

Unalaska Infill Development Analysis: 2014

City of Unalaska
Department of Planning
PO Box 610
Unalaska, Alaska 99685



October 2014

INTRODUCTION

Following the completion of the 2014 Unalaska Land Use Inventory, it was clear that the category of *Vacant Land* was of particular importance to the community and warranted further analysis. As indicated in the Land Use Inventory, *undeveloped land* that exists outside of the developed community area is categorized separately from the *vacant* properties, which are simply individual vacant lots within developed and previously subdivided areas. Therefore, this analysis is focused on evaluating those individual vacant lots, which would be seen as potential sites for infill development, while the analysis does not address the expanse of undeveloped land outside of the developed area. Portions of the undeveloped area could certainly be considered for future development but are outside the scope of this study. Infill development is defined as “the development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed.”¹ In the context of Unalaska, infill development is the development of the individual vacant lots that exist in previously subdivided areas and within the area termed “developed land area” in the Land Use Inventory.

The motivation for engaging in this study is the documented housing shortage in Unalaska. The Unalaska Comprehensive Plan 2020 – Housing Plan identifies the need for more quality housing at affordable prices. While this issue is complex, one of the factors indicated in the plan is the limited availability of suitable land for development. The plan also calls for an inventory to be created, identifying every vacant site suitable for new housing. Cataloging all the vacant properties in the community 1) furthers our understanding of the problem of land availability itself by providing a detailed look at what is available; and 2) potentially helps to reduce the problem of availability by giving a clearer picture of potential infill sites in the community.

A large portion of the vacant land in Unalaska is not readily available for development because of the challenging terrain or physical features. The goal of this study is to provide a very basic analysis of vacant properties to outline the potential for infill development in the community. The raw data of *vacant* properties identified from the Land Use Inventory will be processed in terms of sites for infill development. See Map 1 of the appendix for the raw data of *vacant* properties. As stated above, the primary motivation is related to housing, but this analysis looks at every vacant property, some of which could be appropriate for other land uses as well.

METHODS

The subset of properties identified as *vacant* in the Land Use Inventory was isolated and, after some refinement, converted into a list of 117 properties. These sites are known to have a wide range of physical characteristics, from those that are located on cliff sides and have no available utilities to those that are ready to build on immediately. Initial site visits and analyses were conducted in March 2014. The objective was to describe each of the following attributes for each property.

- Property Owner.

¹ American Planning Association. 2004. *A Planners Dictionary*.

- Lot Size
- Zoning District
- Potential Housing Units
- Topographic Characterization
- Utility Availability
- Access Issues

Each of these pieces of information is included for every vacant property in Unalaska, shown in the appendix of this document. Descriptions were assigned objectively by City staff simply using a visual analysis from the street and the City's existing records. Topography and utility availability are likely the most important factors affecting infill development possibilities in Unalaska; therefore, some of the analysis focuses on the topographic features and proximity to utilities for each vacant lot. Topographic features of the vacant lots have been divided into four general categories: flat land, hills, steep incline, and deep cliff. Utility availability for electric, water, and wastewater were determined based on the City's geospatial data records. A utility availability assigned as "yes" here indicates a mainline or primary line directly adjacent to the lot.

Lot size was based on the City's records, taken from the legally surveyed lot sizes in the subdivision plats. Zoning was based on the Planning Department's records and Unalaska's Official Zoning, Streets, and Highways Map. Property ownership was based on the records from the City Clerk's office as of March 2014. The number of housing units allowed on each lot was calculated based on a theoretical scenario in which a property owner could construct the maximum number of units allowable by the zoning code, as described in Title 8 of Unalaska Code of Ordinances. In reality, the amount of flat land on the lot may impact the number of units that could actually be built. Also, all properties zoned anything other than residential, were assigned a value of zero housing units allowed. Access issues were determined based on plats and visual analysis of the lot, focusing on vehicular access and debris that may need to be cleared prior to construction.

RESULTS AND ANALYSIS

The inventory reveals the general qualities of the vacant properties in Unalaska, allowing the property owner and other interested parties to better evaluate the opportunity for infill development now or in the future. Map 2 in the appendix shows the locations of the potential infill sites, categorized by their topography. Other factors are important, but Map 2 helps to visualize relatively flat areas as a starting point for understanding infill opportunities. The appendix also provides an overview list as well as a detailed listing of all 117 potential infill sites in Unalaska. Pages of the detailed listings are arranged geographically, covering the city from the end of the valley through to Ballyhoo Road.

Table 1 shows the breakdown by topography with acreages and the maximum number of housing units allowed by the zoning on all the properties in total, in a theoretical scenario in which the physical realities allowed for the maximum legal number of units. The sites have a wide variety of characteristics. The zoning of each lot indicates its determined appropriate use,

and Figure 1 illustrates the zoning breakdown of all 117 properties. Figure 2 illustrates the availability of utilities for the vacant properties. For the purpose of this analysis, a City utility is considered available if it is directly adjacent to the lot in the nearest right-of-way.

Table 1: Summary of Potential Infill Sites

Category	No. of Properties	No. of Acres	Max Housing Units
Flat Land	59	38.0	151
Hills	35	32.8	159
Steep Incline	18	14.6	80
Deep Cliff	5	3.2	41
Total	117	88.6	431

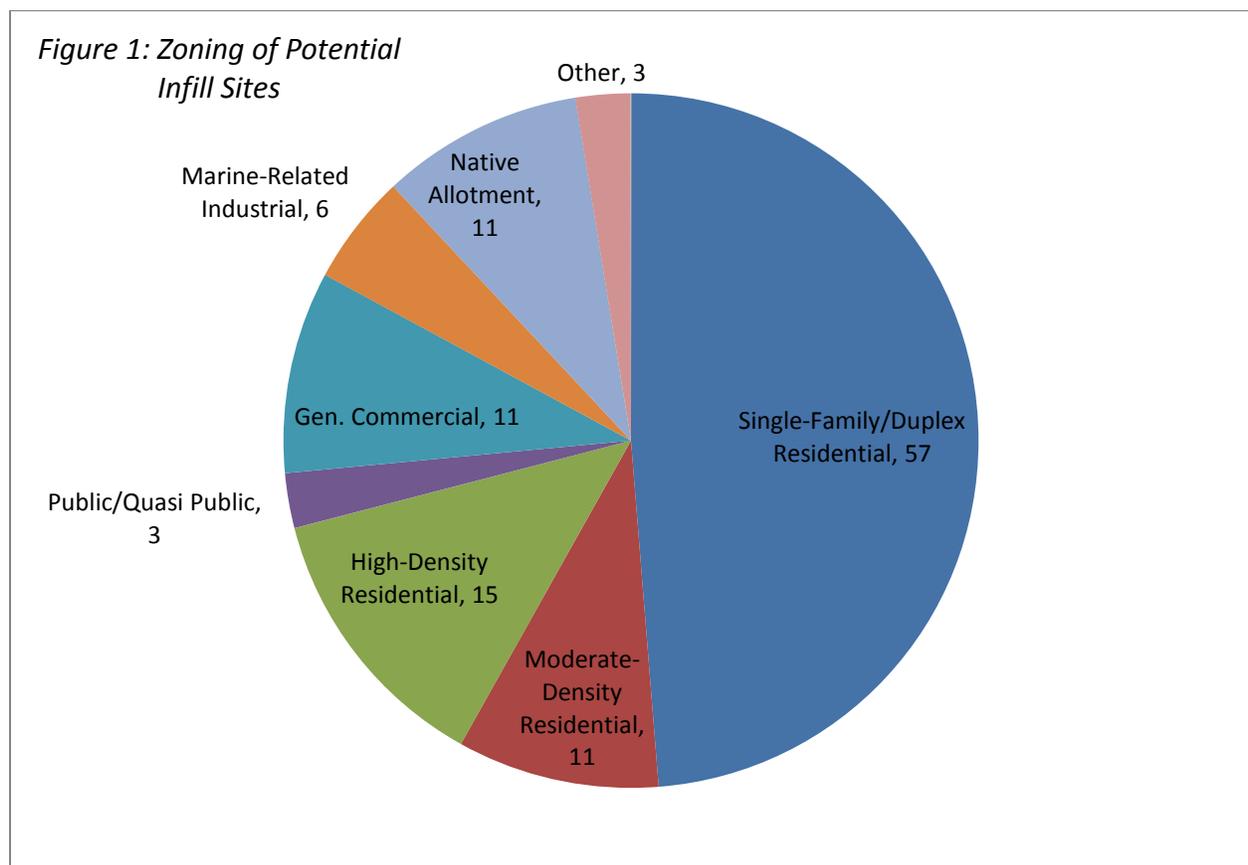
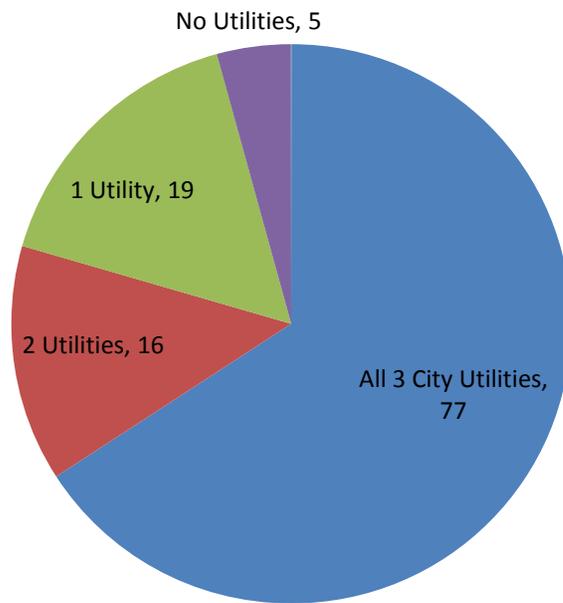


Figure 2: Vacant properties by City utility availability



This study confirms that infill development potential exists in Unalaska. Most of the development potential is in residential areas, and new housing sites are numerous. The general description of each property is provided in the appendix to this document. In summary, the topography was mixed, with about half of properties categorized as *flat land*. The potential for infill with regard to topography is strong. Utility availability is a positive factor as well. The vast majority of properties have at least two utilities available, and most properties of all three. Some general access issues exist, such as vehicular access being blocked by either hills or drainage ditches. Such factors are recorded in the *access* section of the property listing.

CONCLUSION AND NEXT STEPS

This analysis identifies the physical opportunities and challenges of the development of infill lots throughout the community. It is clear from this study that there is significant potential for infill development. As many as 151 new housing units could potentially be created on flat infill lots throughout the city. That number may be somewhat inflated by the fact that the zoning may allow for a certain number of units while the physical realities of the lot could restrict the size of a development. Nonetheless, a large potential certainly exists and could go a long way in addressing the housing demand estimated in the Housing Plan. While this study took a broad approach analyzing every single property in the city for its visual appearance, a more detailed study of individual properties would reveal additional useful information about the features of each site, such as specific grade and stability of the surface.

The Unalaska Housing Plan refers to the need for a study similar to the one conducted here. The plan calls for a “Housing Site Inventory” as part of its strategy for short-term housing

development. That priority action is accomplished here, although this study includes all infill properties, even ones that appear more appropriate for commercial or industrial uses. Zoning and land use planning help determine what uses are appropriate. According to Figure 1 above, most of the potential infill sites are already zoned for residential use, fulfilling the need identified in the plan.

This analysis serves as a guide for understanding the opportunities for infill development in Unalaska. While it enhances the knowledge of infill potential generally, some caution should be taken in using this general analysis to find individual properties for development. No consideration was given to the development patterns of the surrounding area or the desires of the landowner and environmental assurances are not provided. In keeping with the Housing Plan, this Infill Development Analysis will be widely available to all residents, landowners, developers, and other interested parties who can use this tool as a starting point in identifying their own plans. The next steps to take would analyze the needs and desires of the community to further understand the feasibility and impact of infill development in the community. To that end, this report will be paired with land use planning efforts that will identify specific areas in the community for different types of development or preservation. By understanding the needs and desires of the community, this report can be useful in identifying physical opportunities and challenges throughout the community. This knowledge of availability of land will be crucial when defining ideal future land uses.

APPENDIX

Contents

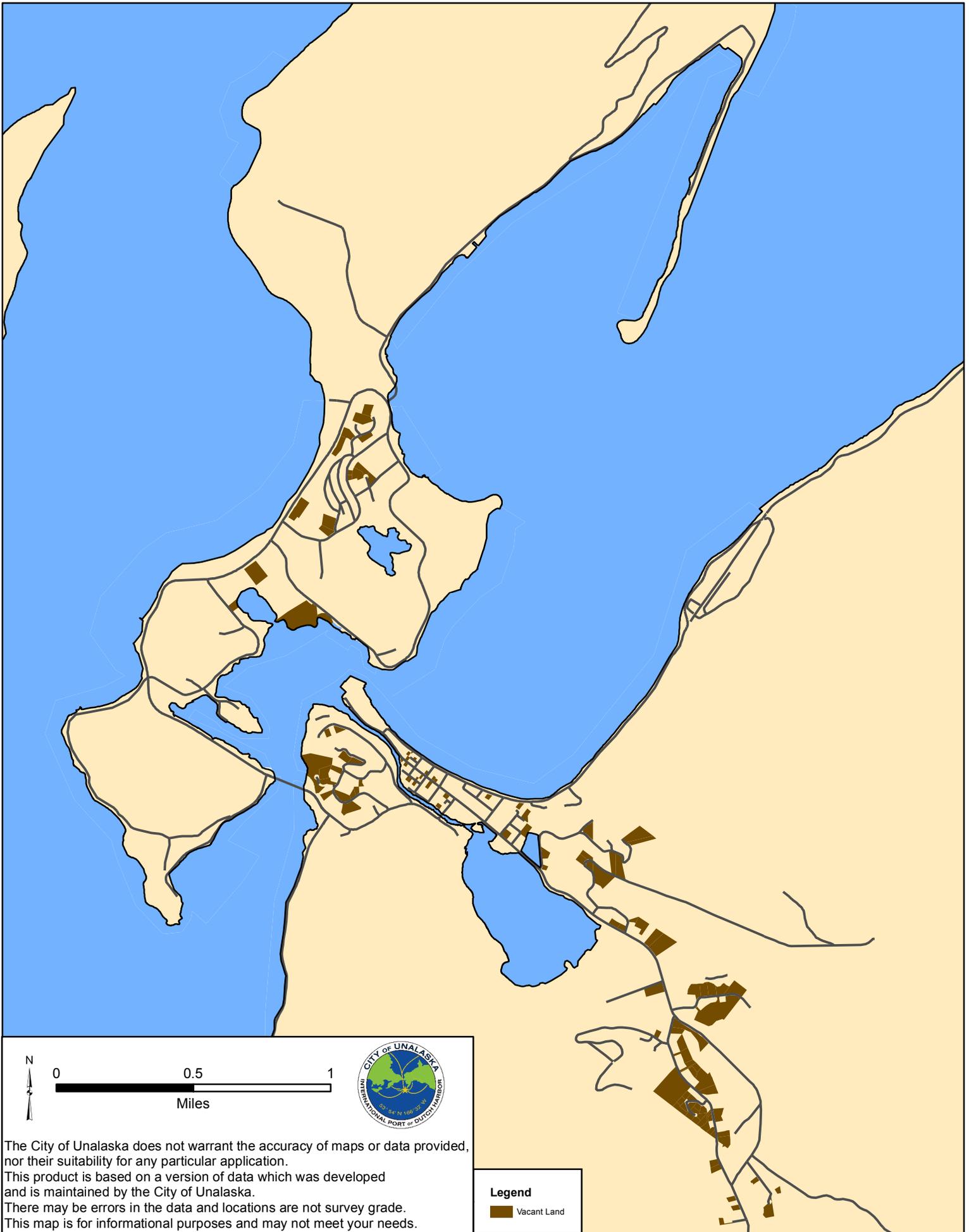
Map 1: Unalaska Vacant Land Sites

Map 2: Topographic Characterization of Vacant Land Sites

Overview List of Potential Infill Sites in Unalaska

Detailed Listing of 117 Sites

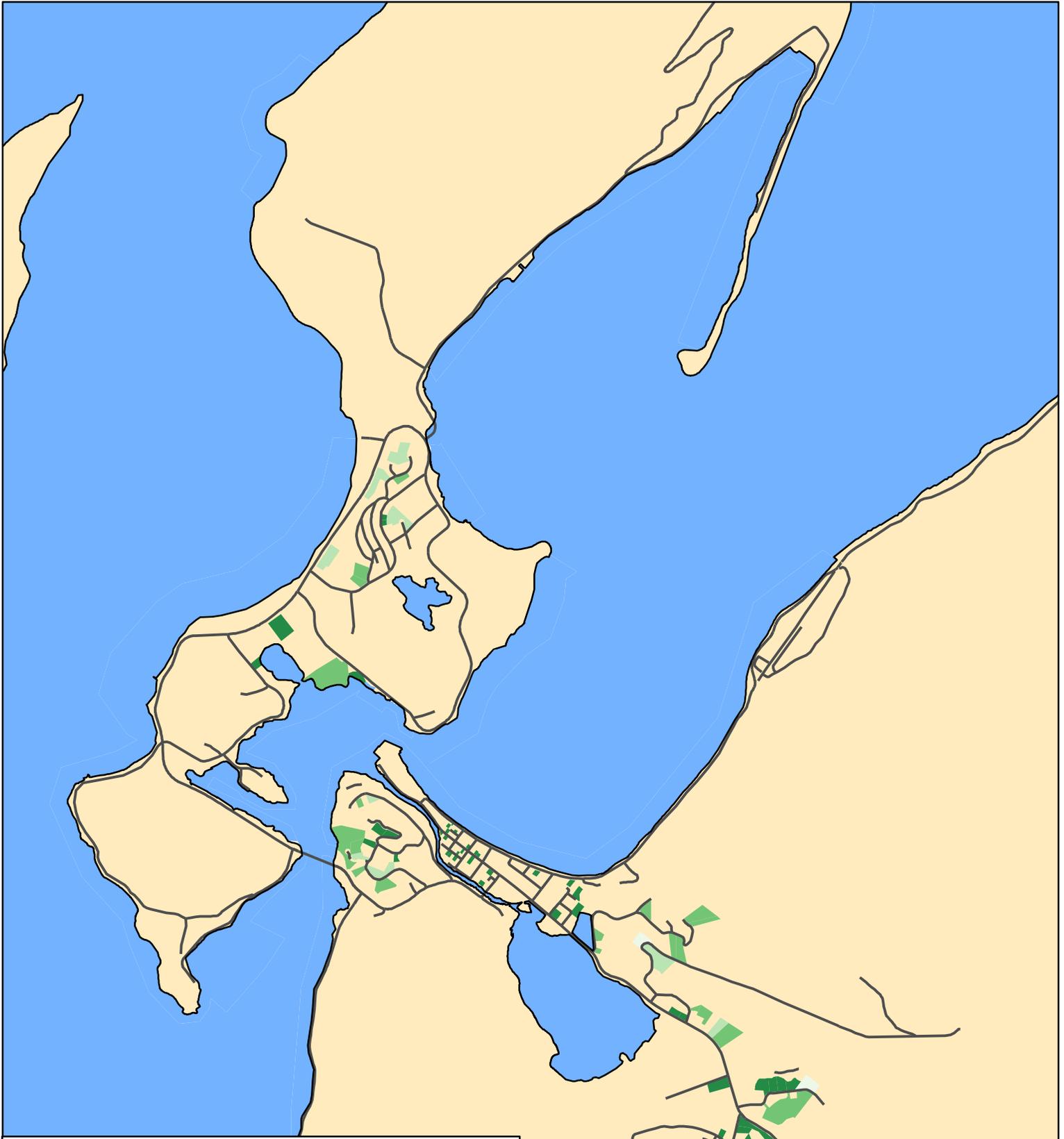
Map 1: Unalaska Vacant Land Sites



The City of Unalaska does not warrant the accuracy of maps or data provided, nor their suitability for any particular application. This product is based on a version of data which was developed and is maintained by the City of Unalaska. There may be errors in the data and locations are not survey grade. This map is for informational purposes and may not meet your needs.

