

## CONDUCTING A PUBLIC HEARING

The following is the sequence of events that is followed by the City of Unalaska Planning Commission and Platting Board in conducting a Public Hearing before the body.

1. The Public Hearing is opened by the Chair of the Planning Commission/Platting Board who reads from the agenda.
2. Any Ex-Parte questions or Commission member involvement are raised. If a Commission member(s) is excused, this is the proper time.
3. Presentation by the staff. This is a short summary of the application, explanation of any maps, plats, exhibits, and code standards that might apply to the application. New written information not in the board packet is provided at this time.
4. Presentation by the applicant. The applicant bears the responsibility for making the case or argument before the Commission. This is the time for Board members to ask questions of the applicant. Attempts to “negotiate” with the applicant should be conducted at this step (Step 4), while the public hearing is still open.
5. Public Testimony. This includes those who are opposed to the application, and also the public in general.
6. Rebuttal by the applicant. Final questions of all parties by the Commission.
7. The Chair closes the Public Hearing and Commission deliberations begin. Once the hearing is closed, DO NOT REOPEN unless absolutely necessary. Questions of staff, the applicant, and the public are acceptable but uninitiated testimony is not. Attempts to “negotiate” with the applicant should be conducted at Step 4, not after the public hearing is closed.
8. Commission discusses or debates the application. A motion must be made, with a second, and then final discussion. If a motion falls, an amendment(s) could be made to further or facilitate Commission final action. After “final action” is taken, reconsideration is possible per 8.04.060(G).

**DON'T BEND THE RULES FOR ONE, UNLESS YOU CHANGE THE RULES FOR ALL.**

# 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.

**CITY OF UNALASKA  
UNALASKA, ALASKA  
PLANNING COMMISSION & PLATTING BOARD  
AGENDA/PUBLIC NOTICE  
January 17, 2013  
CITY COUNCIL CHAMBERS, CITY HALL  
7:00 P.M.**

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**Call to Order:**

**Roll Call:**

**Additions to Agenda:**

**Appearance Requests:**

**Minutes:** November 8, 2012

**Announcements/Public Input:**

**Public Hearing:**

1. Public Hearing to review the preliminary plat of Unalaska Tideland Survey (UTS) 103, a replat of Alaska Tideland Survey No. 1452, Plat No. 95-12, Aleutian Islands Recording District, located in Captains Bay.

**Regular Meeting:**

2. Planning Commission/Platting Board Annual Report for 2012.
3. Receipt of Resolution 2012-17 giving preliminary plat approval to Parkside Estates Subdivision Revision 1, a resubdivision of Parkside Estates Subdivision Plat No. 2011-7, Aleutian Islands Recording District, located in the Valley on East Broadway Avenue.

**Work Session:**

4. Presentation on Local Hazard Mitigation Plan by Mr. Scott Simmons of URS Corporation and Mr. Scott Nelsen of the State of Alaska Department of Homeland Security & Emergency Management, along with the Aleutians Pribilof Local Emergency Planning Committee (LEPC) and the Unalaska Department of Public Safety.

**Commission Discussion**

**Meeting Review**

**Adjournment.**

**CITY OF UNALASKA  
UNALASKA, ALASKA  
PLANNING COMMISSION  
Regular Meeting  
CHAIR AGENDA  
January 17, 2013  
CITY COUNCIL CHAMBERS, CITY HALL  
7:00 P.M.**

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**Call to Order:** State time for the record.

**Roll Call:** Ask for a roll call.

**Additions to Agenda:** Ask staff.

**Appearance Requests:** Ask if anyone has requested to appear.

**Minutes:** Minutes from the public hearing and regular meeting held on November 8, 2012

1. Open the Commission discussion by calling for a motion to approve.
2. Call for a second to the motion.
3. Commission discussion.
4. Close the Commission discussion.
5. Vote.

**Announcements/Public Input:** Any subject.

**Public Hearing:**

1. Public Hearing to review the preliminary plat of Unalaska Tideland Survey (UTS) 103, a replat of Alaska Tideland Survey No. 1452, Plat No. 95-12, Aleutian Islands Recording District, located in Captains Bay.
  - a. Open the Public Hearing.
  - b. Chair calls for potential Ex Parte Communications and potential Conflicts of Interest from Commissioners.
  - c. Staff Presentation.
  - d. Ask if Commissioners have any questions of staff.
  - e. Applicant Presentation.
  - f. Ask if Commissioners have any questions for the applicant.
  - g. Public Testimony. (Ask person to state name for the record.)
  - h. Ask if Commissioners have any questions of the public.
  - i. Close the Public Hearing.
  - j. Open the Commission discussion by calling for a motion to approve Resolution 2013-01
  - k. Call for a second to the motion.
  - l. Commission discussion.
  - m. Close the Commission discussion.
  - n. Vote on the Resolution.
  - o. Close the public hearing and call for a motion to move into a regular meeting.
  - p. Ask for a second.
  - q. Call for a vote by consensus (“all in favor of adjourning into a regular meeting, say aye”).

### **Regular Meeting:**

2. Planning Commission/Platting Board Annual Report for 2012.
  - a. Staff Presentation.
  - b. Ask if Commissioners have any questions of staff.
  - c. Open the Commission discussion by calling for a motion to approve Resolution 2013-02
  - d. Call for a second to the motion.
  - e. Commission discussion.
  - f. Close the Commission discussion.
  - g. Vote.
  - h. Move to the next item on the agenda.
  
3. Receipt of Resolution 2012-17 giving preliminary plat approval to Parkside Estates Subdivision Revision 1, a resubdivision of Parkside Estates Subdivision Plat No. 2011-7, Aleutian Islands Recording District, located in the Valley on East Broadway Avenue.
  - a. Staff Presentation.
  - b. Close the regular meeting and move into a work session.

### **Work Session:**

4. Presentation on Local Hazard Mitigation Plan by Mr. Scott Simmons of URS Corporation and Mr. Scott Nelsen of the State of Alaska Department of Homeland Security & Emergency Management, along with the Aleutians Pribilof Local Emergency Planning Committee (LEPC) and the Unalaska Department of Public Safety.
  - a. Presentation.

### **Commission Discussion**

### **Meeting Review**

**Adjournment.** State time for the record.

## Chair Help Sheet

### Approval of Minutes Steps:

1. Open the Commission discussion by calling for a motion to approve.
2. Call for a second to the motion.
3. Commission discussion.
4. Close the Commission discussion.
5. Vote.

### Public Hearing Steps:

1. Open the Public Hearing.
2. Chair calls for potential Ex Parte Communications and potential Conflicts of Interest from Commissioners.
3. Staff Presentation.
4. Ask if Commissioners have any questions of staff.
5. Applicant Presentation.
6. Ask if Commissioners have any questions for the applicant.
7. Public Testimony. (Ask person to state name for the record.)
8. Ask if Commissioners have any questions of the public.
9. Close the Public Hearing.
10. Open the Commission discussion by calling for a motion to approve Resolution 2013-xx.
11. Call for a second to the motion.
12. Commission discussion.
13. Close the Commission discussion.
14. Vote.

**CITY OF UNALASKA  
UNALASKA, ALASKA  
PLANNING COMMISSION MINUTES  
Thursday, November 8, 2012  
CITY COUNCIL CHAMBERS, CITY HALL  
5:30 P.M.**

**Call to Order:** Chair Chris Bobbitt called the meeting to order at 5:30 P.M.

**Staff Present:** Erin Reinders, AICP, Planning Director

**Public Present:** Mr. Jack Sternhagen

**Roll Call:**

**Commissioners present:**

Chris Bobbitt, Chair

Chris Spengler

Vicki Williams

**Commissioners excused:**

Steven Gregory

John Laskowski

**Additions to the Agenda:** None

**Appearance Requests:** None

**Minutes:** Ms. Williams motioned to approve the minutes from the September 20, 2012. There was a second. Chair Bobbitt called for a vote by consensus on the minutes and the motion passed by unanimous consensus (3-0). The minutes from 9/20/2012 were adopted.

Ms. Williams motioned to approve the minutes of the October 18, 2012 meetings. There was a second. Chair Bobbitt called for a vote by consensus on the minutes and the motion passed by unanimous consensus (3-0). The minutes from 10/18/2012 were adopted.

**Planning Commission Public Hearings:**

- A. Application for the Conditional Use request from Mr. Jack Sternhagen to allow one (1) residential dwelling unit in the existing commercial structure located on Lots 8, 9 , and 11 of Block 1, USS 1992, Unalaska Townsite, Unalaska, Alaska.**

Chair Bobbitt opened the public hearing and called for any ex parte contact or conflicts of interest to be disclosed. Hearing none, the Chair called for staff presentation.

**Staff Presentation:** Ms. Reinders stated that Mr. Sternhagen's Conditional Use request was virtually an extension of a conditional use permit approved last year allowing for a residential use in a commercially zoned building. Ms. Reinders stated that Mr. Sternhagen had been informed that the permit was about to expire since construction had not begun, so he had reapplied for the Conditional Use.

**Applicant Testimony:** Mr. Sternhagen noted that the plans remained the same as from his last application in December 2011. Chair Bobbitt asked about the possibility to replat to combine the lots. Mr. Sternhagen stated that Planning Administrator Rosie Glorso had suggested that he

consider replatting the lots into one lot and he was open to a replat in the future. Chair Bobbitt asked if there were any questions from the Commission. Mr. Spengler asked Jack Sternhagen is trying to rent the place until he gets the funds to develop the property. Mr. Sternhagen stated that he is not going to rent the place until it is up to code and the plan is still to develop the place to meet the requirements of a General Commercial zone.

Chair Bobbitt asked if there were any other questions from the Public or the Commissioners. Hearing none, Chair Bobbitt called for a vote by consensus on Resolution 2012-15.

**Motion:** Ms. Williams moved to approve Resolution 2012-15. There was a second.

**Vote:** The vote was unanimous (3-0). The motion carried.

**B. A Resolution to the City of Unalaska City Council recommending the consideration to purchase Tract A-1, Creekside Estates Subdivision, Amundson Addition No. 2, Plat 98-2, Aleutian Islands Recording District.**

**Staff Presentation:** Ms. Reinders stated that the City had been approached by a property owner, Mr. John Zirlott, who was interested in selling approximately 6 acres to the City for use as a park and explained that this was quite consistent with the Comprehensive Plan. Ms. Reinders explained that the PCR Committee would also consider this item and that the City Council would have the final say.

Chair Bobbitt asked if there were any questions from the Commission. Mr. Spengler asked if the adjacent lot owners have been informed of the application, if there had been anyone who opposed it, and if a notice was sent out to adjacent lot owners. Ms. Reinders stated that a site visit did indicate that people use this area much like an open space park-like area already. Ms. Reinders stated that item was included in the Public Notice for the meeting posted around town, but no individual letters were mailed. Ms. Reinders stated that if this Resolution is approved and goes to City Council, it will be posted in the City Council Public Notice and that meeting will provide for an opportunity for public input as well.

Chair Bobbitt requested that notices be sent to adjacent property owners prior to consideration by City Council. Ms. Reinders stated that that could be done.

There being no other questions from the Commissioners, Chair Bobbitt called for a vote by consensus on Resolution 2012-16.

