, the City of Unalaska, is the owner of 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, the City has initiated the platting process to combine the lots for the purposes of leasing to the IFHS Clinic; and

WHEREAS, the final plat approval is the last step in the combination of these lots; 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 approved the preliminary plat at a public hearing on November 16, 2023, and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on December 21, 2023 to consider preliminary plat and to hear testimony of the public, and

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

THEREFORE, BE IT RESOLVED, that the Planning Commission approves the final plat combining Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway, Aleutian Islands Recording District, as Block 1, Iliuliuk Heath Campus.

APPROVED AND ADOPTED THIS 21ST DAY OF DECEMBER, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Travis Swangel
Commission Chair

Cameron Dean, Planning Director
Secretary of the Commission

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

RESOLUTION 2023-09: A RESOLUTION APPROVING THE FINAL PLAT OF ILIULIUK HEALTH CAMPUS, COMBINING BLOCK 1, RESERVOIR HILL SUBDIVISION PLAT 92-12 AND BLOCK 2-A, UNALASKA PEDESTRIAN PATHWAY RIGHT OF WAY ACQUISITIONS PLAT 97-14

Basic Information	
Application Type	Final Plat
Land Owner(s)	City of Unalaska
Applicant	City of Unalaska
Proposed Use	Clinic Expansion
Exhibits	Draft Resolution 2023-09, Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2023-09

Legal Information	
Tax Parcel ID	04-09-234, 04-09-232
Address	34 Lavelle Court, Unalaska, Alaska 99685
Legal Description	Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway, AIRD
Land Use Subarea	Haystack Hill Subarea

Area Description	
North	Public/Quasi-Public: City Hall
South	General Commercial and Public/Quasi-Public: Public Safety
East	General Commercial – NAPA/BC Rental
West	Single-Family/Duplex, used as open space

Current Site Description and Zoning Standards	
Zone	Public/Quasi-public (SFO) (UCO §8.12.120)
Existing Use	IFHS clinic
Permitted Uses	<ol style="list-style-type: none"> 1) Airports; 2) Government offices; 3) Community buildings and halls; 4) Museums; 5) Public and private schools; 6) Park and recreation facilities; 7) Maintenance shops; 8) Public safety buildings; 9) Libraries; 10) Radio and television transmission towers and equipment; 11) Churches; 12) Medical facilities; 13) Warehouses; 14) Public and quasi-public buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, fire stations, electric substations, water treatment plants, telephone exchanges, and similar uses or public services
Conditional Uses	<ol style="list-style-type: none"> 1) Power generation facilities; 2) Cemeteries; 3) Solid waste disposal sites and sanitary landfills; 4) Sewage treatment facilities; 5) Fuel storage facilities; 6) Correctional facilities; 7) Resource extraction

Parcel History	
Planning Commission Resolution	<p>Resolution 92-03: A Resolution to the Unalaska City Council recommending approval to re-zone Reservoir Hill Subdivision Blocks, One, Two and Three from the current zoning designations, General Commercial, Single/Family – Duplex and Open Space Recreational to a Public-Quasi Public Zone Designation – APPROVED</p> <p>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 – APPROVED</p> <p>Resolution 2023-08: A Resolution Approving The Preliminary Plat Of Iliuliuk Health Campus, Combining Block 1, Reservoir Hill Subdivision Plat 92-12 And Block 2-A, Unalaska Pedestrian Pathway Right Of Way Acquisitions Plat 97-14 - APPROVED</p>
City Council Ordinance	<p>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 – APPROVED</p>

ADDITIONAL CODE REQUIREMENTS

1. § 8.08.040(A)(4): (A) Notwithstanding other provisions of this chapter, an abbreviated plat procedure is established for a plat that will: ... (4) Not require a vacation of a public dedication of land excepting utility easements;
2. § 8.08.070 Platting Procedures – All of section (A) Final Plat

PLAN GUIDANCE

1. The Unalaska Comprehensive Plan 2020 identifies a vision for the future that includes the following:
 - Health and Wellbeing section has several actions relating to IFHS improving and expanding its infrastructure, services available and the creation of a regional hospital.

BACKGROUND

1. IFHS is expanding and providing new services, including a CT machine.
2. In order to provide a lease for the expansion, the parcels must be combined into a single parcel.
3. The previous action regarding these parcels was the vacation of the paper street, Lavelle Court, and approval of the preliminary plat.

