

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, AUGUST 16, 2018, 6:00 P.M.
UNALASKA CITY HALL
MINUTES**

CALL TO ORDER: Chair Gehring called the meeting to order at 6:02 p.m.

ROLL CALL

Commissioners Physically Present

Billie Jo Gehring
Thomas Bell
Vicki Williams

Commissioners Calling In

Travis Swangel

Commissioners Absent

Helen Brown - excused

Staff Present

Bil Homka, Planning Director
Thomas Roufos, Associate Planner
Judy Huling, Administrative Assistant
Christian Schmidt, Planning Intern

REVISIONS TO THE AGENDA:

Commissioner Bell made a motion to accept the agenda. Commissioner Williams seconded. Motion passed.

ANNOUNCEMENTS:

Mr. Roufos announced that the Planning department would have a table at the Heart of the Aleutians. The HOA would be moved from Kelty Field to the High School Gym.

MINUTES:

Commissioner Williams made a motion to accept the July 19, 2018 minutes. Commissioner Bell seconded. Motion passed.

PUBLIC HEARING

Resolution 2018-12 – A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PALLET FACTORY ON LOT 2, MARINEWAYS SUBDIVISION, PLAT 91-02, AIRD, LOCATED AT 80 GILMAN ROAD.

No public testimony

Resolution 2018-13 – A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SAND/GRAVEL STOCK PILE AND CONCRETE PLANT ON TRACT A1, AIRPORT BEACH SUBDIVISION, PLAT 91-03, AIRD, LOCATED AT 2568 AIRPORT BEACH ROAD

Denise Rankin with the Ounalashka Corporation spoke to inform the Commission that the lease they had with their tenant did not allow this form of use and would have to go before their board for approval. It would also be considered a sub-lease, which would have to be approved by the board. If the Planning Commission approved the Condition Use Permit it would still have to go before their board at their next meeting.

Chris Salts from the Ounalashka Corporation shared that because the property was not zoned for this purpose they would need a ruling from the Planning Commission before they could consider it at their board meeting.

OLD BUSINESS

None

NEW BUSINESS

Resolution 2018-12 – A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PALLET FACTORY ON LOT 2, MARINEWAYS SUBDIVISION, PLAT 91-02, AIRD, LOCATED AT 80 GILMAN ROAD.

Planning intern, Christian Schmidt, gave the Staff Report. Mr. Roufos noted that there was a new Resolution 2018-12 that had been handed out that had updated conditions.

Chair Gehring asked if there were any other pallet making facilities here. No one was aware of any.

Commissioner Swangel stated he thought they were doing a great job and were making a great product.

Commissioner Williams made a motion to approve Resolution 2018-12.

Commissioner Swangel asked if there was a problem with the noise level in the pallet making process. Joe Sacramento from Pac Steve explained that it was only one person with a nail gun making the pallets. With the door shut, you can't hear anything. He did not think the noise was excessively loud. Commissioner Swangel asked how long they had been building pallets. Mr. Sacramento replied for three to six months. Commissioner Swangel asked the staff if anyone had made a complaint about the noise. Staff had not received any complaints. Mr. Sacramento also mentioned that they did not use any saws. The pallets come pre-cut, all they did was assemble them.

Commissioner Bell seconded Commissioner Williams's previous motion. Motion passed unanimously.

Resolution 2018-13 – A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SAND/GRAVEL STOCK PILE AND CONCRETE PLANT ON TRACT A1, AIRPORT BEACH SUBDIVISION, PLAT 91-03, AIRD, LOCATED AT 2568 AIRPORT BEACH ROAD

Christian Schmidt gave the staff report. Commissioner Swangel asked if Ryan wanted to speak first.

Ryan Costanti explained that they wanted to store the sand there, because it was already in place. They intended to put the plant there when it returned from False Pass. Their lease down by the spit was not renewed, so they needed to locate another spot. When they initially contacted Planning and asked about the location they were told Marine Related Industrial would be no problem for this use. Their landlord at the new site told them that the City would be the only ones who needed to approve the site. That's why they moved in ahead of time, otherwise, they wouldn't have.

Commissioner Swangel asked when the plant would be back from False Pass. Mr. Costanti stated probably mid-October. Commissioner Swangel then asked if they had any back-up plans for another site. Mr. Costanti stated they did not. They had contacted O.C. and were told they did not have any property available.

Commissioner Swangel asked about the sewer line mentioned in the Staff Report. Mr. Roufos explained where the pipe ran through the property. He said that neither the water or sewer department knew what type of pipe it was. They had recommended someone go out and dig down to the pipe to determine what type it was and how deep it was located. Mr. Schmidt explained that it was a lateral pipe, so it was not the job of the water or sewer department to do this, but rather the property owner or applicant.

Commissioner Swangel said it seemed like the pile was moved in haste, and he was sure that Smokey Point could do a better job at stacking and shoring up the blocks in a manner that would contain the pile. He asked staff what they were looking for to shield the pile. Mr. Schmidt explained that the goal would be to prevent the wind from blowing sand or gravel into the cars of the residents currently living at that location. Mr. Costanti said that they would be amicable to doing something like that.

Chair Gehring wondered if there was any other location they could use. She also asked how often they would be moving their batch plant in and out of town. Mr. Costanti stated he didn't plan to move it in and out. The project in False Pass came up at the time when they needed to move it off their previous site.

Chair Gehring suggest they might want to table the Resolution until the landowner had decided if they would allow it. Mr. Homka stated that from a staff point of view they would not need to do that. If they wanted to do that it would be okay. It may be zoned properly, but the property owner has the right to limit their use of it. Commissioner Swangel stated he thought that O.C. had stated they were waiting for a Planning decision before they brought the issue before their board.

