

CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, JULY 18, 2024, 06:00 PM
Council Chambers, City Hall

ZOOM Meeting Link:

<https://us02web.zoom.us/j/81310428861?pwd=ZTdnZmRZbytgTlM4RWUreHM5L25WZz09>

Meeting ID: 813 1042 8861 **Access Code:** 592925

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 January 18, 2024 and April 18, 2024

PUBLIC HEARING

1. **RESOLUTION 2024-03:** A RESOLUTION APPROVING A REAR YARD REDUCTION VARIANCE FROM 15 FEET TO 1 FOOT ON A LEASE LOT ON TRACT 1, UNALASKA AIRPORT SUBDIVISION, PLAT 86-331, AIRD
2. **RESOLUTION 2024-04:** A RESOLUTION APPROVING AND RECOMMENDING A REZONING ACTION TO THE CITY COUNCIL AMENDING THE LAND BORDERING THE SOUTH SIDE OF MCLEES LAKE FROM MARINE DEPENDENT INDUSTRIAL TO HOLDING ZONE TO MATCH THE SURROUNDING ZONING

OLD BUSINESS

No Items

NEW BUSINESS

1. **RESOLUTION 2024-03:** A RESOLUTION APPROVING A REAR YARD REDUCTION VARIANCE FROM 15 FEET TO 1 FOOT ON A LEASE LOT ON TRACT 1, UNALASKA AIRPORT SUBDIVISION, PLAT 86-331, AIRD
2. **RESOLUTION 2024-04:** A RESOLUTION APPROVING AND RECOMMENDING A REZONING ACTION TO THE CITY COUNCIL AMENDING THE LAND BORDERING THE SOUTH SIDE OF MCLEES LAKE FROM MARINE DEPENDENT INDUSTRIAL TO HOLDING ZONE TO MATCH THE SURROUNDING ZONING

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.

Resolution 2024-02 A RESOLUTION APPROVING A FINAL PLAT OF PUREVSUREN SUBDIVISION, A RESUBDIVISION OF LOT 3, HAWLEY SUBDIVISION, PLAT 95-13 AIRD. -Motion made by Commissioner Bagley, seconded by Commissioner Hatfield. Roufos presented to the Commissioners to review the plat. Swangel's main concern is the driveway that it's a tight easement access and will have issues in the future. Roufos mentioned that parking and garage are in the resolution. - Resolution was approved 5-0.

10. Work session: None

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 7:10 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

DRAFT

City of Unalaska
UNALASKA PLANNING COMMISSION

P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Special Meeting
Thursday, April 18, 2024
6:00 p.m.

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Bagley called the Regular Meeting of the Unalaska Planning Commission to order at 6:03pm, on April 18, 2024 in the Unalaska City Hall Council Chambers.
2. Roll Call:

<u>Present:</u>	<u>Absent:</u>
Travis Swangel	Ian Bagley
Virginia Hatfield	Rainier Marquez
	Caroline Williams
3. Revisions to Agenda: None
4. Appearance requests: None
5. Announcements: Staff announcement, Cameron and Bill will return next week. Public Utilities Director candidate was in town.
6. Minutes: None
7. Public Hearing: No Items
8. Old Business: No Items
9. New Business: No Items
10. Work session: Discussion to respond to Public Review Draft of the Unalaska Bay Site Specific Plan Land Classification Order Sc-24-001
 Upon reviewing the draft from the State, Commissioners input are corrections on location names and typological errors. Commissioners' concern on the zoning. Planning staff recommended a resolution for rezoning action regarding marine dependent industrial area around McLees Lake on the next meeting. Commissioner Bagley motioned for the Planning staff to bring a rezoning action regarding the marine dependent industrial area around McLees Lake. Motion was seconded by Swangel. – The motion carries 4-0 votes.
11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 6:50 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

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

RESOLUTION 2024-03: A RESOLUTION APPROVING A REAR YARD REDUCTION VARIANCE FROM 15 FEET TO 1 FOOT ON A LEASE LOT ON TRACT 1, UNALASKA AIRPORT SUBDIVISION, PLAT 86-331, AIRD