DETAILED FINDINGS

1. The Plat meets the requirements except for the 1 inch to 100-foot resolution requirement. Staff determined in the interest of readability it would be best to increase the resolution and readability.
2. The plat shows the location of the utility and telecommunications easement on the rear of the lot.
3. This would normally be a straightforward combination of two parcels, handled administratively, however the vacation of Lavelle Court requires the plat have approval of the Commission.
4. The surveyor has provided a satisfactory final plat.

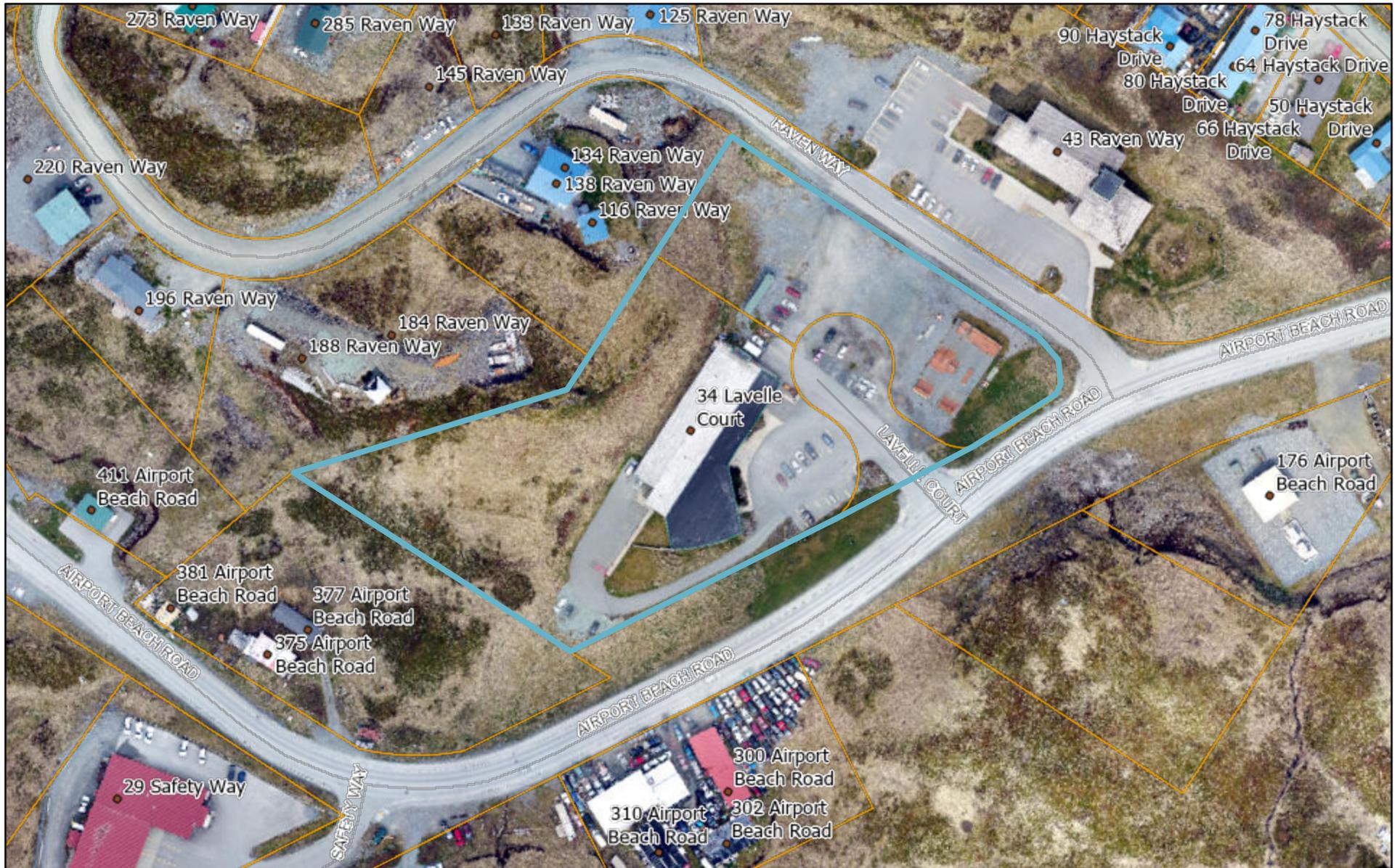
CONDITIONS

1. N/A.

RECOMMENDATION

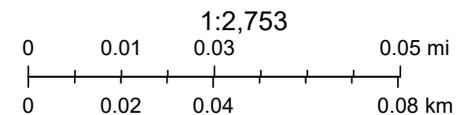
In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting), the City of Unalaska Department of Planning recommends approval of this final plat request identified in Resolution 2023-09.