Legend
Vacant Land

Map 2: Topographic Characterization of Vacant Land Sites



 0 0.5 1
Miles



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Legend

Topography

-  Flat Land
-  Hills
-  Steep Incline
-  Deep Cliff

Overview List of Potential Infill Sites in Unalaska

Address	Topography	Utilities
59 Hawley Ln	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
1996 E Broadway Ave	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
1940 E Broadway Ave	Hills	Water? Yes; Sewer? Yes; Electric? Yes
181 Choate Ln	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
146 Overland Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
92-94 Choate Ln	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
614 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
594 Steward Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
505 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
502 Steward Rd	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
493 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
474 Steward Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
412 Steward Rd	Hills	Water? Yes; Sewer? No; Electric? Yes
409 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
406 Steward Rd	Flat Land	Water? Yes; Sewer? No; Electric? Yes
400 Steward Rd	Flat Land	Water? Yes; Sewer? No; Electric? Yes
25 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
35 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
64 Yatchmeneff	Deep Cliff	Water? Yes; Sewer? No; Electric? No
68 Yatchmeneff	Deep Cliff	Water? Yes; Sewer? No; Electric? No
88 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
85 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
104 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
122 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
138 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
152 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
155 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
159 Yatchmeneff	Hills	Water? Yes; Sewer? No; Electric? No
325 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
301 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
250 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
225 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
221 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
211 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
149 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
145 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
69 Steward Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
53 Eagle Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
1150-1316 E Broadway Ave	Flat Land	Water? Yes; Sewer? No; Electric? Yes
92 and 136 Lear Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
111 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
119 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes

Address	Topography	Utilities
127 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
155 Lear Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
189 Lear Rd	Deep Cliff	Water? Yes; Sewer? No; Electric? Yes
1036 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
925 E Broadway Ave	Hills	Water? Yes; Sewer? Yes; Electric? Yes
901 E Broadway Ave	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
159 Loop Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
163 Loop Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
775 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
749 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
130 Ptarmigan Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
200 Ptarmigan Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
201 Ptarmigan Rd	Deep Cliff	Water? Yes; Sewer? No; Electric? Yes
221 Ptarmigan Rd	Deep Cliff	Water? Yes; Sewer? No; Electric? Yes
440 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? Yes
474 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? Yes
580 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? No
600 Dutton Rd	Hills	Water? Yes; Sewer? No; Electric? No
271 Dutton Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
38 Dutton Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
10 Dutton Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
47 Lake Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
225 E Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
25 Gromoff Ln	Flat Land	Water? No; Sewer? Yes; Electric? No
32 Bayview Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
166 Bayview Ave	Flat Land	Water? No; Sewer? No; Electric? Yes
35 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
45 Cyri Cir	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
104 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
95 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
105 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
137 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
144 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
25 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
16-18 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
36 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
42 Aleutian Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
216 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
101 Blue Fox Alley	Flat Land	Water? No; Sewer? Yes; Electric? No
223 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
478 Bayview Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? No
486-488 Bayview Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? No

Address	Topography	Utilities
230 W Broadway Ave	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
184-188 Raven Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
133 Raven Way	Steep Incline	Water? No; Sewer? No; Electric? No
145 Raven Way	Steep Incline	Water? No; Sewer? No; Electric? No
201 Raven Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
240 Raven Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
284 Raven Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
340 Raven Way	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
130 Trapper Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
300 Trapper Dr	Flat Land	Water? No; Sewer? No; Electric? Yes
364 Trapper Dr	Flat Land	Water? No; Sewer? No; Electric? Yes
328 Raven Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
525 Airport Beach Road	Hills	Water? Yes; Sewer? Yes; Electric? Yes
462 Haystack Dr	Hills	Water? Yes; Sewer? Yes; Electric? Yes
400 Haystack Dr	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
460 Salmon Way	Flat Land	Water? Yes; Sewer? No; Electric? Yes
1975 Airport Beach Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
275 East Point Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
441 East Point Rd	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
2225 Airport Beach Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
180 Biorka Dr	Hills	Water? Yes; Sewer? Yes; Electric? Yes
64 Kashega Rd	Hills	Water? Yes; Sewer? Yes; Electric? Yes
483 Biorka Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
501 Biorka Dr	Flat Land	Water? Yes; Sewer? Yes; Electric? Yes
1 Willow Dr	Steep Incline	Water? No; Sewer? No; Electric? No
2 Willow Dr	Steep Incline	Water? No; Sewer? No; Electric? No
25 Willow Dr	Steep Incline	Water? No; Sewer? No; Electric? No
2425 Airport Beach Rd	Steep Incline	Water? Yes; Sewer? No; Electric? Yes
2525 Airport Beach Rd	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
75 Driftwood Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes
150 Driftwood Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
196 Driftwood Way	Steep Incline	Water? Yes; Sewer? Yes; Electric? Yes
120 Driftwood Way	Hills	Water? Yes; Sewer? Yes; Electric? Yes

Address

59 Hawley Ln

Photo



PID

06-09-176

LegalDescription

Lot 2, Salmonberry Subdivision

OwnerContactInfo

Steven & Dixie Engman, PO Box 921474, 99692

Size SF

15,379 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Flagpole lot

Address

1996 E Broadway Ave

Photo



PID

06-09-183

LegalDescription

Lot 7, Arc Land Subdivision Add. 1

OwnerContactInfo

Archie Stepp, 2809 Iris Drive, 99517

Size SF

12,848 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

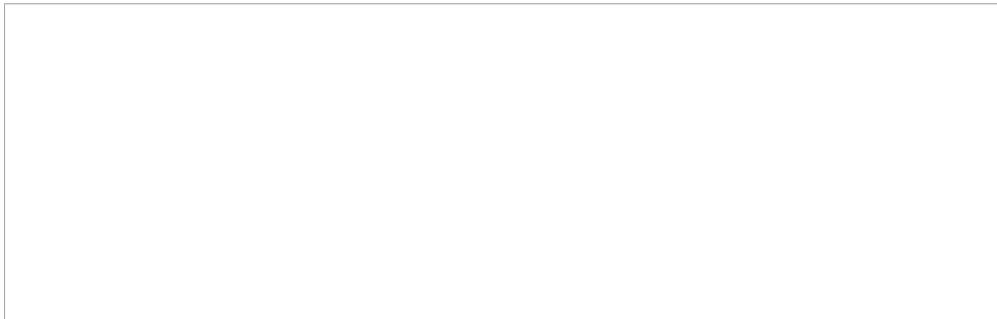
Topography

Steep Incline

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

1940 E Broadway Ave

Photo



PID

06-09-181

LegalDescription

Lot 5, Arc Land Subdivision Add. 1

OwnerContactInfo

Beverly Maines, PO Box 963, 99685

Size SF

13,738 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

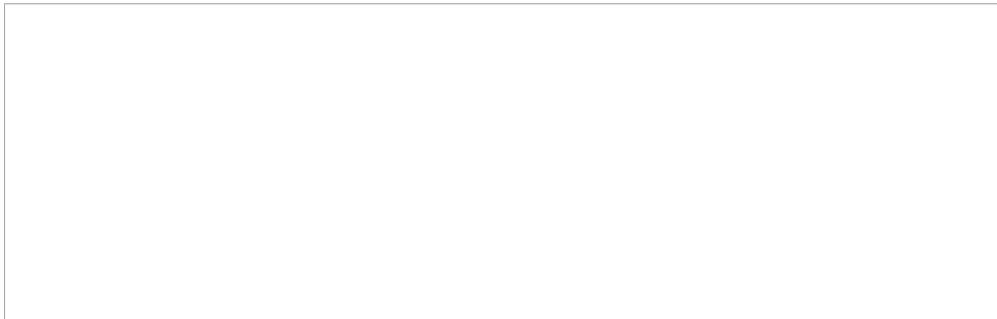
Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

181 Choate Ln

Photo



PID

06-09-166

LegalDescription

Lot 9, Creekside Estates Amundson Add. Subdivision

OwnerContactInfo

Tatsuro McWilliams, PO Box 921377, 99692

Size SF

48,787 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Debris

Address 146 Overland Dr



PID 06-09-143

LegalDescription Lot 2, Bray Subdivision

OwnerContactInfo Timothy Agnik Adams, 1616 Bellevue Circle, 99515

Size SF 12,500 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Access through easement on adjacent lot

Address

92-94 Choate Ln

Photo



PID

06-09-149

LegalDescription

Lot 4, Creekside Estates Subdivision Amundson Add.

OwnerContactInfo

Richard McConnell, PO Box 603, 99685

Size SF

13,065 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Excessive debris

Address 614 Steward Rd



PID 06-09-190

LegalDescription Lot 3, Arc Land Subdivision

OwnerContactInfo Lilia Howard Joshua D. Williams, PO Box 920211, 99692

Size SF 21,113 SF

Zoning Moderate-Density Residential

MaxUnits 4

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Debris

Address

594 Steward Rd

Photo



PID

06-09-195

LegalDescription

Lot 4, Arc Land Subdivision

OwnerContactInfo

Lilia Howard Joshua D. Williams, PO Box 920211, 99692

Size SF

21,113 SF

Zoning

Moderate-Density Residential

MaxUnits

4

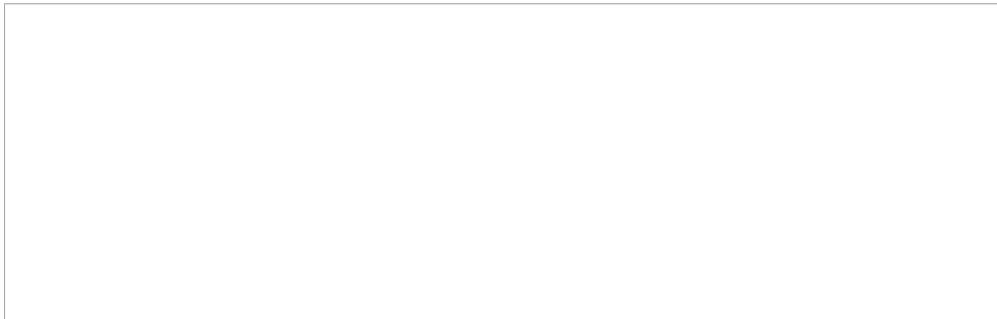
Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

505 Steward Rd

Photo



PID

06-09-445

LegalDescription

Lot 7, Willow Estates Subdivision

OwnerContactInfo

Lance & Monica Henning, PO Box 920524, 99692

Size SF

38,685 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

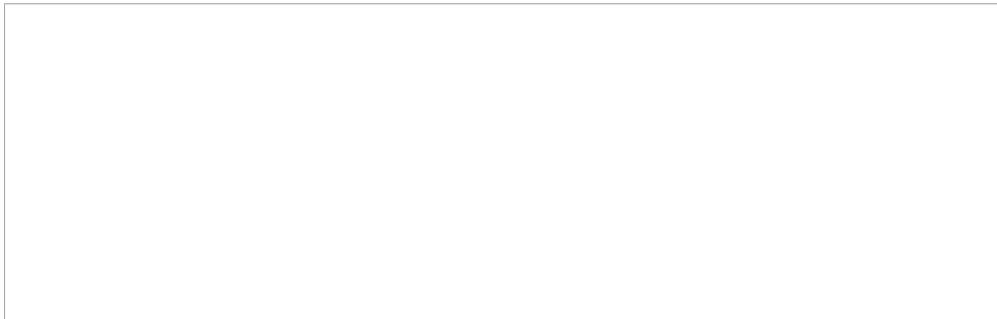
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address 502 Steward Rd



PID 06-09-205

LegalDescription Lot 1, Shaishnikoff Subdivision B

OwnerContactInfo Hal Lewis, PO Box 920571, 99692

Size SF 9,416 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Steep Incline

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Debris

Address

493 Steward Rd

Photo



PID

06-09-430

LegalDescription

Lot 6, Willow Estates Subdivision

OwnerContactInfo

Lance & Monica Henning, PO Box 920524, 99692

Size SF

24,300 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

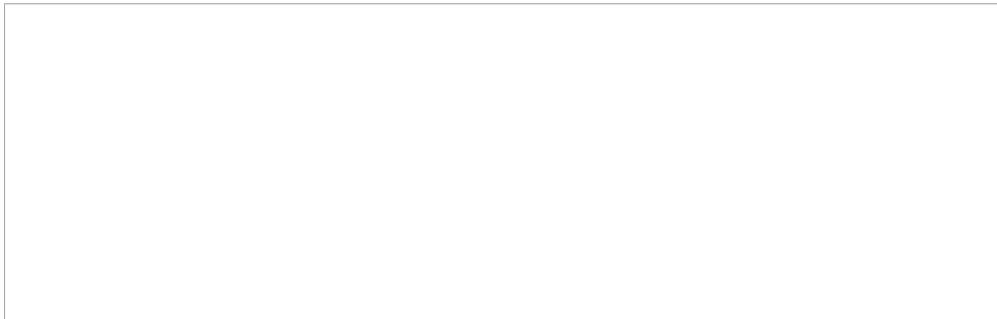
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

474 Steward Rd

Photo



PID

06-09-210

LegalDescription

Lot 2, Shaishnikoff Subdivision B

OwnerContactInfo

Hal Lewis, PO Box 920571, 99692

Size SF

12,489 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

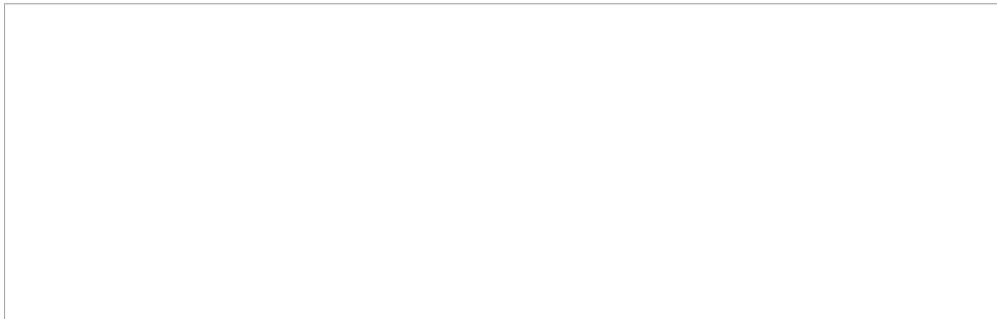
Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

412 Steward Rd

Photo



PID

06-04-310

LegalDescription

Lot 4, Shaishnikoff Subdivision

OwnerContactInfo

John Moller, PO Box 32425, 99803

Size SF

10,000 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

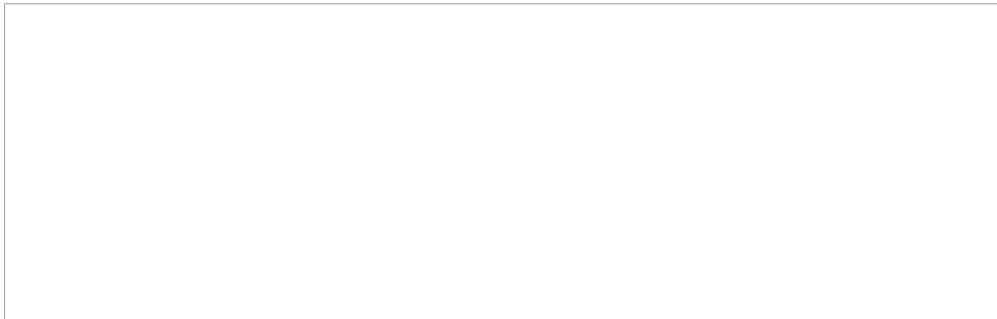
Topography

Hills

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access



Address

409 Steward Rd

Photo



PID

06-04-425

LegalDescription

Lot 4, Willow Estates Subdivision Whittern Add.

