

CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
RESCHEDULED MEETING
FROM THURSDAY, APRIL 21, 2016, TO TUESDAY, MAY 03, 2016, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
AGENDA

CALL TO ORDER: Chair Jessica Earnshaw called the meeting to order at 6:00 PM.

ROLL CALL

Physically Present

Billie Jo Gehring
Jessica Earnshaw
Vicki Williams

Present by Telephone

Doanh Tran

Staff Present

Anthony Grande, Planning Director
Thomas Roufos, Associate Planner

REVISIONS TO THE AGENDA: None

APPEARANCE REQUESTS: None

ANNOUNCEMENTS: Mr. Grande introduced new Associate Planner, Thomas Roufos.

Mr. Grande stated that commissioner Tran is attending meeting via telephone & reviewed rules in detail for attending meeting by telephone for Planning Commissioners.

Mr. Grande announced that the next Historic Preservation Commission Meeting will be on Thursday, May 19, 2016 at the regular scheduled meeting time.

MINUTES: Planning Commission & Platting Board, March 17, 2016. Chair Earnshaw asked if there is any correction to the minutes. Hearing none, Chair Earnshaw declared the minutes from March 17, 2016 approved without objection.

PUBLIC HEARING

1. **RESOLUTION 2016-06:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWELVE RESIDENTIAL UNITS ON LOT 2, MARINEWAYS SUBDIVISION, LOCATED AT 68 GILMAN ROAD

Chair Earnshaw asked if any member of the public would like to testify. Hearing none, Chair Earnshaw closed the public hearing.

OLD BUSINESS

No Items

NEW BUSINESS

1. **RESOLUTION 2016-06:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TWELVE RESIDENTIAL UNITS ON LOT 2, MARINEWAYS SUBDIVISION, LOCATED AT 68 GILMAN ROAD

Chair Earnshaw asked if there any conflict of interest by commissioners. Hearing None, Chair Earnshaw called for staff presentation. Mr. Grande explained that this conditional use permit is to renovate the existing bunkhouse

into a 12 unit residential building. It is a change of use of the property from a bunkhouse building to a permanent apartment building and the property is zoned general commercial which requires conditional use permit.

Mr. Grande stated that the general over view of the area has industrial nature; also there is other high density residential building in the area. So, there is no high density issue. Mr. Grande stated that there are no conflicts in terms of land use because it is a similar land use from across the street and there is no negative impact from industrial developments. The applicant also has a 24 space parking plane. The application meets all the requirement and Mr. Grande recommends approval of Resolution 2016-06.

Chair Earnshaw asked the Commissioners if they had any questions for Staff. Hearing none, Chair Earnshaw asked if the public would like to testify. Mr. Roger Deffendall, member of public stated that the project site has been changed than shone in the photo. Mr. Grande responded that the site plan was submitted by the applicant and the aerial view is form 2010 so it could be different. Chair Earnshaw asked if there is any further public testimony, Hearing none.

Chair Earnshaw asked for a motion to approve Resolution 2016-06. Commissioner Gehring made a motion to adopt and approve Resolution 2016-06: A Resolution Approving a Conditional Use Permit for Twelve Residential Units on Lot 2, Marineways Subdivision, Located at 68 Gilman Road. Commissioner Tran seconded.

Chair Earnshaw call for a vote to approve the Resolution 2016-06. The vote was unanimous (4-0), and the Resolution 2016-06 was approved.

2. NOTICE OF PLANNING DETERMINATION DATED 3-16-2016: THE MINIMUM FRONT YARD REQUIREMENT IS REDUCED FROM 10 FEET TO 9 FEET AT 211 KASHEGA DRIVE

Mr. Grande explained that Item no. 2) is a Planning Determination and Item no. 3) is an Abbreviate Plat. These are two items where Planning Department is able to make administrative decision and should be reported to the Planning Commissioners.

Mr. Grande stated that for Planning Determination; the code says that the department is able to make the administrative decision for variances of 10% or less. So, the department made a decision to allow a front yard requirement to reduce from 10 feet to 9 feet at 211 Kashega Drive.

Commissioner Ghering asked if this is going to be more common request from the applicants because of the 6,000 sq.ft. requirement and the applicant trying to meet the setback. Mr. Grande responded that it's not very common but it does happen sometimes.

3. NOTICE OF PLATTING AUTHORITY APPROVAL OF RESOLUTION 2016-03 A RESOLUTION APPROVING PRELIMINARY PLAT OF GUITARD SUBDIVISION, A REPLAT OF LOT 9, US SURVEY 5185, LOCATED AT 657-669 STEWARD ROAD

Mr. Grande explained that it's a Preliminary Plat of Guitard Subdivision. The applicant reapplied after the new ordinance has been passed with changing the utility requirement. So, the Planning Department approved it with amended condition as an Abbreviate Plat. Now the conditions are changed so that the utility service lines will not need to be added in the new lot. Mr. Grande also, stated that this plat is a good example of new ordnance.

Chair Earnshaw asked the Commissioners if they had any further questions for the staff, Hearing none.

WORKSESSION

No Items

ADJOURNMENT: Chair Earnshaw adjourned the meeting at 6:19 PM.

PASSED AND APPROVED THIS 19th DAY OF MAY, 2016 BY THE CTY OF UNALASKA, ALASKA PLANNING COMMISSION.



Jessica Earnshaw
Commission Chair

5/19/2016

Date



Anthony Grande, AICP
Secretary of the Commission

5-19-16

Date

Prepared by Ruchi Patel and Anthony Grande, Planning Department