**Motion:** Mr. Spengler moved to approve Resolution 2012-16. There was a second.

**Vote:** The vote was unanimous (3-0). The motion carried.

**C. Planning Determination for Proposed Hillside Estates Subdivision. A Preliminary Plat for Hillside Estates Subdivision, to subdivide Tract B, Blueberry Hill Subdivision Addition No. 2, Plat 96-9, and create four (4) lots along East Broadway Avenue and one (1) remainder tract.**

**Staff Presentation:** Ms. Reinders submitted for the record the planning determination that the expiration date of the Preliminary Plat of Hillside Estates Subdivision is July 2, 2013.

**Adjournment.** Chair Bobbitt adjourned the meeting at 5:45 P.M.



PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.

\_\_\_\_\_  
Chris Bobbitt  
Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Erin Reinders, AICP  
Recording Secretary

\_\_\_\_\_  
Date

Prepared by Rosie Glorso and Veronica De Castro, Planning Department

Preliminary Plat Review  
UTS 103

**CITY OF UNALASKA, DEPARTMENT OF PLANNING  
STAFF REPORT**

**Tidelands Platting Action for Unalaska Tidelands Survey (UTS) 103  
A Replat of ATS 1452**

Meeting Date: 17 January 2013

Unalaska Tidelands Survey (UTS) 103, a replat of Alaska Tidelands Survey (ATS) 1452, Plat No. 95-12, Aleutian Islands Recording District, located within portions of Section 19, 20, 21, 29, and 30, Township 73 South, Range 118 West of the Seward Meridian, Unalaska, Alaska.

**I. BACKGROUND**

Landowner: City of Unalaska

Subject: Preliminary Plat for UTS 103, a replat of ATS 1452.

Location: Approximately 3.5 road miles from City Hall in Captains Bay.

Lot Size: Subdivision contains 330.59± acres in total and is to be divided into four tracts as follows:

- Tract A, 6.37 acres
- Tract B, 11.40 acres
- Tract C, 2.71 acres
- Tract D, 310.10 acres

Access: Captains Bay. Uplands adjacent to the tidelands being subdivided have private road access via Captains Bay Road. The publicly-dedicated portion of Captains Bay Road which is maintained by the City of Unalaska ends at the northern boundary of Lot 1, USS 8449, and the privately-maintained road continues from there.

Zoning: Of the original 330.59 acres of ATS 1452, approximately 37 acres were rezoned from Subsistence Tidelands to Developable Tidelands effective May 22, 2012. The proposed Tracts A, B, and C are zoned Developable Tidelands. Tract D has a small portion zoned Developable Tidelands with the remainder being within the Subsistence Tidelands Zoning District.

Platting History:

- The deed (Patent No. 375) to ATS 1452 was conveyed from the State of Alaska to the City of Unalaska on November 17, 1995 and it was recorded on Book 42, Pages 444-445.
- ATS 1452 was recorded by PND Engineering in the Aleutian Islands Recording District on April 7, 1995.
- Prior to 1995, the tidelands were unsurveyed/unplatted State waters.

## **II. ANALYSIS AND FINDINGS**

1. The proposed Tracts A, B, and C are zoned Developable Tidelands. Tract D has a small portion zoned Developable Tidelands with the remainder being within the Subsistence Tidelands Zoning District.
2. The area to the south of Tracts B and C towards the at the head of Captains Bay is now identified as UTS 103, Tract D, and is approximately 310.10 acres in area. A significant portion of Tract D is not shown this plat, but its boundaries can be seen by comparing this tidelands plat with ATS 1452, Plat No. 95-12 AIRD.
3. Bill Shaishnikoff has applied to lease the tidelands directly adjacent of his native allotment. These tidelands include Tracts B and C, which have been divided into two separate tracts in order to allow for future development phasing. As part of that tideland lease application process, Mr. Shaishnikoff is required to submit a Tideland Subdivision Plat.
4. Bering Shai Marine, LLC, is in the process of obtaining other necessary permits from agencies such as the US Army Corps of Engineers to provide a secure marine terminal for docking of deep draft vessels and capacity to offload large equipment and cargo. This is a required step in the tideland leasing process for the City.
5. Building permits for proposed improvements are required to be obtained from the City of Unalaska Department of Public Works prior to construction. A discussion of road improvements and utility provisions and related easements will likely result from such applications.
6. No public utilities exist within 300 feet of the areas included within this Preliminary Plat at this time.
7. The tidelands impacted by this plat are within Captains Bay, with much of the associated uplands served by a privately maintained road. The publicly-maintained portion of Captains Bay Road stops before OSI.
8. Existing (such as the gravel ramp) and proposed improvements (such as docks) are to be indicated on the Preliminary Plat, and is a condition of approval.
9. The fifty-foot public access easement is required per Alaska Statutes 38.05.127 and Alaska Administrative Code 11AAC51.045, and has been indicated on the Preliminary Plat.

## **III. RECOMMENDATION**

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision), the City of Unalaska Department of Planning recommends conditional approval of the preliminary plat for Unalaska Tidelands Survey (UTS) 103, with the following conditions to be met before acceptance of the Preliminary Plat and submission of the Final Plat, as outlined on Resolution 2013-01:

1. Show and label existing improvements, such as the barge loading ramp.
2. Show a tie from one monument within the subdivision to one of the existing City control monuments with bearing and distance.
3. Set one new primary monument and provide coordinates in NAD 83 Alaska State Plane Zone 10, U.S. foot.
4. Submit a closure report.

Preliminary Tidelands Plat: UTS 103  
January 17, 2013

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Erin Reinders, AICP  
Planning Director

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Rosie Glorso  
Planning Administrator

Enc: Draft Resolution 2013-01  
Preliminary Plat for UTS 103  
Parent Plat ATS 1452  
Aerial imagery from GeoBlade

TRACT D  
310.10 ACRES  
(REMAINDER OF ATS 1452)

CAPTAINS BAY

TRACT B 1992 MHWL

LINE	BEARING	DISTANCE
L11	S03°43'26"W	77.12'
L12	S15°03'13"E	157.24'
L13	S04°53'32"E	335.38'
L14	S18°45'54"W	126.72'
L15	S58°00'10"W	44.71'
L16	S53°48'12"W	68.01'
L17	S36°26'40"W	136.39'
L18	S04°14'34"E	90.54'
L19	S44°31'21"W	194.07'
L20	S33°28'40"W	109.44'

BASIS OF BEARING

WCMC1 C1 TO WCMC2 C1 - EAST 122.86'  
ATS 1431 PLAT No.92-33 FILED 9/16/92  
ALEUTIAN ISLAND RECORDING DISTRICT

TRACT A 1992 MHWL

LINE	BEARING	DISTANCE
L1	S24°21'20"W	69.51'
L2	S01°37'29"W	65.05'
L3	S18°04'47"E	98.36'
L4	S00°59'13"E	102.11'
L5	S21°24'29"W	186.07'
L6	S31°12'19"W	153.88'
L7	S17°04'04"W	102.30'
L8	S34°58'07"W	113.68'
L9	S21°35'14"W	316.71'
L10	S03°43'26"W	81.72'

TRACT C 1992 MHWL

LINE	BEARING	DISTANCE
L21	S58°00'10"W	90.11'
L22	S77°49'03"W	215.96'
L23	S53°48'12"W	85.02'

**PRELIMINARY**

**SURVEYORS CERTIFICATE**

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

DATE \_\_\_\_\_ REGISTRATION NO. LS 7624

REGISTERED LAND SURVEYOR \_\_\_\_\_

**LEGEND**

- ⊕ MONUMENT TO BE SET
- SET REBAR W/ AL. CAP
- ⊕ FOUND MONUMENT
- ( ) RECORD INFORMATION (SEE NOTE 1)
- m MEASURED DIMENSION
- c COMPUTED DIMENSION

**NOTES**

- ALL RECORD INFORMATION SHOWN IS FROM THE PLAT OF ALASKA TIDELAND SURVEY No. 1452 (P 95-12), (SEE NOTE 2).
- BASIS OF BEARING FOR THIS SURVEY IS EAST AND IS BASED ON THE FOUND MONUMENTS FOR WCMC 1 & 2 CORNER 1 AS SHOWN ON THE ATS 1452 PLAT, RECORDED IN THE ALEUTIAN ISLANDS RECORDING DISTRICT AS PLAT No. 95-12.
- VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW = 0.00')
- BASIS OF VERTICAL DATUM FOR THIS SURVEY IS FROM THE N.O.A.A. BENCH MARK "No. 20 1974" ELEVATION 15.50' MLLW (SEE NOTE 3). THE BENCH MARK IS SET VERTICALLY IN THE EASTERN CORNER OF THE ALYESKA BUNK HOUSE. FOR ADDITIONAL INFORMATION REFER TO THE PUBLISHED BENCH MARK SHEET FOR 9462620 UNALASKA.
- RECORD INFORMATION IS FROM THE ALASKA TIDELAND SURVEY No. 1452 (SEE NOTE 1).
- NO LOCATION OF THE UNDERGROUND UTILITIES WAS PERFORMED FOR THIS PLAT.
- AS OF THE DATE OF SURVEY, ALL PUBLIC UTILITIES ARE PRESUMED TO BE LOCATED WITHIN THE RIGHT-OF-WAY OR HAVE DEDICATED EASEMENTS PROVIDED AND THE RIGHT-OF-WAYS ENCOMPASS THE TRAVELWAYS.
- NO ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVAL REQUIRED FOR THIS PLAT ACTION.
- DEVELOPERS MAY NOT ALTER EXISTING NATURAL DRAINAGE WITHOUT PROVIDING ALTERNATIVES AND/OR DRAINAGE EASEMENT.
- FIELD SURVEY PERFORMED xxxxxxxx xx, 2013.
- ALL EASEMENTS FROM A FIXED POINT TO NAVIGABLE OR PUBLIC WATERS EXTEND TO THE WATER LINE, EXTENDING OR SHORTENING AS THE WATER ADVANCES OR RECEDES.
- UTS 103, TRACTS A,B, AND C ARE ZONED DEVELOPABLE TIDELANDS. TRACT D HAS PORTIONS ZONED DEVELOPABLE TIDELANDS AND OTHER PORTIONS ZONED SUBSISTENCE TIDELANDS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT OF WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

CHRIS HLADICK, CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF UNALASKA  
P.O. BOX 610  
UNALASKA, AK 99685

**NOTARY ACKNOWLEDGMENT FOR CITY OF UNALASKA**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**TAX CERTIFICATE**

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

TAX OFFICIAL, CITY OF UNALASKA \_\_\_\_\_ DATE \_\_\_\_\_

**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

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CHAIR OF THE PLATTING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT FOR**