Resolution 2023-09 Site Map



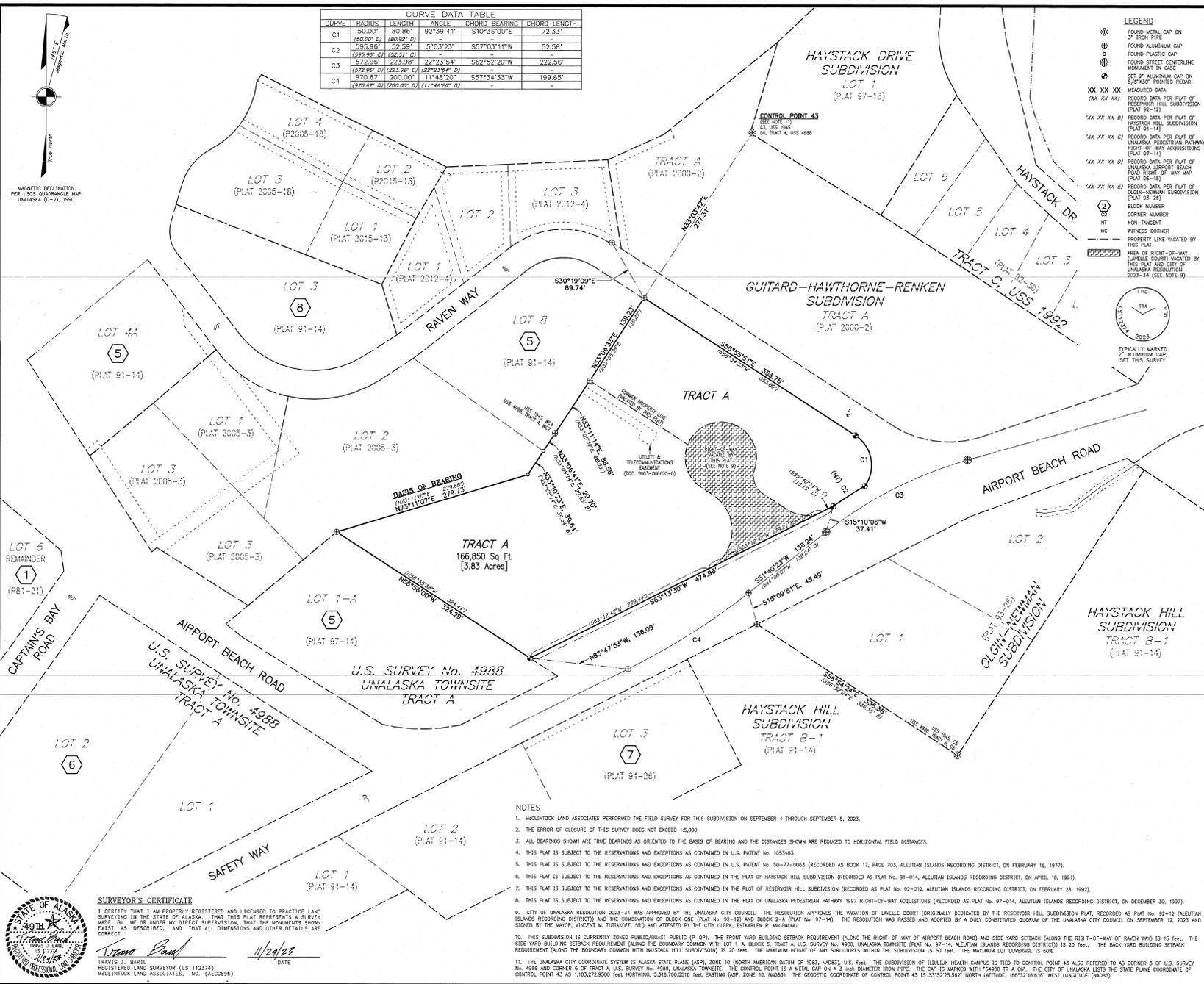
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- Site Address Points
- Streets
- ▭ Parcels

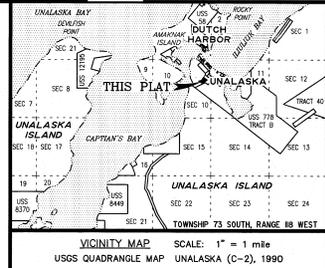


City of Unalaska Department of Planning, Geographic Technologies Group, Inc.