OwnerContactInfo

Curtis P and Darlene A Jeppesen, PO Box 920557, 99692

Size SF

40,230 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Existing driveway to another lot

Address 406 Steward Rd



PID 06-04-316

LegalDescription Lot 5, Shaishnikoff Subdivision C

OwnerContactInfo John Moller, PO Box 32425, 99803

Size SF 26,817 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? No; Electric? Yes

Access Debris

Address

400 Steward Rd

Photo



PID

06-04-318

LegalDescription

Lot 6, Shaishnikoff Subdivision C

OwnerContactInfo

John Moller, PO Box 32425, 99803

Size SF

27,569 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access

Debris

Address 25 Yatchmeneff



PID 06-04-322

LegalDescription Lot 5, Shaishnikoff Subdivision A

OwnerContactInfo Ruth Shaishnikoff, PO Box 23, 99685

Size SF 16,176 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? No; Electric? No

Access

Address 35 Yatchmeneff



PID 06-04-324

LegalDescription Lot 6, Shaishnikoff Subdivision A

OwnerContactInfo Ruth Shaishnikoff, PO Box 23, 99685

Size SF 13,764 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? No; Electric? No

Access

Address

64 Yatchmeneff

Photo



PID

06-04-342

LegalDescription

Lot 15, Shaishnikoff Subdivision A

OwnerContactInfo

Ruth Shaishnikoff, PO Box 23, 99685

Size SF

13,502 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Deep Cliff

Utilities

Water? Yes; Sewer? No; Electric? No

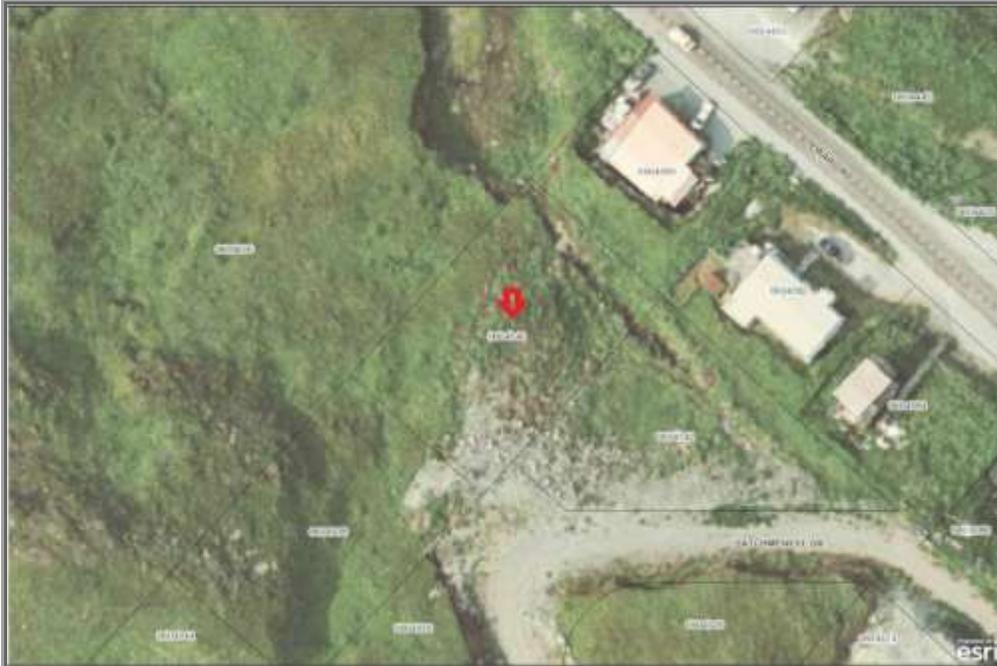
Access



Address

68 Yatchmeneff

Photo



PID

06-04-340

LegalDescription

Lot 14, Shaishnikoff Subdivision A

OwnerContactInfo

Ruth Shaishnikoff, PO Box 23, 99685

Size SF

14,999 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

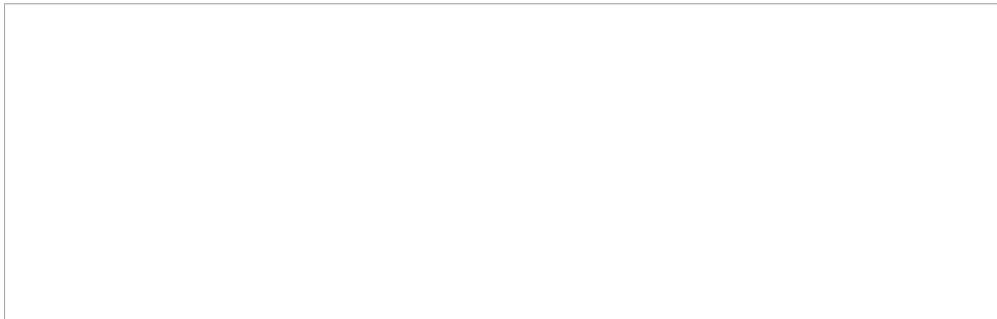
Topography

Deep Cliff

Utilities

Water? Yes; Sewer? No; Electric? No

Access



Address

88 Yatchmeneff

Photo



PID

06-04-338

LegalDescription

Lot 13, Shaishnikoff Subdivision A

OwnerContactInfo

Ruth Shaishnikoff, PO Box 23, 99685

Size SF

15,000 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

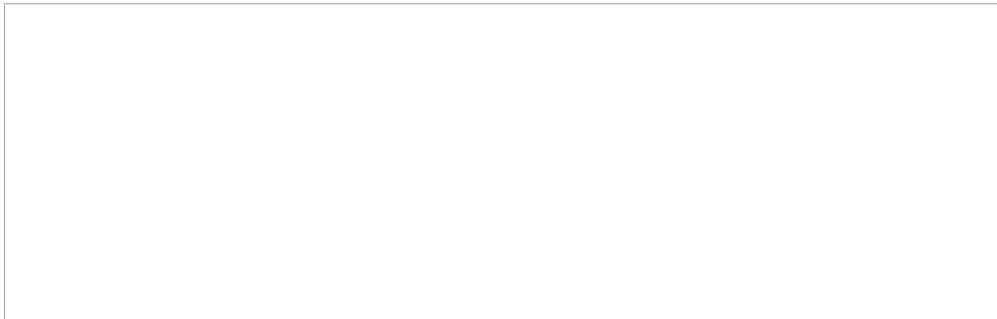
Topography

Hills

Utilities

Water? Yes; Sewer? No; Electric? No

Access



Address

85 Yatchmeneff

Photo



PID

06-04-326

LegalDescription

Lot 7, Shaishnikoff Subdivision A

OwnerContactInfo

Ruth Shaishnikoff, PO Box 23, 99685

Size SF

14,118 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Hills

Utilities

Water? Yes; Sewer? No; Electric? No

Access



Address 104 Yatchmeneff



PID 06-04-336

LegalDescription Lot 12, Shaishnikoff Subdivision A

OwnerContactInfo Ruth Shaishnikoff, PO Box 23, 99685

Size SF 14,250 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? No; Electric? No

Access

Address 122 Yatchmeneff



PID 06-04-344

LegalDescription Lot 16, Shaishnikoff Subdivision A

OwnerContactInfo Ruth Shaishnikoff, PO Box 23, 99685

Size SF 27,014 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

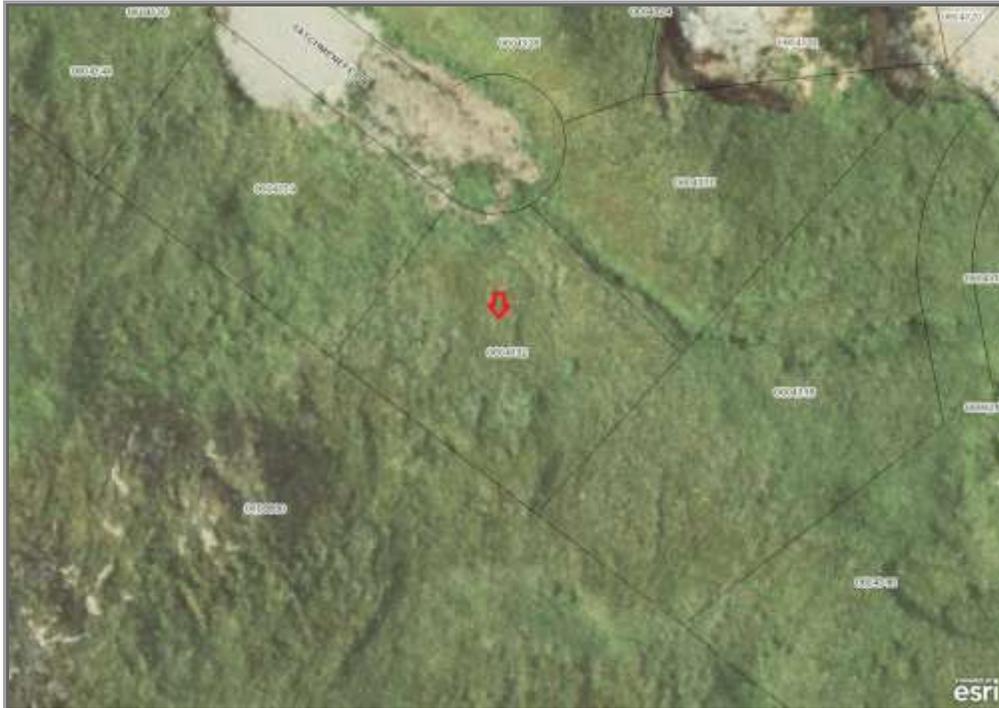
Utilities Water? Yes; Sewer? No; Electric? No

Access

Address

152 Yatchmeneff

Photo



PID

06-04-332

LegalDescription

Lot 10, Shaishnikoff Subdivision A

OwnerContactInfo

Ruth Shaishnikoff, PO Box 23, 99685

Size SF

15,011 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

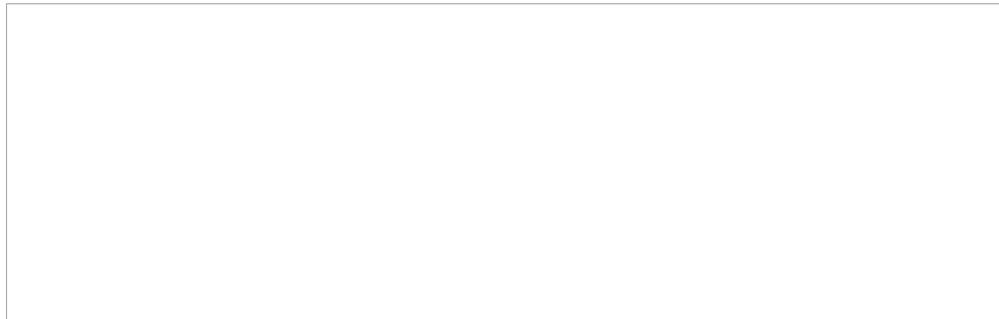
Topography

Hills

Utilities

Water? Yes; Sewer? No; Electric? No

Access



Address 155 Yatchmeneff



PID 06-04-328

LegalDescription Lot 8, Shaishnikoff Subdivision A

OwnerContactInfo Ruth Shaishnikoff, PO Box 23, 99685

Size SF 13,721 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? No; Electric? No

Access

Address 159 Yatchmeneff



PID 06-04-330

LegalDescription Lot 9, Shaishnikoff Subdivision A

OwnerContactInfo Ruth Shaishnikoff, PO Box 23, 99685

Size SF 14,457 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? No; Electric? No

Access

Address

325 Steward Rd

Photo



PID

06-04-423

LegalDescription

Lot 1, Willow Estates Subdivision Whittern Add.

OwnerContactInfo

Curtis P and Darlene A Jeppesen, PO Box 920557, 99692

Size SF

43,656 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Existing driveway to another lot

Address

301 Steward Rd

Photo



PID

06-04-445

LegalDescription

Lot 1, Willow Estates Subdivision

OwnerContactInfo

Curtis P and Darlene A Jeppesen, PO Box 920557, 99692

Size SF

99,796 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

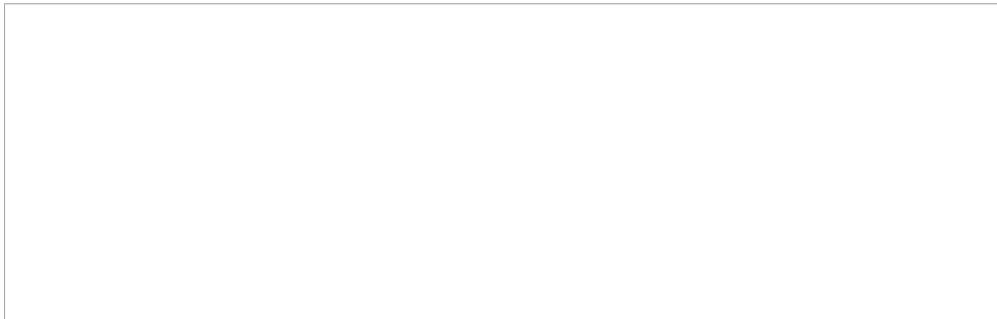
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

250 Steward Rd

Photo



PID

06-05-600

LegalDescription

Lot A-1-B, USS 778

OwnerContactInfo

Church of Jesus Christ of Latter Day, Tax Division 22nd Floor, 84150

Size SF

265,125 SF

Zoning

Public/Quasi-Public

MaxUnits

Topography

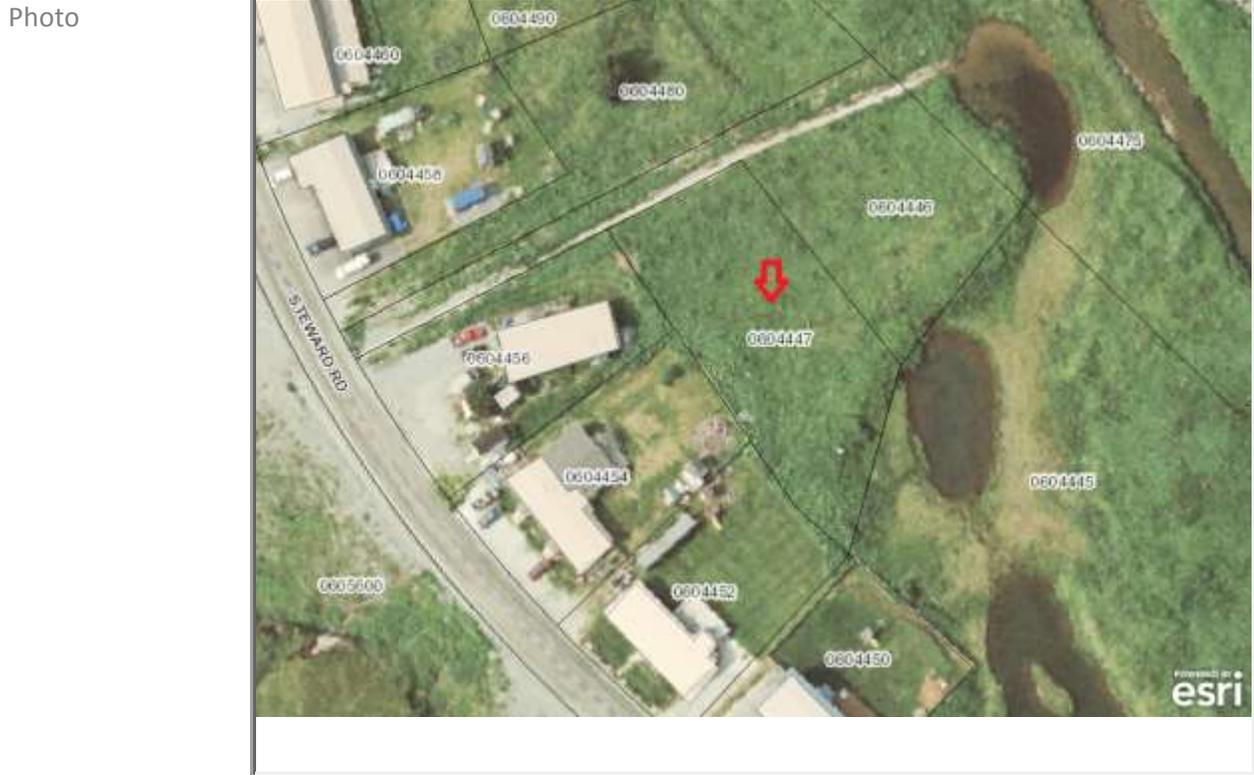
Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address 225 Steward Rd



PID 06-04-447

LegalDescription Lot 13B, Steward Rd. Subdivision Add. 3

OwnerContactInfo Coe & Phyllis Whittern, PO Box 188, 99685

Size SF 19,048 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Access through easement on adjacent lot. Easement is a ditch.

Address

221 Steward Rd

Photo



PID

06-04-446

LegalDescription

Lot 13A, Steward Rd. Subdivision Add. 3

OwnerContactInfo

Coe & Phyllis Whittern, PO Box 188, 99685

Size SF

21,532 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Flagpole lot. Flagpole access is a ditch.

Address 211 Steward Rd



PID 06-04-480

LegalDescription Lot 12A, Steward Rd. Subdivision Add. 2

OwnerContactInfo Coe & Phyllis Whittern, PO Box 188, 99685

Size SF 20,453 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Flagpole Lot.

Address 149 Steward Rd



PID 06-04-490

LegalDescription Lot 11A, Steward Rd. Subdivision Add. 2

OwnerContactInfo Coe & Phyllis Whittern, PO Box 188, 99685

Size SF 47,109 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Flagpole lot.

Address 69 Steward Rd



PID 06-05-580

LegalDescription Lot 9C, Steward Rd. Subdivision Add. 2

OwnerContactInfo City of Unalaska, PO Box 610, 99685

Size SF 26,595 SF

Zoning Single-Family/Duplex Residential

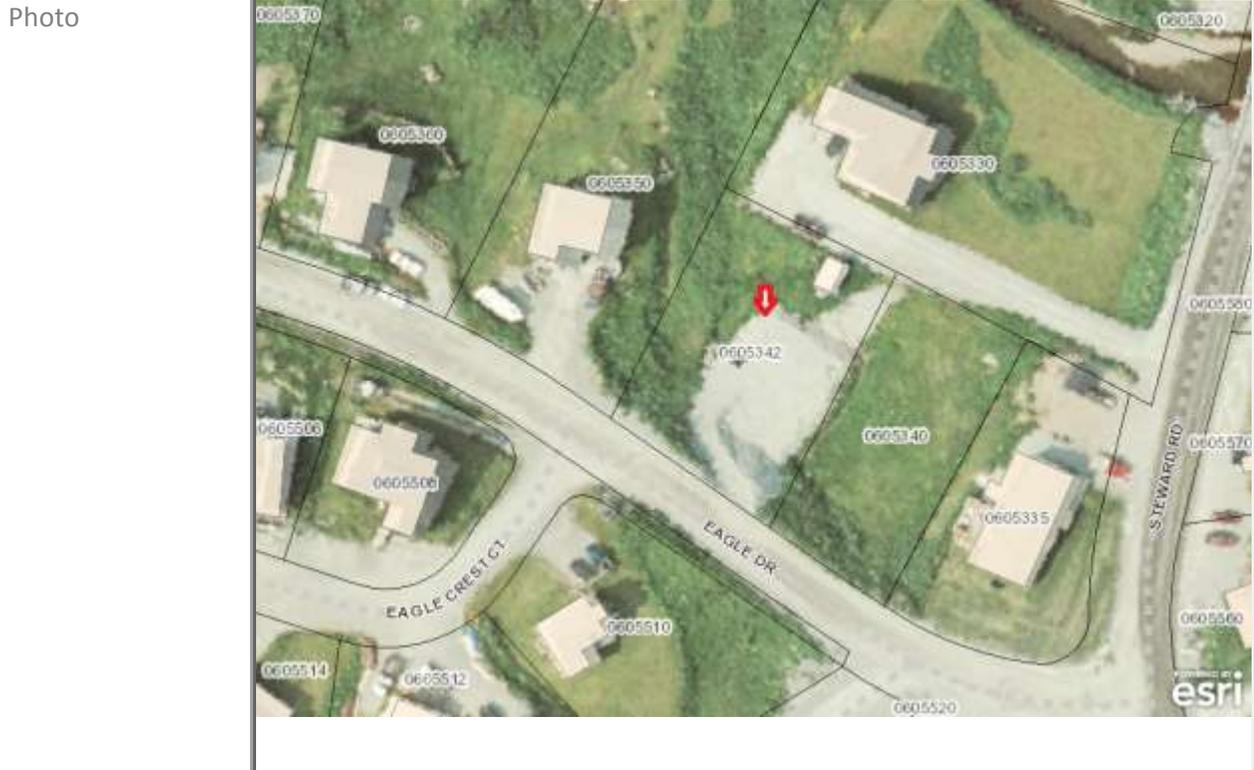
MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Utility structures obstruct surface of the lot.