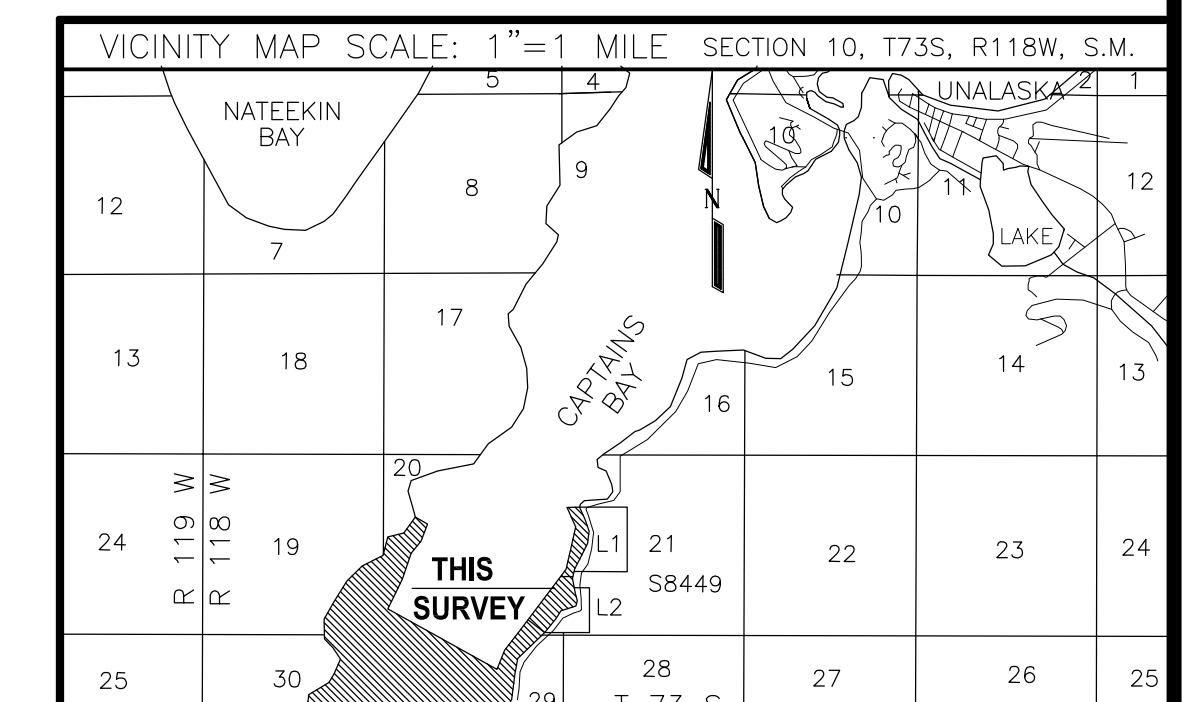
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT FOR**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



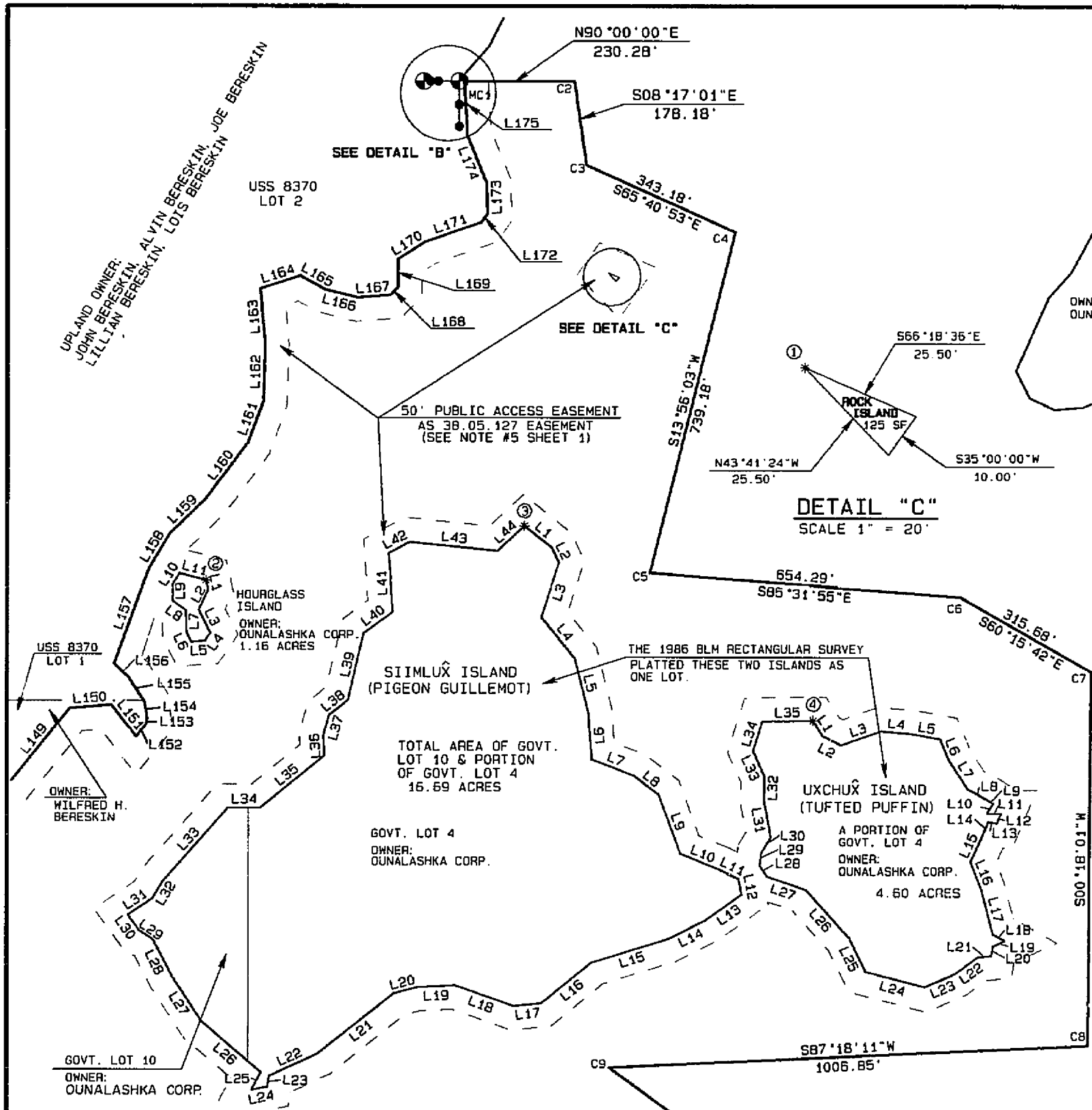
**UNALASKA TIDELAND SURVEY 103 TRACTS A, B, C AND D**

A REPLAT OF ALASKA TIDELAND SURVEY No. 1452 PLAT No. 95-12 ALEUTIAN ISLANDS RECORDING DISTRICT LOCATED WITHIN SECTION 19, 20, 21, 29 AND 30, T 73 S, R 118 W, SEWARD MERIDIAN ALEUTIAN ISLANDS RECORDING DISTRICT CONTAINING 330.59 ACRES MORE OR LESS

**P N D ENGINEERS, INC.** 1506 West 36th Avenue Anchorage, Alaska 99503 Phone: 907.561.1011 Fax: 907.563.4220

Grid N/A	Scale 1"= 100'	Date 12/5/12	Bk
Drawn MT	File No. S xxxxx	W.O. No.	PN&D 121062
Checked by: RI & MT			SHEET 1 OF 1





**PORTION OF GOVT. LOT 4 LINE TABLE**

Line No.	DISTANCE	BEARING
L1	38.08'	S32°48'58"E
L2	43.04'	S63°11'37"E
L3	89.18'	N70°39'27"E
L4	51.28'	S85°01'00"E
L5	64.07'	S79°38'49"E
L6	48.97'	S32°54'52"E
L7	70.98'	S32°56'57"E
L8	49.93'	S61°09'45"E
L9	12.11'	S56°40'52"E
L10	24.48'	S33°15'31"W
L11	30.48'	S89°23'37"E
L12	22.12'	S22°43'41"W
L13	19.17'	N83°51'26"W
L14	48.00'	S22°53'02"W
L15	42.45'	S24°59'53"W
L16	64.27'	S21°18'30"E
L17	96.68'	S14°39'21"E
L18	28.13'	S60°23'34"E
L19	26.83'	S65°07'34"W
L20	21.12'	S10°03'10"W
L21	29.26'	S84°59'56"W
L22	69.35'	S53°20'19"W
L23	59.05'	S65°19'23"W
L24	127.35'	N75°12'10"W
L25	79.56'	N26°15'20"W
L26	135.59'	N41°54'44"W
L27	86.78'	N70°45'08"W
L28	26.94'	N33°36'57"W
L29	28.73'	N06°14'12"E
L30	37.58'	N32°25'42"E
L31	79.33'	N10°43'25"W
L32	48.09'	N01°52'09"E
L33	60.81'	N24°27'16"W
L34	59.37'	N17°11'51"E
L35	106.43'	N89°03'00"E

**HOURLASS ISLAND LINE TABLE**

Line No.	DISTANCE	BEARING
L1	19.96'	S12°59'26"E
L2	47.67'	S29°39'18"W
L3	55.27'	S26°54'25"E
L4	20.20'	S34°31'08"W
L5	28.55'	S85°47'14"W
L6	20.58'	N27°59'55"W
L7	47.74'	N01°13'08"W
L8	34.91'	N54°14'40"W
L9	35.79'	N00°19'31"W
L10	28.06'	N31°35'48"E
L11	58.05'	S75°30'40"E

**1992 MEANDERS LINE TABLE**

Line No.	DISTANCE	BEARING
L149	195.32'	N38°55'50"E
L150	87.99'	N85°30'20"E
L151	83.99'	S38°08'42"E
L152	31.02'	N36°51'38"E
L153	13.06'	N18°52'07"E
L154	36.85'	N09°39'19"W
L155	59.93'	N33°00'15"W
L156	44.11'	N46°10'17"W
L157	212.59'	N19°49'16"E
L158	87.24'	N31°04'46"E
L159	107.24'	N45°44'19"E
L160	144.04'	N36°44'42"E
L161	94.04'	N19°56'11"E
L162	120.72'	N01°33'11"E
L163	115.90'	N04°59'18"W
L164	88.51'	N71°51'05"E
L165	60.64'	S61°05'28"E
L166	68.63'	S75°31'00"E
L167	68.91'	N85°04'15"E
L168	23.14'	N45°19'40"E
L169	59.89'	N00°10'48"W
L170	67.12'	N57°53'47"E
L171	125.18'	N70°42'40"E
L172	22.50'	N35°17'54"E
L173	61.61'	N01°42'46"W
L174	110.44'	N21°48'05"W
L175	114.62'	N03°03'19"W

**1992 MEANDERS LINE TABLE**

Line No.	DISTANCE	BEARING
L1	69.51'	S24°21'20"W
L2	65.05'	S01°37'29"W
L3	98.36'	S18°04'47"E
L4	102.11'	S00°59'13"E
L5	186.07'	S21°24'29"W
L6	153.88'	S31°12'19"W
L7	102.30'	S17°04'04"W
L8	113.68'	S34°58'07"W
L9	316.71'	S21°35'14"W
L10	158.84'	S03°43'26"W
L11	157.24'	S15°03'13"E
L12	335.38'	S04°53'32"E
L13	126.72'	S18°45'54"W
L14	134.82'	S58°09'10"W
L15	215.96'	S77°49'03"W
L16	153.04'	S53°48'12"W
L17	136.39'	S36°26'40"W
L18	90.54'	S04°14'34"E
L19	194.07'	S44°31'21"W
L20	235.29'	S33°28'40"W
L21	157.32'	S32°20'37"W
L22	310.96'	S47°05'54"W
L23	146.47'	S64°40'45"W
L24	176.92'	S35°37'42"W
L25	95.16'	S20°33'38"W
L26	280.33'	S10°24'18"W
L27	279.57'	S39°48'30"W
L28	306.57'	S86°54'11"W
L29	73.87'	S78°17'02"W
L30	305.06'	N12°31'00"W
L31	564.82'	S72°28'00"W
L32	350.89'	S51°35'00"W
L33	221.49'	S36°10'00"W
L34	207.67'	S51°40'45"E
L35	180.34'	S26°57'07"W