Basic Information	
Application Type	Variance
Land Owner(s)	State of Alaska Department of Transportation and Public Facilities
Applicant	Ben Knowles, Fire Chief, City of Unalaska
Proposed Use	Conex storage of fire training supplies
Exhibits	Draft Resolution 2024-03, Application
Staff Recommendation	Approval of Resolution 2024-03

Legal Information	
Tax Parcel ID	01-08-100
Address	2713 Airport Beach Road
Legal Description	Tract 1
Land Use Subarea	None

Area Description	
North	Airport Beach Rd
South	General Commercial
East	Public/Quasi-Public
West	Airport Beach Rd

Current Site Description and Zoning Standards	
Zone	Public/Quasi-Public (PQP) (UCO §8.12.120)
Existing Use	Residential
Permitted Uses	In the Public/Quasi-Public District, no building or structure or land shall be used, and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses: (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	(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; and				
	Existing	Required		Existing	Required
Lot Area	23,500 ft ²	>10,000 ft ²	Front Setback	115 ft	15 ft
Lot Frontage	200 ft	>70 ft	Side Setbacks	90 ft / 20 ft	10 ft
Coverage	25%	<60 %	Rear Setback	20 ft	15 ft
Building Height	~25 ft	<50 ft	Parking		
Corner Lot?	Yes		Nonconformance?	None	

Parcel History	
Planning Commission Resolution	N/A
City Council Ordinance	N/A
Planning Determination	N/A

ADDITIONAL CODE REQUIREMENTS

§ 8.12.210 VARIANCES.

(E) *Approval.* The Planning Commission may approve an application for a variance by finding, that the request conforms to AS 29.40.040 land use regulations, or any subsequent amendments thereto and:

(1) Special conditions that require the variance are 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;

(2) That the 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;

(3) That the granting of the variance 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

(4) That the variance 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.

PLAN GUIDANCE

1. Providing high levels of public safety and service to protect health and well-being was identified as a goal in the 2020 Comprehensive Plan. These storage containers will support training for the Fire Department to help them maintain a high level of service and preparedness.
2. The airport parcel as a whole is identified in the 2015 Land Use Plan for institutional use.

BACKGROUND

1. The City leases the subject lot from Alaska DOT&PF on the airport parcel to operate the Amaknak Fire Station and store fire equipment.
2. The Fire Department wishes to place two 40’ containers to store fire training equipment that will extend within the rear setback.

3. The property owner, the State of Alaska DOT&PF consents to the application.

DETAILED FINDINGS

1. *Special conditions that require the variance are 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:*
 - a) Most of the available area on the lot is a steep hillside with buried bunkers and other WWII materials. Placing the containers elsewhere would be extremely difficult.
 - b) The Fire Department has unique needs and requirements. The station doors may not be obstructed. It must be able to park multiple 40'+ trucks, in addition to other vehicles, alongside the building, necessitating placing the containers further to the rear of the lot. Airport Beach Rd curves around the lot and the trucks should be parked sufficiently back from the road to maintain visibility.
 - c) Staff finds that the hardships necessitating the variance are unique to the lot and were not created by the applicant.
2. *That the 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:*
 - a) Staff finds that the granting of this variance is necessary to preserve the right of the property owner to proceed with a reasonable development, appropriate to the size of the property. Other owners in the same zone routinely place similar accessory storage containers, and lot coverage will still be well below the maximum.
3. *That the granting of the variance 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:*
 - a) Placing the containers more toward the front of the lot would require parking fire trucks closer to Airport Beach Rd, obstructing visibility.
 - b) Staff finds this variance will have no negative impact on health and safety within the neighborhood. In the abstract, allowing the Fire Department to store training materials improve health and safety by allowing them to better serve the community.
4. *That the variance 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.*
 - a) Staff finds this variance does not conflict with the goals of the Comprehensive Plan and is not detrimental to the intent of the zoning code, as it is an accessory structure to the Amaknak Fire Station.

CONDITIONS

1. Structure must be properly secured to not cause damage in periods of high winds.
2. Applicant must acquire a building permit and any other permits required by the FAA and Alaska DOT&PF.

RECOMMENDATION

Staff recommends the Planning Commission approve the resolution.



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 ZONE AMENDMENT CONDITIONAL USE PLAT

Brief Description of Request: (attach additional information to communicate request)

See attached documentation.