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	80.86'	92°39'41"	S10°36'00"E	72.33'
	(50.00' - R)	(80.86' - L)			
C2	595.98'	52.59'	5°03'23"	S57°03'11"W	52.58'
	(595.98' - R)	(52.59' - L)			
C3	572.98'	223.98'	22°23'54"	S62°52'20"W	222.56'
	(572.98' - R)	(223.98' - L)			
C4	970.67'	200.00'	11°48'20"	S57°34'33"W	199.65'
	(970.67' - R)	(200.00' - L)			



- LEGEND**
- ⊗ FOUND METAL CAP ON 3" IRON PIPE
 - ⊙ FOUND PLASTIC CAP
 - ⊕ FOUND STREET CENTERLINE MONUMENT IN CASE
 - ⊖ SET 2" ALUMINUM CAP ON SURFACE POINTED REBAR
 - XX XX XX MEASURED DATA
 - (XX XX XX) RECORD DATA PER PLAT OF RESERVOIR HILL SUBDIVISION (PLAT 91-14)
 - (XX XX XX B) RECORD DATA PER PLAT OF HAYSTACK HILL SUBDIVISION (PLAT 91-14)
 - (XX XX XX C) RECORD DATA PER PLAT OF UNALASKA PEDESTRIAN PATHWAY RIGHT-OF-WAY ACQUISITIONS (PLAT 97-14)
 - (XX XX XX D) RECORD DATA PER PLAT OF UNALASKA AIRPORT BEACH ROAD RIGHT-OF-WAY MAP (PLAT 95-15)
 - (XX XX XX E) RECORD DATA PER PLAT OF SEAN-HERRIN SUBDIVISION (PLAT 93-25)
 - ② BLOCK NUMBER
 - Ⓜ CORNER NUMBER
 - NT NON-TANGENT
 - WC WITNESS CORNER
 - PROPERTY LINE VACATED BY THIS PLAT
 - AREA OF RIGHT-OF-WAY (LAVELLE COURT) VACATED BY THIS PLAT AND CITY OF UNALASKA RESOLUTION 2023-34 (SEE NOTE 9)
 - ① TYPICALLY MARKED 2" ALUMINUM CAP SET THIS SURVEY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT THE CITY OF UNALASKA IS THE OWNER OF OF THE ILULIUK HEALTH CAMPUS AS SHOWN ON THIS PLAT. ON BEHALF OF THE CITY OF UNALASKA, I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

WARRIORIE VEEDER, ASSISTANT CITY MANAGER DATE _____
CITY OF UNALASKA P.O. BOX 610 UNALASKA, ALASKA 99685

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ BY _____ WARRIORIE VEEDER _____ ASSISTANT CITY MANAGER, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CITY APPROVAL CERTIFICATE

THE CITY OF UNALASKA HEREBY APPROVES THE SUBDIVISION SHOWN ON THIS PLAT.