**TIES FROM WCMC 1 AT 1452 TO ISLANDS WITHIN SURVEY**

TIED TO	ISLAND DESCRIPTION	BEARING	DISTANCE
*①	UNNAMED ROCK ISLAND	S37°48'02"E	509.55'
*②	HOURLASS ISLAND	S26°42'46"W	1176.45'
*③	GOVT. LOT 4	S08°23'01"E	946.40'
*④	PORTION OF GOVT. LOT 4	S28°56'58"E	1538.60'
*⑤	GOVT. LOT 2	S16°38'33"E	3519.95'
*⑥	GOVT. LOT 3	S11°28'25"E	4238.64'
WCMC ⑦	WCMC USS 3592	S05°16'22"W	3189.10'

**GOVT. LOT 4 & 10 LINE TABLE**

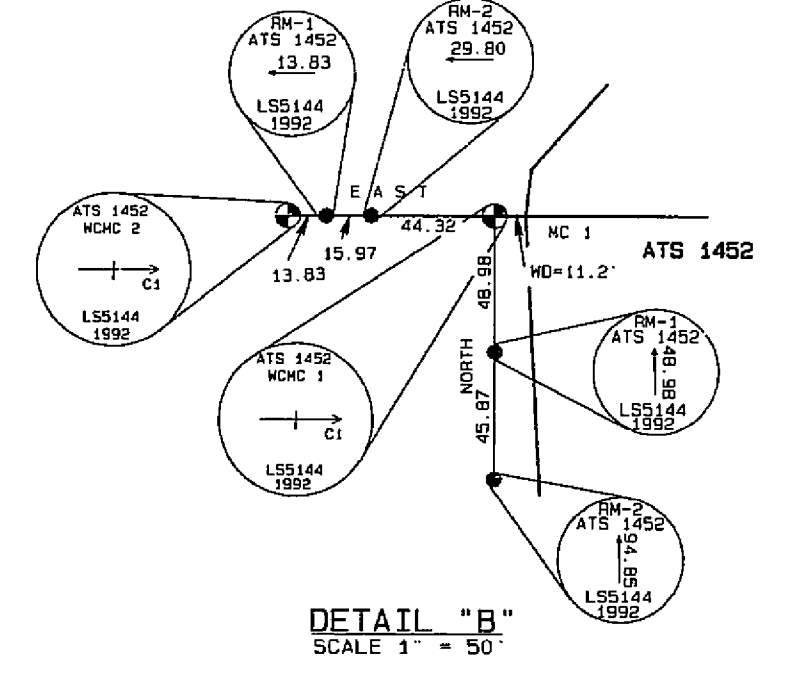
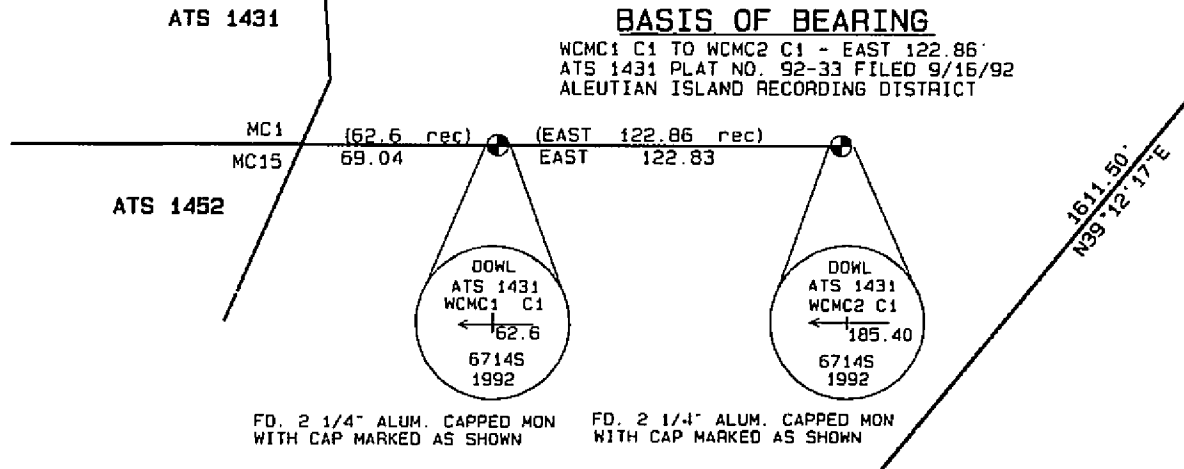
Line No.	DISTANCE	BEARING
L1	73.43'	S51°27'00"E
L2	34.33'	S26°14'53"E
L3	121.86'	S17°23'46"W
L4	111.09'	S38°56'33"E
L5	117.33'	S14°09'57"E
L6	98.92'	S04°26'35"E
L7	94.47'	S68°48'42"E
L8	67.19'	S52°00'01"E
L9	131.50'	S20°20'11"E
L10	88.49'	S67°49'46"E
L11	44.38'	S64°09'07"E
L12	32.96'	S12°13'00"E
L13	93.92'	S54°21'03"W
L14	88.30'	S63°10'31"W
L15	168.99'	S72°40'06"W
L16	135.09'	S50°32'37"W
L17	59.04'	S84°24'42"W
L18	129.63'	N70°26'33"W
L19	80.33'	S67°15'07"W
L20	90.95'	S75°17'15"W
L21	203.08'	S51°19'54"W
L22	112.32'	S64°48'05"W
L23	22.40'	S09°05'41"W
L24	34.10'	S77°41'18"W
L25	41.65'	N27°57'41"E
L26	164.95'	N49°10'58"W
L27	112.49'	N32°58'28"W
L28	87.63'	N27°15'48"W
L29	36.49'	N56°03'52"W
L30	39.84'	N35°15'51"W
L31	62.23'	N56°03'16"E
L32	41.14'	N30°27'53"E
L33	207.94'	N41°29'14"E
L34	86.96'	N89°54'00"E
L35	173.81'	N50°45'51"E
L36	42.30'	N03°37'50"W
L37	44.70'	N16°10'58"E
L38	50.45'	N51°10'52"E
L39	145.22'	N13°03'34"E
L40	75.22'	N53°35'12"E
L41	124.55'	N03°33'35"W
L42	48.60'	N61°39'36"E
L43	186.37'	S84°14'28"E
L44	76.82'	N47°03'14"E

**LINE TABLE GOVT. LOT 2**

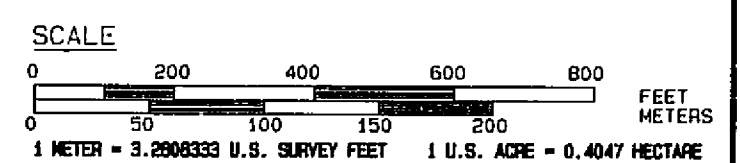
Line No.	DISTANCE	BEARING
L1	41.36'	S72°31'32"E
L2	50.20'	S75°40'10"E
L3	61.40'	S31°56'19"E
L4	60.47'	S09°20'18"E
L5	42.83'	S10°26'16"W
L6	72.01'	S25°12'51"W
L7	19.06'	S37°58'07"W
L8	43.02'	S71°36'48"W
L9	88.19'	N72°04'42"W
L10	20.39'	S78°55'47"W
L11	29.22'	N27°49'11"W
L12	54.58'	N10°48'55"W
L13	30.43'	N41°35'47"W
L14	67.27'	N19°42'39"W
L15	14.06'	N31°38'24"W
L16	25.33'	N20°26'56"E
L17	15.97'	N06°54'11"W
L18	39.12'	N49°44'43"E
L19	90.89'	N72°42'48"E
L20	15.98'	S12°48'28"W

**GOVT. LOT 3 LINE TABLE**

Line No.	DISTANCE	BEARING
L1	30.72'	S82°24'09"E
L2	50.24'	S11°07'28"E
L3	38.93'	S25°56'44"W
L4	15.50'	S75°29'49"W
L5	26.36'	N80°22'12"W
L6	45.13'	N56°01'38"W
L7	43.64'	N09°33'50"W
L8	49.04'	N40°27'36"E
L9	36.22'	S58°46'06"E



- LEGEND**
- ⊕ SET MAGNETIZED ALUMINUM MONUMENT, 3/4" CAP ON 3/8" ALUMINUM PIPE, BURIED ABOUT 26" DEEP CARBONITE WITNESS POST SET 1 FOOT DISTANT
  - ⊕ RECOVERED PRIMARY MONUMENT
  - ⊕ RECOVERED USC&GS CONTROL MONUMENT
  - ⊕ SET 2" ALUMINUM CAP ON 5/8x3/8" REBAR.
  - ⊕ RECOVERED BLM MONUMENT
  - \* PROMINENT ISLAND MEANDER CORNER TIED TO WCMC 1 C1 AT 1452.



**STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA**

**ALASKA TIDELANDS SURVEY NO. 1452 (CAPTAINS BAY)**

DATE OF SURVEY: 10/2/92  
 BEGINNING: 10/2/92  
 ENDING: 10/20/92

**SURVEYOR**  
 Peratovich, Mollathaus & Drage, Inc.  
 1505 WEST 36TH AVENUE  
 ANCHORAGE, ALASKA 99503 (907) 561-1011

WITHIN PROTRACTED SECTIONS 19, 20, 21, 29 & 30, T. 73S., R. 118W., SEWARD MERIDIAN, AK. CONTAINING 330.59 ACRES MORE OR LESS

**DRAWN BY:** TRM 2/93  
 MT 10/94

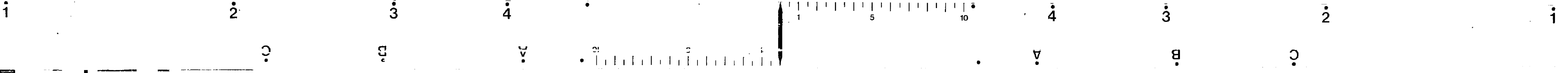
**APPROVAL RECOMMENDED:** [Signature] 4-4-95  
 STATE DEPT. PLATTING SUPERVISOR DATE

**SCALE:** CHECKED BY: FILE NO.

**RECORDED - FILED**  
 ALEUTIAN IS. REC. DIST.  
 DATE: 10 19 1992  
 TIME: 10 10 1992  
 RECORDED BY: [Signature]  
 ADDRESS: [Signature]