Address 53 Eagle Dr



PID 06-05-342

LegalDescription Lot 3, Warren-Machalek Subdivision

OwnerContactInfo Dixie O'Quinn, PO Box 65, 99685

Size SF 13,661 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

1150-1316 E Broadway Ave

Photo



PID

06-05-325

LegalDescription

Tract A, Block 6, USS 778

OwnerContactInfo

Coe & Phyllis Whittern, PO Box 188, 99685

Size SF

86,843 SF

Zoning

Marine-Related/Industrial

MaxUnits

Topography

Flat Land

Utilities

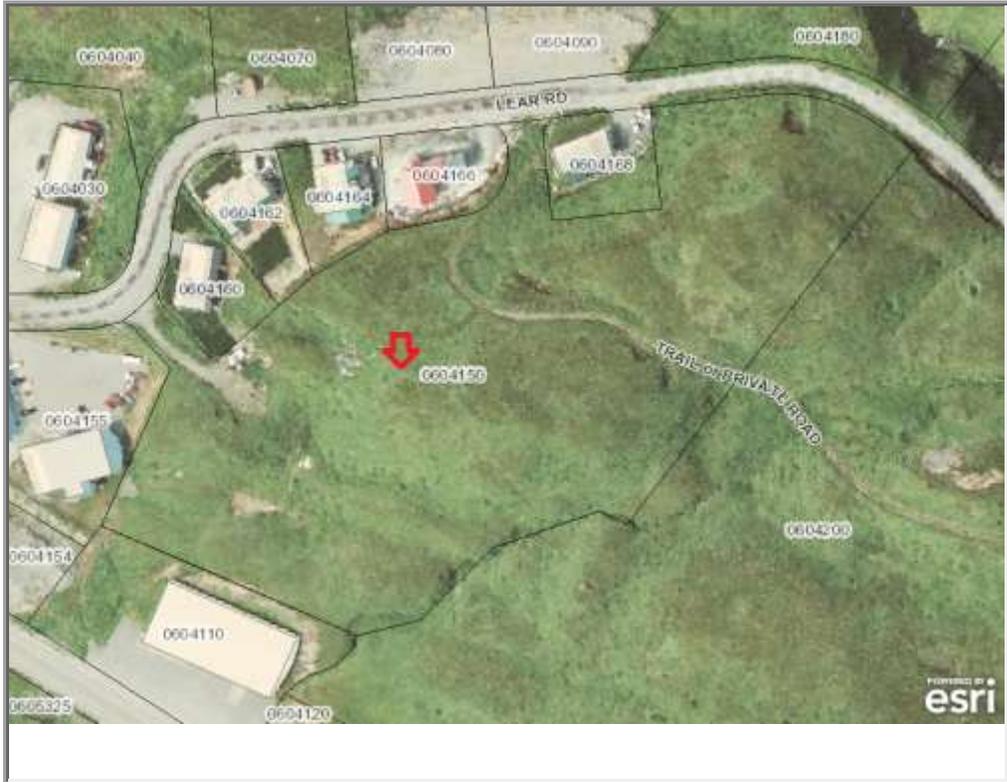
Water? Yes; Sewer? No; Electric? Yes

Access

Address

92 and 136 Lear Rd

Photo



PID

06-04-150

LegalDescription

Tract A1, Blueberry Hill Subdivision No. 5

OwnerContactInfo

Coe & Phyllis Whittern, PO Box 188, 99685

Size SF

47,171 SF

Zoning

High-Density Residential

MaxUnits

20

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

111 Lear Rd

Photo



PID

06-04-040

LegalDescription

Lot 4, Valley Subdivision

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

53,473 SF

Zoning

High-Density Residential

MaxUnits

23

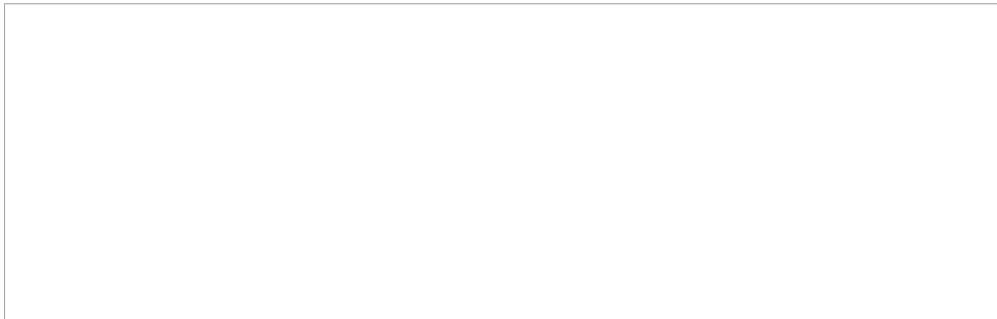
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

119 Lear Rd

Photo



PID

06-04-070

LegalDescription

Lot 5, Valley Subdivision

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

37,907 SF

Zoning

High-Density Residential

MaxUnits

15

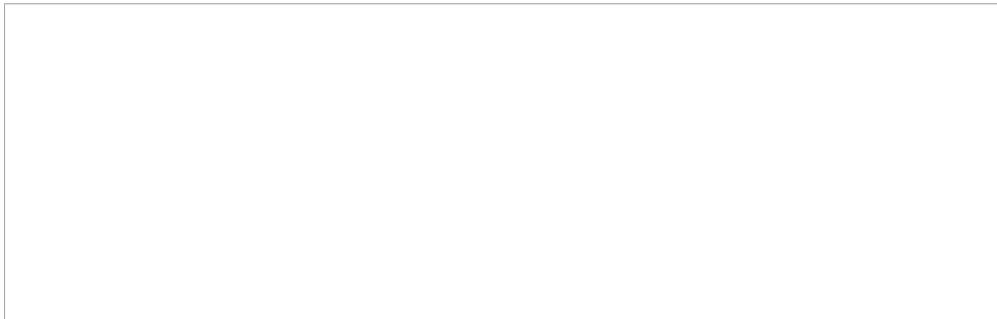
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

127 Lear Rd

Photo



PID

06-04-080

LegalDescription

Lot 6, Valley Subdivision

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

36,262 SF

Zoning

High-Density Residential

MaxUnits

14

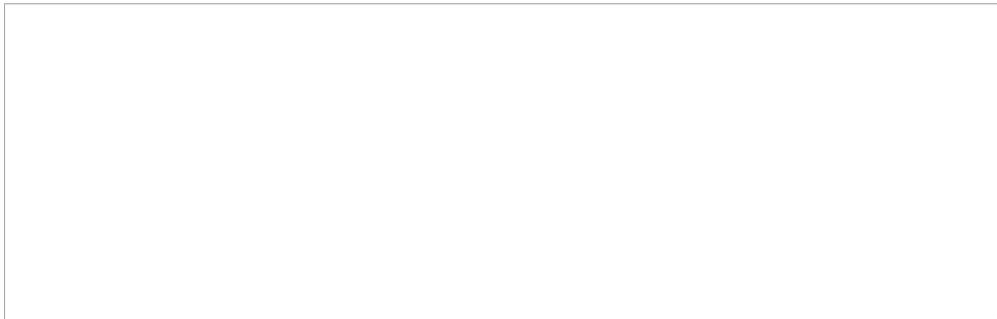
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

155 Lear Rd

Photo



PID

06-04-090

LegalDescription

Lot 7, Valley Subdivision

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

38,874 SF

Zoning

High-Density Residential

MaxUnits

16

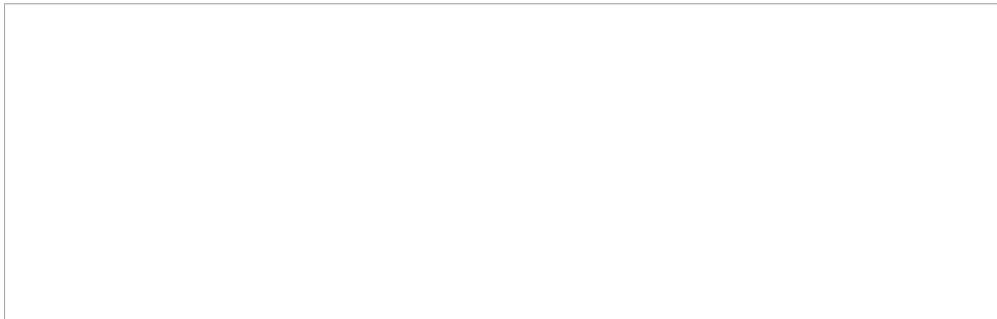
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

189 Lear Rd

Photo



PID

06-04-180

LegalDescription

Lot 1A, Blueberry Hill Subdivision

OwnerContactInfo

Coe & Phyllis Whittern, PO Box 188, 99685

Size SF

65,776 SF

Zoning

High-Density Residential

MaxUnits

29

Topography

Deep Cliff

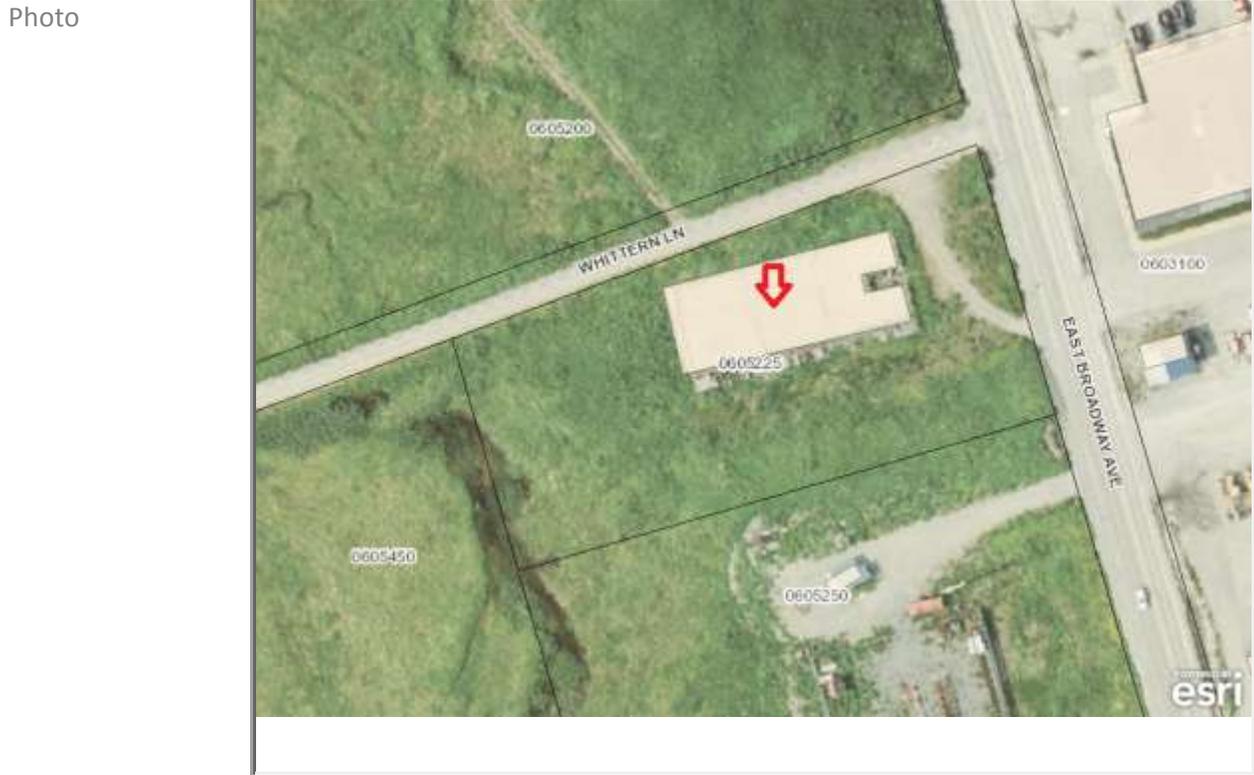
Utilities

Water? Yes; Sewer? No; Electric? Yes

Access



Address 1036 E Broadway Ave



PID 06-05-225

LegalDescription Lot 1A, Riverside Subdivision

OwnerContactInfo Lear & Mary Fellows, 1750 McAbee Lane, 98226

Size SF 61,909 SF

Zoning Marine-Related/Industrial

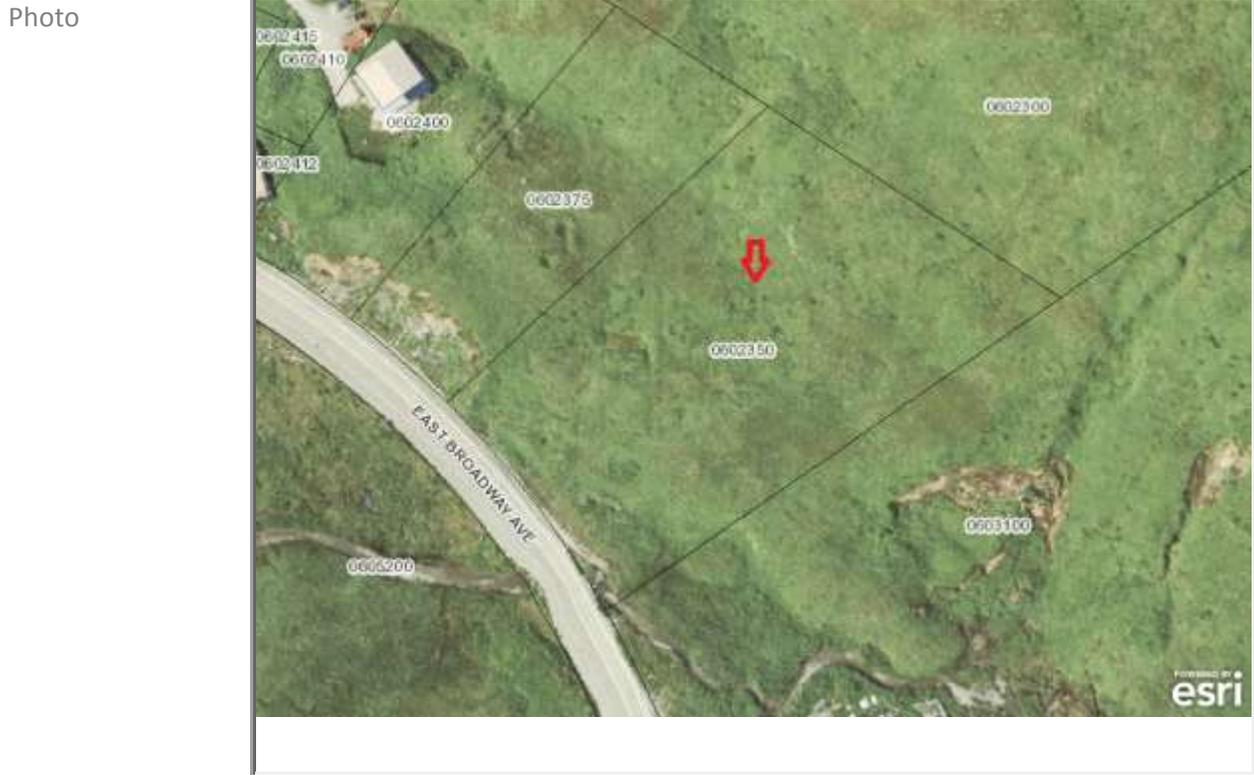
MaxUnits

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Existing foundation

Address 925 E Broadway Ave



PID 06-02-350

LegalDescription Lot 10, USS 778

OwnerContactInfo Jerry Khongsuk, PO Box 371, 99685

Size SF 115,976 SF

Zoning High-Density Residential

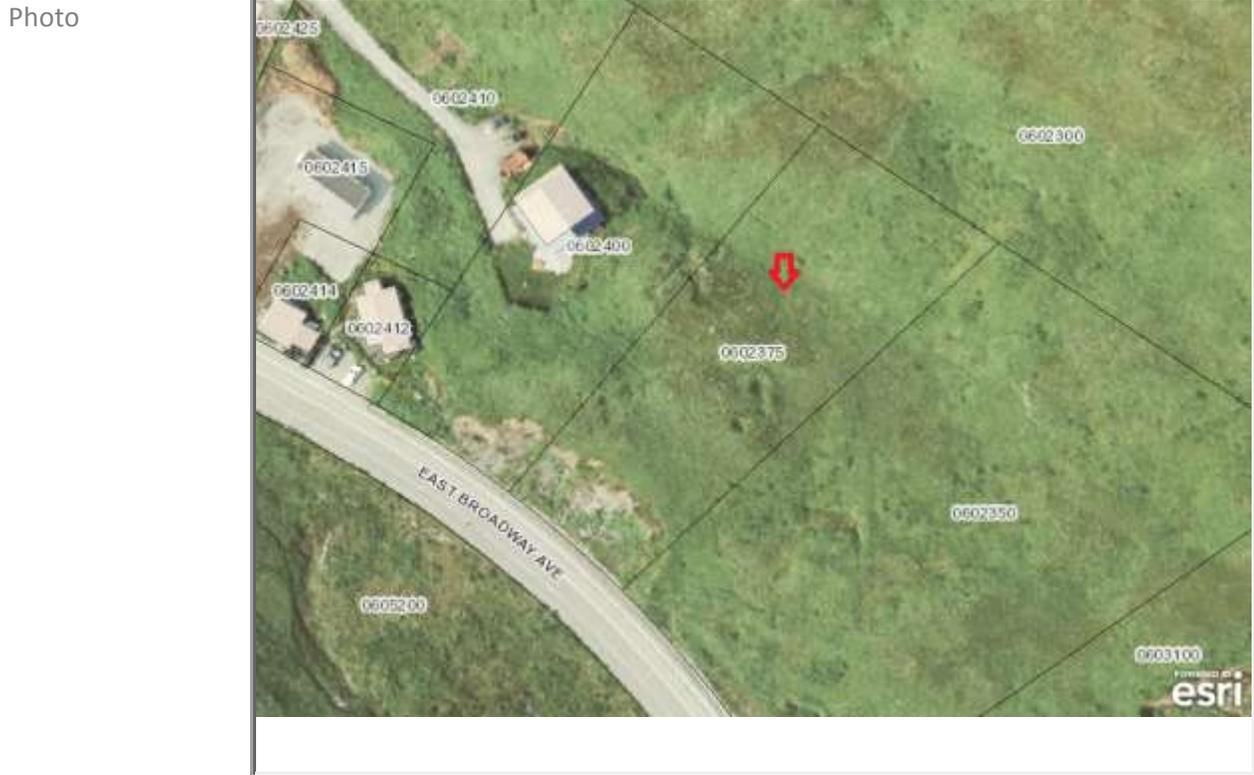
MaxUnits 54

Topography Hills

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address 901 E Broadway Ave



PID 06-02-375

LegalDescription Lot 6, USS 778

OwnerContactInfo Donald Aus, PO Box 151, 99685

Size SF 51,730 SF

Zoning High-Density Residential

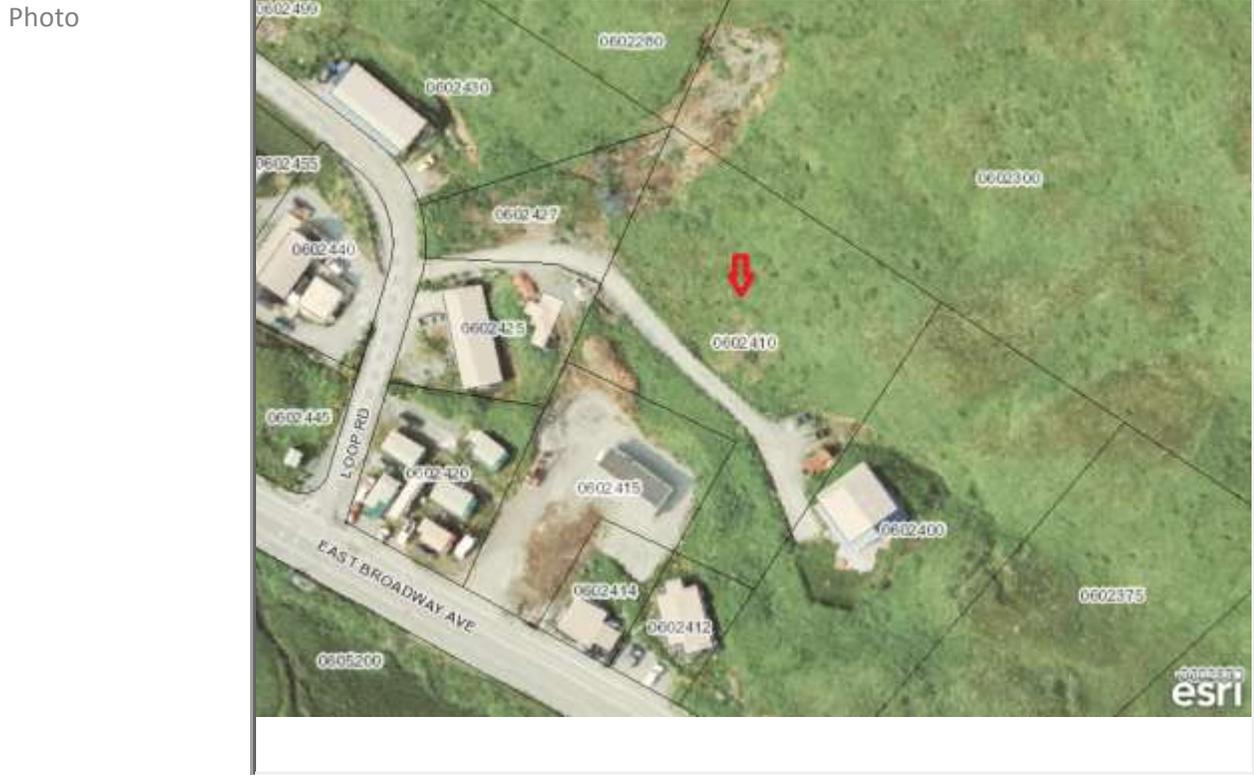
MaxUnits 22

Topography Steep Incline

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address 159 Loop Rd



PID 06-02-410

LegalDescription Lot 4, USS 778

OwnerContactInfo Donald Aus, PO Box 151, 99685

Size SF 47,347 SF

Zoning High-Density Residential

MaxUnits 20

Topography Hills

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Access through easement on adjacent lot. Existing driveway to another lot.