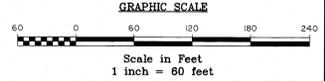
CITY CLERK DATE _____

CHAIR OF THE PLATTING BOARD DATE _____

TAX CERTIFICATE

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

TAX OFFICIAL, CITY OF UNALASKA DATE _____



NOTES

1. MCLINTOCK LAND ASSOCIATES PERFORMED THE FIELD SURVEY FOR THIS SUBDIVISION ON SEPTEMBER 4 THROUGH SEPTEMBER 8, 2023.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT NO. 1053483.
5. THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT NO. 50-77-0063 (RECORDED AS BOOK 17, PAGE 703, ALEUTIAN ISLANDS RECORDING DISTRICT, ON FEBRUARY 16, 1977).
6. THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE PLAT OF HAYSTACK HILL SUBDIVISION (RECORDED AS PLAT NO. 91-014, ALEUTIAN ISLANDS RECORDING DISTRICT, ON APRIL 18, 1991).
7. THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE PLAT OF RESERVOIR HILL SUBDIVISION (RECORDED AS PLAT NO. 92-012, ALEUTIAN ISLANDS RECORDING DISTRICT, ON FEBRUARY 28, 1992).
8. THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE PLAT OF UNALASKA PEDESTRIAN PATHWAY 1997 RIGHT-OF-WAY ACQUISITIONS (RECORDED AS PLAT NO. 92-014, ALEUTIAN ISLANDS RECORDING DISTRICT, ON DECEMBER 30, 1997).
9. CITY OF UNALASKA RESOLUTION 2023-34 WAS APPROVED BY THE UNALASKA CITY COUNCIL. THE RESOLUTION APPROVES THE VACATION OF LAVELLE COURT (ORIGINALLY DEDICATED BY THE RESERVOIR HILL SUBDIVISION, RECORDED AS PLAT NO. 92-12 (ALEUTIAN ISLANDS RECORDING DISTRICT)) AND THE COMBINATION OF BLOCK ONE (PLAT NO. 92-12) AND BLOCK 2-A (PLAT NO. 97-14). THE RESOLUTION WAS PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL ON SEPTEMBER 12, 2023 AND IS LOCATED WITHIN SECTION 10, TOWNSHIP 73 SOUTH, RANGE 118 WEST SEWARD MERIDIAN, ALASKA.
10. THIS SUBDIVISION IS CURRENTLY ZONED PUBLIC/QUASI-PUBLIC (P-QP). THE FRONT YARD BUILDING SETBACK REQUIREMENT (ALONG THE RIGHT-OF-WAY OF AIRPORT BEACH ROAD) AND SIDE YARD SETBACK (ALONG THE RIGHT-OF-WAY OF RAVEN WAY) IS 15 FEET. THE SIDE YARD BUILDING SETBACK REQUIREMENT (ALONG THE BOUNDARY COMMON WITH LOT 1-A, BLOCK 5, TRACT A, U.S. SURVEY NO. 4988, UNALASKA TOWNSITE (PLAT NO. 97-14), ALEUTIAN ISLANDS RECORDING DISTRICT) IS 20 FEET. THE MAXIMUM HEIGHT OF ANY STRUCTURES WITHIN THE SUBDIVISION IS 30 FEET. THE MAXIMUM LOT COVERAGE IS 50%.
11. THE UNALASKA CITY COORDINATE SYSTEM IS ALASKA STATE PLANE (ASP), ZONE 10 (NORTH AMERICAN DATUM OF 1983, NAD83), U.S. FEET. THE SUBDIVISION OF ILULIUK HEALTH CAMPUS IS TIED TO CONTROL POINT 43 AS ALSO REFERRED TO AS CORNER 3 OF U.S. SURVEY NO. 4988 AND CORNER 6 OF TRACT A, U.S. SURVEY NO. 4988, UNALASKA TOWNSITE. THE CONTROL POINT 43 IS A METAL CAP ON A 3" HIGH DIAMETER IRON PIPE. THE CAP IS MARKED WITH "4988 TR A 63". THE CITY OF UNALASKA LISTS THE STATE PLANE COORDINATE OF CONTROL POINT 43 AS 1183272.9500 FEET NORTHWEST, 231700.8516 FEET EASTING (NAD 83, ZONE 10, NAD83). THE GEODETIC COORDINATE OF CONTROL POINT 43 IS 53°52'25.562" NORTH LATITUDE, 168°52'16.819" WEST LONGITUDE (NAD83).



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

Travis J. Bartl
REGISTERED LAND SURVEYOR (LS 112374)
MCLINTOCK LAND ASSOCIATES, INC. (ALC2546)

DATE: 11/20/23

A PLAT OF
ILULIUK HEALTH CAMPUS
CREATING
TRACT A

A SUBDIVISION OF BLOCK ONE, RESERVOIR HILL SUBDIVISION (PLAT NO. 92-12) AND BLOCK 2-A, UNALASKA PEDESTRIAN PATHWAY RIGHT-OF-WAY ACQUISITIONS (PLAT NO. 97-14) AND RIGHT-OF-WAY VACATION OF LAVELLE COURT (CITY OF UNALASKA RESOLUTION NO. 2023-34) LOCATED WITHIN SECTION 10, TOWNSHIP 73 SOUTH, RANGE 118 WEST SEWARD MERIDIAN, ALASKA CONTAINING 3.83 ACRES, MORE OR LESS
ALEUTIAN ISLANDS RECORDING DISTRICT

PREPARED BY: **MCLINTOCK LAND ASSOCIATES, INC.**
16942 NORTH EAGLE RIVER LOOP ROAD
EAGLE RIVER, ALASKA 99577
(907) 206-5000

PREPARED FOR: **CITY OF UNALASKA**
P.O. BOX 610
UNALASKA, ALASKA 99685
(907) 581-1231

PLAT: 1"=80' CHK: BM JOB: 23-244 DWS: PL23244 FB NO: LL
GRID-UNALASKA DWN: JC DATE: 11-29-23 DISK: MLASERVER SHEET: 1 OF 1

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2023-10**

**A RESOLUTION APPROVING LUMBER AND BUILDING MATERIAL SALES WITH STORAGE
YARD ON LOT 6B, MARGARET BAY SUBDIVISION, PLAT 2010-16, AIRD**

WHEREAS, UCO 8.12 adopted for the purposes of promoting the health, safety, and general welfare of the people of the city through zoning ordinances; and