**SHEET 2 OF 3**

*aleutian is., Rec. Dist. 95-12*





1992 MHL MEANDERS LINE TABLE

Line No.	DISTANCE	BEARING
L29	73.87	S78°17'02"W
L30	205.06	N12°31'00"W
L31	564.82	S72°28'00"W
L32	350.99	S51°35'00"W
L33	221.49	S36°10'00"W
L34	207.67	S51°40'45"E
L35	180.34	S26°37'07"W
L36	157.55	S42°03'43"W
L37	306.38	S38°36'23"W
L38	119.13	S54°15'42"W
L39	125.83	N86°26'28"W
L40	195.38	N81°02'02"W
L41	207.51	S85°37'59"W
L42	345.06	N83°18'42"W
L43	273.81	N77°31'38"W
L44	71.99	N87°11'23"W
L45	134.12	S66°55'28"W
L46	145.27	S65°05'40"W
L47	145.82	S61°35'38"W
L48	258.49	S49°53'15"W
L49	110.52	S57°48'47"W
L50	168.11	S51°20'16"W
L51	70.33	S32°09'58"W
L52	147.30	S70°38'50"W
L53	65.33	S88°45'48"W
L54	44.84	S88°09'14"W
L55	89.10	S19°41'24"W
L56	157.50	S12°14'48"E
L57	167.33	S21°56'25"E
L58	135.84	N65°41'14"W
L59	208.08	S34°51'58"W
L60	37.86	S04°29'20"E
L61	111.34	N30°28'43"W
L62	44.40	N37°14'16"E
L63	85.76	N06°35'01"E
L64	74.45	N14°51'28"E
L65	156.75	N19°44'25"E
L66	73.22	N00°23'35"E
L67	91.63	N22°24'22"W
L68	88.31	N08°32'41"W
L69	164.02	N33°09'20"W
L70	154.83	N48°40'05"W
L71	233.24	N38°28'17"W
L72	170.12	N45°34'41"W
L73	103.62	N68°06'03"W
L74	174.95	N78°45'26"W
L75	71.27	N86°44'58"W
L76	33.33	S90°07'46"W
L77	176.02	S73°33'47"E
L78	81.80	S54°04'10"E
L79	133.56	S58°58'43"E
L80	126.32	S66°21'59"E
L81	203.57	S21°49'26"E
L82	94.60	S49°38'12"E
L83	87.32	S61°25'52"E
L84	141.63	S14°28'17"E
L85	103.99	S15°27'04"W
L86	196.86	N65°02'30"W
L87	210.35	N43°13'01"W
L88	81.11	N21°47'35"W
L89	120.67	N50°40'41"W
L90	33.78	N09°22'51"W
L91	497.64	N65°24'03"W
L92	65.57	N40°23'02"W
L93	97.87	S77°06'30"E
L94	98.02	S74°28'54"E
L95	75.65	N83°35'37"E
L96	119.98	N60°05'27"W
L97	51.38	N73°48'46"W
L98	94.07	S89°30'01"W
L99	190.51	N85°08'35"W
L100	265.37	N85°13'48"W
L101	93.37	N42°10'42"W
L102	202.74	N80°38'20"W
L103	117.55	N47°48'19"W
L104	151.74	S36°48'10"E
L105	51.45	S55°28'54"E
L106	10.06	S34°31'23"W
L107	52.93	N65°28'20"W
L108	153.21	N40°31'52"W
L109	21.92	S89°26'22"W
L110	37.54	S80°10'13"W
L111	51.08	S18°07'35"W
L112	98.19	S01°07'38"W
L113	107.38	S32°07'14"E
L114	25.40	S59°20'47"W
L115	85.27	N30°51'49"W
L116	54.84	N31°22'43"W
L117	118.53	N27°42'53"W
L118	118.45	N00°03'00"W
L119	110.83	N17°45'18"E
L120	126.67	N43°01'12"E
L121	63.57	N17°37'34"E
L122	129.09	N08°14'01"E
L123	66.30	N34°45'15"E
L124	266.17	N64°18'08"E
L125	130.46	N38°15'56"E
L126	272.49	N05°53'19"E
L127	135.11	N57°28'04"E
L128	33.79	N14°37'52"W
L129	155.02	N24°53'00"W
L130	30.03	N04°15'39"E
L131	146.30	N01°50'28"W
L132	66.88	N16°32'04"W
L133	132.55	N32°24'01"W
L134	71.91	N24°13'36"E
L135	224.60	N04°28'21"E
L136	71.50	N34°15'20"E
L137	108.06	N15°02'51"E
L138	158.56	N56°02'38"E
L139	140.41	N16°28'55"E
L140	267.50	N29°24'38"E
L141	63.09	N02°12'43"W
L142	146.02	N03°11'27"W
L143	159.62	N39°09'18"E
L144	101.08	N74°55'01"E
L145	146.03	N62°21'06"E
L146	156.12	N60°46'25"E
L147	219.31	S78°49'23"W
L148	108.47	N67°06'33"E
L149	195.32	N38°55'50"E

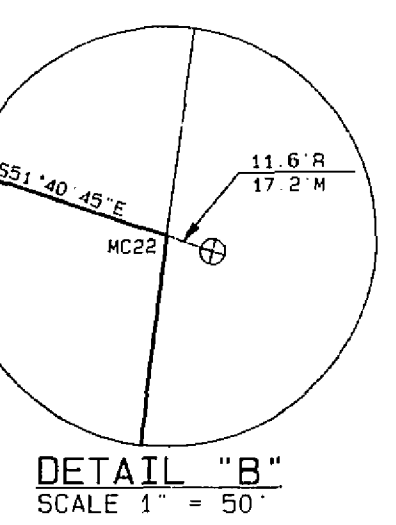
USS 3592 LINE TABLE

Line No.	DISTANCE	BEARING
L1	102.24	S35°03'27"W
L2	33.62	S22°27'22"E
L3	30.17	S56°20'44"W
L4	36.15	N72°52'43"W
L5	33.46	N02°03'50"E
L6	39.31	N42°39'56"W
L7	47.46	S77°12'39"W
L8	25.79	S42°27'24"W
L9	44.93	N82°27'59"W
L10	66.84	S75°46'32"W
L11	99.20	S07°31'51"W
L12	59.41	S78°42'23"E
L13	91.26	S21°08'52"E
L14	38.45	S27°28'09"E
L15	48.24	S80°29'29"W
L16	104.60	S75°01'08"W
L17	42.32	S19°26'32"W
L18	45.71	S56°53'36"E
L19	42.76	S05°42'12"W
L20	36.50	S61°35'44"W
L21	22.20	S85°01'53"W
L22	95.73	N81°57'28"W
L23	26.13	S60°19'53"W
L24	95.58	S27°10'52"W
L25	42.04	S68°13'33"W
L26	29.14	N88°18'27"W
L27	77.48	S58°08'44"W
L28	71.03	S75°24'56"W
L29	55.70	S62°46'13"W
L30	42.05	N87°19'17"W
L31	31.59	N33°18'36"W
L32	19.74	N44°04'45"W
L33	50.24	N87°41'35"W
L34	115.81	S40°13'23"W
L35	42.52	S39°28'38"W
L36	66.03	S53°25'31"W
L37	49.03	S68°35'12"W
L38	75.95	N48°54'14"W
L39	61.78	N61°33'23"W
L40	44.69	N52°59'59"W
L41	77.66	N35°07'28"W
L42	89.03	N42°15'23"W
L43	23.26	N48°34'50"E
L44	55.99	N77°33'34"E
L45	78.98	S88°45'20"W
L46	27.73	N55°28'25"E
L47	151.77	N04°02'44"E
L48	77.35	N16°39'31"E
L49	80.48	N09°47'54"E
L50	39.70	N37°06'34"E
L51	21.82	N65°46'41"E
L52	161.48	N84°14'48"E
L53	51.27	N25°21'28"E
L54	64.66	N18°12'37"E
L55	75.05	N25°57'21"E
L56	61.97	N17°42'45"W
L57	48.46	N10°36'44"W
L58	135.90	N00°57'35"E
L59	83.39	N16°28'10"E
L60	38.35	N31°04'04"E

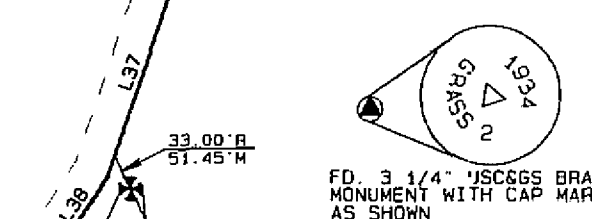
USS 3592 LINE TABLE CONT'D

Line No.	DISTANCE	BEARING
L61	31.69	N46°23'15"E
L62	51.93	N71°35'43"E
L63	38.61	N22°42'18"E
L64	42.66	N71°49'53"E
L65	49.09	N80°52'23"E
L66	112.06	S55°04'29"E
L67	98.37	S36°59'23"E
L68	98.43	N82°57'38"E
L69	52.08	S59°51'25"E
L70	93.64	S35°30'19"E
L71	92.59	N70°47'39"E
L72	27.42	N52°02'10"E
L73	15.68	S42°08'51"E
L74	46.38	N66°22'44"E
L75	32.77	N16°24'05"E
L76	21.21	N62°45'04"E
L77	20.69	S35°18'18"E
L78	19.75	N58°15'33"E
L79	31.90	S15°19'40"E
L80	100.10	S84°17'57"E
L81	15.84	N65°42'28"E
L82	23.88	S74°58'25"E
L83	44.95	S18°13'17"E
L84	51.94	S19°50'17"E
L85	19.26	S64°42'16"W
L86	34.87	S37°05'13"W
L87	61.31	S14°34'37"E
L88	88.46	S08°40'09"W
L89	26.75	N74°49'43"W
L90	46.62	S83°37'28"W

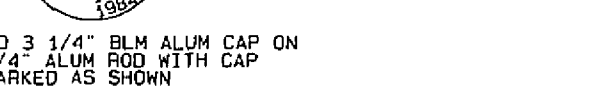
DETAIL "A"  
SCALE 1" = 50'



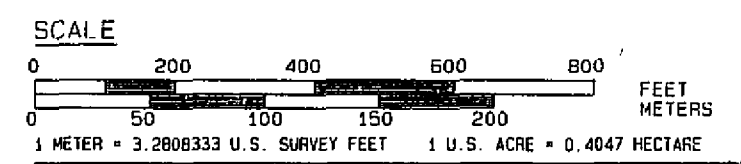
DETAIL "B"  
SCALE 1" = 50'



FD 3 1/4" USCGS BRASS CAPPED MONUMENT WITH CAP MARKED AS SHOWN



FD 3 1/4" BLM ALUM CAP ON 3/4" ALUM ROD WITH CAP MARKED AS SHOWN



DATE OF SURVEY	SURVEYOR
BEGINNING 10/2/92	Retrafron, Nottingham & Drage, Inc.
ENDING 10/20/92	1505 WEST 36TH AVENUE ANCHORAGE, ALASKA 99503 (907) 561-1011

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF LAND  
ANCHORAGE, ALASKA

ALASKA TIDELANDS SURVEY NO. 1452 (CAPTAINS BAY)

WITHIN PROTRACTED SECTIONS 19, 20, 21, 29 & 30, T. 73S., R. 118W., SEWARD MERIDIAN, AK. CONTAINING 330.59 ACRES MORE OR LESS

DRAWN BY: TRM 2/93	APPROVAL RECOMMENDED: [Signature]
MT 10/94	STATE ENGINEERING SUPERVISOR DATE: 4-4-95
SCALE: 1" = 200'	CHECKED BY: FILE NO. TPI 2/4/95
	ATS 1452

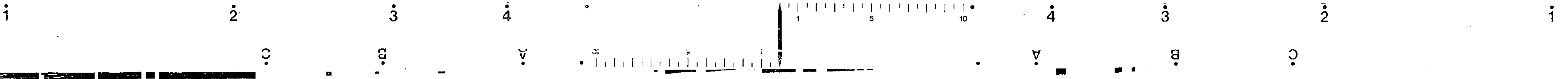
95-12  
RECORDED - FILED N/C  
ALEUTIAN IS. REC. DIST.  
DATE 4-7-95  
TIME 2:30 P.M.  
Recorded by AS/DL

- LEGEND
- ⊙ SET MAGNETIZED ALUMINUM MONUMENT, 3 1/4" CAP ON 3/8" O.D. ALUMINUM PIPE BURIED ABOUT 26" DEEP CARSONITE WITNESS POST SET 1 FOOT DISTANT
  - ⊗ RECOVERED BLM MONUMENT
  - ⊙ RECOVERED USCGS CONTROL MONUMENT
  - SET 2" ALUMINUM CAP ON 5/8"x36" REBAR.
  - ⊕ RECOVERED PRIMARY MONUMENT