Address 163 Loop Rd



PID 06-02-427

LegalDescription Lot 1, Lakeview Subdivision

OwnerContactInfo Misael Miranda, PO Box 84, 99685

Size SF 11,533 SF

Zoning Moderate-Density Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access Existing driveway to another lot

Address

775 E Broadway Ave

Photo



PID

06-02-445

LegalDescription

Lot 5A Broadway RAP

OwnerContactInfo

Coe & Phyllis Whittern, PO Box 188, 99685

Size SF

13,918 SF

Zoning

General Commercial

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

749 E Broadway Ave

Photo



PID

06-02-450

LegalDescription

Lot 6, USS 778

OwnerContactInfo

Steve Engman, PO Box 921474, 99692

Size SF

20,095 SF

Zoning

General Commercial

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

130 Ptarmigan Rd

Photo



PID

06-02-270

LegalDescription

Lot 2B, USS 778

OwnerContactInfo

Coe & Phyllis Whittern, PO Box 188, 99685

Size SF

102,626 SF

Zoning

Moderate-Density Residential

MaxUnits

4

Topography

Steep Incline

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access



Address

200 Ptarmigan Rd

Photo



PID

06-02-095

LegalDescription

Lot 22, Newhall Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

15,763 SF

Zoning

Moderate-Density Residential

MaxUnits

4

Topography

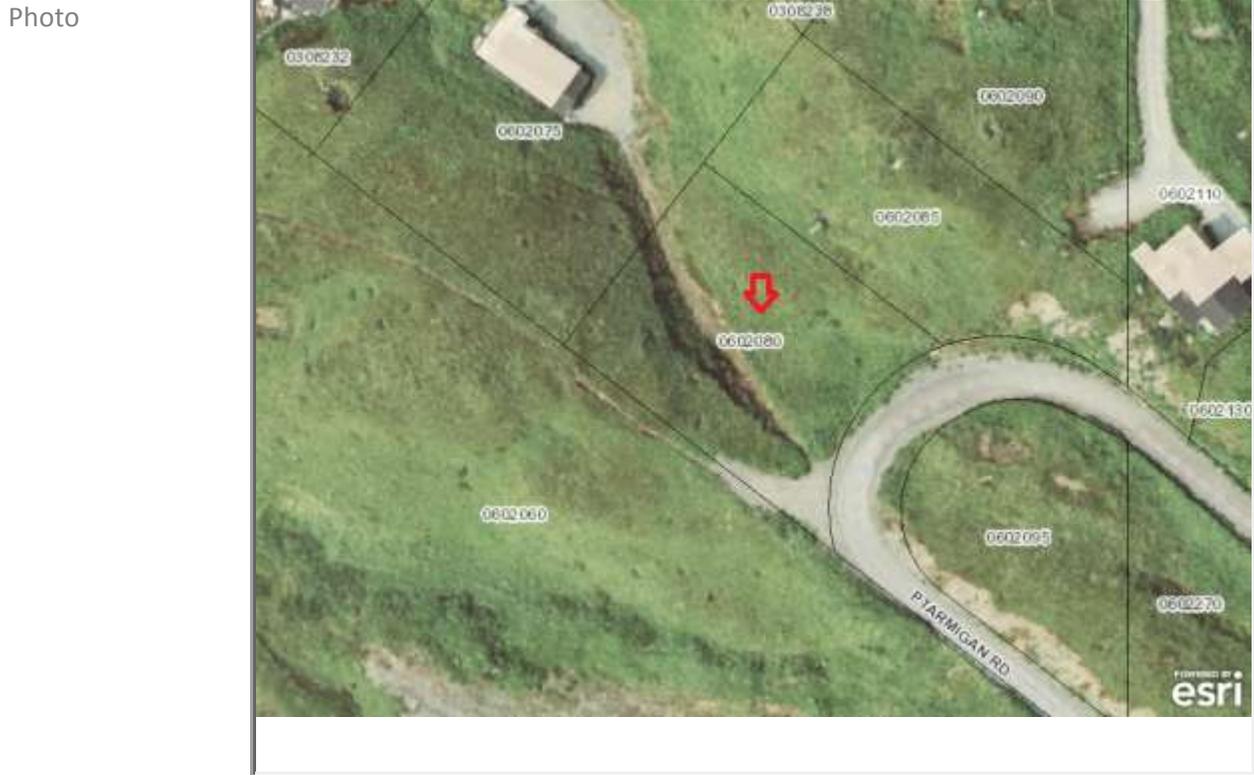
Steep Incline

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access

Address 201 Ptarmigan Rd



PID 06-02-080

LegalDescription Lot 19, Newhall Subdivision

OwnerContactInfo OC, PO Box 149, 99685

Size SF 22,939 SF

Zoning Moderate-Density Residential

MaxUnits 4

Topography Deep Cliff

Utilities Water? Yes; Sewer? No; Electric? Yes

Access

Address

221 Ptarmigan Rd

Photo



PID

06-02-085

LegalDescription

Lot 20, Newhall Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

22,031 SF

Zoning

Moderate-Density Residential

MaxUnits

4

Topography

Deep Cliff

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access



Address

440 Dutton Rd

Photo



PID

06-02-160

LegalDescription

Lot 7, Nirvana Hills Add. 1

OwnerContactInfo

Kathleen Sutcliffe, 2450 Mulberry Ct, 48104

Size SF

42,893 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

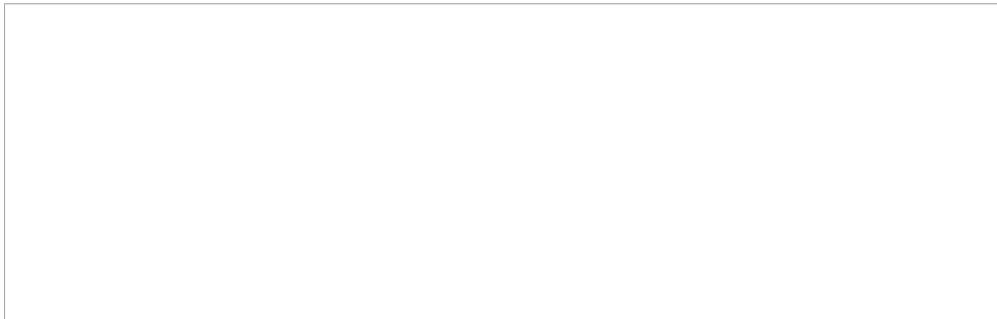
Topography

Hills

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access



Address

474 Dutton Rd

Photo



PID

06-02-210

LegalDescription

Lot 8, Nirvana Hills Add. 1

OwnerContactInfo

Greg Morris, 13407 Greenwood N #112C, 98133

Size SF

62,488 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

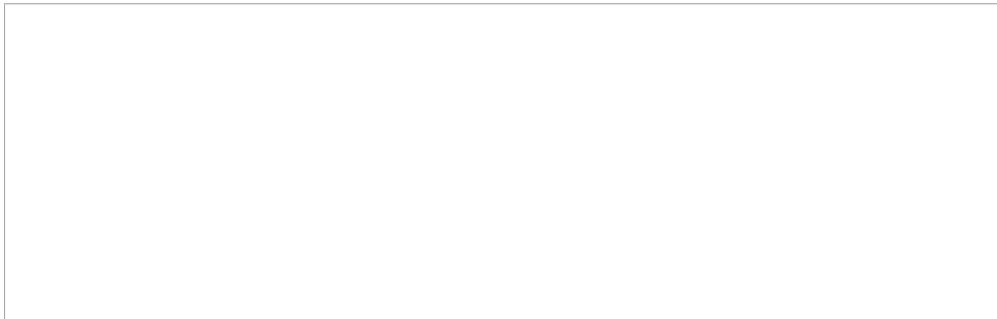
Topography

Hills

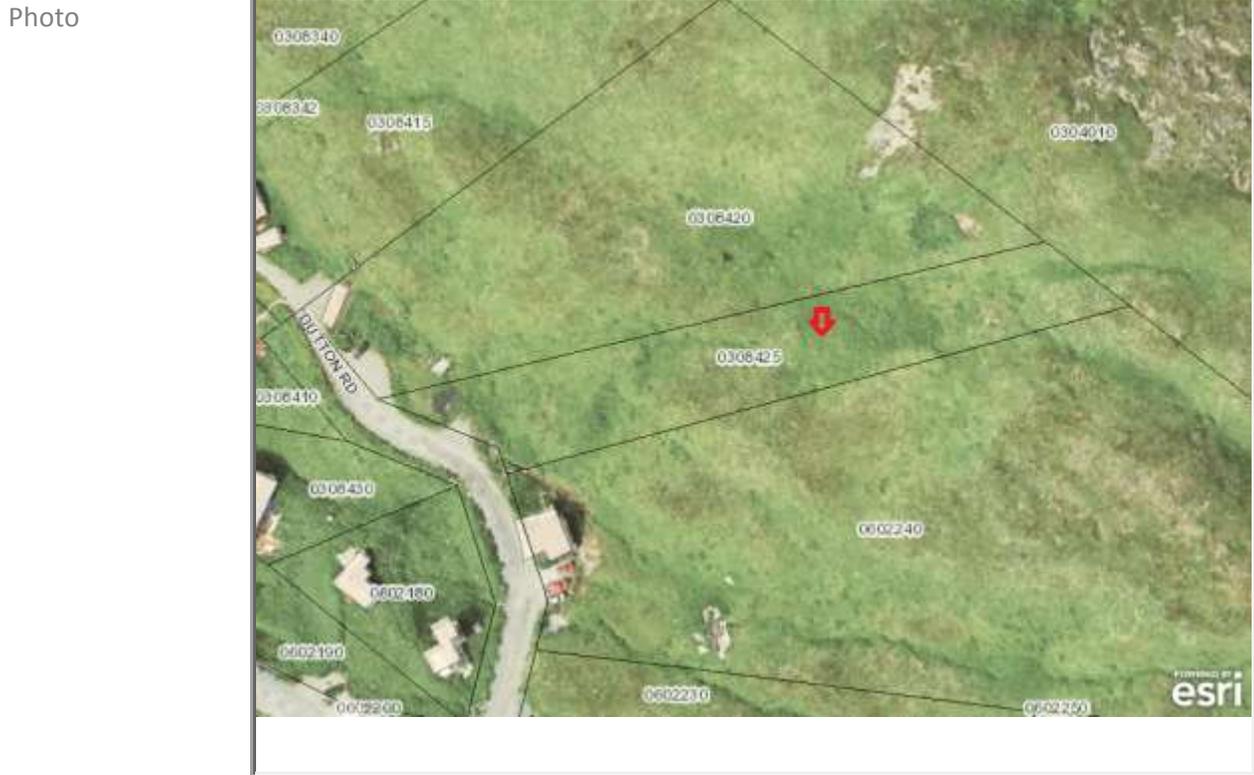
Utilities

Water? Yes; Sewer? No; Electric? Yes

Access



Address 580 Dutton Rd



PID 03-08-425

LegalDescription Lot 12, Nirvana Hills Add. 1

OwnerContactInfo Karel & Marie Machalek, PO Box 920634, 99692

Size SF 38,238 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? No; Electric? No

Access

Address 600 Dutton Rd



PID 03-08-420

LegalDescription Lot 13, Nirvana Hills Add. 1

OwnerContactInfo Karel & Marie Machalek, PO Box 920634, 99692

Size SF 86,450 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

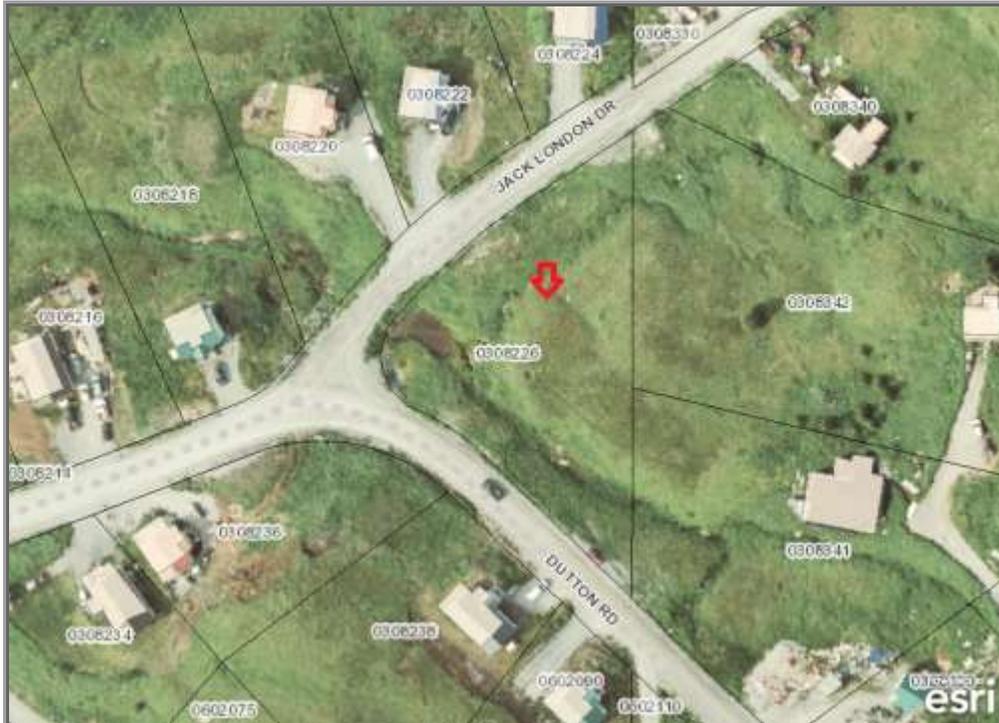
Utilities Water? Yes; Sewer? No; Electric? No

Access

Address

271 Dutton Rd

Photo



PID

03-08-226

LegalDescription

Lot 11, Newhall Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

38,534 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address 38 Dutton Rd



PID 06-02-035

LegalDescription Lot 6, R. Moore Subdivision

OwnerContactInfo Larry D. Garrison Trust B c/o Terrance, 231 Wilking Way, 95476

Size SF 24,461 SF

Zoning Moderate-Density Residential

MaxUnits 4

Topography Hills

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

10 Dutton Rd

Photo



PID

06-02-025

LegalDescription

Lot 8, R. Moore Subdivision

OwnerContactInfo

Larry D. Garrison Trust B c/o Terrance, 231 Wilking Way, 95476

Size SF

8,380 SF

Zoning

Moderate-Density Residential

MaxUnits

2

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

47 Lake Dr

Photo



PID

03-07-922

LegalDescription

Lot 1, Catherine Cove Subdivision

OwnerContactInfo

Aleutian Housing Authority, 520 E 32nd Ave, 99503

Size SF

28,035 SF

Zoning

High-Density Residential

MaxUnits

10

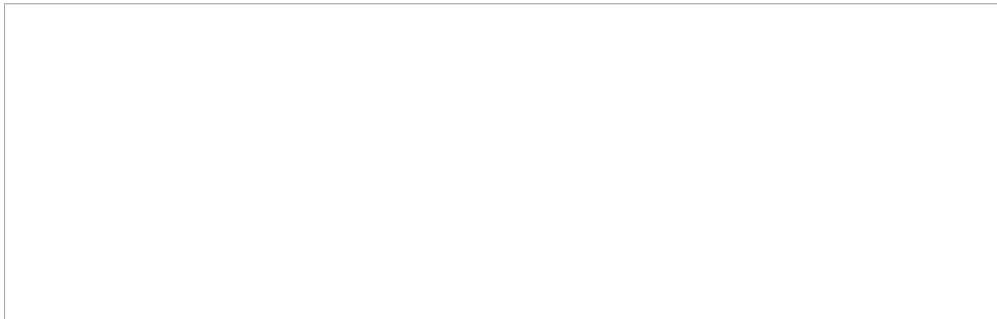
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

225 E Broadway Ave

Photo



PID

03-07-957

LegalDescription

Lot 2, Jesse Lee Subdivision

OwnerContactInfo

William Roberta Cody Lekanoff, PO Box 332, 99685

Size SF

20,551 SF

Zoning

High-Density Residential

MaxUnits

7

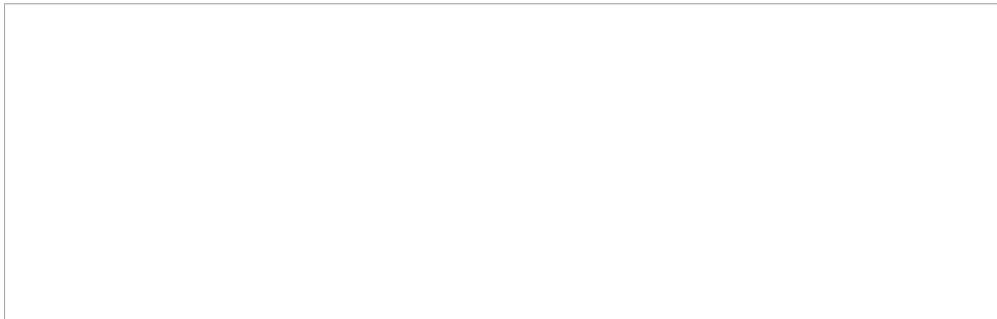
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