WHEREAS, the Aleutian Development Corporation is the owner of Lot 6B, Margaret Bay Subdivision, Plat 2010-16, Aleutian Islands Recording District (Tax ID 04-05-550); and

WHEREAS, the property is zoned General Commercial; and

WHEREAS, UCO §8.12.070(D)(13) specifies lumber and building material sales with storage yards as a conditional use in the district; and

WHEREAS, Western Pioneer, Inc. doing business as Alaska Ship Supply desires to store and sell lumber and building materials; and

WHEREAS, the landowner and Western Pioneer, Inc. have submitted a conditional use permit application to allow the storage and sales of lumber and building materials; and

WHEREAS, the City of Unalaska Department of Planning staff has reviewed the request; and

WHEREAS, supporting vital local businesses is a goal of the Unalaska Comprehensive Plan 2020; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on December 21, 2023 to consider this 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 Development 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 storage and sales of lumber and building materials on a leased portion of Lot 6B, Margaret Bay Subdivision, Plat 2010-16, filed in the Aleutian Islands Recording District.

PASSED AND APPROVED THIS 21ST DAY OF DECEMBER, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Travis Swangel
Commission Chair

Cameron Dean, Planning Director
Secretary of the Commission

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

RESOLUTION 2023-10: A RESOLUTION APPROVING LUMBER AND BUILDING MATERIAL SALES WITH STORAGE YARD ON LOT 6B, MARGARET BAY SUBDIVISION, PLAT 2010-16, AIRD

Basic Information	
Application Type	Conditional Use Permit
Land Owner(s)	Aleutian Development Corporation
Applicant	Western Pioneer, Inc.
Proposed Use	Lumber and building material sales with storage yard
Exhibits	Draft Resolution 2023-10, CUP Application, Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2023-10

Legal Information	
Tax Parcel ID	04-05-550
Address	487 Salmon Way
Legal Description	Lot 6B, Margaret Bay Subdivision, Plat 2010-16, AIRD
Land Use Subarea	Amaknak Retail Subarea

Area Description	
North	Bearing Sea Office Supply, North Pacific Fuel, Post Office
South	Sealion Circle storage area, Unisea
East	Grand Aleutian Hotel, Margaret Bay, Ounalashka Corporation Office
West	Undeveloped land zoned High Density Residential

Current Site Description and Zoning Standards	
Zone	§ 8.12.070 General Commercial District
Existing Use	General retail with retail lumber and building supplies, and automotive maintenance.
Permitted Uses	<ol style="list-style-type: none"> 1) Automobile, boat, and marine sales and service, excluding the repairing, painting, or upholstering of such vehicles; 2) Banks, business, or professional offices; 3) Beauty shops/barber shops; 4) Car washes; 5) Clubs, lodges, and fraternal organizations; 6) Dry cleaning and laundry; 7) Eating and drinking establishments; 8) Retail marijuana stores, not to include any marijuana cultivation facilities, marijuana product manufacturing facilities, or marijuana testing facilities; 9) Motels and hotels; 10) Mini-storage buildings; 11) Printing establishments; 12) Retail and wholesale stores of all descriptions, where the merchandise is displayed and sold within the building; 13) Service stations and public garages; 14) Shops for repair and servicing small appliances; 15) Sales of building supplies or equipment within an enclosed structure; 16) Dance halls, skating rinks, and other lawful commercial amusement and recreation facilities; 17) Retail stores and businesses not involving any kind of manufacturing, processing, or treatment of products; 18) Warehousing associated with a permitted use; 19) Wholesale stores of all descriptions where the merchandise is sold within the building; 20) Bakeries; 21) Diver services and supplies;