Current Zone Designation: P/Q-P Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): Fire Station Proposed Land Use(s) (if changing): _____

Property Owner: State of Alaska Department of Public Facilities

Property Owner Address: P.O. Box 3-2000, Juneau, AK 99802

Street Address of Property: 2713 Airport Beach Road

Applicant's Name: Benjamin Knowles

Mailing Address: P.O. Box 370 Unalaska, AK 99685

Email: bknowles@ci.unalaska.ak.us Day Time Phone: 907-581-5330 Message Phone: 907-581-5330

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.: 01-10-115 Lot: 2A Block: 3 Tract: _____

Subdivision: ADA-07158 USS: _____

Section(s): 34 Township: 72S Range: 117W

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:

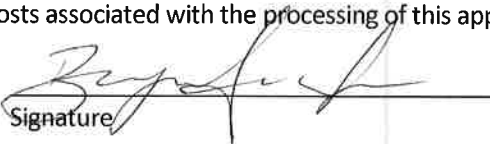
- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant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

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

24 MAY 24
Date

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



CITY OF UNALASKA

FIRE DEPARTMENT

Ben Knowles
Fire Chief | Fire Marshal
29 Safety Way | P.O. Box 370
Unalaska, Alaska 99685
Ph: (907) 581-5330 | Fax: (907) 581-4738
Email: bknowles@ci.unalaska.ak.us

City of Unalaska Planning Commission
P. O. Box 610
Unalaska, AK 99685

Commissioners,

The Fire Department is requesting a variance to the setbacks for the placement of two shipping containers at the Amaknak Fire Hall. The 40-foot containers were secured by the Unalaska Chapter of the Alaska State Firefighters Association (ASFA) for the storage of fire department equipment, and a portion of space for the ASFA. The variance is extreme; however, it is unavoidable. The required rear yard setback is 15-feet. The request for the containers is 10 to 14 feet of relief for each container.

The circumstances of the property conditions detrimental to the rights of the property user are as follows:

1. The first container must be set a minimum of 10 feet from the side of the existing fire station for fire safety purposes.
2. The containers are set as far back on the lot as possible to preserve the working space on the side and front of the building. This places the rear of the first container 5-feet from the lease boundary.
3. About a third of the way into the second container, the lease lot takes a sharp jog toward the road, cutting the setback for the second container from 5-feet to 1-foot.
4. Beyond the second container is a WW2 bunker, preventing the container from being placed more toward the runway, or forward of the bunker without hitting another set of setbacks and impacting sightlines around the road curve.
5. The placement of the containers is required to preserve parking areas for trucks and staff. Parking cannot be in front of the station blocking doors to the vehicles inside. This means that the 44-foot long Tower 1 and 38-foot long Engine 1 must be parked on the side of the building in front of the proposed placement of the containers. In addition to this space, there is often multiple other vehicles such as Medic 1 and the Command vehicles which must also have adequate parking. This additionally keeps sight-lines clear on the curve of the road, allowing users to see further up the road along the curve, increasing overall safety. Placement of the containers in this manner is necessary to preserve the ability to use the lot for training.

The variance allows the Fire Department to have storage, similar to that of other lessees in revetments on the same airport property, as well as the DOT and hanger owners.

The variance 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. There is a 6- to 10-foot hill behind the station that must be excavated in order to place the containers. This excavation does not proceed far enough into the hill side to affect the contaminated lands on the other side of the hill. Furthermore, the containers will arguably enhance the safety of the citizens of Unalaska by allowing the department to move additional training props and equipment out of the existing garage, allowing for more space for training activities, enhancing the capabilities of the Department.



CITY OF UNALASKA

FIRE DEPARTMENT

Ben Knowles
Fire Chief | Fire Marshal
29 Safety Way | P.O. Box 370
Unalaska, Alaska 99685
Ph: (907) 581-5330 | Fax: (907) 581-4738
Email: bknowles@ci.unalaska.ak.us

The variance will not be materially detrimental to the intent of the zoning code. The Public/Quasi-Public zone is specifically set aside for uses by government entities to conduct their business. The unique conditions of the oversized vehicles involved alone, but also combined with the awkward shape of the lot create a situation that is not replicable in the community. The Fire Department must be able to utilize the area allotted to it by the State Department of Transportation to continue to provide service to the citizens of the city.