25 Gromoff Ln

Photo



PID

03-07-725

LegalDescription

Lot 3, Newhall Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

23,442 SF

Zoning

Moderate-Density Residential

MaxUnits

4

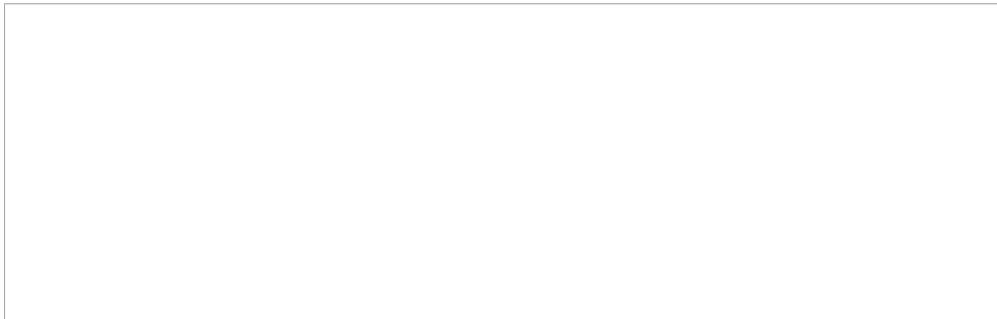
Topography

Flat Land

Utilities

Water? No; Sewer? Yes; Electric? No

Access



Address

32 Bayview Ave

Photo



PID

03-07-813

LegalDescription

Lot 7, Unalaska Mission Add. Block 4

OwnerContactInfo

Glenn & Lottie Roll, PO Box 143, 99685

Size SF

10,418 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

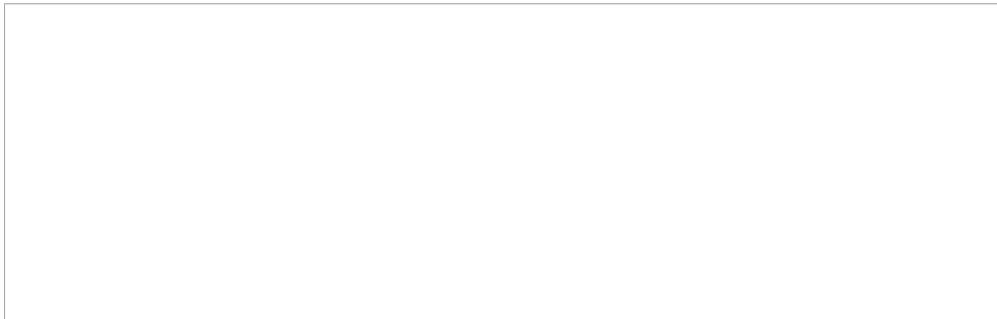
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address 166 Bayview Ave



PID 03-07-702

LegalDescription Lot 3, Bayview Subdivision

OwnerContactInfo Whittern Family Limited Partnership, PO Box 188, 99685

Size SF 8,731 SF

Zoning Moderate-Density Residential

MaxUnits 2

Topography Flat Land

Utilities Water? No; Sewer? No; Electric? Yes

Access

Address

35 W Broadway Ave

Photo



PID

03-07-524

LegalDescription

Lot 2, Rushing Subdivision

OwnerContactInfo

Rodney & Susan Rushing, PO Box 920385, 99692

Size SF

12,136 SF

Zoning

General Commercial

MaxUnits

Topography

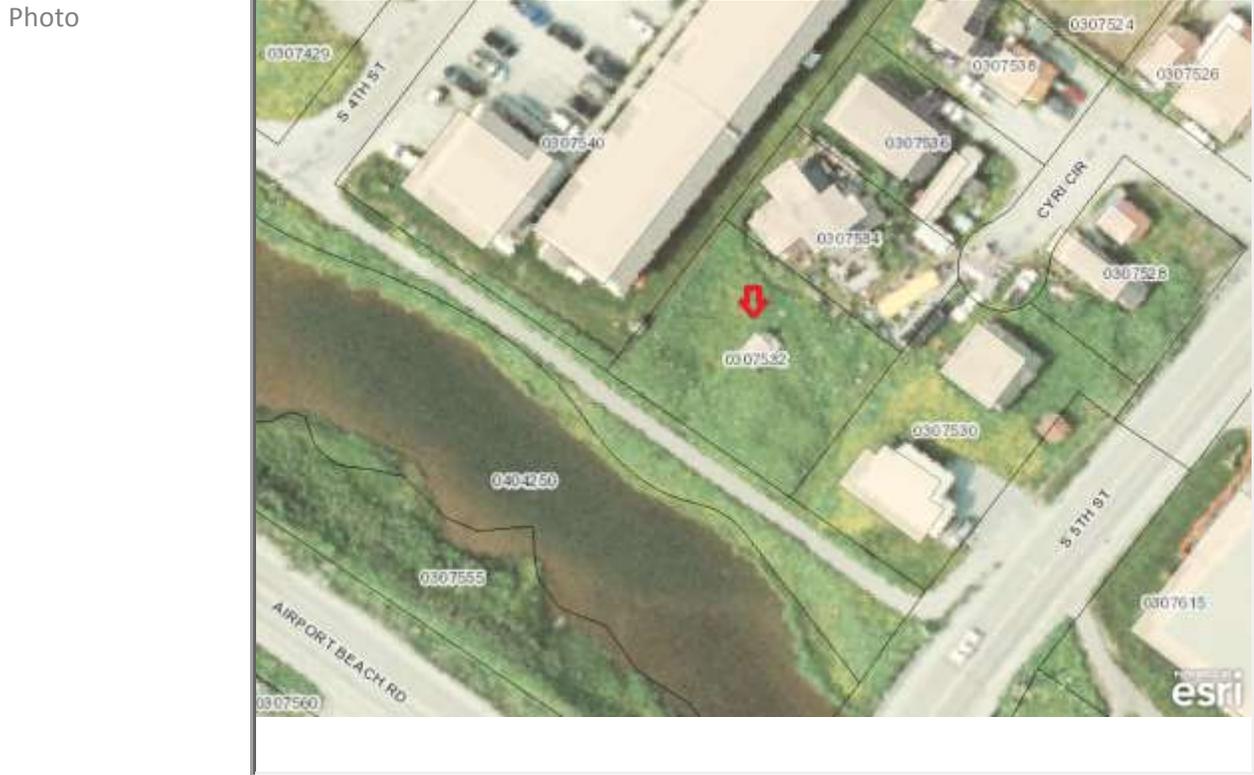
Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address 45 Cyri Cir



PID 03-07-532

LegalDescription Lot 1, New Town Subdivision

OwnerContactInfo Kevin A Dirks; Lori Gregory, PO Box 177, 99685

Size SF 8,071 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access No right-of-way access. Unclear if there is easement access.

Address

95 W Broadway Ave

Photo



PID

03-07-413

LegalDescription

Lot 1, Jugstore-Totem Pole Subdivision

OwnerContactInfo

Timothy Lekanoff, PO Box 133, 99685

Size SF

3,627 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

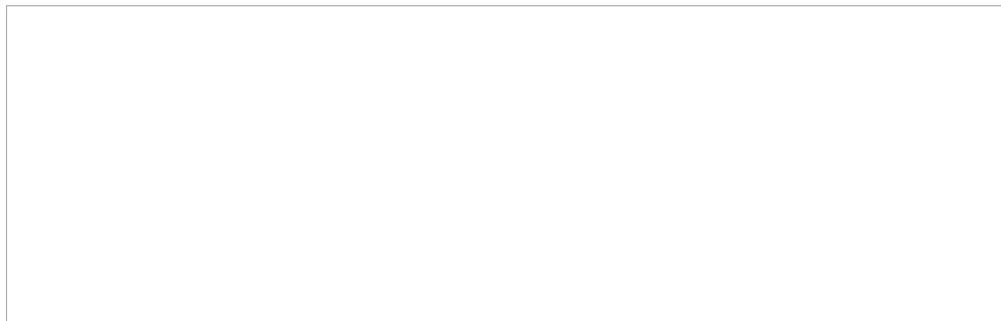
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

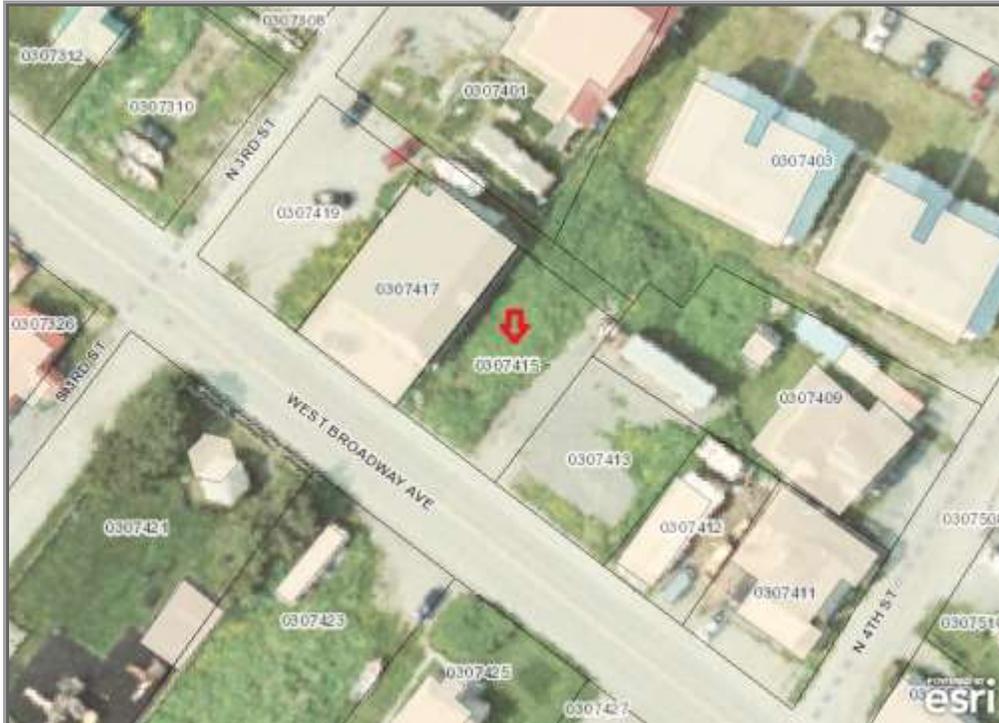
Access



Address

105 W Broadway Ave

Photo



PID

03-07-415

LegalDescription

Lot 7, USS 1992 Block 3

OwnerContactInfo

Peter & Sophie Galaktianoff, PO Box 1, 99685

Size SF

4,050 SF

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

137 W Broadway Ave

Photo



PID

03-07-310

LegalDescription

Lot 9, USS 1992 Block 2

OwnerContactInfo

Marilyn Krukoff, PO Box 16, 99685

Size SF

4,938 SF

Zoning

General Commercial

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

144 W Broadway Ave

Photo



PID

03-07-324

LegalDescription

Lot 4, USS 1992 Block 8

OwnerContactInfo

Hal Lewis, PO Box 920571, 99692

Size SF

3,872 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

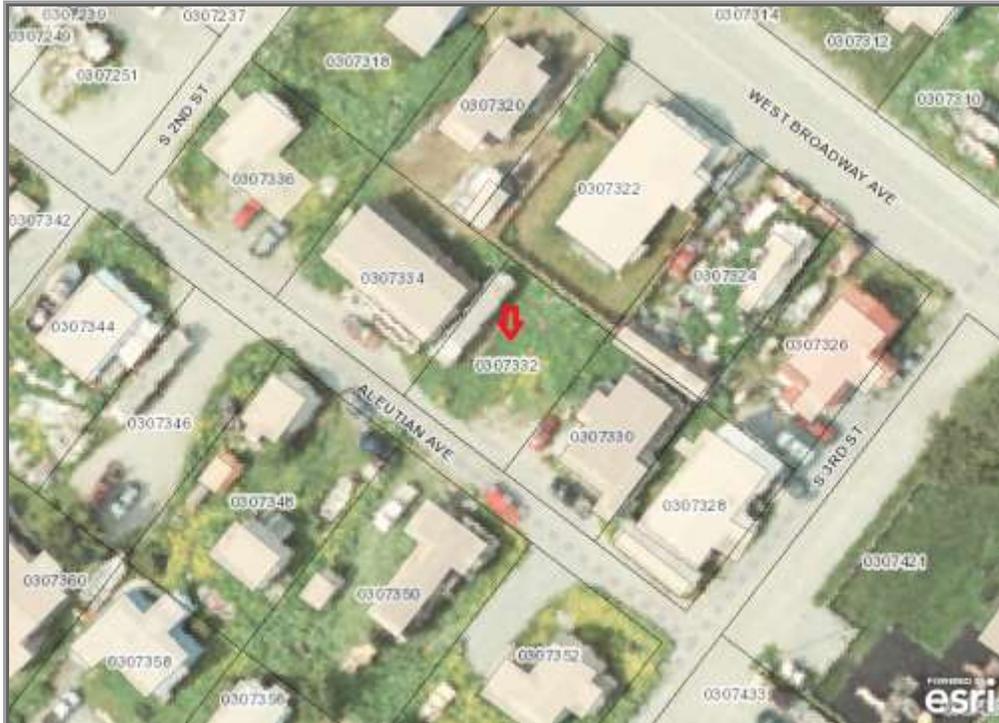
Access



Address

25 Aleutian Ave

Photo



PID

03-07-332

LegalDescription

Lot 8, USS 1992 Block 8

OwnerContactInfo

Shapsnikoff et al, PO Box 183, 99685

Size SF

3,216 SF

Zoning

Native Allotment

MaxUnits

Topography

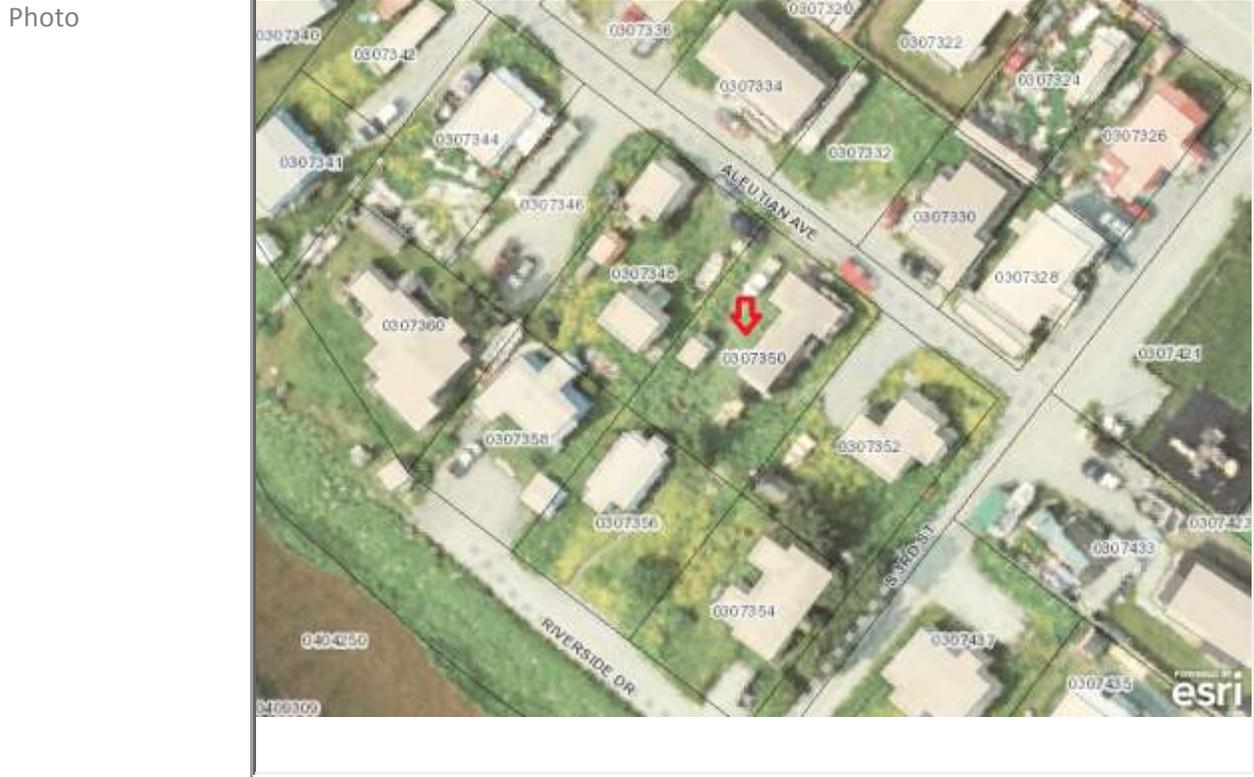
Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address 16-18 Aleutian Ave



PID 03-07-350

LegalDescription Lot 7, USS 1992 Block 9

OwnerContactInfo Roy Ermaloff, Unknown Box, 99685

Size SF 6,300 SF

Zoning Native Allotment

MaxUnits

Topography Flat Land

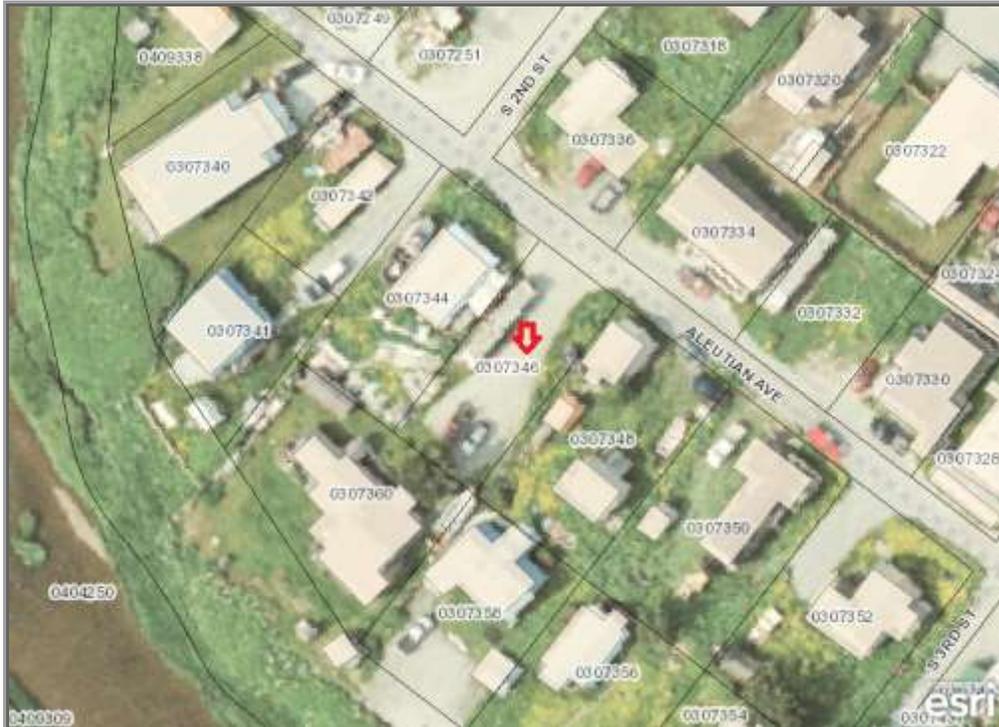
Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