	22) Adult-oriented business; 23) Other similar uses not listed above which meet the “Purpose and Intent” provisions of this section of the ordinance and would be no more objectionable than those uses listed above. The Director of Planning shall make a “Planning Determination” in this matter subject to appeal to the Planning Commission (See § 8.12.220(A)(2)).				
Conditional Uses	1) Uses permitted in the Public/Quasi-Public District; 2) Animal hospitals and kennels; 3) Automobile, truck, and motorcycle repair, painting, or upholstery; 4) Boat and ship building, storage, sales, and servicing; 5) Boiler and tank works; 6) Bulk chemical and petroleum storage and sales; 7) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the Planning Commission finds necessary as they relate to the specific request: <ul style="list-style-type: none"> a. The use is tied to specific and identified project or projects and is discontinued following the completion of the project or projects, but no more than five years following the issuance of a building permit for the crew camp; b. A detailed schedule for deconstruction and removal is provided; c. The applicant provides proof of a bond, in an amount deemed by the Planning Commission to be sufficient to ensure removal of the structure when the use has been discontinued; and d. The appearance of each structure comprising the crew camp is substantially uniform. 8) Contractors or industrial equipment sales, rental, storage, and repair; 9) Electrical shop; 10) Taxicab dispatch and associated operations; 11) Heating, air conditioning sales, plumbing or paint contractors’ storage and repair; 12) Ice and cold storage; 13) Lumber and building material sales with storage yards; 14) Machine shops, metal working shops, and welding shops; 15) Public and quasi-public storage yards and operations; 16) Well driller, supplies, and storage; 17) Research and testing laboratories; 18) Residential dwelling units, subject to the section provisions of the specific applicable residential district; 19) Mobile home parks, travel trailer parks, and RV parks; 20) Bunkhouses; and 21) All other uses not listed above may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of § 8.12.200 contained herein.				
	Existing	Required	Setbacks	Proposed	Required
Lot Area (ft²)	154,238	10,000	Front Yard		20
Lot Frontage (ft)	602	60	Side Yard		10
Coverage	35%	60%	Rear Yard	10 – Variance	20
Building Height (ft)	30	50	Parking (ft²/spots)	68,967 ft ² or 275	44,000 ft ² or 178
Corner Lot?	No		Nonconformance	Not grandfathered lot use	

Parcel History	
Planning Commission Resolution	<p>RESOLUTION 91-11: A Resolution To The Unalaska City Council Recommending Approval Of The Request To Re-Zone Portions Of The Margaret Bay Industrial Development Sub-Division (Unrecorded) From A Waterfront Industrial, Open Space, Multi-Family And Single-Family/Duplex Zones To A General Commercial Zone. – APPROVED</p> <p>RESOLUTION 2009-09: Approving The Request From Alaska Ship Supply Inc. For A Ten (10) Foot Variance From The Twenty (20) Foot Rear Yard Setback Requirement To Construct A Ten (10) Foot By Sixty (60) Foot Loading Dock On The Southwest Potion Of The Building At 487 Salmon Way, Located On Lot 6A, Block 2, Margaret Bay Subdivision Addition No. 1, Plat 94-15 – APPROVED</p>

	RESOLUTION 2010-13: A Planning Commission And Platting Board Public Hearing To Review The Preliminary Plat Of Margaret Bay Subdivision Addition Number 2, A Re-Subdivision Of Tract B, Lot 6a, And Lot 8a, Block 2, Of Margaret Bay Subdivision Addition No. 1, P-94-15, Within Section 3, Township 73 South, Range 118 West Of The Seward Meridian. - APPROVED
City Council Ordinance	N/A

ADDITIONAL CODE REQUIREMENTS

N/A

PLAN GUIDANCE

1. The Economic Development section of the Comprehensive Plan identifies Broadening and Expanding the Local Economy and Expanding Basic Retail and Service Offerings as primary and secondary goals.
2. The Amaknak Retail Area recommends increasing Commercial activities in the sector.

BACKGROUND

1. In the process of the purchase of Alaska Ship Supply by Three Bears, Western Pioneer seeks to identify and correct any gaps in the store’s permitted operations. It was found that the lumber yard is not a permitted use.
2. Item 13 under Conditional Uses is “Lumber and building material sales with storage yards”. Alaska Ship Supply keeps a store of lumber and building materials in order to provide the community with the ability to repair and renovate homes, especially after storm damage.
3. Lumber has been stored on site for approximately 12 years, indoors and out. This CUP will make that use legal.

DETAILED FINDINGS

1. Furthers the goals and objectives of the Comprehensive Plan:
 - The retail options of Alaska Ship Supply are a key economic driver of the island, supporting the fishing industry with bulk retail, and some key materials. More importantly, the store is a sole source for building supplies for the community. Approval supports the fulfilment 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:
 - Lumber storage has existed on site for 12 years, there are no known complaints about the storage.
 - The district is a largely commercial district, a retail establishment is well within the intent of the district and compatible with other uses in the district.
 - This is a use that is specifically called out as compatible in the conditional use section of the General Commercial code.
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district:
 - The use is less intense than that of the storage yard and industrial areas to the south. The use has had no discernable negative impact in the 12 years that it has been in use.

CONDITIONS

1. None

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning recommends approval of this conditional use request identified in Resolution 2023-10.