The Unalaska Fire Department currently operates out of two stations. Station 1 is shared with the Department of Public Safety, resulting in a shared space that poses some logistical challenges. The department uses the Amaknak fire hall as its primary training facility due to the lack of a dedicated training site. This facility houses several training props essential for simulating firefighter survival, victim rescue, technical responses, and water emergencies. These props are substantial in size and require significant space, but they are crucial for effective training and represent a significant investment of taxpayer money.

To address the need for secure storage of these training props, the fire department, with support from Matson Inc., has acquired two 40-foot dry connex storage containers. These containers will be used exclusively for storing the training props, ensuring their protection and longevity. Although these storage units are not intended to be permanent fixtures, they provide a temporary solution until the department can secure funding and develop a new fire station with an integrated training facility.

Thank you for taking the time to consider these facts, and the need for storage space for the Fire Department at the Amaknak Fire Hall. Matson was extremely generous to donate the two containers to the Unalaska Chapter of the ASFA, and their placement will alleviate significant hardships due to the limitations of the existing Fire Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Knowles".

Benjamin Knowles, Fire Chief
City of Unalaska Fire Department



**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 State of Alaska Department of Transportation and Public Facilities ARE THE OWNERS OF

(LEGAL DESCRIPTION OF PROPERTY)

LOT 2A BLOCK 3 SUBDIVISION Unalaska Airport ADA-07158

TRACT _____ USS _____

SECTION(S) 34 TOWNSHIP 72s RANGE 117W

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE (APPLICANT NAME) Benjamin Knowles,

Fire Chief TO MAKE APPLICATION AS MY/OUR AGENT

FOR: Variance application to place 2 Conex's and submit building permits to State of Alaska and City of Unalaska

(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.

Ben Knowles

NAME

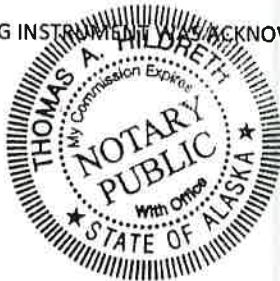
[Signature]
SIGNATURE

Britton Goldbert

NAME

[Signature]
SIGNATURE

THE FOREGOING INSTRUMENT IS HEREBY ACKNOWLEDGED BEFORE ME THIS 5th DAY OF June 202024.



Thomas Hildreth

NOTARY PUBLIC IN AND FOR Alaska

(SEAL)

MY COMMISSION EXPIRES: with Office

POINT	COORDINATES		ELEVATION	DESCRIPTION
	NORTHING	EASTING		
①	306.1	280.8	INV. EL. EXISTING PIPE 8.0' +/-	CONNECT TO EXISTING 8" DIP SANITARY SEWER - SEE DETAIL B/C4
②	249.1	287.0	B.P. EL. EXISTING PIPE 9.5' +/-	CONNECT TO EXISTING 20" DIP WATERLINE. INSTALL 20"x8" TEE.
③	239.8	299.4	B.P. EL. = 10.5'	INSTALL 45-DEG BEND WITH CONCRETE THRUST BLOCK
④	170.3	335.4	B.P. EL. = 15.5'	INSTALL 45-DEG & 22.5-DEG BENDS WITH CONCRETE THRUST BLOCKS
	379.2	231.1	INV. EL. = 15.5'	INSTALL 4" CLEANDOUT SEE DETAIL B/C4
⑥	174.0	381.0	F.F. EL. = 19.0'	CORNER OF BUILDING
⑦	241.0	314.7	B.P. EL. = 10.7'	INSTALL 8" GATE VALVE AND VALVE BOX. REMOVE & DISPOSE OF EXISTING BRICK MANHOLE SEE DETAIL E/C4
	171.1	374.7	B.P. EL. = 15.5'	INSTALL SINGLE PUMPER HYDRANT SEE DETAIL A/C4
	167.6	424.0	B.P. EL. = 15.8'	INSTALL 90-DEG BEND AND THRUST BLOCK

CONTROL BASED ON PROPERTY CORNER AT THE SOUTHWEST CORNER OF SITE. NORTHING = 157.78, EASTING = 258.44, BASIS OF BEARING SOUTH PROPERTY LINE, S 88-13-18 E.