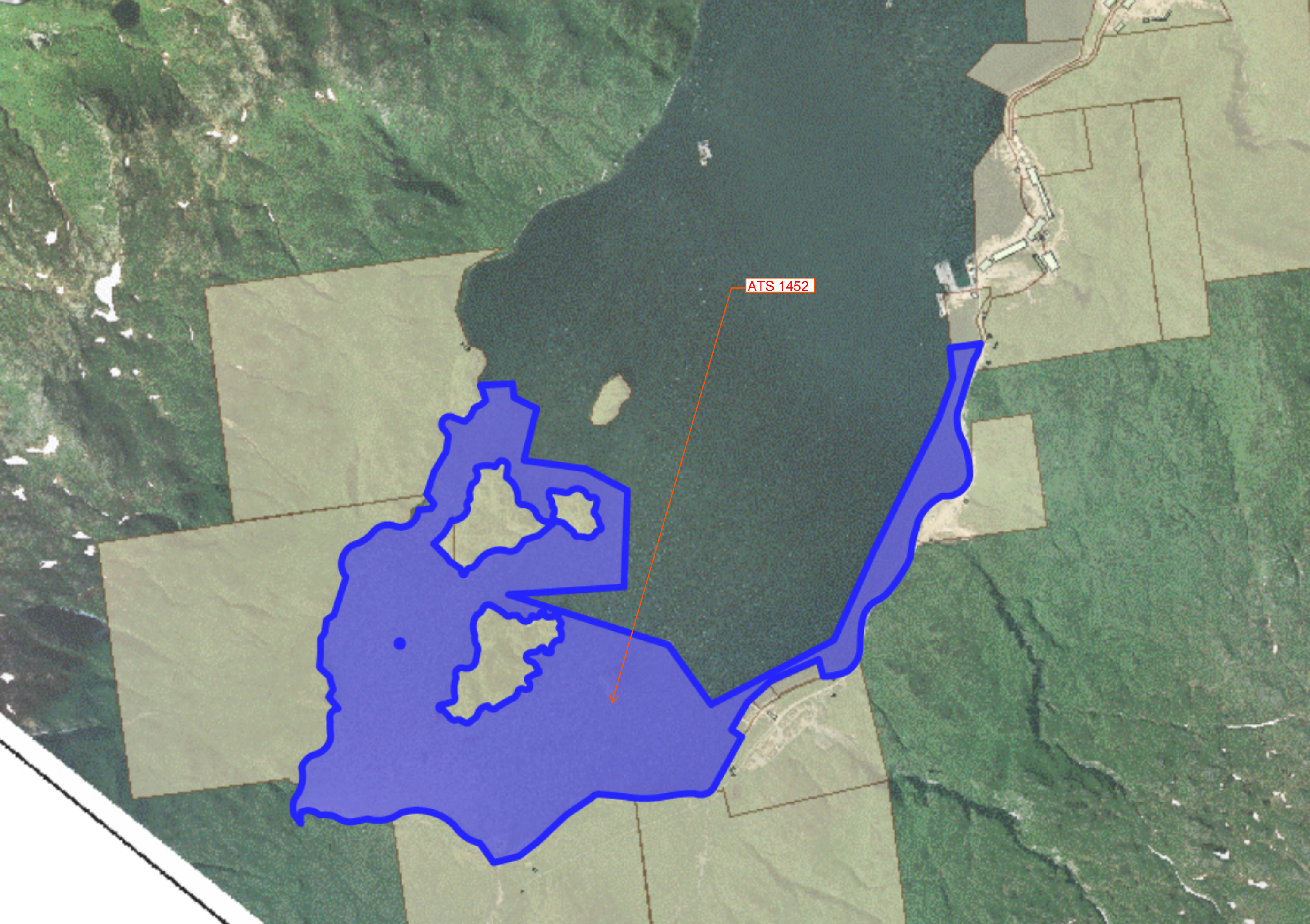
SHEET 3 OF 3

Aleutian Is., Rec. Dist., 95-12

DATE: MON FEB 6 10:20:30 1995  
PROJECT: ATS1452C  
TITLE: UNALASKA ATS PLATS







ATS 1452



**City of Unalaska**  
**Unalaska, Alaska**  
**Platting Board Resolution 2013-01**

A PLATTING BOARD PUBLIC HEARING TO REVIEW THE PRELIMINARY PLAT OF UNALASKA TIDELANDS SURVEY (UTS) 103, A REPLAT OF ALASKA TIDELANDS SURVEY (ATS) 1452, PLAT NO. 95-12, LOCATED IN CAPTAINS BAY, ALEUTIAN ISLANDS RECORDING DISTRICT.

WHEREAS, Title 8 UCO Section 8.08.060 sets forth the procedures for the subdivision and platting of tideland and provides that the Planning Commission shall act as the Platting Authority; and

WHEREAS, the owners of ATS 1452 is the City of Unalaska; and

WHEREAS, the applicant for a tidelands lease, with the permission of landowner, desires to subdivide the aforementioned property for the purpose of creating new tidelands lease areas in accordance with City Manager Regulations identified in Title 7 UCO Section 7.12.010; and

WHEREAS, the City of Unalaska Department of Planning, Department of Public Works, and Department of Public Utilities staff has reviewed the proposed plat and have requested revisions as described below; and

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on January 17, 2013 to consider this platting action and to hear testimony of the public and City Staff, and

NOW THEREFORE BE IT RESOLVED, the Platting Authority approves the preliminary plat of the UTS 103, with the following conditions of approval in accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision):

1. Show and label existing improvements, such as the barge loading ramp.
2. Show a tie from one monument within the subdivision to one of the existing City control monuments with bearing and distance.
3. Set one new primary monument and provide coordinates in NAD 83 Alaska State Plane Zone 10, U.S. foot.
4. Submit a closure report.

Upon the correction of the aforementioned deficiencies submit a corrected preliminary plat to the Department of Planning for review and concurrence before proceeding to final plat. This conditional plat approval becomes effective if there are no appeals within ten (10) working days after the Planning Commission action and shall remain in effect for one year.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, BY THE PLATTING BOARD OF THE CITY OF UNALASKA, ALASKA.

\_\_\_\_\_  
Chris Bobbitt  
Chair

\_\_\_\_\_  
Erin Reinders, AICP  
Secretary

**CITY OF UNALASKA  
PLANNING COMMISSION & PLATTING BOARD  
2012 ANNUAL REPORT**



This annual report is designed to serve multiple functions: to summarize the planning activities of the Unalaska Planning Commission; to serve as a resource document; to project future planning needs and activities; and to meet the requirements of § 2.60.090, Unalaska Code of Ordinances.

The Planning Commission, Platting Board, Department of Planning, and Unalaska City Council refer to the adopted Comprehensive Plan, Platting and Subdivision Regulations, Zoning Code of Ordinances, Zoning Map, and other applicable codes for all decisions rendered.

The following residents of Unalaska served on the City of Unalaska's Planning Commission and Platting Board throughout 2012:

Chair Chris Bobbitt  
Vice Chair John Laskowski  
Steven Gregory  
Chris Spengler  
Vicki Williams

**PLANNING COMMISSION AND PLATTING BOARD**  
**RESOLUTION 2013-02**

In accordance with § 2.60.090 of the Unalaska Code of Ordinances, the City of Unalaska's Planning Commission officially adopts the following annual report, filing the same with the Unalaska City Council.

CITY OF UNALASKA  
PLANNING COMMISSION

BY: \_\_\_\_\_  
Chris Bobbitt, Chair

\_\_\_\_\_  
Erin Reinders, Secretary

DATE OF ADOPTION: \_\_\_\_\_

## **INTRODUCTION**

Alaska State law gives incorporated municipalities the authority and responsibility for planning, platting, and land use regulation. In addition to providing for the orderly and efficient use of land and other resources, planning can establish ground rules for development for the whole community and provide the means by which residents participate in important decisions about their community's future. With effective planning, a community can define its character and realize tangible benefits.

The Unalaska Code of Ordinances establishes the Planning Commission and Platting Board to help assure orderly growth of Unalaska and offers additional guidance regarding their functions, power and duties, which include:

- To recognize and utilize such basic information necessary to understand past trends, present conditions, and forces affecting community growth and development;
- To prepare and keep current a Comprehensive Plan for meeting present requirements and future needs for community growth and development as may be foreseen by the Commission/Board;
- To establish principles and policies for guiding actions affecting growth in the city;
- To prepare and to recommend to the City Council ordinances, regulations, or other proposals promoting orderly development indicated as desirable by the Comprehensive Plan;
- To exercise jurisdiction over platting as provided in Chapter 8.08, and to act upon requests for variances, conditional uses, and zone amendments as provided in Chapter 8.12;
- To keep the City Council and general public informed and advised as to matters before the Commission/Board;
- To conduct such meetings, as required, to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and the ordinances and regulations relating to it; and
- To perform other duties lawfully assigned to the Commission/Board or which have a bearing on the preparation or accomplishment of the Comprehensive Plan.

§ 2.60.090 of the Unalaska Code of Ordinances requires each board and committee to submit an annual report which summarizes the activities which have occurred during the previous year. The Annual Report is a mechanism for monitoring those activities and for presenting to the City Council the goals and objectives for Planning in the coming year.

## SUMMARY OF PLANNING ACTIONS FOR 2012

### **I. General Statistics (February 1, 2012 – December 31, 2012)**

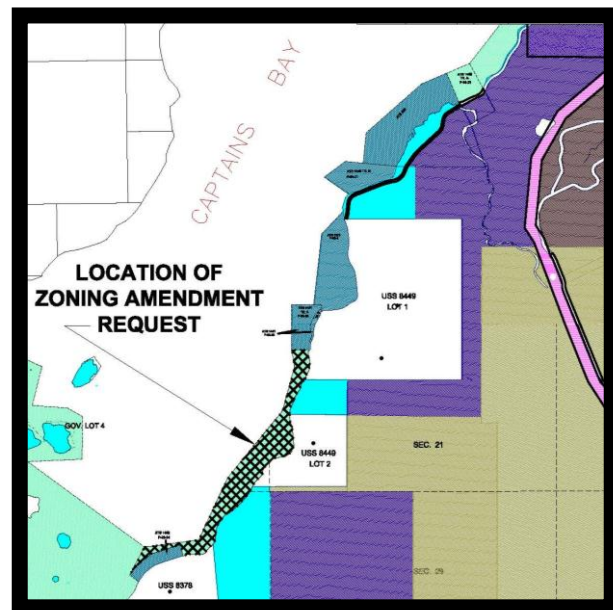
Planning Commission/Platting Board meetings are held at 7:00pm on the third Thursday of the month, as needed, in the Council Chambers. The PC/PB actions for 2012 as summarized below:

• Zone Amendments Considered/Recommended	1/1
• Property Acquisitions Considered/Recommended	4/3
• Code Revisions Considered/Recommended	1/1
• Conditional Use Permits Considered/Granted	4/4
• Plats Reviewed/Approved	4/4
• Total Number of Meetings or Work Sessions	9

### **II. Planning Commission Recommendations to Council**

#### **Zoning Map Amendments**

The Planning Commission reviewed one request for a zone amendment or rezoning for an approximately 36.759 acre portion of ATS 1452 in Captains Bay from Subsistence Tidelands to the Developable Tidelands Zoning District. After conducting two public hearings to consider testimony of the public, the Planning Commission recommended the rezoning to the City Council by approving Resolution 2012-02 on April 19, 2012. After two readings and a public hearing, the City Council amended the City Unalaska Zoning Map by adopting Ordinance 2012-02 on May 22, 2012.

