

**CITY OF UNALASKA, ALASKA  
PLANNING COMMISSION & PLATTING BOARD  
REGULAR MEETING  
THURSDAY, JANUARY 18, 2018,  
6:00 P.M.  
UNALASKA CITY HALL COUNCIL CHAMBERS  
MINUTES**

**CALL TO ORDER:** Acting Chair Gehring called the meeting to order at 6:00 PM.

**ROLL CALL**

Commissioners Physically Present

Billie Jo Gehring

Travis Swangel

Commissioners Telephonic

Helen Brown

Commissioners Absent

Lottie Roll

Vicki Williams

Staff Present

Bil Homka, Planning Director

Thomas Roufos, Associate Planner

**REVISIONS TO THE AGENDA:** *None*

**APPEARANCE REQUESTS:** *None*

**ANNOUNCEMENTS:**

MINUTES: *None*

PUBLIC HEARING

1. **RESOLUTION 2017-11:** APPROVING A CONDITIONAL USE PERMIT FOR AN OCTOPUS PROCESSING FACILITY ON TRACT A, USS 5185, Plat 89-22, LOCATED AT 1757 BROADWAY AVE
2. **RESOLUTION 2017-12:** APPROVING A VARIANCE OF SIX FEET FOR AN OCTOPUS PROCESSING FACILITY ON TRACT A, USS 5185, Plat 89-22, LOCATED AT 1757 BROADWAY AVE

Mr. Dickerson stated his intention to move the refrigeration unit inside the proposed building.

OLD BUSINESS

1. **RESOLUTION 2017-11:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OCTOPUS PROCESSING FACILITY ON TRACT A, USS 5185, Plat 89-22, LOCATED AT 1757 BROADWAY AVE  
**RESOLUTION 2017-11: A RESOLUTION**

Commissioner Swangel made a motion approving RESOLUTION 2017-11. Acting Chair Gehring seconded.

Commissioner Swangel expressed his apprehension about the housing included in the building.

Mr. Homka recommended amending the resolution to add the condition of annual review for noise, traffic, and waste disposal, and/or nuisance calls.

Commissioner Swangel made a motion to accept the revisions to RESOLUTION 2017-11. Chair Gehring seconded. Motion passed.

2. **RESOLUTION 2017-12:** APPROVING A VARIANCE OF 6 FEET FOR AN OCTOPUS PROCESSING FACILITY ON TRACT A, USS 5185, Plat 89-22, LOCATED AT 1757 BROADWAY AVE

Commissioner Swangel made a motion approving RESOLUTION 2017-12. Chair Gehring Seconded.

Chair Gehring asked for Staff Report. Mr. Homka asked for clarification whether the building would be built over the creek. Mr. Dickerson said no.

Commissioner Swangel stated that after the field trip to see the actual site, he thought the lot was large enough to build without a variance.

Mr. Dickerson pointed out that it was only a small corner of the building in the set back. He asked for reasons why the setbacks were necessary.

Commissioner Swangel stated the need for additional parking may be one reason.

Mr. Homka explained that it was to maintain a sense of order along corridors.

Mr. Dickerson said the cost of cutting the hillside back and the maintenance involved in that would add significant cost to the construction of the building.

Chair Gehring agreed with Commissioner Travis in that there seemed to be enough room on the existing lot to build without the need of a variance.

Commissioner Swangel expressed his excitement about the project. He supported the project, but not the variance.

Mr. Homka asked if Mr. Dickerson had a final site plan after deciding to move the refrigeration unit inside the building. He suggested possibly deferring the decision a month to allow for the changes to be presented to the commission.

Commissioner Swangel stated he still would not support a variance for the building.

Mr. Roufos asked if Mr. Dickerson had considered changing the direction of the building to allow it to fit on the site without a variance.

Mr. Dickerson stated the whole project had been evolving throughout the process. He was happy with all that had been accomplished thus far. He was trying to get the project done in the least costly manner.

Vote was called for. Resolution was denied.

NEW BUSINESS

*None*

WORKSESSION

Mr. Homka stated that Morgyn McConnell had resigned her position in the Planning department and Judy Huling would be taking that position as of February 1<sup>st</sup>.

Mr. Roufos reminded everyone to fill out their Statement of Personal Financial Disclosure and return them to Clerks.

Mr. Homka noted that Commissioner Roll and Commissioner William's terms would be expiring in February.


Commissioner Brown motioned to adjourn, Chair Gehring seconded. Motion passed.

**ADJOURNMENT:** Acting Chair Gehring adjourned the meeting at 6:50: pm.

PASSED AND APPROVED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2018 BY THE CITY OF UNALASKA PLANNING COMMISSION.

  
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Billie Jo Gehring  
Acting Commission Chair

2/15/18  
\_\_\_\_\_  
Date

  
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Bil Homka, AICP  
Secretary of the Commission

2-15-18  
\_\_\_\_\_  
Date

Prepared by Judy Huling, Administrative Assistant