LEGEND:

- ◆ Drop Inlet
- ⊕ Aluminum Monument
- ⊞ Utility Pedestal
- ⊞ Fire Hydrant
- UF - Underground Fuel Line
- ⊞ Water Valve
- ⊞ Sanitary Sewer Manhole
- S - Sanitary Sewer Line
- P - Underground Phone
- ⊞ Phone Pedestal
- + 18.1 Proposed Contour
- + 18.1 Proposed Spot Elevation
- TH 1 Soils Test Hole
- E - Underground Electric Line
- ⊞ Proposed Emergency Warning Light (Additive Alternate #3)
- Proposed Drainage Swale
- W - Existing Waterline
- ⊞ Existing Sign

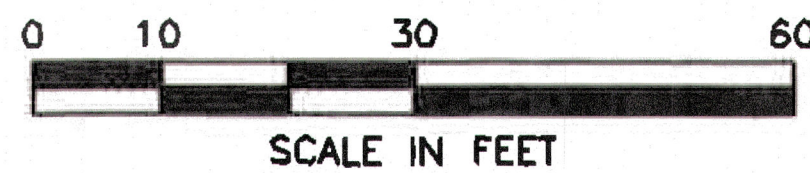
NOTES:

VERTICAL DATUM: NOAA TIDAL BENCHMARK 11
ELEVATION 14.94' ABOVE MEAN LOW WATER.

EXCEPT WHERE SHOWN OTHERWISE, ALL WATER AND WASTEWATER UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF UNALASKA STANDARDS. THESE ARE HEREBY INCORPORATED INTO AND BECOME A PART OF THIS CONTRACT. THESE STANDARDS ARE AVAILABLE AT THE PUBLIC WORKS DEPARTMENT AT NO CHARGE.

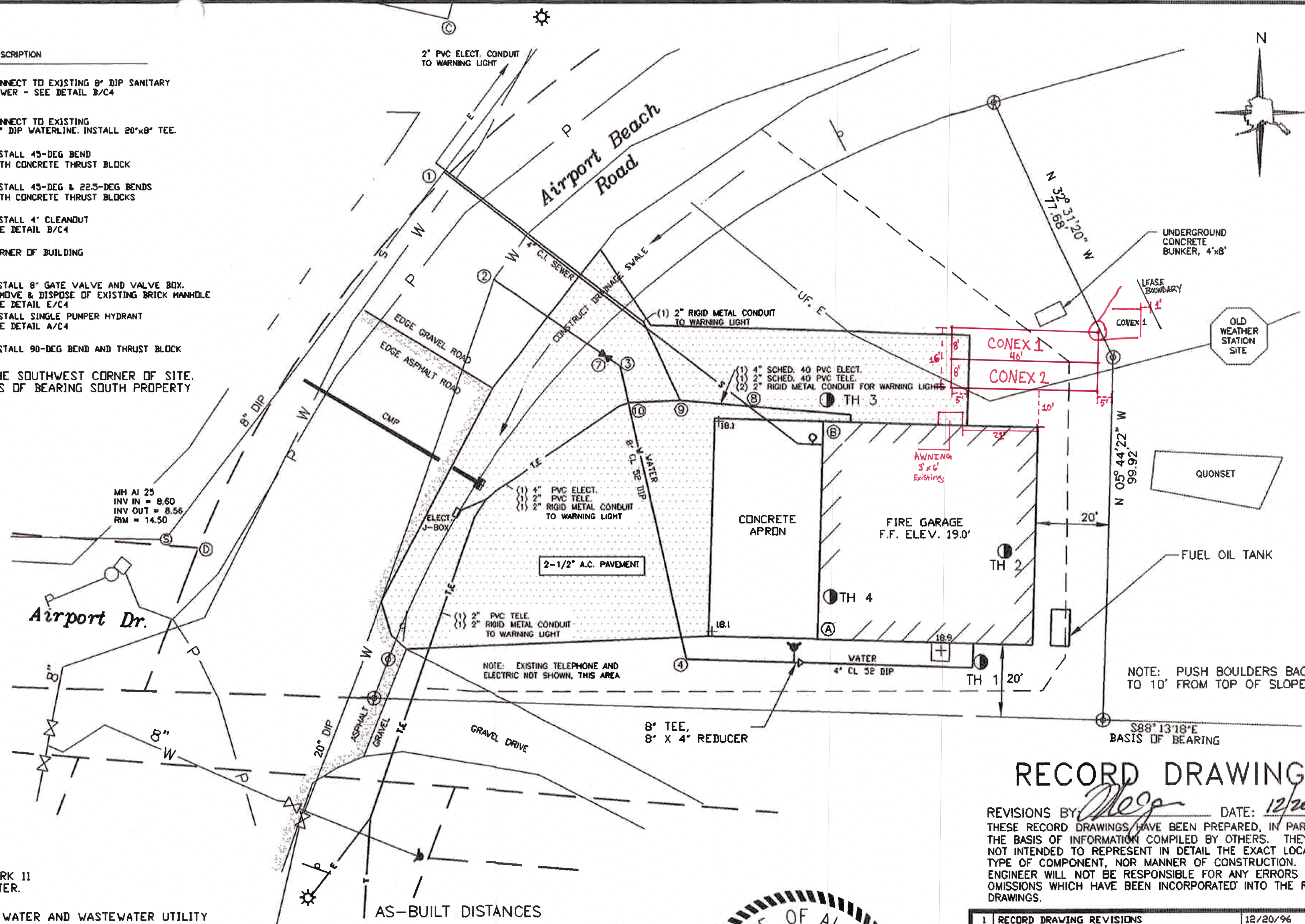
THE LOCATIONS OF EMERGENCY WARNING LIGHTS ARE SUBJECT TO LOCATION FIELD ADJUSTMENT BY THE OWNER'S REPRESENTATIVE.