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
Website: 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)

Current Zone Designation: Commercial Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): general store Proposed Land Use(s) (if changing): _____

Property Owner: Building owned by Western Pioneer, Inc. dba Alaska Ship Supply

Property Owner Address: 2201 West Commodore Way Seattle, WA 98199

Street Address of Property: 487 Salmon Way, Dutch Harbor, Alaska 99692

Applicant's Name: Larry Soriano, President of Western Pioneer, Inc.

Mailing Address: PO Box 70438 Seattle, WA 98127-0438

Email: larrys@wpioneer.com Day Time Phone: 206-781 4777 Message Phone: same

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.: 04-05-550 Lot: 6B Block: _____ Tract: _____

Subdivision: Margaret Bay Subdivision, Adtn 2 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:

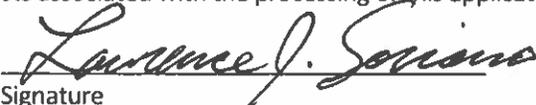
- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant 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 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.


Signature

11-24-2023
Date

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



November 24, 2023

Re: Alaska Ship Supply Conditional Use Permit for Outdoor Lumber Storage

Dear City of Unalaska Planning Commission:

Thank you for the opportunity to apply for and explain the need for a Conditional Use Permit for our Alaska Ship Supply outdoor lumber storage racks. It has come to our attention through the City of Unalaska Planning Department that a Conditional Use Permit is required for our operation. Although the Salmon Way store property is zoned commercial and Alaska Ship Supply is a general store, the fact that we store oversized lumber outdoors, technically puts us in a different commercial category.

Alaska Ship Supply has been storing and selling lumber at its present location for approximately 12 years. Most of our lumber and building supplies are stored indoors to be out of the weather, but our oversized lumber does not readily fit into the warehouse buildings, thus the need for outdoor lumber racking and storage.

Alternatives actions would be to just not carry oversized lumber at the store or to store oversized lumber at another property in Dutch Harbor/Unalaska. Neither course of action would be economically desirable or good for the community.

We believe our lumber storage is a legitimate use and well within the scope of a commercial designation. Our storage system is not an eyesore, always kept in a neat and orderly fashion and has received no complaints whatsoever from the surrounding neighbors or the general public. Our operation is very compatible with the surrounding properties.

Alaska Ship Supply in its 37 years of operation has always tried to be a good citizen and a positive member of the community. We welcome this opportunity to request this Conditional Use Permit and thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Larry Soriano'.

Larry Soriano

President

Alaska Ship Supply



outdoor lumber racks



**AUTHORIZATION TO MAKE APPLICATION BY AGENT
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
Website: www.ci.unalaska.ak.us

I/WE The Aleutian Development Corporation ARE THE OWNERS OF

(LEGAL DESCRIPTION OF PROPERTY)

LOT 6b BLOCK _____ SUBDIVISION Margaret Bay Subdivision
TRACT _____ USS _____
SECTION(S) 3 TOWNSHIP 73S RANGE 118W

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE (APPLICANT NAME) _____

Western Pioneer Inc. (Alaska Ship Supply) TO MAKE APPLICATION AS MY/OUR AGENT
FOR :

(CHECK THE APPROPRIATE BOX)

CONDITIONAL USE
VARIANCE
PUD

PLAT
ZONE AMENDMENT
TIDELAND LEASE

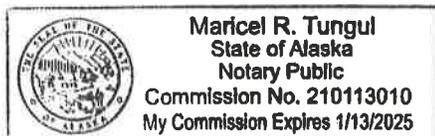
AND ACKNOWLEDGE THAT (I AM / WE ARE) AS FULLY BOUND BY THE TERMS OUTLINED IN TITLE 7 AND 8 UCO AND RELATED POLICIES AND REGULATIONS FOR THE ACTION APPLIED FOR AS THOUGH I/WE HAD MADE APPLICATION FOR SUCH ACTION MYSELF/OURSELVES.

Denise M Rankin
NAME
[Signature]
SIGNATURE

NAME

SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF NOVEMBER, 20 23.



NOTARY PUBLIC IN AND FOR ALASKA

(SEAL)

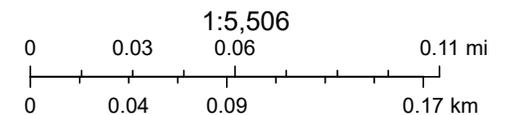
MY COMMISSION EXPIRES: 1-13-2025

Resolution 2023-10 Site Map



12/4/2023, 11:54:36 AM

- Parcels
- Site Address Points
- Streets



City of Unalaska Department of Planning, Geographic Technologies Group, Inc.

Web AppBuilder for ArcGIS



Lumber/auto shop back side



Lumber/auto shop front view



Lumber/auto shop left side view



Back store