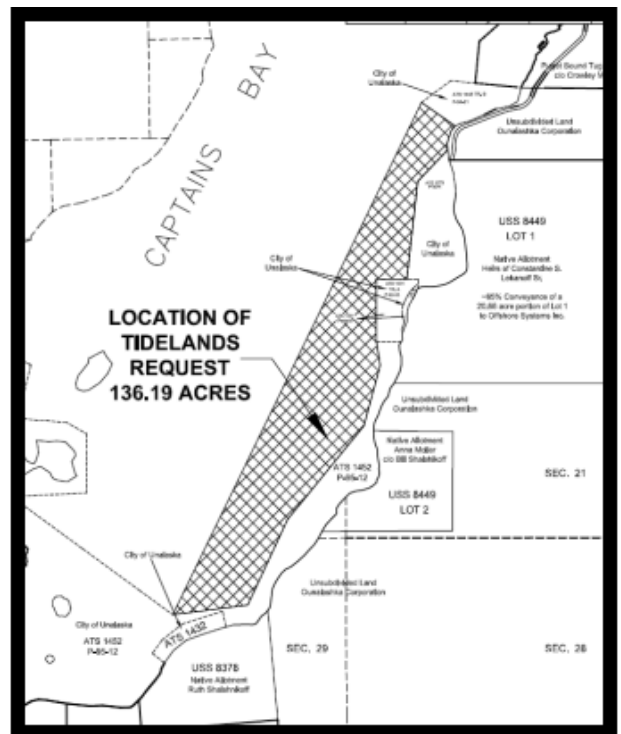
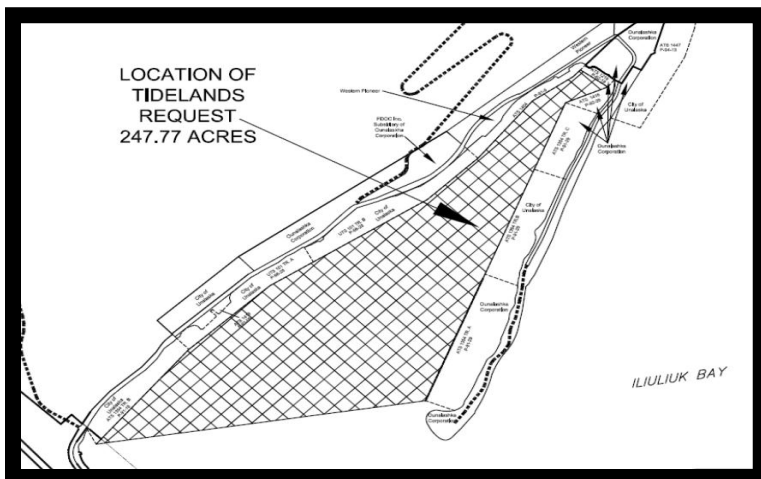
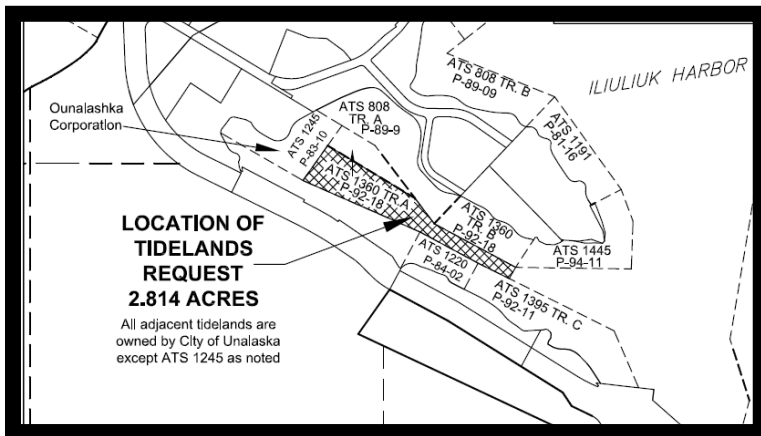


#### **Property Acquisitions**

The Planning Commission considered four property acquisitions, recommending three for the City Council to approve. Three of the properties were tidelands currently owned by the State of Alaska and the fourth property was offered for purchase by the property owner in order to increase the City's park system.

The Planning Commission approved Resolution 2012-04 recommending the application requesting the acquisition of approximately 248 acres of tidelands in Dutch Harbor from the State of Alaska, approved Resolution 2012-05 recommending the application requesting the acquisition of approximately 2.8 acres of tidelands in Iliuliuk Harbor from the State of Alaska and disapproved Resolution 2012-06 which recommended the application requesting the acquisition of approximately 136 acres of tidelands in Captains Bay from the State of Alaska on April 19, 2012. These actions were forwarded to the City Council, who then approved of the application for acquiring all three sections of tidelands in City Council Resolution 2012-32 of May 8, 2012.

The Planning Department has subsequently submitted application packets for all three sections of tidelands to the State of Alaska. After receiving detailed feedback regarding the applications and the State's policies regarding acquisitions, the application for the Iliuliuk Harbor tidelands has been withdrawn and the remaining two sections are being greatly reduced as any acquisition must be directly related to pending or existing development. Negotiations are still ongoing with the State. The locations of these tidelands are indicated below:





On November 8, 2012, the Planning Commission approved Resolution 2012-16, recommending the purchase of a 5.94 acre parcel to add to our park system. The tract of land is located at 1857 East Broadway Avenue, directly across the Community Park with existing wetlands and ponds. This opportunity was also reviewed by the PCR Advisory Committee at their December 19, 2012 meeting and they supported the purchase as well. These recommendations will be forwarded to the City Council, who will discuss this opportunity at a Council Meeting early in 2013.



### **Code Revisions**

On July 19, 2012, the Planning Commission conducted a formal public hearing and voted to approve Resolution 2012-09 recommending that the City Council approve amending the Unalaska City Code Chapter 8.04 clarifying meeting and approval procedures, Chapter 8.06 adding and updating Definitions, Chapter 8.08 revising platting procedures and subdivision requirements, Chapter 8.12 altering the lot dimension and size limitations, clarifying permitted uses and general provisions. This was after the potential changes and updates to Title 8 were introduced and discussed at the November 17, 2011 Planning Commission Meeting, the December 1, 2011 Planning Commission Meeting, the January 24, 2012 City Council Work Session, and April 19, 2012 Planning Commission Meeting.

The proposed changes were then taken to City Council. After two readings and one public hearing, the City Council amended the proposed changes slightly and passed Ordinance 2012-07 adopting the changes to Title 8 at their September 11, 2012 meeting, which became effective October 1, 2012.

### **III. Planning Commission Actions and Activities**

#### **January 19, 2012**

The Planning Commission approved Resolution 2012-01, adopting the 2011 Annual Report to be shared with City Council.

### **March 29, 2012**

The Planning Commission held a public hearing regarding the potential rezoning of tidelands in Captains Bay. The Commission then voted to postpone the vote for Resolution 2012-02 to allow for additional discussion and public input. (See the Zoning Map Amendment portion of previous section for additional information.)

### **April 19, 2012**

The Planning Commission held a continued public hearing and approved Resolution 2012-02 recommending that the City Council rezone approximately 37 acres in Captains Bay from Subsistence Tidelands to Developable Tidelands. (See the Zoning Map Amendment portion of previous section for additional information.)

The Planning Commission considered the application to acquire three sections of tidelands from the State of Alaska. The Commission voted to approve Resolution 2012-04 recommending the application for additional tidelands in Dutch Harbor to the City Council, to approve Resolution 2012-05 recommending the application for additional tidelands in Iliuliuk Bay, and disapproved Resolution 2012-06 recommending the application for additional tidelands in Captains Bay. (See the Property Acquisitions portion of the previous section for additional information.)

The Planning Commission held a Work Session to review suggested changes to Title 8 and to obtain public testimony and input regarding the proposed update. (See the Code Revision portion of previous section for additional information.)

### **June 21, 2012**

The Planning Commission held a Work Session to discuss the role of a Land Use Plan for the community and an opportunity to receive assistance in developing one for Unalaska from the American Planning Association.

### **July 19, 2012 Meeting:**



The Planning Commission approved Resolution 2012-08 allowing for a Conditional Use of one (1) residential dwelling unit within an existing warehouse located at 1757 East Broadway Avenue in a General Commercial zoning district. Conditional Use Permit #2012-01 was issued on July 30, 2012.

The Planning Commission held a public hearing and approved Resolution 2012-09, recommending the approval of several amendments to Title 8 to the City Council. (See the Code Revision portion of previous section for additional information.)

**August 16, 2012**



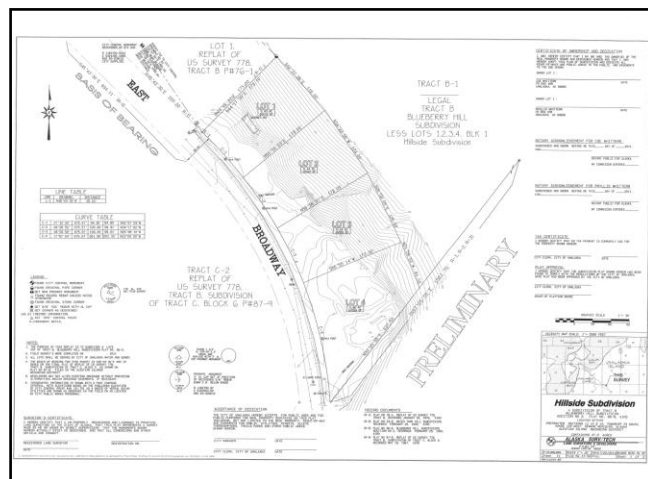
The Planning Commission approved Resolution 2012-10 allowing for a Conditional Use of a temporary construction camp at 42 Gilman Road, on Tract B of Marineways Subdivision, located in a General Commercial zoning district. Temporary Conditional Use Permit #2012-02 was issued on August 27, 2012.



The Planning Commission approved Resolution 2012-11 allowing for a Conditional Use of three (3) residential units within an existing warehouse located at 271 Biorka Drive, Building 616 in a General Commercial zoning district. Conditional Use Permit #2012-03 was issued on August 27, 2012.

**September 20, 2012**

The Planning Commission held an informal work session to discuss the Preliminary Plat approval and related expiration date of the Hillside Estates Subdivision, A Subdivision of Tract B, Blueberry Hill Subdivision, Addition 2, Plat 96-9 with the applicant. A Planning Determination was later made by the Planning Director to extend the expiration date of the Preliminary Plat of Hillside Estates Subdivision to July 2, 2013. This plat has not been recorded yet.





## November 8, 2012 Meeting



The Planning Commission approved Resolution 2012-15 allowing for a Conditional Use of one (1) residential dwelling unit within the existing commercial structure located at 28 North Second Street in a General Commercial Zoning District. Permit has not yet been issued as conditions of approval have not been fully addressed.

The Planning Commission approved Resolution 2012-16 recommending that the City Council consider purchasing approximately 5.94 acres at 1857 East Broadway Avenue in order to expand our park system. (See the Property Acquisitions portion of the previous section for additional information.)