SITE PLAN



- Ⓐ SOUTHWEST CORNER OF FIRE GARAGE
- Ⓑ NORTHWEST CORNER OF FIRE GARAGE
- Ⓒ SOUTHEAST CORNER OF ABANDONED BUILDING
- Ⓓ PROPERTY CORNER

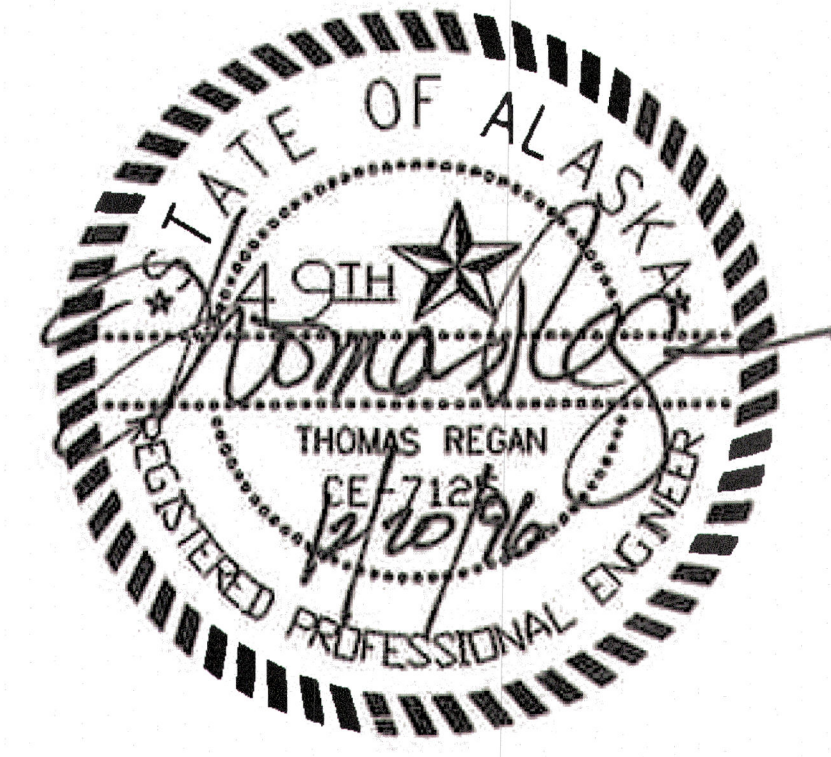
Ⓐ TO ① 165'	Ⓑ TO ① 128.3'	Ⓑ TO ⑥ 40'
Ⓐ TO ② 134'	Ⓑ TO ② 99.8'	Ⓑ TO ⑩ 54'
Ⓐ TO ③ 93'	Ⓑ TO ③ 58'	Ⓒ TO ① 57.3'
Ⓐ TO ④ 36.6'	Ⓑ TO ④ 76'	Ⓒ TO ② 82'
Ⓐ TO ⑦ 97.6'	Ⓑ TO ⑦ 62.7'	Ⓓ TO ① 127'
Ⓐ TO ⑨ 75.8'	Ⓑ TO ⑧ 20.3'	Ⓓ TO ② 120'



