

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION MINUTES
Thursday, January 17, 2013
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

Call to Order: Chair Chris Bobbitt called the meeting to order at 7:04 P.M.

Staff Present: Erin Reinders, AICP, Planning Director
Rosie Glorso, Planning Administrator
Jamie Sunderland, Director of Public Safety
Abner Hoage, Fire Chief
Michael Holman, Deputy Chief of Public Safety

Consultants Present: Scott Simmons, Consultant with URS Corporation
Scott Nelsen, Alaska DHS&EM

Public Present: Bill Shaisnikoff
Diane Shaishnikoff

Roll Call:

Commissioners present: Chris Bobbitt, Chair
Chris Spengler
Steven Gregory

Commissioners excused: Vicki Williams
John Laskowski

Additions to the Agenda: None

Appearance Requests: None

Minutes: Mr. Spengler motioned to approve the minutes from the November 8, 2012 meeting. There was a second. Chair Bobbitt inquired if there were any questions about the minutes. There being no questions, Chair Bobbitt called for vote on the minutes and the motion passed by unanimous consensus (3-0). The minutes from the November 8, 2012 meeting were adopted.

Announcements/Public Input: Ms. Reinders announced the quarterly e-newsletter and thank the people who have already signed up for the e-newsletter. It will start out as a quarterly newsletter but once more materials are available it will expand into a monthly e-newsletter. People can sign up through the Planning Department page of the City website and asked everyone to spread the word and expect the first issue by February.

Chair Bobbitt reminded the Commissioners that the Financial Disclosure forms are available. Mr. Gregory inquired when the deadline for submission and was told that the deadline was sometime in March and was available from the City Clerk.

Planning Commission Public Hearings:

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.

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: Staff stated that the proposed preliminary plat consists of a portion of ATS 1452 at the head of Captains Bay adjacent to Bill Shaishnikoff's native allotment. The platting action of UTS 103 is one of the steps in a tideland lease application process. All of ATS 1452 is owned by the City of Unalaska and must be subdivided to allow for Mr. Shaishnikoff to lease a portion according to Title 7 and Title 8 requirements.

Staff recommended approval of the plat with conditions as follows:

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 Statute Plane Zone 10, U.S. foot.
4. Submit a closure report.

Chair Bobbitt asked if there were any questions from the Commissioners.

Mr. Gregory asked how the boundary lines were drawn. Staff explained that the surveyor extended the lot lines from upland parcels to create the new tracts or they were created for specific purposes, specifically to encompass the barge loading ramp.

Chair Bobbitt asked if there were any more questions. Hearing none, he asked Mr. Bill Shaishnikoff if he would like to testify.

Applicant Testimony: Mr. Shaishnikoff stated that he believes the best use of the property is for industrial purposes. He stated that for the past 4-5 years, his rock export business has taken off and a large part of his business is providing coarse bed rock for applications such as erosion control. Mr. Shaishnikoff explained that he will need larger barges for future projects that require a parallel side load and a larger barge loading ramp.

Chair Bobbitt asked the Commissioners if they have any questions for Mr. Shaishnikoff. Mr. Gregory inquired if Mr. Shaishnikoff ever stopped moving barges due to the weather. Mr. Shaishnikoff said that they have never experienced any interruptions once the barge was safely landed due to weather. He explained that Captains Bay is largely protected due to its configuration, and his barges have lower risk because the bay is protected and has a gravel bottom beach. He explained that at times he has been unable to land the barge due to weather, at which point his crew has to moor the barge and wait for the weather to clear. He explained that the larger barges with a parallel side load will mean fewer weather delays than with the current equipment he is using.

Chair Bobbitt asked if there were any other questions from the Commissioners. Hearing none, Chair Bobbitt called for a vote by consensus on Resolution 2013-01.

Motion: Mr. Spengler moved to approve Resolution 2013-01. There was a second.

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

Mr. Spengler motioned to move to a Regular Meeting. There was a second, and all were in favor (3-0).