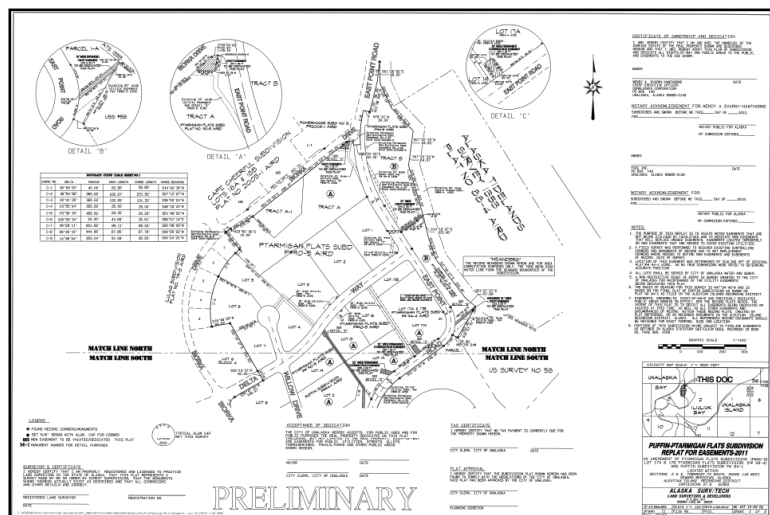
### IV. Platting Board

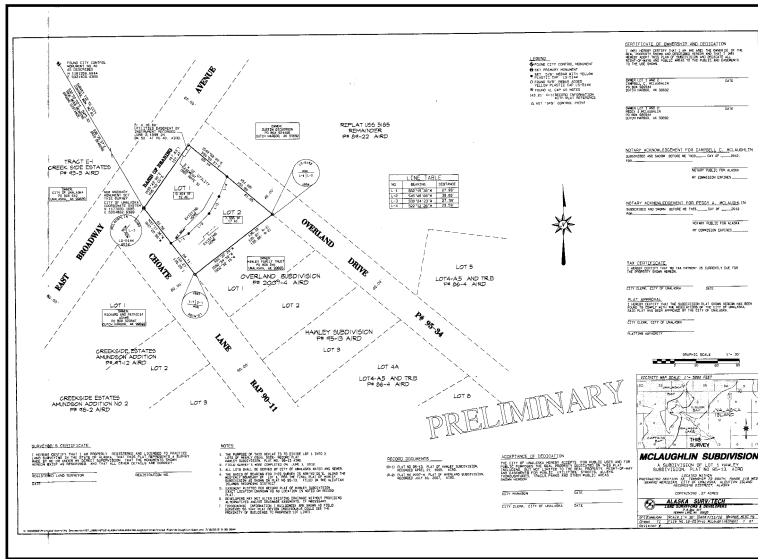
No applications were received.

### V. Platting Authority

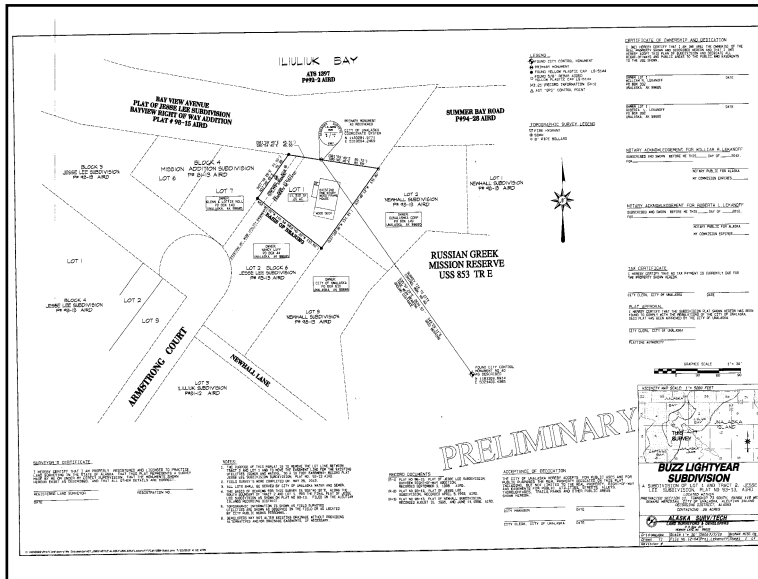
Per UCO 8.08.040(B), the Planning Director is the Platting Authority for abbreviated plat review and approval. All actions are then shared with the Planning Commission/ Platting Board for informational purposes. The Platting Authority held four (4) public hearings in 2012. These are summarized below:

On March 20, 2012, the Platting Authority approved Resolution 2012-03, for the Preliminary Plat of Puffin-Ptarmigan Flats Subdivision. This was done to reestablish monuments and to dedicate/vacate easements for the Lake Ilulaq drainage project and for improvements to the City electrical system. This plat was recorded as plat number 2012-9.

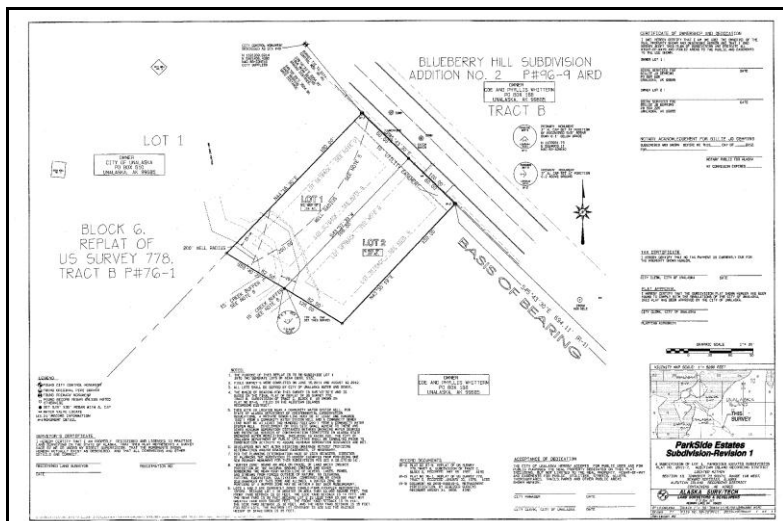




On August 17, 2012, the Platting Authority approved Resolution 2012-12, for the Preliminary Plat of McLaughlin Subdivision, a resubdivision of Lot 1, Hawley Subdivision located at the corner of East Broadway and Choate Lane. This plat has not been recorded yet.



On August 17, 2012, the Platting Authority approved Resolution 2012-13, for the Preliminary Plat of Buzz Lightyear Subdivision, a subdivision of Lot 1 and Tract 2, Jesse Lee Subdivision, Plat 93-13. This plat has not been recorded yet.



On December 3, 2012, the Platting Authority approved Resolution 2012-17 for the Preliminary Plat of Parkside Estates Subdivision Addition No. 1, A Subdivision of Lot 1, Parkside Estates Subdivision, Plat 2011-7. This plat has not been recorded yet.

## **VI. Summary of Appeals Cases and Actions:**

No appeals were received.

## **VII. Department of Planning Activities:**

The Department of Planning's main responsibility is coordinating community planning and development, land use, and capital growth within the City of Unalaska. Services include assisting the public, Mayor and City Council, Planning Commission, and other City departments by providing information, guidance, and direction on land use issues and regulations. Under the guidance of the department, the City's annual five-year capital improvement, replacement, and maintenance program is developed. The department also initiates and directs studies and reports relating to long and short-term planning needed for both community growth and development, in accordance with the Comprehensive Plan.

Departmental goals for 2013 include the following:

- Produce new Zoning Map and Address Maps in GIS, which in addition to other major map products should be updated and improved annually.
- Continue to work with other City departments on GIS development and implementation.
- Together with the Departments of Public Works and Public Safety, the Planning Department should help to coordinate the refinement of the building permit and enforcement systems, and recommend necessary revisions to the City Code.
- Continue developing training opportunities and providing educational materials to the Planning Commission.
- Begin to implement the First-Year Action Plan as recommended in the Unalaska Comprehensive Plan 2020 Housing Strategy Plan.
- Revise CMMP process to include Planning Commission formal review and comment.
- Develop a Land Use Plan to help guide decisions related to the development pressures and address actions items identified in the Comprehensive Plan and the Housing Strategy.
- Create an email notification system containing a monthly newsletter to increase community awareness and involvement in community planning initiatives as well as development activities.
- Develop handouts defining the submittal dates and meeting schedules as well as documents that outline various submittal and application processes and requirements.

## RESOLUTION 2012-17

### A RESOLUTION OF THE PLATTING AUTHORITY CITY OF UNALASKA, ALASKA

A PLATTING AUTHORITY PUBLIC HEARING TO REVIEW THE PRELIMINARY PLAT OF PARKSIDE ESTATES SUBDIVISION REVISION 1, A RESUBDIVISION OF LOT 1, PARKSIDE ESTATES SUBDIVISION, LOCATED WITHIN THE CITY OF UNALASKA, WITHIN A PORTION OF SECTION 13, TOWNSHIP 73 SOUTH, RANGE 118 WEST OF THE SEWARD MERIDIAN, ALASKA, IN THE ALEUTIAN ISLANDS RECORDING DISTRICT.

**WHEREAS**, Title 8 UCO Section 8.08.040 sets forth the conditions and procedures for abbreviated platting of land and provides that the Planning Director shall act as the Platting Authority; and

**WHEREAS**, the subject property is zoned Single-Family/Duplex Residential and each reconfigured lot shall maintain its current zoning designation at this time; and

**WHEREAS**, Billie Jo Gehring is the landowner of record for Lot 1, Parkside Estates Subdivision; and

**WHEREAS**, landowner Billie Jo Gehring has applied to replat the aforementioned property for the purpose of subdividing Lot 1 into two smaller lots; and

**WHEREAS**, the City of Unalaska Planning Commission and City Council amended Title 8 to allow lots as small as 6,000 square feet in area per City Council Ordinance No. 2012-07; and

**WHEREAS**, the City of Unalaska Department of Planning, Department of Public Works, and Department of Public Utilities staff has reviewed the proposed plat and have requested revisions as described below; and

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

**WHEREAS**, the City of Unalaska Platting Authority held a public hearing on December 3, 2012 to consider this platting action and to hear testimony of the public, City Staff, and the applicant.

**THEREFORE BE IT RESOLVED**, the Platting Authority approves the preliminary plat of Parkside Estates Revision 1 Subdivision, with the following conditions:

1. Show location of existing and proposed utilities.
2. Final plat approval shall not be given until all utility services have been installed as detailed in 1 above.
3. Field locate primary monuments with Department of Planning staff as per 8.08.070(B)(4)(c).

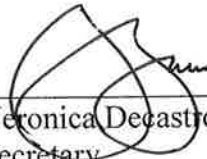
Upon the correction of the aforementioned deficiencies submit a corrected preliminary plat to the Department of Planning for review and concurrence before proceeding to final plat.

This conditional plat approval becomes effective if there are no appeals within ten (10) working days after the Platting Authority action and shall remain in effect for one year.

APPROVED AND ADOPTED THIS 3<sup>rd</sup> DAY OF December, 2012, BY  
THE PLATTING AUTHORITY OF THE CITY OF UNALASKA, ALASKA.



\_\_\_\_\_  
Rosie Glorso, Acting Planning Director  
Platting Authority



\_\_\_\_\_  
Veronica Decastro, Administrative Assistant  
Secretary