RECORD DRAWING

REVISIONS BY *Meg* DATE: 12/20/96
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.

RECORD DRAWING REVISIONS		12/20/96	TR
NO.	REVISION	DATE	BY
City of Unalaska			
SCALE:	AS NOTED	DATE: 05/96	DRWG. NO. 1 OF 5
DRWN:	TR		
CHECKED:			
APPROVED:			
AMAKNAK ISLAND FIRE GARAGE SITE PLAN			
LOT 2A, BLOCK 3, ADA-07158			



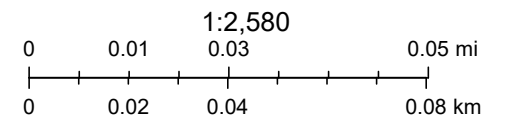
Resolution 2024-03: Amaknak Station 2 Conex Variance (approximate lease area)



6/10/2024, 1:30:03 PM

 Parcels

 Streets



**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2024-03**

**RESOLUTION 2024-03: A RESOLUTION APPROVING A REAR YARD REDUCTION
VARIANCE FROM 15 FEET TO 1 FOOT ON A LEASE LOT ON TRACT 1, UNALASKA
AIRPORT SUBDIVISION, PLAT 86-331, AIRD**

WHEREAS, this is a variance requested prior to construction; and

WHEREAS, UCO §8.12.210 sets forth the procedures and requirement for variances for development projects; and

WHEREAS, The State of Alaska Department of Transportation and Public Facilities is the owner of Tract 1, Unalaska Airport Subdivision, Plat 86-331, Aleutian Islands Recording District (01-08-100); and

WHEREAS, the City of Unalaska Fire Department leases a lot, ADA-07158, located at 2713 Airport Beach Road on the parcel to operate a fire station; and

WHEREAS, the City of Unalaska Fire Department has submitted a variance application for relief to the rear yard setback requirement; and

WHEREAS, the property owner consents to the application; and

WHEREAS, the tract is zoned Public/Quasi-Public, which limits structures to a rear yard setback of fifteen (15) feet; and

WHEREAS, the Applicant is requesting a permanent waiver to in the future place two (2) storage containers one (1) foot from the rear lot line; and

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

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on July 18, 2024 in order to consider the testimony of the public; and

WHEREAS, notices were posted and mailed in accordance with Title 8, UCO §8.08.020(F); and

WHEREAS, the Planning Commission finds the Variance to be in accordance with the following tests of code (UCO §8.08.110):

- Special conditions that require the variance are 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;
- That the 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;
- That the granting of the variance 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

- That the variance 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.

NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a waiver for a 14-foot variance to the 15-foot side yard setback on the lease lot containing the Amaknak Fire Station on Tract 1, Unalaska Airport Subdivision, located at 2713 Airport Beach Road with the following conditions of approval:

1. Structure must be properly secured to not cause damage in periods of high winds.
2. Applicant must acquire a building permit and any other permits required by the Federal Aviation Administration and State of Alaska Department of Transportation and Public Facilities.

This resolution approves the variance only as it applies to the site plat submitted and shown in Attachment A, and becomes effective once the Planning Department issues the variance permit. Issuance of the variance 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 variance 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.

PASSED AND APPROVED THIS 18TH DAY OF JULY 2024, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Travis Swangel
 Planning Commission Chair

Cameron Dean, Planning Director
 Secretary of the Commission