Regular Meeting:

2. Review the Planning Commission/Platting Board Annual Report for 2012.

Staff Presentation: Ms. Reinders explained that every year the Planning Department is required to present an Annual Report to the City Council. The Staff has put together the Annual Report for the Planning Commission to review and approve and then present to the City Council. The report contains the overview of projects that the Planning Commission has taken action on, including general statistics as well as details of the activities, the recommendations to City Council and the Platting Actions that were approved throughout the year. Ms. Reinders explained that the Planning Commission would present this report as amended at the February 26, 2013 Council Meeting. She also thanked the Commissioners for their hard work in 2012, especially with large projects such as the changes in Title 8 of the UCO.

There being no other questions from the Commissioners, Chair Bobbitt called for a vote by consensus on Resolution 2013-02.

Motion: Mr. Spengler moved to approve Resolution 2013-02. There was a second.

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

3. Receipt of Resolution 2012-17 giving preliminary plat approval to Parkside Estates Subdivision Revision 1, a resubdivision of Parkside Estates Subdivision Plat No. 2011-17, Aleutian Islands Recording District, located in the Valley on East Broadway Avenue.

Staff Presentation: Staff reminded the Commissioners that per UCO 8.08.040(B), the Planning Director is the Platting Authority for abbreviated plat review and approval. The Parkside Estates Subdivision Revision No. 1 is a short plat subdividing one lot into two smaller lots. Staff informed the Board that Ms. Glorso approved the plat as the Acting Planning Director in this case, in lieu of Ms. Reinders who was out of town.

Chair Bobbitt asked the Commissioners if they have any questions for the Staff. Hearing none, he moved on to the presentation of the Local Hazard Mitigation Plan (LHMP).

Work Session:

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

Presentation: Mr. Scott Simmons introduced himself and explained that URS Corporation was contracted by the State of Alaska to come up with a LHMP for 14 rural communities in Alaska and Unalaska was one of the 14 that was chosen. Unalaska is one of the largest rural

communities that have yet to have a LHMP. Mr. Scott Nelsen of the State of Alaska DHS&EM is the approval authority for Hazard Mitigation Planning.

Mr. Simmons explained that hazard mitigation is identifying all the natural and human-caused disasters that cause injury, death, property damage and business and government services interruptions, and creating projects to reduce or eliminate those hazards. Mr. Simmons explained the need for an LHMP is primarily to qualify for Federal funding for projects. The FEMA approved Hazard Mitigation Plan adopted by a community enables that community to apply for the Hazard Mitigation Grant Program. Mr. Simmons said that the city should not adopt a plan until FEMA has approved it, otherwise no funding for projects will be granted.

Mr. Simmons said there are specific requirements that must be met when preparing a HMP. He told the audience that there are available resources such as a Planning Guidance by FEMA. They are currently in the beginning stage of preparing the HMP plan for Unalaska. The Planning Team is being led by Police Chief Jamie Sunderland. Public involvement will continue throughout the planning process and once it has been completed it will be presented to the community before seeking FEMA approval. Once he has everything in the report it will be for review at the end of the month.


Chair Bobbitt thanked Mr. Simmons for the presentation. There were no questions from the Commissioners for Mr. Simmons.

Commission Discussion: Chair Bobbitt informed the Planning Commissioners that February is the time to re-apply for those with terms that are about to expire. Ms. Reinders told the Board that Mr. John Laskowski, the current Vice-Chair, would not be re-applying when his term expires this coming February 2013. Chair Bobbitt told fellow Commissioners that they will be voting for officer positions soon and encouraged other Commissioners to consider serving as Chair or Vice-Chair.

Meeting Review: The next regularly-scheduled Planning Commission meeting will be on February 21st. Ms. Reinders added that she is hoping to show the draft CMMP to the Planning Commissioners.

Adjournment. Chair Bobbitt adjourned the meeting at 7:45 PM.

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



Chris Bobbitt
Chair

2/21/13

Date



Erin Reinders, AICP
Recording Secretary

2/21/13

Date

Prepared by Rosie Glorso and Veronica De Castro, Planning Department