Commissioner Williams thought they should say no to this spot because O.C. didn't okay it and it had to go before the board. She felt the board might say no, not right there. Mr. Homka recommended they base their decision on where the land is located, the attributes of the surrounding property, and not be concerned with whether the owner said yes or no. Commissioner Williams expressed that she was against it because of the location so near the airport.

Chair Gehring asked O.C. if they might have any other location available that would be a better spot for the batch plant. Mr. Salts stated that they had talked to Smokey Point in the past. They could not make any guarantee at

this point that either this location or another location would be available. That would be a board decision. He stated he hoped the commission wouldn't base their decision on his input.

Commissioner Bell stated his first inclination would be to grant this permit. He thought a batch plant, or sand pile was more pleasing than what had been there in the past. His only concern was mitigating any damage that may occur due to high winds blasting the sand into neighboring property.

Commissioner Swangel agreed with Commissioner Bell's statement.

There was discussion about the height of the sand pile. It would be kept below the height restriction of 50', and was presently around 30'. The plan is to move some of the sand to allow the retaining walls to be rebuilt in a more secure fashion. Mr. Costanti stated that they could stack the walls as high as they needed to in order to contain the sand.

Commissioner Swangel was in support of the permit with the conditions noted by staff.

Commissioner Bell motioned to approve Resolution 2018-13. Commissioner Swangel seconded. Chair Gehring asked for a roll call vote. Gehring – yes, Williams – No, Bell – Yes, Swangel – Yes. Motion passed 3 to 1.

WORKSESSION

Resolution 2018-11 – A RESOLUTION ENDORSING AN UPDATE TO CITY POLICY REGARDING RESIDENTIAL LIVEBOARDS IN CITY TIDELANDS.

Mr. Roufos explained that all additions to the current policy were highlighted in yellow, and any current requirements for permitting were highlighted in green. Ports had expressed concern specifically with the Marine Pollution Act. He explained why staff had added the additional language to protect the City's interests.

Mr. Homka added that if we were to pass this Resolution the work would not be done. There would need to be much review of the permitting process. He also stated that when this policy was brought up at the director's meeting 6 of the 9 people there expressed concern. There had been issues with previous live-aboards, so he encouraged them to make sure that all concerns were expressed and dealt with.

Commissioner Bell noted that in reading through the Tideland lease policy there was nothing that would restrict someone from building a dock and tying up a floating home to it. Mr. Homka clarified that it would still require a lease approval.

Commissioner Swangel thought they were headed in the right direction. Mr. Homka stated that we were trying to create a new housing opportunity without creating a nuisance.

Commissioner Bell asked why the live-a-board would be limited to one per dock. Mr. Roufos replied that it was based on the recommendations from the Engineering and Ports departments, specifically to keep people from rafting up multiple vessels on one dock. Commissioner Swangel thought that a dock with two boats would not be unreasonable. Mr. Roufos stated that the wording in the policy was to simplify the leasing process with a straight dock that would be easily surveyed. He said it was possible they could make it work for one long dock with one vessel on each side.

The question of subleasing came up. Mr. Roufos noted that all subleases had to be approved by the City per the current City policy.

Commissioner Bell stated that he would be in favor of the wording "Residential uses shall not be allowed on tidelands zoned Subsistence." He was not in favor of limiting it to one residential unit per boat per dock. His other concern is that the \$10,000 deposit would be non-refundable. Commissioner Swangel agreed with Commissioner Bell on the point of possibly having two live-aboards on one pier. He also thought a person ought to be able to get back their deposit. Mr. Roufos explained that the reason the deposit was non-refundable was to generate a pool of clean-up money to deal with abandoned live-aboards. Commissioner Bell thought that was a discriminating fee. Mr. Homka stated that when he initially asked about this he thought this type of policy would be vested with the Planning Commission, rather than just the department writing the policy. In listening to the discussions and concerns he felt that as it was City property that we were trying to come up with a leasing policy for, we might want to get the City attorney involved in drafting it.

Commissioner Bell stated that this had been a contentious issue because of previous live-aboards that had to be cleaned up. He felt that as the Planning Commission they should come up with a plan for live-aboards, whether it was in specific tidelands, with whatever restrictions were decided upon. He ran across this type of thing in dealing with the Airport. The Airport Master plan does not take into account general aviation, so now that there is a demand for it, they don't have a plan for it. He's not opposed to restricting it, but we should have a plan.

Commissioner Williams thought we should meet with Public Safety, Ports, and some City Council members to help us make recommendations. She felt they should be involved in making the policy.

Commissioner Swangel asked if staff had looked at policies from any other cities that dealt with this issue. Commissioner Bell stated he'd looked a little bit, but all of them were from larger cities that had developed large areas that weren't the same as what we were dealing with. Mr. Homka stated that what he'd seen was usually done by a developer and people bought into it.

Mr. Roufos suggested that we might hold a work session at the next meeting, or a special meeting, to invite the directors that would be interested in this, and any community members that might be interested, to work together and come up with suggestions for this policy. When Planning first started looking into this, they had tried looking at what other communities had done. All they had found were large subdivision type facilities, nothing on the scale of what we were looking at here. We want to be sure the policy is strong before we start.

ADJOURNMENT: Commissioner Williams made a motion for adjournment. Commissioner Bell seconded. Meeting adjourned at 7:36 pm.

PASSED AND APPROVED THIS 20TH DAY OF SEPTEMBER, 2018 BY THE CITY OF UNALASKA PLANNING COMMISSION.


Travis Swangel
Acting Commission Chair

9-21-18
Date


Bil Homka, AICP
Secretary of the Commission

9-21-18
Date

Prepared by Judith Huling, Administrative Assistant