36 Aleutian Ave

Photo



PID

03-07-346

LegalDescription

Lot 5, USS 1992 Block 9

OwnerContactInfo

Shawn Byford et al, PO Box 231, 99929

Size SF

4,200 SF

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

42 Aleutian Ave

Photo



PID

03-07-344

LegalDescription

Lot 4, USS 1992 Block 9

OwnerContactInfo

Shawn Byford et al, PO Box 231, 99929

Size SF

5,083 SF

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

216 W Broadway Ave

Photo



PID

03-07-243

LegalDescription

Lot 3, USS 1992 Block 7

OwnerContactInfo

Golodoff et al Galaktianoff, PO Box 1, 99685

Size SF

Unknown

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

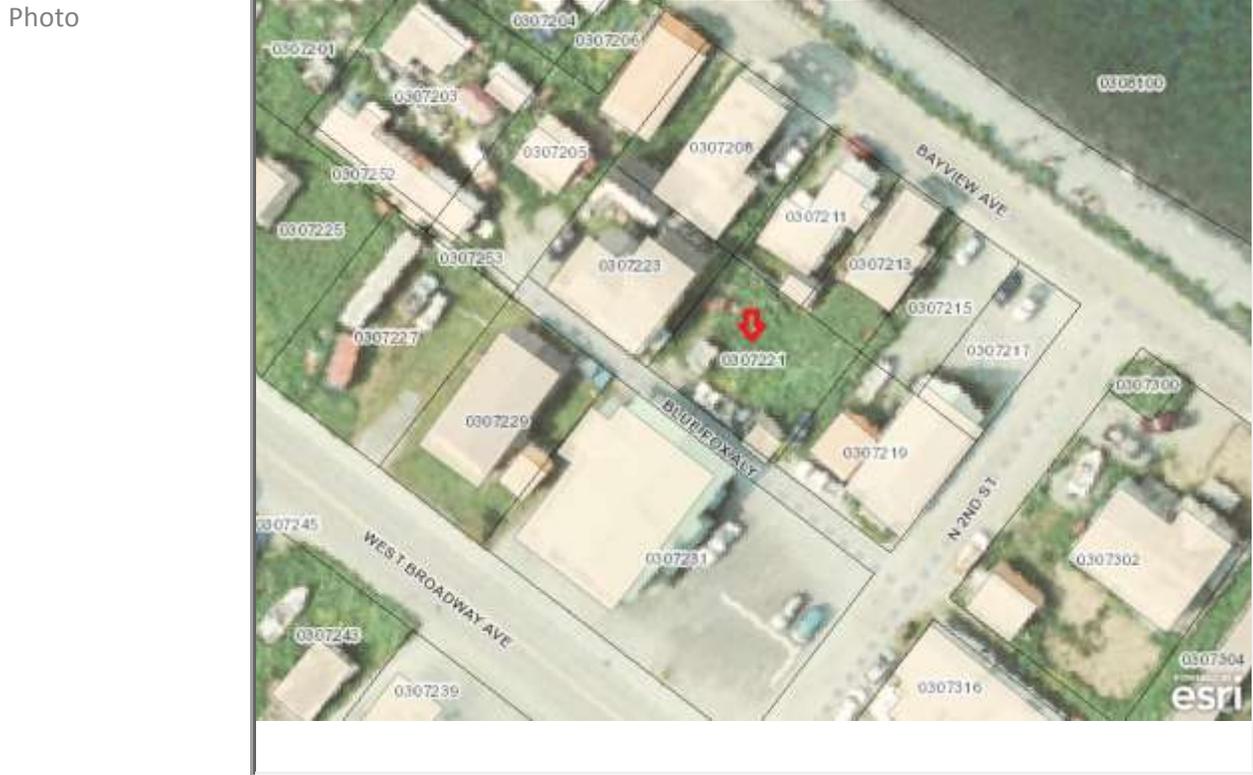
Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address 101 Blue Fox Alley



PID 03-07-221

LegalDescription Lot 10, USS 1992 Block 1

OwnerContactInfo Bereskin Estate, PO Box 114, 99685

Size SF 3,177 SF

Zoning Native Allotment

MaxUnits

Topography Flat Land

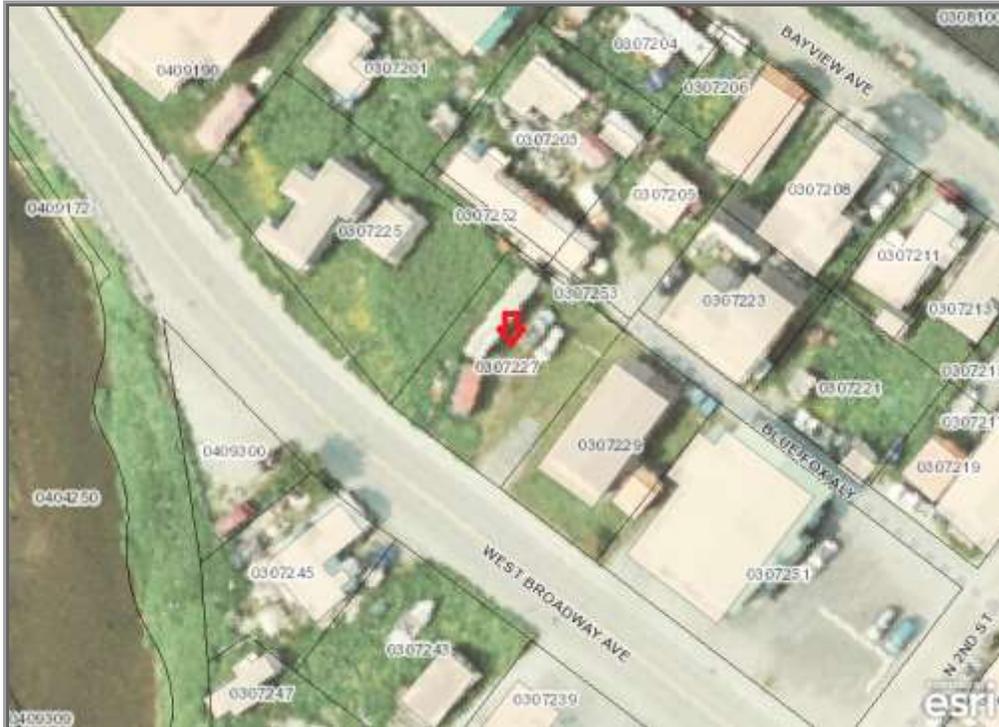
Utilities Water? No; Sewer? Yes; Electric? No

Access Debris

Address

223 W Broadway Ave

Photo



PID

03-07-227

LegalDescription

Lot 13, USS 1992 Block 1

OwnerContactInfo

Estate of Tutiakoff Paul, PO Box 110841, 99501

Size SF

4,528 SF

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

478 Bayview Ave

Photo



PID

03-07-206

LegalDescription

Lot 18, USS 1992 Block 1

OwnerContactInfo

Unknown

Size SF

795 SF

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? No

Access

Address

486-488 Bayview Ave

Photo



PID

03-07-203

LegalDescription

Lot 23, USS 1992 Block 1

OwnerContactInfo

Larry Shaishnikoff, PO Box 45, 99685

Size SF

4,549 SF

Zoning

Native Allotment

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? No

Access

Excessive debris. Access is unclear.

Address

230 W Broadway Ave

Photo



PID

04-09-300

LegalDescription

Lot 1A, Broadway RAP

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

2,472 SF

Zoning

Unzoned

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

184-188 Raven Way

Photo



PID

04-09-235

LegalDescription

Lot 2, South Channel Subdivision

OwnerContactInfo

Curtis R. Wilcox; Laura Sievert, 3329 Beaver Loop, 99611

Size SF

60,271 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

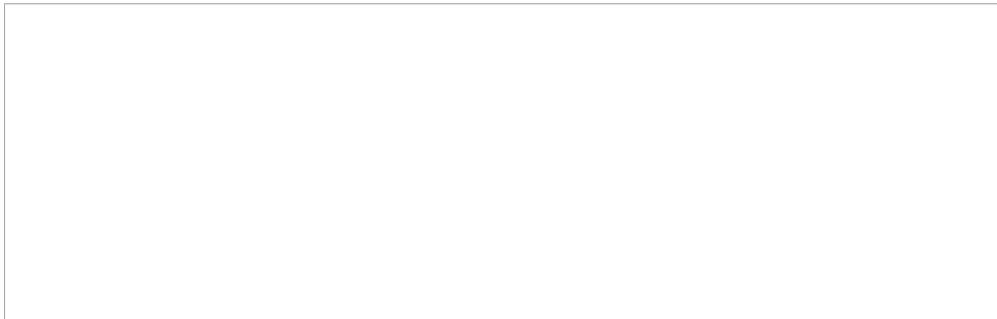
Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

133 Raven Way

Photo



PID

04-09-475

LegalDescription

Lot 2, Morris Subdivision

OwnerContactInfo

James Morris and Teri LaGrand, PO Box 921506, 99692

Size SF

12,773 SF

Zoning

Public/Quasi-Public

MaxUnits

Topography

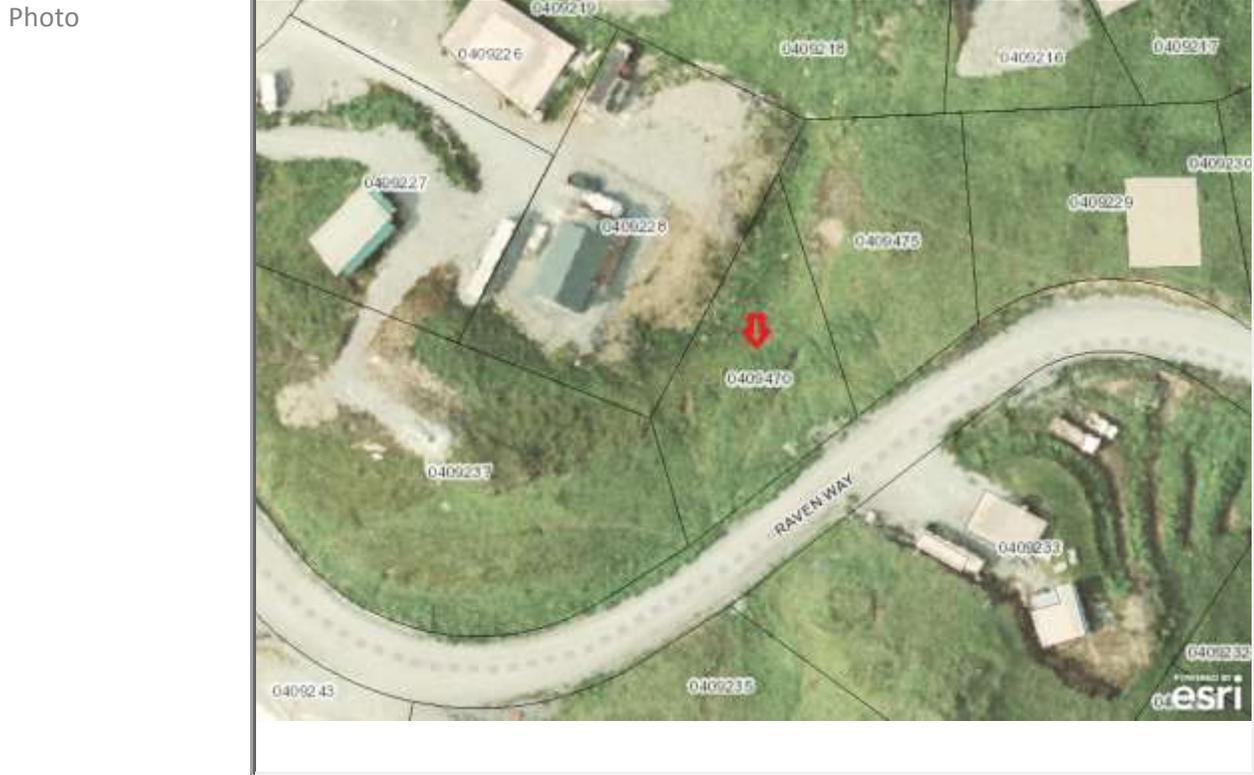
Steep Incline

Utilities

Water? No; Sewer? No; Electric? No

Access

Address 145 Raven Way



PID 04-09-470

LegalDescription Lot 1, Morris Subdivision

OwnerContactInfo James Morris and Teri LaGrand, PO Box 921506, 99692

Size SF 11,981 SF

Zoning Public/Quasi-Public

MaxUnits

Topography Steep Incline

Utilities Water? No; Sewer? No; Electric? No

Access

Address

201 Raven Way

Photo



PID

04-09-237

LegalDescription

Lot 1, Haystack Hill Subdivision

OwnerContactInfo

Archie Stepp & Glenn Olson, 2809 Iris Drive, 99517

Size SF

39,923 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Steep Incline

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

240 Raven Way

Photo



PID

04-09-240

LegalDescription

Lot 2, Kondak Subdivision

OwnerContactInfo

Daniel & Mary Kondak, 1526 Riverview St, 97403

Size SF

23,458 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

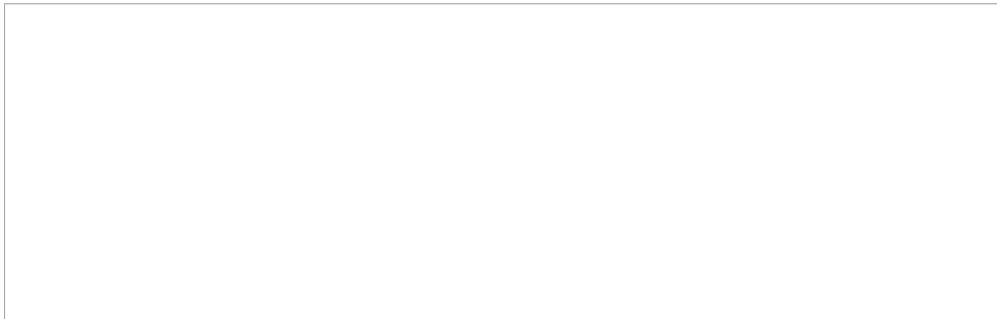
Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

284 Raven Way

Photo



PID

04-09-225

LegalDescription

Lot 2, Uri Subdivision

OwnerContactInfo

Kristian Uri, 1532 NW 56th Street, 98107

Size SF

29,679 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Steep Incline

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

340 Raven Way

Photo



PID

04-09-221

LegalDescription

Lot 8A-2, Haystack Hill Subdivision

OwnerContactInfo

Misael Miranda, PO Box 84, 99685

Size SF

21,780 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

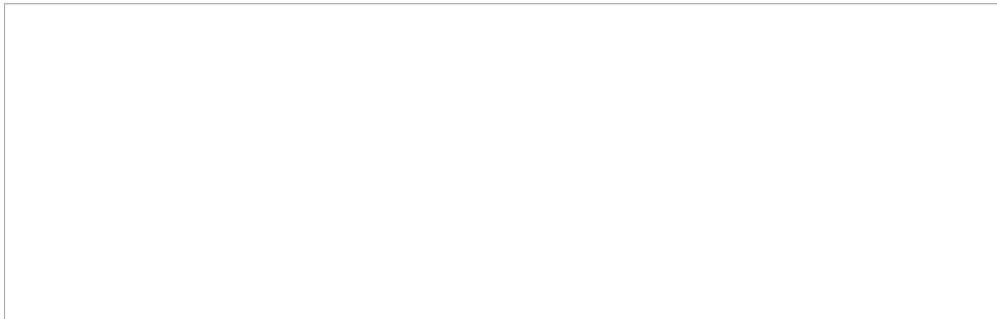
Topography

Flat Land

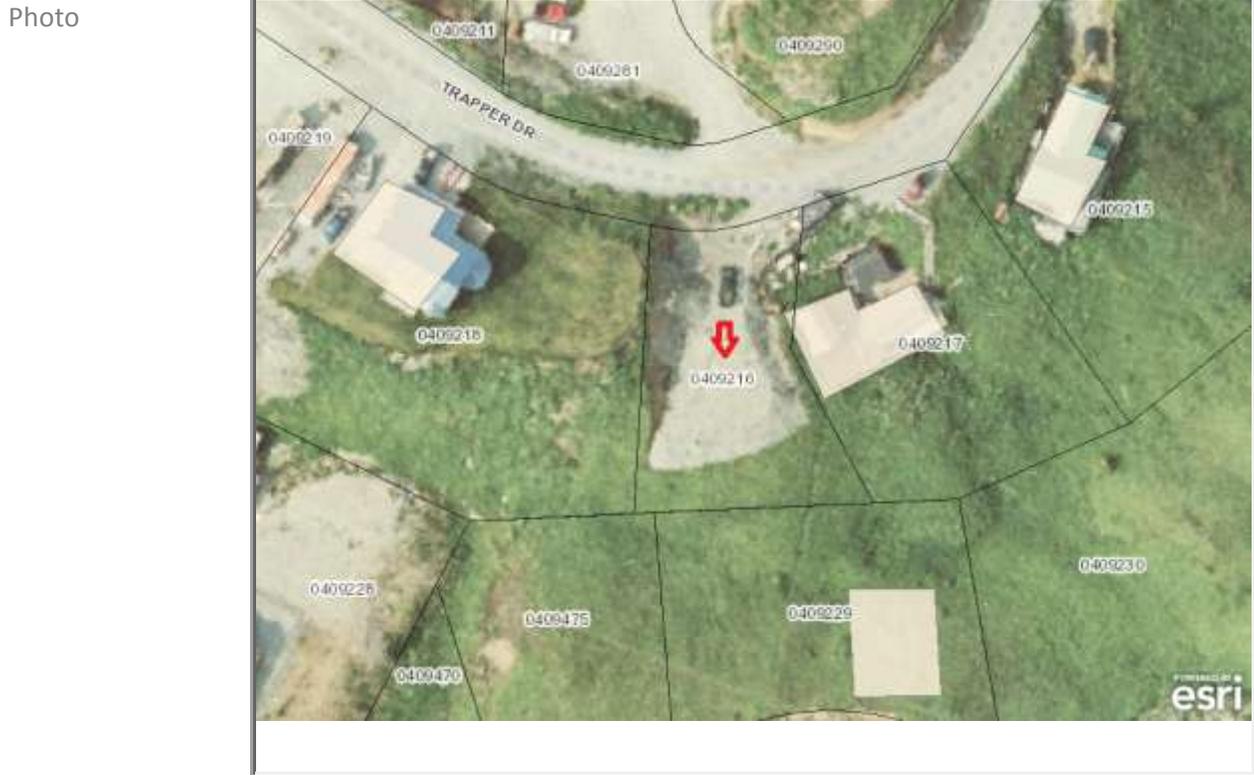
Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address 130 Trapper Dr



PID 04-09-216

LegalDescription Lot 1, Barton Subdivision

OwnerContactInfo Bruce Barton, PO Box 343, 99685

Size SF 10,239 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Flat Land

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

300 Trapper Dr

Photo



PID

04-09-203

LegalDescription

Lot 10, Haystack Hill Subdivision

OwnerContactInfo

Scott Halama, PO Box 190786, 99519

Size SF

23,530 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Flat Land

Utilities

Water? No; Sewer? No; Electric? Yes

Access

Address

364 Trapper Dr

Photo



PID

04-09-205

LegalDescription

Lot 11A, Haystack Hill Subdivision

OwnerContactInfo

Andy & Daneen Looby, 41046 Crested Crane St, 99603

Size SF

32,240 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

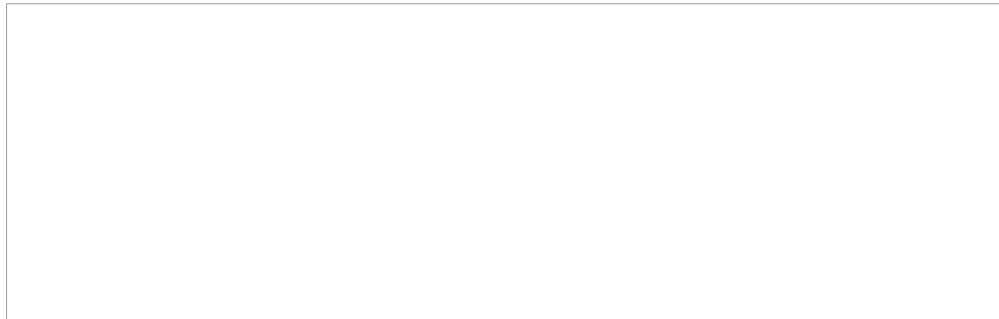
Topography

Flat Land

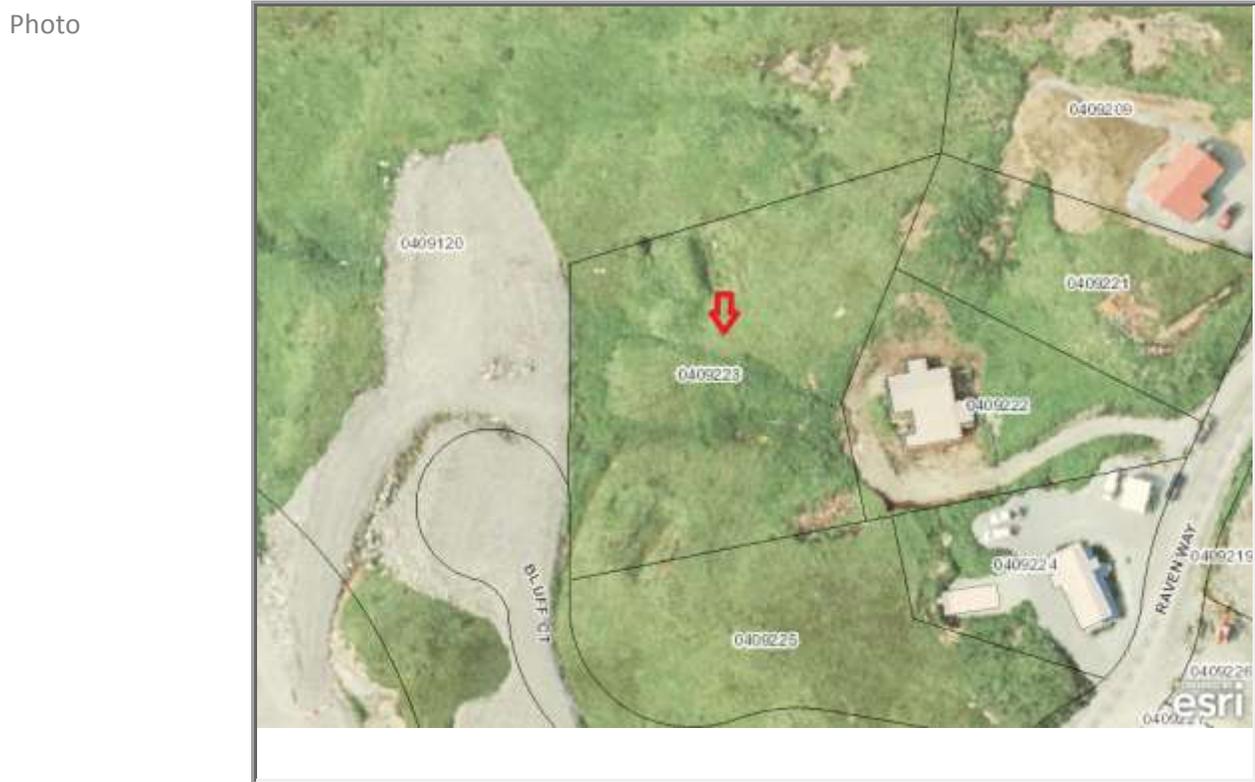
Utilities

Water? No; Sewer? No; Electric? Yes

Access



Address 328 Raven Way



PID 04-09-223

LegalDescription Lot 8B, Haystack Hill Subdivision

OwnerContactInfo Clinton D & Judith A Huling, PO Box 920403, 99692

Size SF 43,560 SF

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Hills

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

525 Airport Beach Road

Photo



PID

04-09-120

LegalDescription

Tract C1, Needle Subdivision

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

193,761 SF

Zoning

Open Space

MaxUnits

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

462 Haystack Dr

Photo



PID

04-09-088

LegalDescription

Lot 3, USS 4988

OwnerContactInfo

City of Unalaska, PO Box 610, 99685

Size SF

Unknown

Zoning

Single-Family/Duplex Residential

MaxUnits

2

Topography

Hills

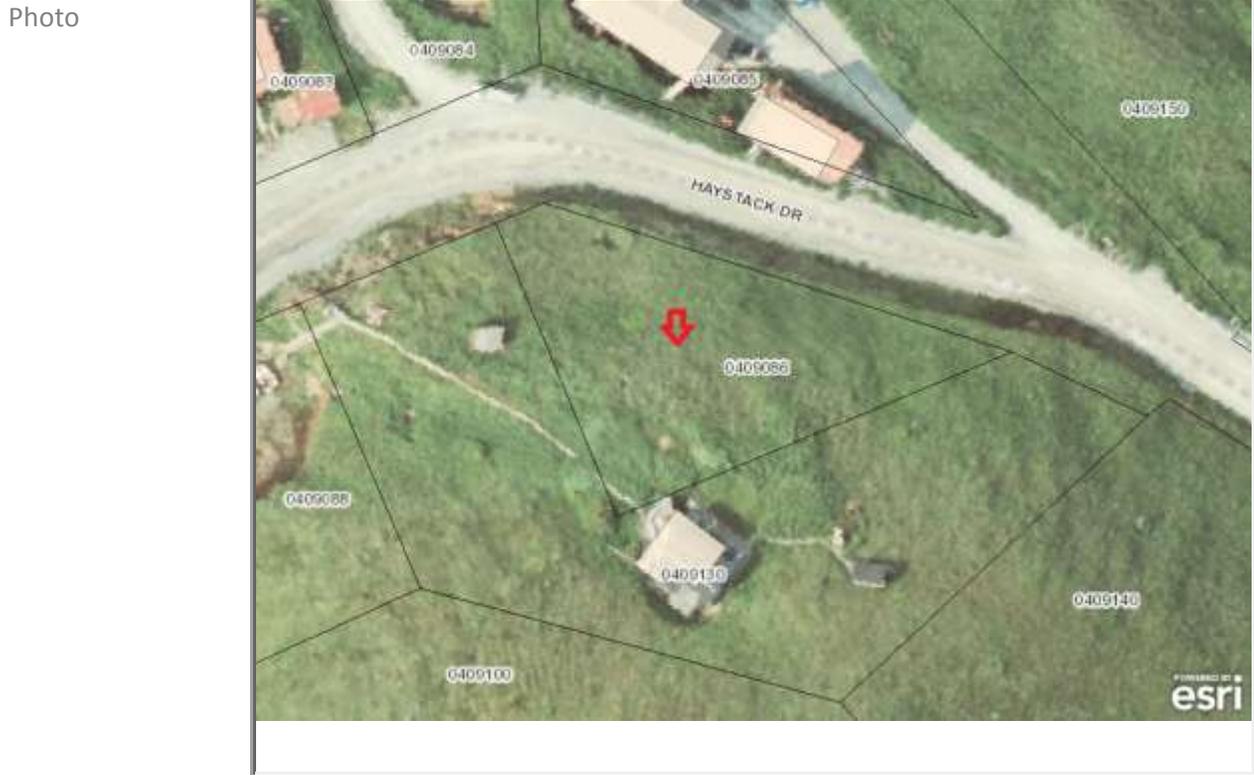
Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address 400 Haystack Dr



PID 04-09-086

LegalDescription Lot 1, USS 4988

OwnerContactInfo Edward Shaishnikoff, PO Box 442, 99685

Size SF Unknown

Zoning Single-Family/Duplex Residential

MaxUnits 2

Topography Steep Incline

Utilities Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

460 Salmon Way

Photo



PID

04-05-070

LegalDescription

Lot 3, Margaret Bay Subdivision

OwnerContactInfo

Aleutian Development Corporation, PO Box 149, 99685

Size SF

23,901 SF

Zoning

General Commercial

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access

Address

1975 Airport Beach Rd

Photo



PID

04-03-596

LegalDescription

Lot 2, Udaxtin Subdivision

OwnerContactInfo

Unknown

Size SF

106,391 SF

Zoning

General Commercial

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

275 East Point Rd

Photo



PID

04-04-115

LegalDescription

Tract E, Margaret Bay Subdivision

OwnerContactInfo

Aleutian Development Corporation, PO Box 149, 99685

Size SF

253,822 SF

Zoning

Marine-Related/Industrial

MaxUnits

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

441 East Point Rd

Photo



PID

04-04-125

LegalDescription

Tract A3, ATS 1395

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

33,977 SF

Zoning

Developable Tideland

MaxUnits

Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

2225 Airport Beach Rd

Photo



PID

04-03-559

LegalDescription

Lot 6, Makushin Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

79,485 SF

Zoning

General Commercial

MaxUnits

Topography

Steep Incline

Utilities

Water? Yes; Sewer? No; Electric? Yes

Access

Address

180 Biorka Dr

Photo



PID

04-03-557

LegalDescription

Lot 4, Makushin Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

31,515 SF

Zoning

General Commercial

MaxUnits

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

64 Kashega Rd

Photo



PID

04-03-555

LegalDescription

Lot 3, Makushin Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

57,327 SF

Zoning

General Commercial

MaxUnits

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

483 Biorka Dr

Photo



PID

04-03-409

LegalDescription

Lot 5, Ilulaq Subdivision Block 4

OwnerContactInfo

Alyeska Seafoods Inc, 2101 4th Avenue Suite 1700, 98121

Size SF

8,926 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

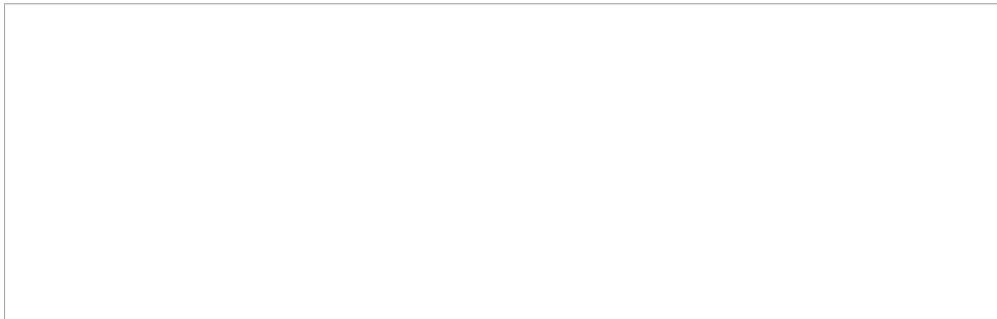
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

501 Biorka Dr

Photo



PID

04-03-407

LegalDescription

Lot 4, Ilulaq Subdivision Block 4

OwnerContactInfo

Alyeska Seafoods Inc, 2101 4th Avenue Suite 1700, 98121

Size SF

8,926 SF

Zoning

Single-Family/Duplex Residential

MaxUnits

2

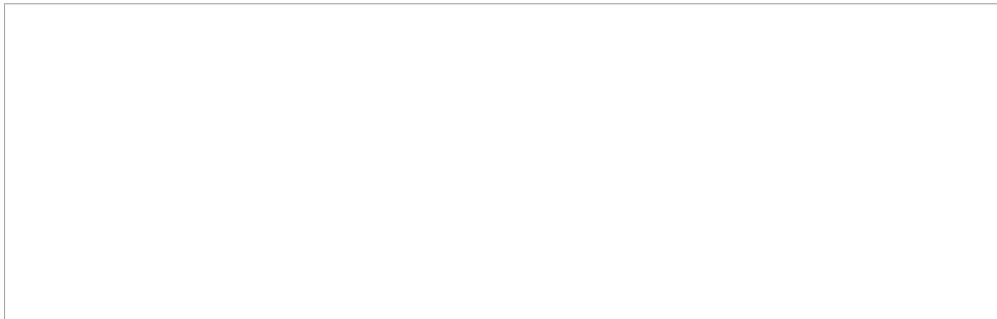
Topography

Flat Land

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

1 Willow Dr

Photo



PID

04-03-380

LegalDescription

Lot 5, Ptarmigan Flats Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

30,284 SF

Zoning

Marine-Related/Industrial

MaxUnits

Topography

Steep Incline

Utilities

Water? No; Sewer? No; Electric? No

Access

Address

2 Willow Dr

Photo



PID

04-03-375

LegalDescription

Lot 6, Ptarmigan Flats Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

38,210 SF

Zoning

Marine-Related/Industrial

MaxUnits

Topography

Steep Incline

Utilities

Water? No; Sewer? No; Electric? No

Access

Address

25 Willow Dr

Photo



PID

04-03-365

LegalDescription

Lot 4, Ptarmigan Flats Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

24,400 SF

Zoning

Marine-Related/Industrial

MaxUnits

Topography

Steep Incline

Utilities

Water? No; Sewer? No; Electric? No

Access

Address

2425 Airport Beach Rd

Photo



PID

04-03-270

LegalDescription

Lot 5, Cape Cheerful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

42,880 SF

Zoning

General Commercial

MaxUnits

Topography

Steep Incline

Utilities

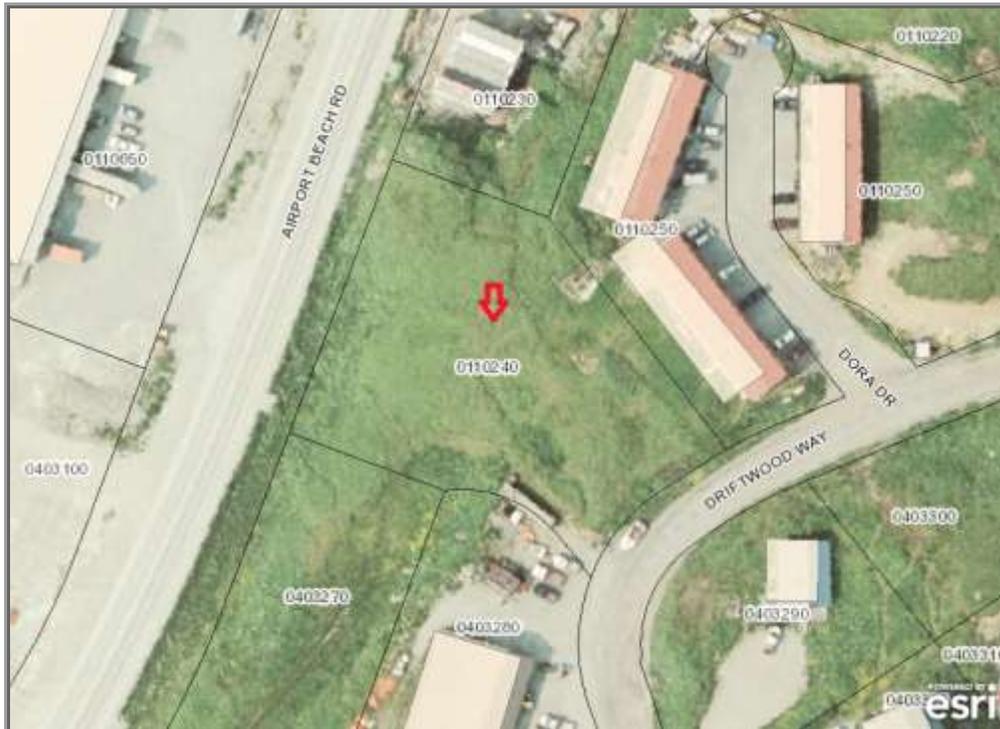
Water? Yes; Sewer? No; Electric? Yes

Access

Address

2525 Airport Beach Rd

Photo



PID

01-10-240

LegalDescription

Lot 6, Cape Cheerful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

38,101 SF

Zoning

General Commercial

MaxUnits

Topography

Steep Incline

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access

Address

75 Driftwood Way

Photo



PID

04-03-300

LegalDescription

Lot 16, Cape Cheerful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

25,957 SF

Zoning

High-Density Residential

MaxUnits

9

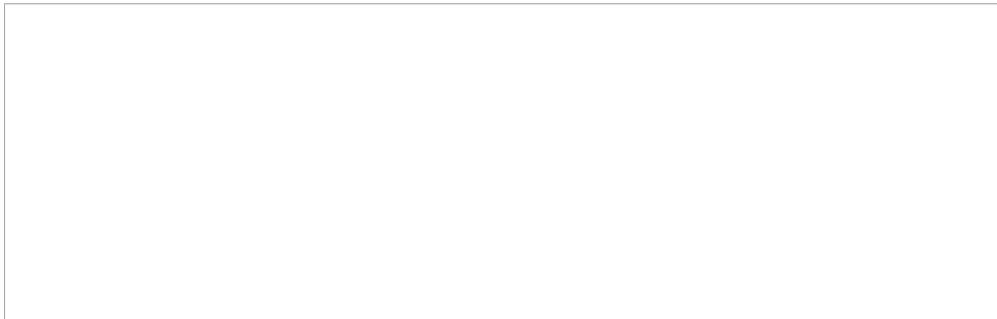
Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

150 Driftwood Way

Photo



PID

01-10-220

LegalDescription

Lot 9, Cape Cheeful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

57,535 SF

Zoning

High-Density Residential

MaxUnits

25

Topography

Steep Incline

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

196 Driftwood Way

Photo



PID

01-10-120

LegalDescription

Lot 12, Cape Cheerful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

36,580 SF

Zoning

High-Density Residential

MaxUnits

15

Topography

Steep Incline

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access



Address

120 Driftwood Way

Photo



PID

01-10-250

LegalDescription

Lot 8A, Cape Cheeful Subdivision

OwnerContactInfo

OC, PO Box 149, 99685

Size SF

Unknown

Zoning

High-Density Residential

MaxUnits

Topography

Hills

Utilities

Water? Yes; Sewer? Yes; Electric? Yes

Access